

# CITY OF LONG BEACH

H-2

## DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 3rd Floor, Long Beach, CA 90802 (562) 570-5237

May 16, 2017

HONORABLE MAYOR AND CITY COUNCIL  
City of Long Beach  
California

### RECOMMENDATION:

Receive the supporting documentation into the record, conclude the public hearing; consider appeals from Jeff Miller and Melinda Cotton, Joe Weinstein, Ann Cantrell and Citizens Advocating for Responsible Planning (CARP), the Long Beach Area Peace Network and Anna Christensen, and Gordana Kajer; and,

Uphold the Planning Commission's decision to adopt a Resolution certifying Environmental Impact Report 01-16 (State Clearinghouse No. 2013041063), approve a Mitigation Monitoring and Reporting Program, and approve Site Plan Review, Conditional Use Permit, Standards Variance, and Local Coastal Development Permit entitlements for the construction and operation of the Belmont Beach and Aquatic Center, an indoor/outdoor pool facility with an adjacent passive park, café, and restroom buildings (Application No. 1405-01) at 4000 E. Olympic Plaza. (District 3)

### DISCUSSION

On March 2, 2017, the Planning Commission held a public hearing and voted unanimously to adopt a Resolution, together with findings and a Mitigation Monitoring and Reporting Program, certifying Environmental Impact Report (EIR) 01-16 (State Clearinghouse No. 2013041063), and approve Site Plan Review, Conditional Use Permit, Standards Variance, and Local Coastal Development Permit entitlements for the Belmont Beach and Aquatic Center (Project), an indoor/outdoor pool facility with an adjacent passive park, café, and restroom buildings (Application No. 1405-01) at 4000 E. Olympic Plaza. The Project will function as a citywide asset, one that provides healthy, recreational services to all segments of the Long Beach community in addition to its function as a venue for aquatic competition.

During the ten-day local appeal period that followed the Planning Commission hearing, four qualifying third-party appeals were filed. The appellants – Jeff Miller and Melinda Cotton, Joe Weinstein, Ann Cantrell and CARP, the Long Beach Area Peace Network and Anna Christensen, and Gordana Kajer – cited reasons for their appeals including improper public noticing, Project inconsistency with the certified Local Coastal Program, and inadequate Project analysis in the EIR (Exhibit A – Applications for Appeal). The

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Project description, analysis of the Project's consistency with the City's General Plan, Zoning Ordinance, and Local Coastal Program, and description of the Project's environmental review process, as well as required findings, provide the details to support the Planning Commission's approval of the Project.

**Project Description**

In November 1961, the City Council voted to place an item on the February 1962 municipal election for the use of Tidelands funds for the construction of the "Belmont Plaza Beach Center" (herein Belmont Plaza Pool). Proposition 7 was approved by voters in February 1962. The City Council ratified the election results in March 1962, paving the way for site acquisition (including the use of eminent domain), construction of the Belmont Plaza Pool, and use of the site for public purposes. The Belmont Plaza Pool opened in 1968.

The Project functions as the replacement facility for the Belmont Plaza Pool, which consisted of a 60-foot-tall natatorium housing a 14,010-square-foot pool for swimming and diving, a 5,665-square-foot restaurant and banquet hall, and ancillary locker room and office areas. The grounds of the former facility also included two outdoor pools and 45,160 square feet of passive parkland. The natatorium was closed to the public in January 2013, after studies found major seismic and structural deficiencies that were deemed an imminent threat to public safety. For purposes of providing aquatic services until a replacement facility could be built, a temporary outdoor pool was constructed in the beach parking lot adjacent to the facility in December 2013. In February 2015, the Belmont Plaza Pool natatorium was demolished. The area of the former pool has been temporarily backfilled, compacted, and at the request of the California Coastal Commission, covered with a minimal sand "blanket" to temporarily blend with the adjacent beach. The two outdoor pools and the passive park are still currently open to the public. As part of the Project, the two original outdoor pools and the temporary outdoor pool would be demolished. Their removal would be phased so that there is continual access to pools for swim programming until the new facility is constructed and operational. Upon demolition, the area of the temporary outdoor pool would be resurfaced, restriped, and reincorporated into the beach parking lot for additional parking for the new facility.

The Project involves the construction of a 125,500-square-foot pool complex consisting of indoor and outdoor aquatic facilities, 55,745 square feet of passive park and landscape area, freestanding café, and restroom buildings on a 5.8-acre Project site that is split-zoned between the Belmont Pier Planned Development District (PD-2) and the Park (P) zoning district (Exhibit B – Location Map). The PD-2 zoning encompasses the northern portion of the site, which abuts Olympic Plaza and the Belmont Veteran's Memorial Pier parking lot, and the P zoning encompasses the southern portion of the site, which abuts the beach. The active recreational nature of the Project is consistent with uses permitted in each zoning district. The site is split similarly between two General Plan Land Use Districts. The northern portion of the site is designated as Mixed-Uses (Land Use

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Designation No. 7), and the southern portion of the site is designated as Open Space and Parks (Land Use Designation No. 11). Both Land Use Districts identify public recreation uses and facilities as intended uses. Also, the proposed PlaceType for the site in the proposed updated Land Use Element is "Waterfront," which would allow for recreational uses like the Project.

The Project would consist of three main areas: the pool facility, a landscaped passive park area, and outdoor café and public restroom buildings (Exhibit C – Project Plans). The pool facility, the primary component of the Project, would cover the majority of the site. The passive park area is primarily located on the western and northern portions of the site, between the pool facility and the Pier Parking Lot (west) and the pool facility and Ocean Boulevard commercial uses (north); passive open space is also located near the proposed café and restroom buildings located east of the pool facility, adjacent to the beach and the beach parking lot.

The most prominent feature of the Project is the natatorium, which stands 71 feet above a 7-foot plinth, a feature necessary for anticipated sea level rise and wave uprush scenarios. As such, the total height of the natatorium above the existing grade would be 78 feet at its apex. The natatorium contains 18,610 square feet of pool surface area spread over five pools, and bleacher seating for up to 1,250 spectators. The structure is comprised of a web of structural steel, infilled with ethylene tetrafluoroethylene (ETFE) plastic, creating a curved shell over the indoor pool and spectator seating areas. ETFE is a low-maintenance, largely self-cleansing plastic with properties similar to Teflon. Deposits of sand, dirt, dust, and bird droppings would remain unattached to the plastic's low-friction surface and be removed naturally through rain and wind processes. The use of ETFE as a roofing material would allow diffused sunlight to enter the facility, reducing energy costs. The roof structure would not form a complete bubble; its eastern end would be cut off, forming a façade and marking the separation of indoor and outdoor pool areas. The outdoor pool area is open to the sky and surrounded by a transparent plexiglass barrier ranging in height from 8 to 15 feet for access control, sound attenuation, and aesthetics. The outdoor pool component consists of two separate pools with a combined water surface area of approximately 17,840 square feet. Though no permanent spectator seating is provided for the outdoor pools, the outdoor pool area has been designed to accommodate temporary seating for up to 3,000 spectators.

The proposed natatorium would exceed the 25- and 30-foot height restrictions of the PD-2 and Park zones, respectively. The former Belmont Pool facility was also in excess of these height restrictions. The structure's domed nature results in only a single point of maximum height; the majority of the remaining portions of the structure are lower in height than the former facility. The curved elliptical shape of the proposed natatorium, in conjunction with the high degree of transparency provided by its ETFE roofing material, features a reduced sense of scale and mass when compared to the former pool facility. Additionally, the curvature of the roof allows for the elimination of building corners, resulting in increased views of the coastline from vantage points north of the site when

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compared to those offered by the former facility. The natatorium's innovative architectural design brings value to the site, addresses community concerns over access to viewsheds, and contributes to the development character of the City's coastal environment.

Passive park and open space areas surround the pool facility on its north, west, and east sides. These areas include approximately 127,085 square feet of open space, approximately 55,745 square feet of which would be landscaped. The design of the open space and landscape areas creates a unique public space that's universally accessible with defined paths of travel and capable of accommodating the large crowds anticipated during aquatic events. Proposed landscaping contains a mixture of native and non-native drought-tolerant species that have been selected for their climate resiliency and contribution to the overall project aesthetic.

The freestanding café and restroom buildings measure 1,500 square feet and 600 square feet, respectively. The café building, located east of the pool facility and south of the beach parking lot in the area of the site zoned P, will be leased by the City to a private operator and offer food and beverages to pool facility visitors, beachgoers, and users of the bicycle and pedestrian paths. The café use requires a Conditional Use Permit in the P zone. Its visitor-serving nature and site location complement the adjacent pool facility and will contribute to the overall success of the Project. The restroom facility is located at the southern end of the beach parking lot, immediately north of the café. Use of the restroom facility would be offered to the general public.

Parking for the Project is provided in the two existing pay lots adjacent to the site. The Pier Parking Lot, located west of the site and accessed from Termino Avenue, and the Beach Parking Lot, located east of the site and accessed from Bennett Avenue, contain a combined total of approximately 1,050 parking stalls. The Ocean Boulevard entrance to the Beach Parking Lot would be reconfigured to provide a safe and suitably-sized drop-off and loading area for automobiles and buses. To mitigate potential traffic-related impacts, events with more than 450 spectators will be required to provide an Event Traffic Management Plan, which would include active traffic management strategies such as off-site parking procurement and shuttle services to these locations. The site is also served by Long Beach Transit and the Class I off-street bicycle path that spans from the Los Angeles River on the City's western end to 54<sup>th</sup> Place on the Alamitos Bay Peninsula. The Project includes new bicycle parking locations north of the pool facility entrance and adjacent to the café building to encourage various modes of travel to the facility.

### **Local Coastal Program Consistency**

The Project site is located entirely within the Coastal Zone. The northern portion of the Project site is located in the City permit jurisdiction (appealable to the Coastal Commission) and the southern portion of the site is located in the Coastal Commission permit jurisdiction. Development at the project site requires compliance with the California Coastal Act (Coastal Act) and the City's Local Coastal Program.

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Chapter 3 of the Coastal Act, Coastal Resources Planning and Management Policies, contains the standards used by the California Coastal Commission in the review of Coastal Development Permits. The Project is consistent with Chapter 3 Coastal Act policies. The oceanfront Project site is suitable for a public recreation facility, as evidenced by the 45-year lifespan of the former pool facility that occupied the site. The new facility represents a larger, more modern incarnation of the use that would remain open to the public and offer aquatic programming that would serve the same populations, in larger numbers, as the former facility. The Project nearly doubles the former facility's pool surface area, which will allow recreational and competitive aquatic activities to occur simultaneously and eliminate the need to close the facility for public use, as transpired during the 90+ competitive events per year hosted by the former facility. The facility will be fully compliant with current ADA accessibility requirements, thereby increasing public access and improving public safety, and existing public access to the coastline will be maintained and enhanced through incorporation of on-site landscaped walking paths and circulation areas north, east, and west of the facility. Linkages to the beach bicycle and pedestrian paths located south of the site will be provided from the aforementioned walking paths and circulation areas. Furthermore, the increased spectator seating potential of the new facility, and the nature of competitive events it will host, will elevate the facility to a regional public amenity, thereby increasing the potential for new visitors to our coastal areas. Local access to the site will be improved through the provision of on-site bicycle amenities and hardscape improvements that would better connect the site to existing rights-of-way.

The Local Coastal Program contains policies that generally mirror those of the California Coastal Act and specific policies for various planning areas of the City's coastal zone. The Project site is located within Area C – Belmont Heights Neighborhoods of the Local Coastal Program, an area containing a mixture of residential housing types, a node of commercial uses south of Ocean Boulevard at Livingston Drive, and the Belmont Pier, Belmont Pool, and Colorado Lagoon recreation areas. The Project furthers Local Coastal Program policies that call for enhancement of coastal zone public recreation and public access, and an increase in public use of coastal resources. Project compliance with Area C-specific policies will also be achieved. These policies include retention of existing Termino Avenue and Bennett Avenue view corridors (achieved, and enhanced from the former box-shaped facility, with the facility's bubble shape and use of transparent building material) and the closure of Olympic Plaza at the north-end of the site (the area would be converted into a landscaped pedestrian circulation and emergency fire access path).

Construction of the pool facility will feature a deep pile foundation. The deep, below grade piles will support a system of beams and vertical structures that in turn support the pool, walls, floors, and roof structure. In the event of a wave uprush scenario, the deep piles will not be exposed to wave activity. Exposed elements of the foundation, namely the vertical walls of the facility, will act as a barrier to water flow, including wave action, should waves reach the structure. The south face of the pool facility will be designed to be

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impermeable, resulting in deflection and/or reflection of waves in the event of a wave uprush scenario. Overland water flows around the facility will be directed primarily to the adjacent Pier Parking Lot and Beach Parking Lot. A Sea Level Rise erosion analysis performed for the Project found that in a wave uprush scenario the facility will not exacerbate erosion in adjacent beach areas until the berm fronting the facility is completely eroded away, something the study does not foresee occurring even in the most conservative sea level rise and breakwater modification scenarios studied.

On June 17, 2014, the City Council conducted a Study Session on the Project programmatic requirements and conceptual plans. Pursuant to City Council direction, a Stakeholder Advisory Committee (Committee) was formed that included representatives for local residents, business interests, aquatics community, competitive pool users, recreational pool users, and the general public. This Committee conducted three workshops in July and August 2014, to prioritize optional project components through collaborative discussions. Based on this Committee's recommendations, a public conceptual design meeting was held on September 17, 2014, at Rogers Middle School. At a public meeting held on October 21, 2014, the City Council unanimously approved the recommended programmatic requirements recommended primarily by this Committee. Based on input from the City Council, the Committee, the general public, and the California Coastal Commission, the major common issues of concern included: (1) loss of park space; (2) wildlife; (3) parking; (4) noise; (5) aesthetics; (6) geologic stability; (7) design features; and (8) cost.

### **Environmental Review**

In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the Belmont Pool Revitalization Project EIR was prepared for the Project. (Exhibit D – Final EIR 01-16, State Clearinghouse No. 2013041063). The EIR analyzes the potential environmental impacts of the Project, discusses alternatives, and proposes mitigation measures for identified potentially significant impacts that would minimize, offset, or otherwise reduce or avoid those environmental impacts.

The EIR addresses all areas of concern raised in the Initial Study/Notice of Preparation (IS/NOP) comment period, examines project-related and cumulative environmental impacts, identifies significant adverse environmental impacts, and proposes mitigation measures designed to reduce or eliminate potentially significant Project impacts. The Draft EIR and Notice of Availability (NOA) were released for a public comment period that started on April 13, 2016, and ended on June 16, 2016. During this public comment period, three Study Sessions were held on the Draft EIR: (1) Planning Commission Study Session on May 5, 2016; (2) Marine Advisory Committee Study Session on May 12, 2016; and (3) City Council Study Session on June 14, 2016. The Draft EIR determined that after inclusion of all recommended mitigation measures, the Project would not result in any significant adverse environmental impacts.

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The City received a total of 60 comments during, or immediately after, the Draft EIR public comment period: four from State and local agencies (California Department of Transportation, California Coastal Commission, State Clearinghouse, and the County Sanitation Districts of Los Angeles County) and 56 from interested individuals. Among the concerns raised in these comments were three issues that were frequently addressed: the quantity of permanent indoor seating; the possibility of including outdoor diving facilities proposed in Alternative 3; and the necessity of requiring an Event Traffic Management Plan as a mitigation measure for special events.

The comments received on the Draft EIR did not constitute significant new information, identify any new potentially significant environmental issues not analyzed in the EIR, substantially increase the severity of impacts analyzed in the EIR, identify feasible Project alternatives or mitigation measures not addressed in the EIR, or show that the EIR was fundamentally inadequate and conclusory in nature. The Final EIR provides changes in the Draft EIR to clarify, correct or add to the environmental impact analysis. The public comments and changes in the Draft EIR did not constitute significant new information that would alter the impact analysis determinations or require recirculation of the EIR. The preparation and public availability of this EIR has been performed in compliance with the provisions of CEQA and the CEQA Guidelines.

**Summary**

Based on the Project details, the consistency with the City's General Plan, Zoning Ordinance, and Local Coastal Program, and the analysis in the Project EIR, staff is able to make positive findings for the requested entitlements (Exhibit E – Staff Report and Findings). Conditions of Approval have been included to ensure that the objectives of consistent, high-quality design for this Project will be met, and that pool operations function without community detriment (Exhibit F - Conditions of Approval).

In accordance with the requirements of Chapter 21.21 of the Long Beach Municipal Code, public hearing notices for the City Council appeal hearing were mailed to property owners and occupants within a 1,000-foot radius of the Project site, posted at the Project site and distributed to neighborhood groups on May 2, 2017. Additionally, notices were emailed to any interested parties that have provided their email contact information during this planning process.

This matter was reviewed by Assistant City Attorney Michael J. Mais on April 28, 2017 and by Assistant Finance Director Lea Eriksen on April 27, 2017.

**TIMING CONSIDERATIONS**

City Council action is requested on May 16, 2017. Section 21.25.103 of the Zoning Regulations requires presentation of this request to the City Council within 60 days of the

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May 16, 2017

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appeal filings, which were received between March 8 and March 10. All appellants have consented to a May 16, 2017 City Council hearing date.

**FISCAL IMPACT**

There is no direct fiscal or local job impact associated with this recommendation. The recommendation is not whether to construct the Project, but whether to approve Project entitlements and certify the EIR. A decision on Project construction and whether to proceed would return to the City Council at a later date.

**SUGGESTED ACTION:**

Approve recommendation.

Respectfully submitted,



AMY J. BODEK, AICP  
DIRECTOR OF DEVELOPMENT SERVICES

AJB:LFT:CT:mh:cc

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APPROVED:



PATRICK H. WEST  
CITY MANAGER

Attachments: Exhibit A – Applications for Appeal  
Exhibit B – Location Map  
Exhibit C – Project Plans  
Exhibit D – Final EIR 01-16, State Clearinghouse No. 2013041063  
Exhibit E – Staff Report and Findings  
Exhibit F – Conditions of Approval  
City Council Resolution



# CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 5<sup>th</sup> Floor

Long Beach, CA 90802

(562) 570-6194

FAX (562) 570-6068

PLANNING BUREAU

## APPLICATION FOR APPEAL

An appeal is hereby made to Your Honorable Body from the decision of the

- Zoning Administrator  
 Planning Commission  
 Cultural Heritage Commission  
 Site Plan Review Committee

on the 2 day of March, 2017

Project Address: 4000 E. Olympic Plaza

Reasons for Appeal:

- The hearing was not properly noticed  
The draft EIR was flawed  
The story pole installation was improper  
The increased traffic and parking impacts at this site would be unacceptable  
The height and size would create unacceptable negative impacts on views  
The maintenance and operational costs would be unacceptably high  
The findings required to approve this project were not met

Your appellant herein respectfully requests that Your Honorable Body reject the decision and  Approve /  Deny this application.

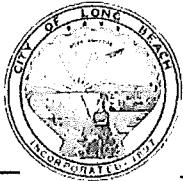
	Appellant 1	Appellant 2
Name:	<u>Jeff Miller</u>	<u>Melinda Cotton</u>
Organization:		
Address:	<u>P O Box 3310</u>	
City/ZIP:	<u>Long Beach, CA 90803</u>	
Phone:		
Signature:	<u>Jeff Miller</u>	<u>Melinda Cotton</u>
Date:	<u>2017.03.03</u>	<u>3/3/17</u>

- A separate appeal form is required for each appellant party, except for appellants from the same address, or those representing an organization.
- Appeals must be filed within 10 days after the decision is made (LBMC 21.21.502).
- You must have established aggrieved status by presenting oral or written testimony at the hearing where the decision was rendered; otherwise, you may not appeal the decision.
- See reverse of this form for the statutory provisions on the appeal process.

(Below This Line for Staff Use Only)

Appeal by Applicant, or  Appeal by Third Party

Received by: MM App. No.: 1405-01 Filing Date: 3/8/2017  
 Fee: \$100  Fee Paid Project (receipt) No.: PLNB38416



# CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

City of Long Beach  
RECEIVED

MAR 10 2017

333 West Ocean Blvd., 5<sup>th</sup> Floor

Long Beach, CA 90802

(562) 570-6194

FAX (562) 570-6068

PLANNING BUREAU

## APPLICATION FOR APPEAL

Planning Bureau

An appeal is hereby made to Your Honorable Body from the decision of the

- Zoning Administrator  
 Planning Commission  
 Cultural Heritage Commission  
 Site Plan Review Committee

on the 2nd day of March, 20 17

Project Address: 4000 E. Olympic Plaza Long Beach, 90802

Reasons for Appeal: Final EIR should be recirculated after installation of an adequate story pole display.

EIR traffic study must be redone and recirculated.

EIR evaluation of alternative pool locations is not adequate. Current location has seismic, geological and sea-level rise danger.

EIR fails to note and mitigate adverse biological impacts.

No study was done on the dangers of the chosen bubble material, ETFE Plastic.

78 foot height variance will cause substantial adverse effects on the community and for birds protected by the migratory bird act.

Your appellant herein respectfully requests that Your Honorable Body reject the decision and  Approve /  Deny this application.

	Appellant 1	Appellant 2
Name:	Joe Weinstein	Ann Cantrell
Organization:	CARP	CARP
Address:	4000 Linden Ave.	3106 Claremore 90808
City/ZIP:	Long Beach 90807	Long Beach 90808
Phone:	562-402-6533	562-598-7288
Signature:	Joe Weinstein	Ann Cantrell
Date:	10 March 2017	3/10/17

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Appeal by Applicant, or  Appeal by Third Party

Received by: JL

App. No.: PLNB 38480

Filing Date: 3/10/2017

Fee: 100

Fee Paid

Project (receipt) No.: 0244522



# CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 5<sup>th</sup> Floor

Long Beach, CA 90802

(562) 570-6194

FAX (562) 570-6068

PLANNING BUREAU

## APPLICATION FOR APPEAL

An appeal is hereby made to Your Honorable Body from the decision of the

- Zoning Administrator  
 Planning Commission  
 Cultural Heritage Commission  
 Site Plan Review Committee

on the 2<sup>ND</sup> day of March, 20 17

Project Address: 4000 E. Olympic Plaza Long Beach CA

**Reasons for Appeal:**

- ① The standards variance findings are not supported by fact.  
② The project violates the requirements of the City's certified EIR.  
③ The EIR fails to adequately analyze viewsheds and traffic conditions have changed (Ocean Blvd. Road Diet) since the EIR was complete.  
④ The conditions of approval fail to require the City to obtain a separate Coastal Development Permit for the portion of the project in the Commission's original jurisdiction.

Your appellant herein respectfully requests that Your Honorable Body **reject** the decision and  **Approve** /  **Deny** this application.

	Appellant 1	Appellant 2
Name:	Gordana Kajer	
Organization:		
Address:	235 Loma Avenue	
City/ZIP:	Long Beach CA 90803	
Phone:	562-572-8004	
Signature:	S. Kajer	
Date:	3/8/2017	

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**Appeal by Applicant, or**  **Appeal by Third Party**

Received by: MK App. No.: 1405-01 Filing Date: 3/8/2017  
Fee: \$100  Fee Paid Project (receipt) No.: PLNB38435



# CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 5<sup>th</sup> Floor

Long Beach, CA 90802

(562) 570-6194

FAX (562) 570-6068

PLANNING BUREAU

## APPLICATION FOR APPEAL

An appeal is hereby made to Your Honorable Body from the decision of the

- Zoning Administrator  
 Planning Commission  
 Cultural Heritage Commission  
 Site Plan Review Committee

on the 2nd day of March, 20 17

Project Address: 4000 E Olympic Plaza, Long Beach 90803

Reasons for Appeal: see attached for detail  
The Long Beach Area Peace Network  
and Alpha Crustacean oppose the  
Belmont Beach and Aquatic Center  
(application #1405-601) and request that  
the project is denied-GIR and all other  
permits be denied. Due to the extent  
of legal issues we have raised, we  
have attached our complaint.

Your appellant herein respectfully requests that Your Honorable Body reject the decision and  Approve /  Deny this application.

	Appellant 1	Appellant 2
Name:	<u>Long Beach Area Peace Network</u>	<u>Anna</u>
Organization:		<u>Christensen</u>
Address:	<u>90259 Terminal Ave</u>	
City/ZIP:	<u>Long Beach Ca 90803</u>	<u>Long Beach, Ca 90803</u>
Phone:	<u>(562) 434-0229</u>	<u>(562) 434-0229</u>
Signature:	<u>Ellyn</u>	<u>Ellyn</u>
Date:	<u>3/1/17</u>	<u>3/1/17</u>

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Appeal by Applicant, or  Appeal by Third Party

Received by: SV App. No.: 1405-01 Filing Date: 3/09/2017

Fee: \$0.00  Fee Paid Project (receipt) No.: PLNB3844T

16-053PL

March 2, 2017

To: Mark Hungerford, Project Planner, City of Long Beach  
From: The Long Beach Area Peace Network  
Re: Application Number 1405-01

Project - Belmont Beach and Aquatics Center  
Project Location - 4000 E. Olympic Plaza, Long Beach  
Project Applicant - City of Long Beach

The Long Beach Area Peace Network opposes the construction and operation of the Belmont Beach and Aquatics Center. We ask that the City of Long Beach Planning Commission deny the following requests from the applicant: approve Environmental Impact Report 01-16 and approve Site Plan Review, Conditional Use Permit, Standards Variance, and Local Coastal Development Permit entitlements in conjunction with the construction and operation of the Belmont Beach and Aquatic Center, an indoor/outdoor pool facility with an adjacent passive park and cafe and restroom buildings at 4000 E. Olympic Plaza) (Application No. 1602-54).

As a social and environmental justice organization, the Long Beach Area Peace Network takes the position that the Belmont Beach and Aquatics Center Project should not move forward based on the following:

**1. Violates the California Coastal Act and the City of Long Beach Local Coastal Program**

The goals of the Coastal Act are to preserve and expand public access to and along the coast, maximize recreation opportunities consistent with conservation and property rights, protect and restore scenic and visual qualities, and promote public participation in decisions affecting coastal planning, conservation, and development. The Local Coastal Plan of the City of Long Beach must conform to these guidelines.

a) Lack of equal access to facility.

The site of the Belmont Beach and Aquatics Center is in the Southeast corner of Long Beach, in the whitest and wealthiest part of town. Most low income residents and people of color live far from the proposed site. Many, including those from North Long Beach and the Westside, would need to take at least two buses to reach this facility. The project goal that the BBAC serve the "existing community of users" only exacerbates the historical and existing class and race bias as regards both the

location and operation of Long Beach public parks and recreational facilities (acknowledged by the city's own Healthy Communities Policy).

b) Not intended to maximize public recreational opportunities.

In both its design and its proposed use, the BBAC favors competitive sports - including practicing/training for and holding local, regional, national, and international competitions. Recreational users will not have access to those areas of the facility designed specifically to serve skilled athletes such as the high dive with its own pool and spa. Time and space reserved for competitive sports will reduce that for public recreation and instruction. Private clubs/private business renting pools for instruction (including swimming, diving, and sports training), and additional income generating activities will also reduce access by recreational users.

c) Failure to consider alternative locations that would

1. have less of an impact on park space, public beach, and shorebird nesting sites
2. be less subject to projected sea rise and liquefaction, therefore safer and less expensive
3. be more accessible to the public, especially to low income residents and people of color

d) Failure to include the public in the process

1. lack of public input in planning, including bias in the formation of a Stakeholders Advisory Committee
  - a) members of a fourteen member Stakeholders Advisory Committee were chosen by two people, the 3rd District Council Representative and the City Manager
  - b) the Stakeholders Advisory Committee, formed to give public input during the design process, failed to represent the community as a whole, primarily because its members were drawn from the 3rd District, from the field of competitive and professional athletics, and from businesses using the Belmont Olympic Pool, including private swim and dive clubs.
  - c) The Stakeholder Advisory Committee is not representative of Long Beach residents demographically, nor does it represent the aquatics community as a whole. Stakeholder Advisory Committee member Frank Busch, who lives in Colorado Springs, Colorado is National Team Director for USA Swimming. By their own admission, several committee members operate businesses at the Belmont Olympic Pool site and logically have a direct financial interest in both the design and location of the BBAC. The City Attorney (the attorney for the project applicant) did not find this to be a conflict of interest. Missing are the

voices of Healthy Communities Long Beach, community members from underserved neighborhoods, and consultants from USA Swimming regarding facility development, drowning prevention, and diversity.

2. lack of public disclosure re design process - The public or press did not attend Stakeholder Advisory Committee meetings. Records of discussions and votes by members were not made public and may not have been kept.
3. lack of public outreach - community outreach meetings were held only in the 3rd District, where the BBAC is to be built. Although the project was presented in meetings at City Hall and a survey was taken at several locations, the majority of Long Beach residents, including those in the 3rd District, remain unaware and uninformed about the project, including its size and cost.
4. lack of public dialogue - community meetings in the 3rd District were focused primarily on presenting the design of the proposed structure and were not open forums. At the meeting at Rogers Middle School, attendees were warned by Councilwoman Price that the topic was limited to architecture and that other topics, such as an alternative site choice, would not be addressed.
5. the Final EIR fails to fully acknowledge or address public concerns - the text summarizes only the concerns that (the project applicant has concluded) were most often raised. The applicant's responses to many public comments reveal both a lack of comprehension of and an overriding interest in finding that the concerns expressed were irrelevant to the EIR process and need not be addressed (see attachment, *comments pool survey* ).

e) Misinformation in document

1. references to "community" by the applicant are intentionally inconsistent and misleading. "Community" may refer to the general public, neighborhood residents and/or businesses, the "aquatics community" (as defined by existing users, professional athletes, sports teams, the Aquatics Capital of America Foundation, or Los Angeles County (regional) competitive aquatic teams
2. statements that the \$103,2 million BBAC will or must be funded entirely by Tidelands Funds are incorrect. As of June 30, 2016, construction costs due to inflation began rising by \$4+ million annually, meaning that the \$60 million in Tidelands Funds set aside for the BBAC is actually shrinking. Acknowledging that Tidelands monies would not be able to pay for construction costs, the City Council appropriated monies in the 2017 City Budget to hire a private fundraising consultant to advise the city on how to generate an additional \$40+ million for the project. The bids have gone out.
3. statements that all sites eligible for Tidelands Funds would require the same

measures in response to sea level rise and liquefaction are incorrect. Both statements #1 and #2 were used to reject California Coastal Commission staff's request for further studies related to the BBAC proposal.

4. the claim that BBAC will expand public access because it is a larger "regional" facility is disingenuous and misleading. The applicant's argument that the BBAC is designed to host regional, national, and international competitions is further proof that the facility is intended, not for public recreation, but as a venue for large aquatic competitions and revenue generating events. Today's de facto segregation of competitive aquatics can be traced to the historic exclusion of minorities from public swimming facilities, beaches, and beachfront neighborhoods. Long Beach's celebrated history of aquatics teams and champions is no exception. Additionally, current income disparities translate into an imbalance in the ability of low income residents to afford the lessons, coaches, fees, and transportation required to participate in competitive athletics. In meeting the project goal of serving those "existing users" who are aquatics competitors, the BBAC cannot help but deepen these divide.

## **2. Violates Federal and Civil Rights Laws**

Federal and state laws prohibit both intentional discrimination and **unjustified discriminatory impacts for which there are less discriminatory alternatives**.

The Belmont Beach and Aquatics Center is in violation of federal and state civil rights laws due to its proposed site, planned uses, and likely user population. The failure of the applicant and the EIR to acknowledge and address the concerns of historically and currently marginalized groups, to include them as stakeholders, and to comply with the city's Healthy Communities Policy in regards to building new recreational facilities in underserved communities, are unjustified acts of discrimination. Less discriminatory alternatives in relation to these civil rights violations were not considered by the project developer, although they are a matter of public record, having been proposed by other public agencies and citizens.

As regards a less discriminatory process, the developer must return to the drawing board and include representative individuals and organizations from underserved populations in the design process, in public outreach, and in public comment. A public aquatics facility must first address public safety and health issues.

Underserved populations, especially low income residents of color, are more likely to lack access to swimming lessons, more likely to drown, less likely to have developed the skills or have the income to participate in competitive water sports, and more

likely to suffer from ill health due to lack of access to public recreational facilities. Drowning prevention through swimming lessons and water safety instruction and opportunities for community recreation and exercise are not prioritized in the design, proposed use, or siting of the Belmont Beach and Aquatics Center.

As regards less discriminatory alternative sites the following have been suggested:

Move it: A downtown location would be more accessible to lower income and minority populations and would still qualify for Tidelands Oil Funds. The EIR lacks any serious consideration of options regarding existing downtown city properties. Split it: Rather than two Olympic-sized pools at a single site, the outdoor Olympic-sized pool and many of the other amenities could be built downtown at Harry Bridges Memorial Park, an alternative site considered but rejected because it is designated for "outdoor" recreation only.

Shrink it: Unlike the \$103.2 million BBAC, a smaller facility could be built exclusively with Tidelands Oil Funds. Past efforts to allocate General Fund and city Measure A monies have been rejected. To appropriate public funds that could be spent outside of the Tidelands would penalize those populations most in need of community pools and other recreational facilities.

Don't Build It: Instead build smaller community aquatics facilities focused on public use for instruction and recreation throughout the city.

a) Intentional and Disparate Impacts

Title VI of the Civil Rights Act of 1964 and its implementing regulations prohibit both intentional discrimination based on race, color or national origin, and unjustified discriminatory impacts for which there are less discriminatory alternatives, by applicants for or recipients of federal funds, including the City of Long Beach, the project applicant. "No person in the United States shall on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving Federal financial assistance." The regulations that every federal agency has enacted pursuant to Title VI bar criteria or methods of administration by recipients of federal funds that have the effect of subjecting persons to discrimination because of their race, color, or national origin, **or have the effect of defeating or substantially impairing accomplishment of the objectives of a program** with respect to individuals of a particular race, color, or national origin. California law prohibits intentional discrimination and unjustified discriminatory impacts under Government Code section 11135.162. In addition, California law defines environmental justice as "the fair treatment of people of all races, cultures, and incomes with respect to the

development, adoption, implementation, and enforcement of environmental laws, regulations, and policies." According to the California State Lands Commission, which has jurisdiction over the State's beaches, the definition of environmental justice "is consistent with the Public Trust Doctrine principle that the management of trust lands is for the benefit of all of the people." An important purpose of the statutory civil rights schemes is to assure that recipients of public funds not maintain policies or practices that result in racial discrimination.

### 1. Discriminatory Impacts

There are three prongs to the discriminatory impact inquiry under the Title VI regulations - and, by analogy, under California Government Code section 11135: (1) whether an action by a recipient of federal funding such as the City of Long Beach has a disproportionate impact based on race, ethnicity, or national origin; (2) if so, the recipient bears the burden of proving that any such action is justified by business necessity; and (3) even if the action would otherwise be justified, the action is prohibited if there are less discriminatory alternatives to accomplish the same objective.

### 2. Intentional Discrimination

To evaluate an intentional discrimination claim, courts consider the following kinds of evidence: (1) the impact of the action, whether it bears more heavily on one racial or ethnic group than another; (2) any history of discrimination; (3) any departures from procedural norms; (4) any departures from substantive norms; and (5) whether the decision maker knows of the harm its decision will cause; and; 6) a pattern or practice of discrimination.

### 3. Enforcing Civil Rights Protections

Both intentional discrimination and unjustified discriminatory impacts remain unlawful under federal and state law as a matter of simple justice: it is unfair to use public tax dollars to subsidize discrimination. **Elected officials should be increasingly sensitive to, and held accountable for, the impact of their actions on communities of color and other marginalized groups.** The current set aside of \$60+ million in Tidelands Fund monies for the BBAC has already negatively impacted existing beach amenities and aquatics programs and, resulting in the reduction of the health and safety of our beaches and waterfront in violation of the Tidelands budget priorities set in 2015. Current capital funding is inadequate to address the deterioration of the Veterans Memorial Pier and other public beach facilities. Nor can the Tidelands operating budget meet the increased need for lifeguards and marine patrol on our beaches, due to increased public use and a growing homeless population.

b) First Amendment Access

Limiting access to the beaches and public recreational facilities violates the First Amendment rights of freedom of association and expression. Limits on access, therefore, must be justified under the highest level of scrutiny.

c) Equal Access to Public Accommodations

All persons shall be entitled to the full and equal enjoyment of the goods, services, facilities, privileges, advantages, and accommodations of any place of public accommodation, as defined in this section, without discrimination or segregation on the ground of race, color, religion, or national origin.

The topic of equal access under b) and c) to the BBAC by marginalized and underserved populations of Long Beach enjoyed no scrutiny whatsoever. It did not even come up, except in terms of public bus routes.

In conclusion, the Belmont Beach and Aquatics Center is a poster child for class and race privilege. By further entitling the beneficiaries of discriminatory policies and practices at the expense of their long suffering victims, the BBAC exacerbates inequities already on the incline. The City of Long Beach, its public agencies and officials, and the project's boosters have shown incredible callousness towards our most vulnerable residents simply by denying they even exist. Because at risk and underserved communities, primarily the poor and people of color, have been excluded from the design and public comment process for the BBAC, their concerns are not addressed. Accessing their city's "iconic" aquatics facility, rising from the beach of the exclusive neighborhood across town, will be one more struggle to overcome.

The Long Beach Area Peace Network considers to be valid all arguments made and cases sited in the following as they apply to the Belmont Beach and Aquatics Center Project:

1. The Policy Report: Free the Beach! Public Access, Equal Justice, and the California Coast by The Center for Law in the Public Interest and The City Project
2. Healthy Communities Policy, Long Beach California
3. The California Coastal Act, including sections 30270 maximizing public access, and 30212.5 Public Facilities Distribution, and Assembly Bill No. 2616 amending the Coastal Act as follows:

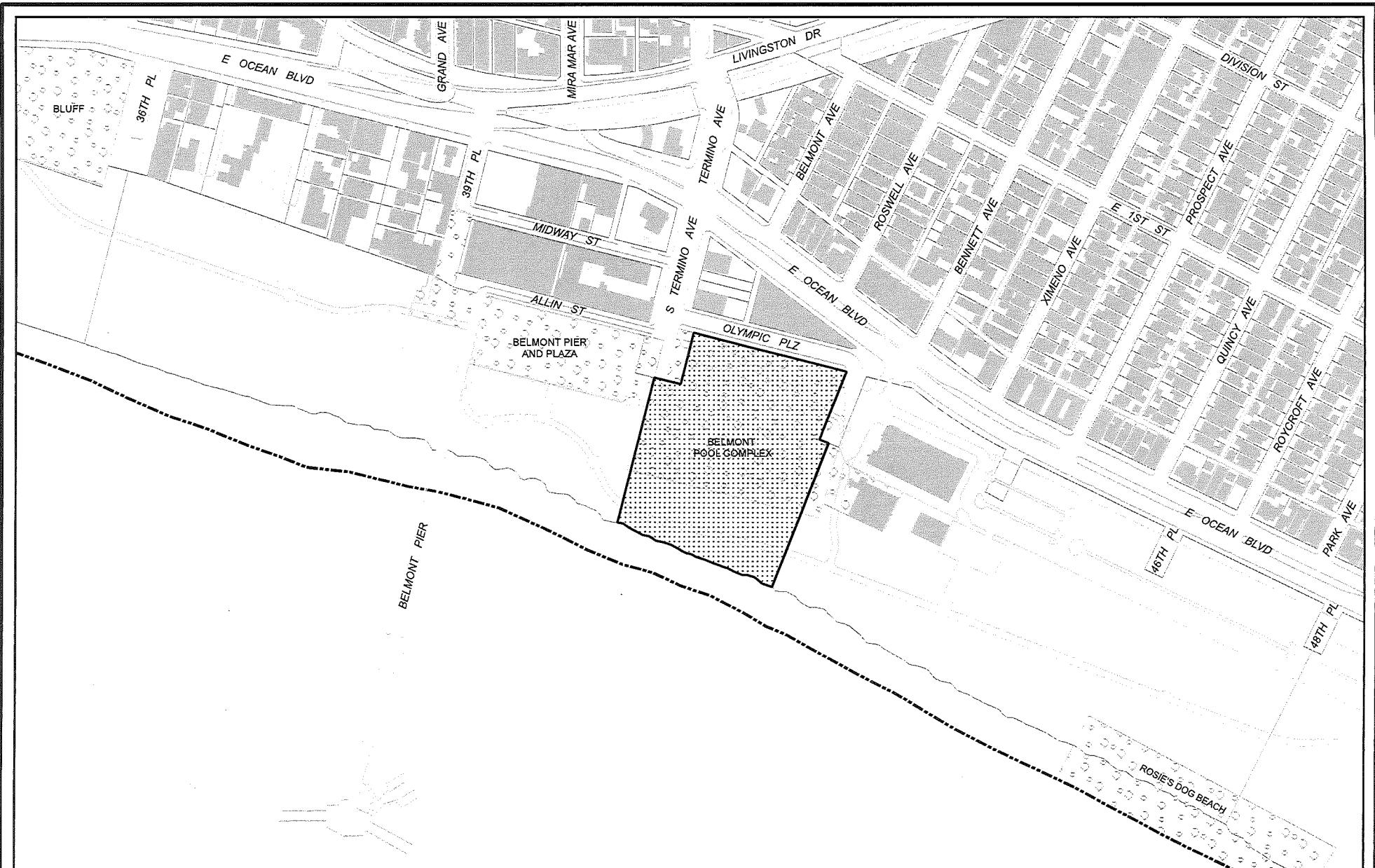
*Section 30013, added to the Public Resources Code, to read:*

*The legislature further finds and declares that in order to advance the principles of environmental justice and equality, subdivision (a) of Section 11135 of Government Code and subdivision € of Section 65040.12 of the Government Code apply to the commission and all public agencies implementing the provisions of this division. As required by Section 11135 of the Government Code, no person in the State of California, on the basis of race, national origin, ethnic group identification, religion, age, sex, sexual orientation, color, genetic information, or disability, shall be unlawfully denied full and equal access to the benefits of, or be unlawfully subjected to discrimination, under any program or activity that is conducted, operated, or administered pursuant to this division, is funded directly by the state for purposes of this division, or receives any financial assistance from the state pursuant to this division.*

*Section 30107.3, added to the Public Resources Code, to read:*

*"Environmental Justice" means the fair treatment of people of all races, cultures, and incomes with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies.*

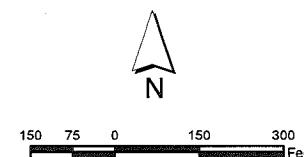
4. Written or oral arguments submitted to the Planning Commission prior to or on March 2nd, 2017 by LBAPN members, by Phil Gieson of The Yes We Can Democratic Club, the Audubon Society, El Dorado Chapter, and by Anna Christensen and Ann Cantrell.

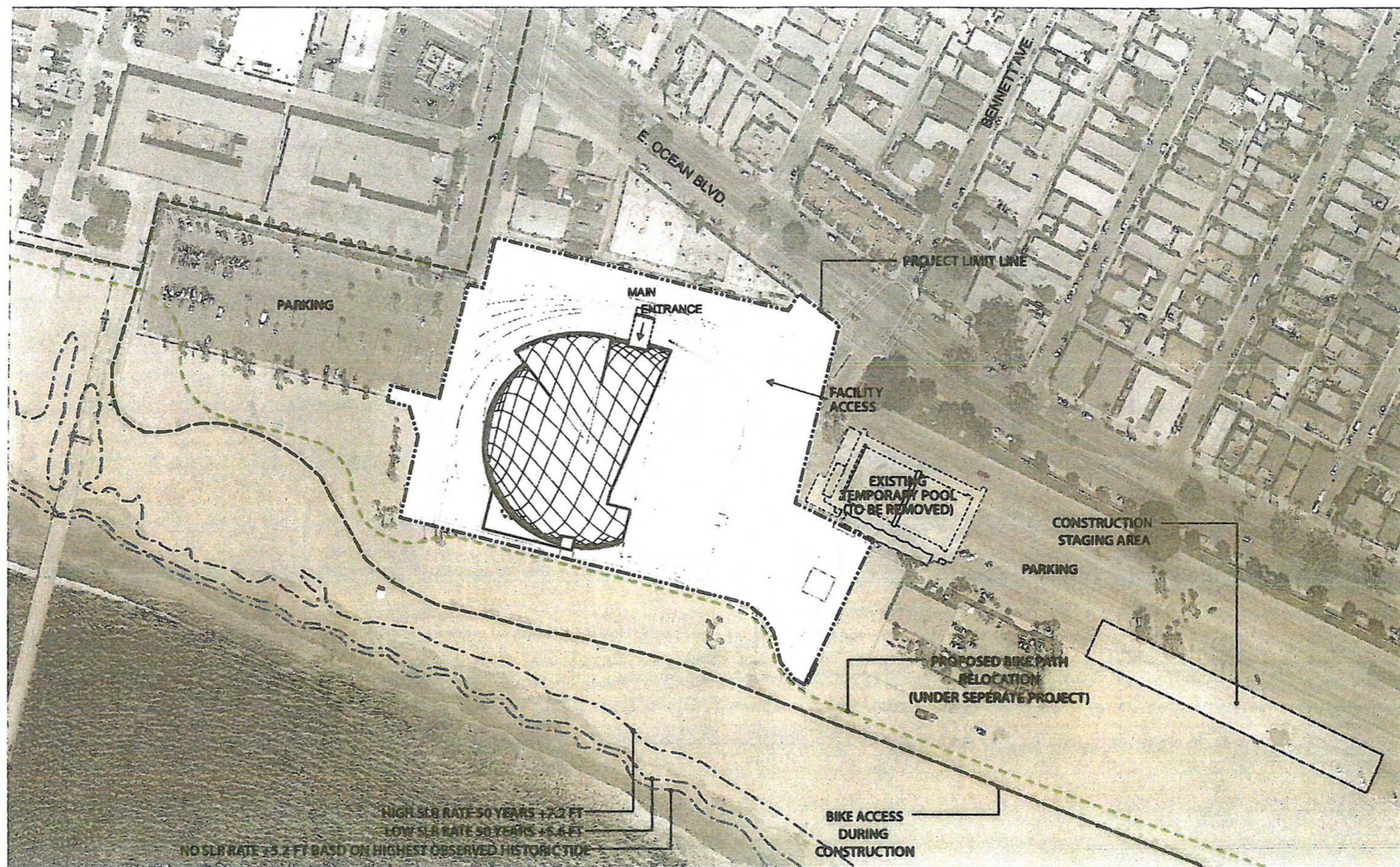


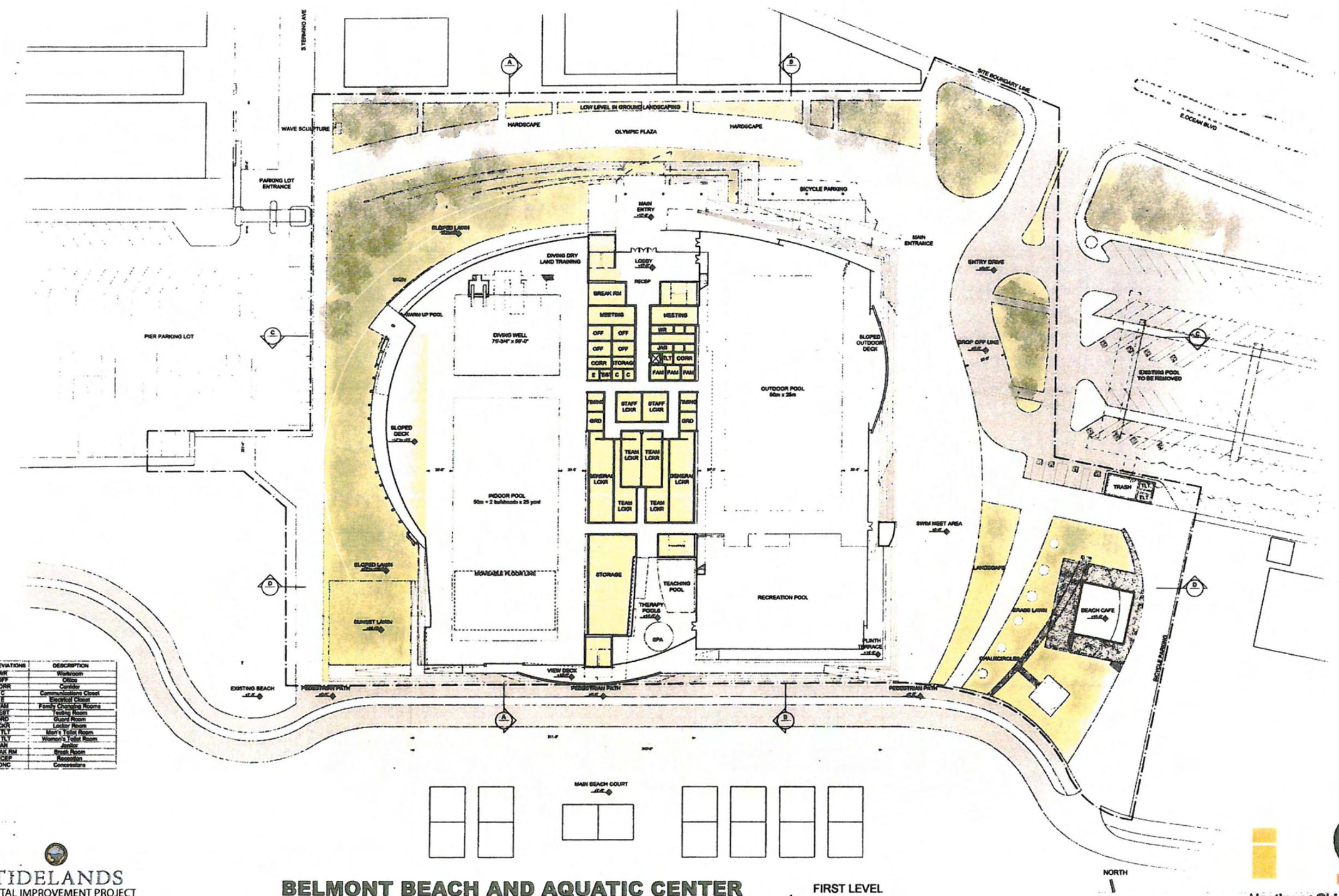
## Subject Property:

4000 Olympic Plz  
Application No. 1405-01  
Council District 3  
Zoning Code : P, PD-2 SubArea 1

## Exhibit B







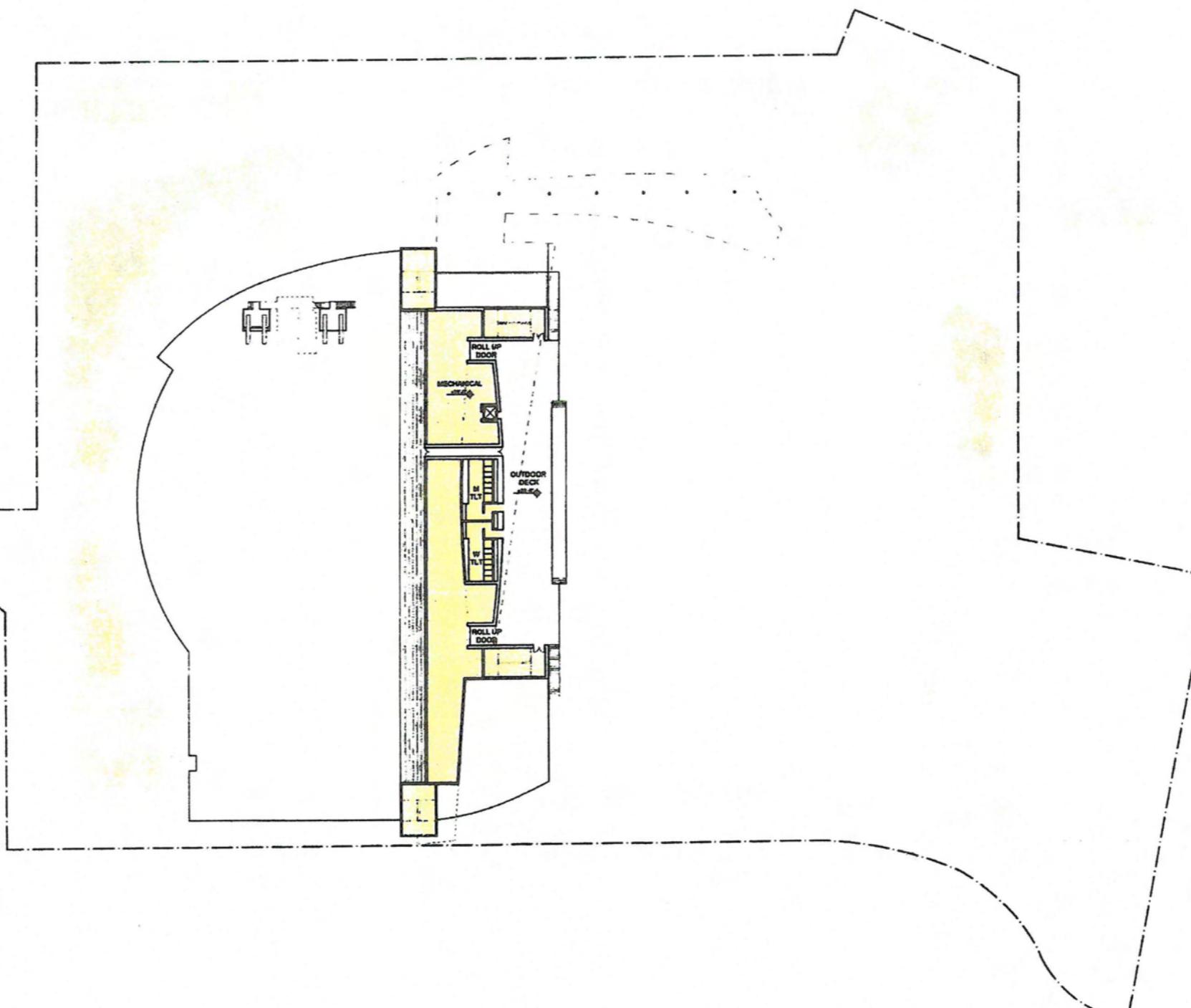
TIDELANDS  
CAPITAL IMPROVEMENT PROJECT

# **BELMONT BEACH AND AQUATIC CENTER**

**1a**      FIRST LEVEL



ABBREVIATIONS		DESCRIPTION
HR		Workroom
OFF		Offices
CORR		Corridor
C		Communications Closet
ECL		Electrical Closet
FAM		Family Change Rooms
TEST		Test Room
GRD		Guard Room
LCKR		Locker Room
M TLT		Men's Toilet Room
W TLT		Women's Toilet Room
JAN		Sanitarium
BREAK RM		Break Room
RECEP		Reception
CONC		Concessions



## BELMONT BEACH AND AQUATIC CENTER

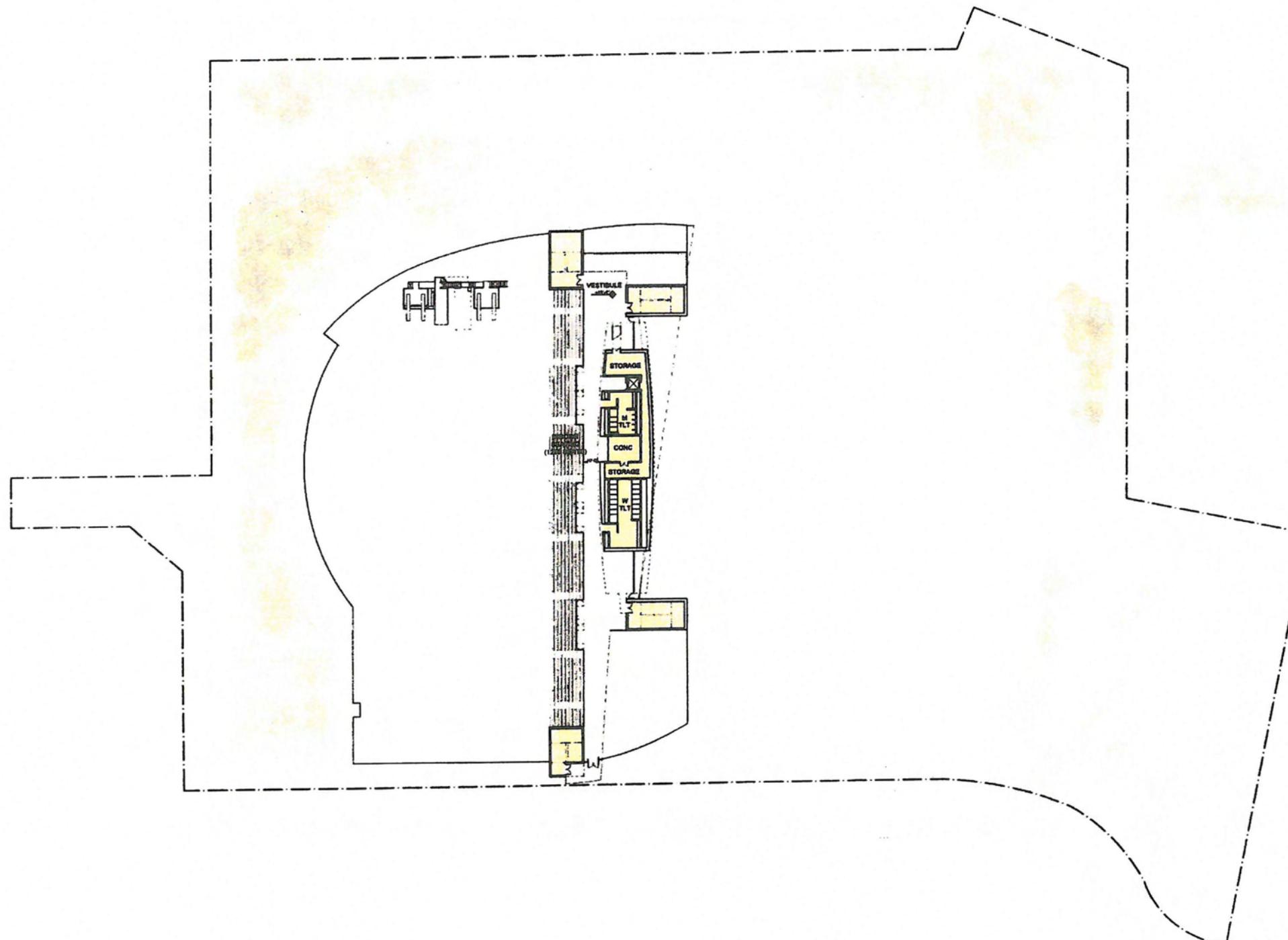
FIRST LEVEL - MEZZANINE

1b

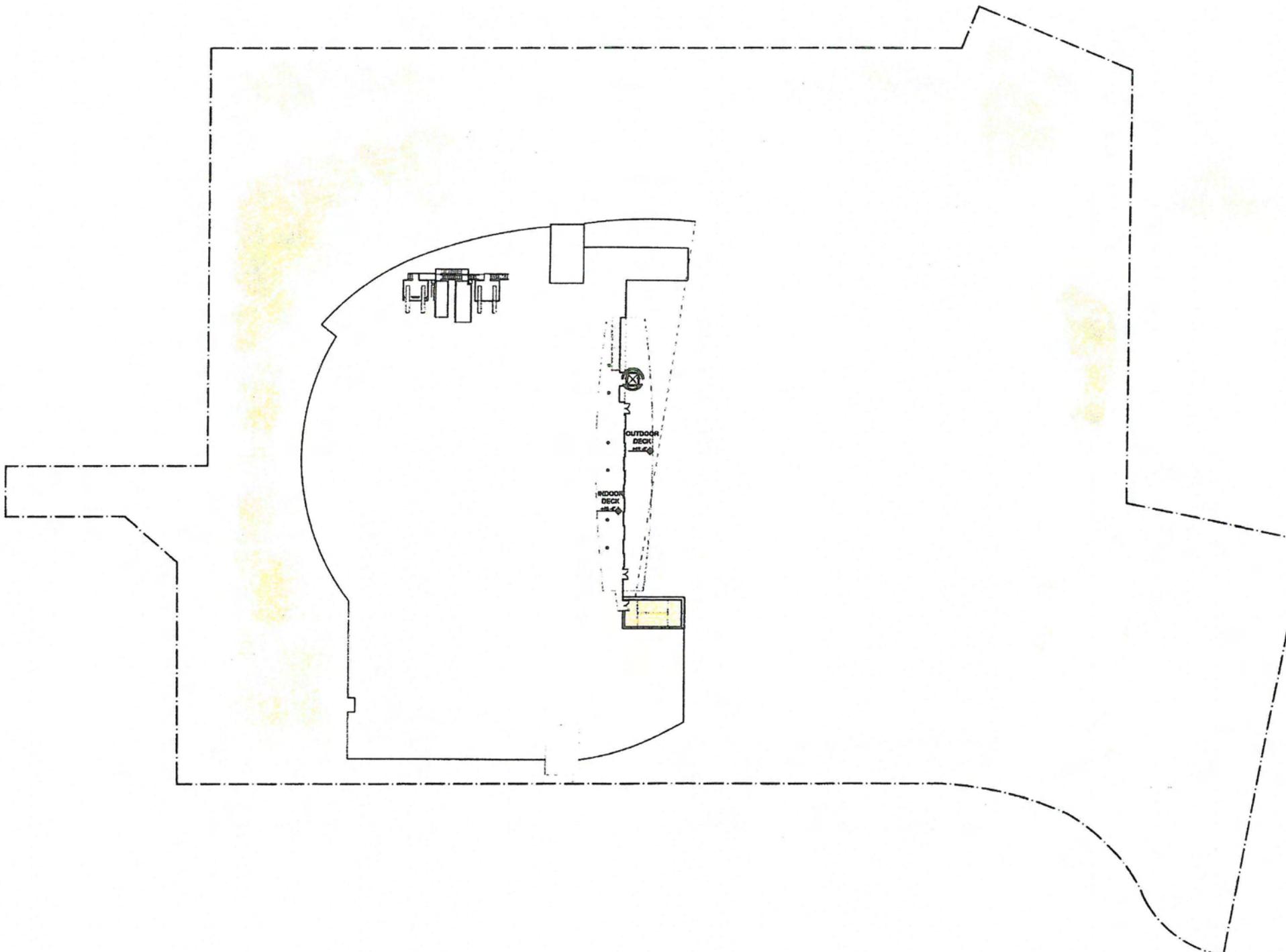
NORTH



ABBREVIATIONS	DESCRIPTION
WR	Workroom
OFF	Office
CORR	Corridor
C	Communications Closet
B.C.	Break Room
FAM	Family Change Rooms
TEST	Testing Room
GRD	Guard Room
LCHR	Locker Room
M.TLT	Men's Toilet Room
W.TLT	Women's Toilet Room
JAN	Jaritor
BREAK RM	Break Room
RECEP	Reception
CONC	Concessions



ABBREVIATIONS	DESCRIPTION
WR	Workroom
OFF	Office
CORR	Corridor
C	Communications Closet
E	Electrical Closet
FAM	Family Change Rooms
TEST	Testing Room
GRD	Guard Room
LCKR	Locker Room
MTR	Men's Toilet Room
WTR	Women's Toilet Room
JAN	Janitor
BREAK RM	Break Room
RECEP	Reception
CONC	Concessions



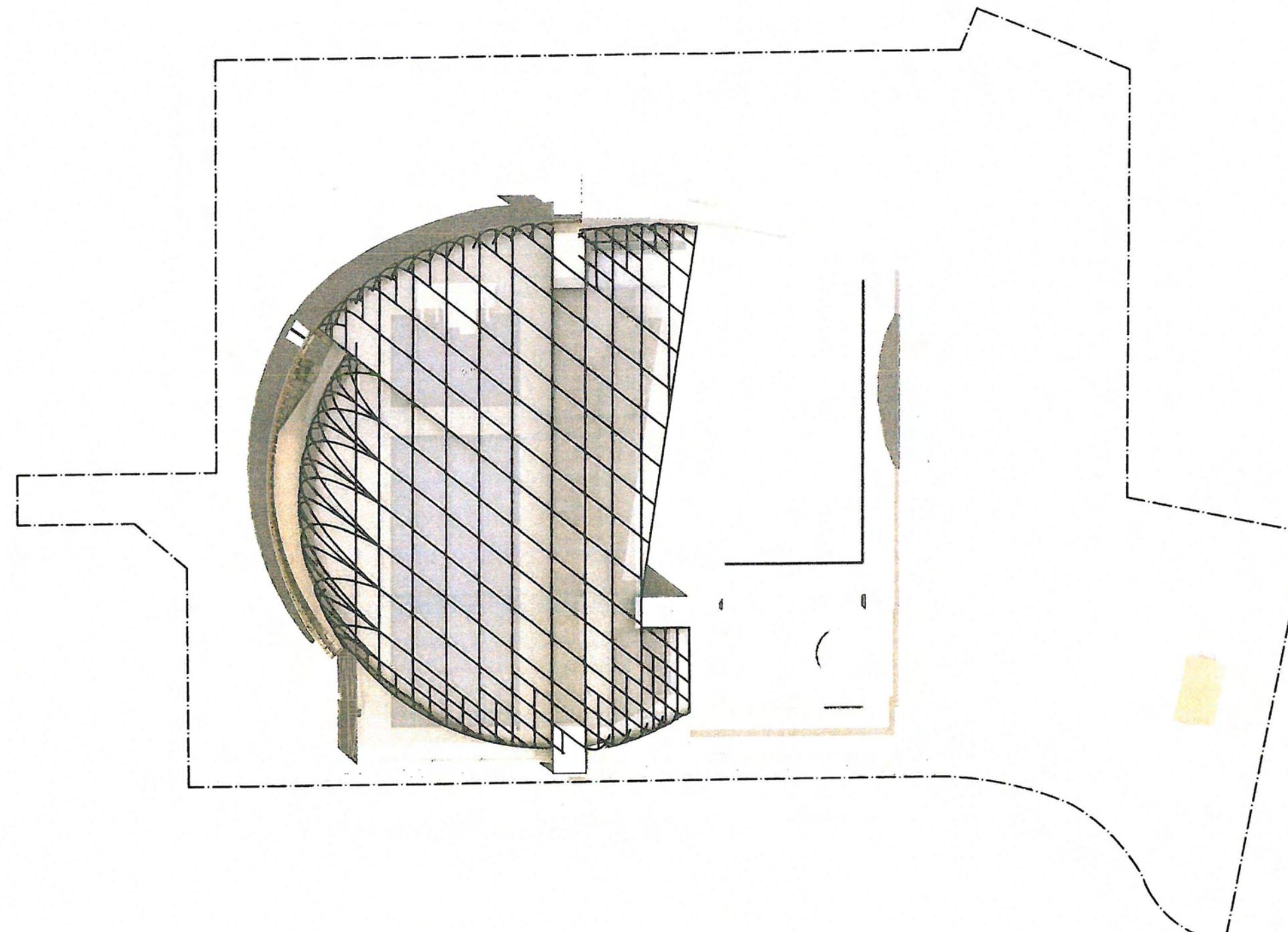
TIDELANDS  
CAPITAL IMPROVEMENT PROJECT

## BELMONT BEACH AND AQUATIC CENTER

2b SECOND LEVEL - MEZZANINE

NORTH

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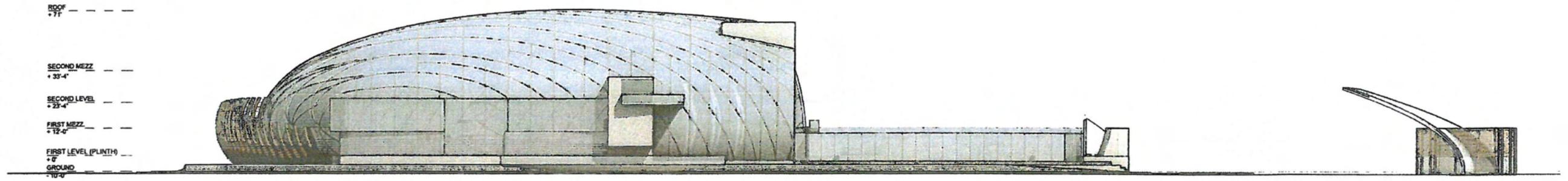
TIDELANDS  
CAPITAL IMPROVEMENT PROJECT

**BELMONT BEACH AND AQUATIC CENTER**

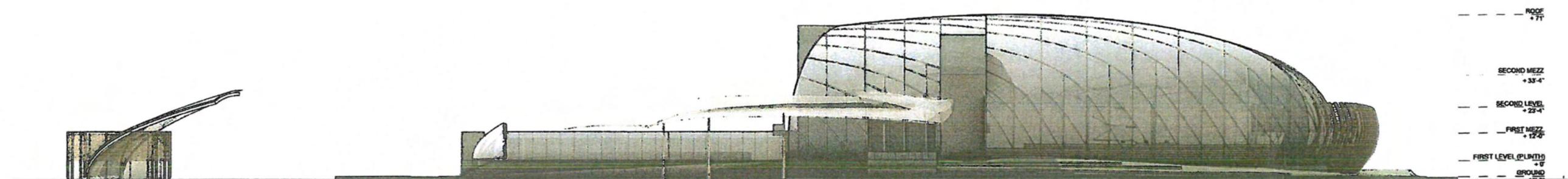
R ROOF PLAN

NORTH

Hastings+Chivetta  
ARCHITECTURE • PLANNING • ENGINEERING



SOUTH ELEVATION

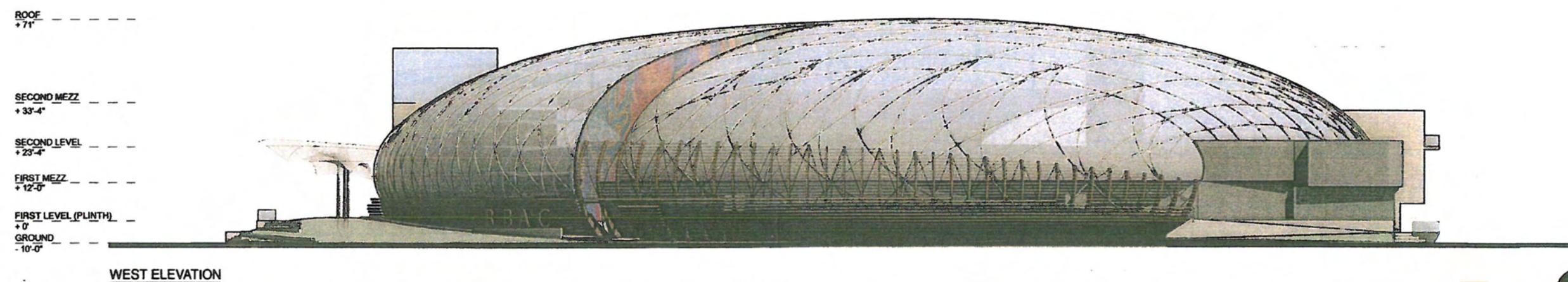
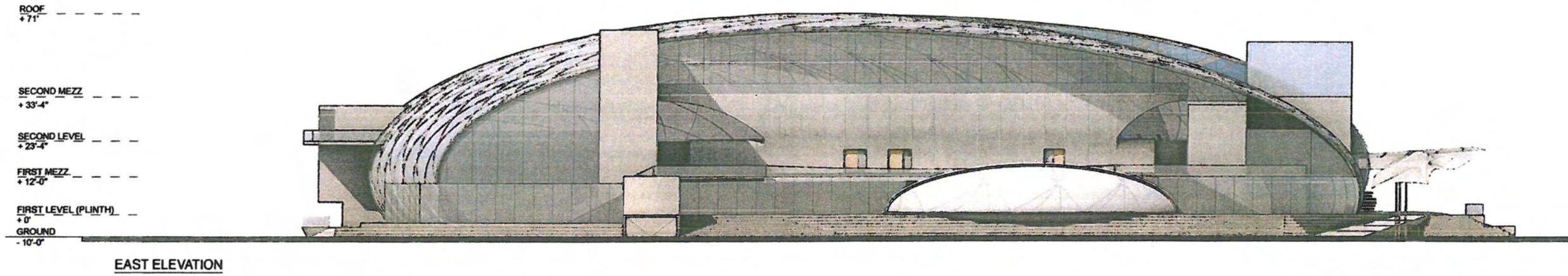


NORTH ELEVATION

 **TIDELANDS**  
CAPITAL IMPROVEMENT PROJECT

## BELMONT BEACH AND AQUATIC CENTER

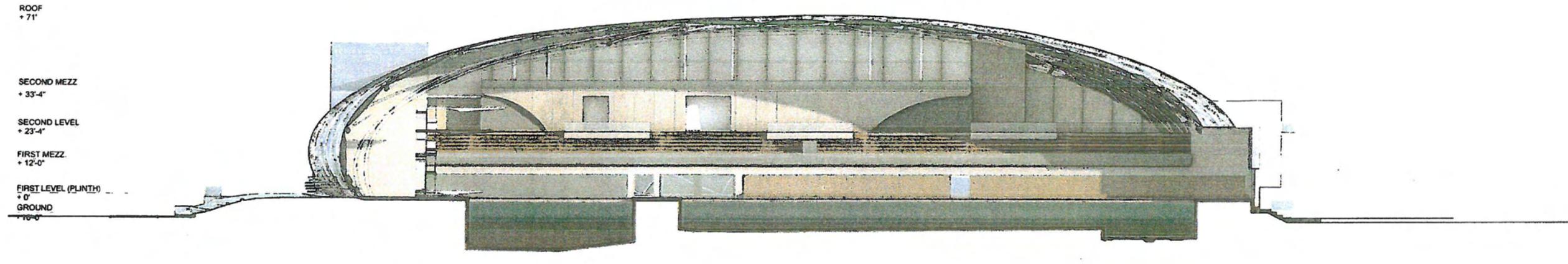
  
**Hastings+Chivetta**  
ARCHITECTURE • PLANNING • ENGINEERING



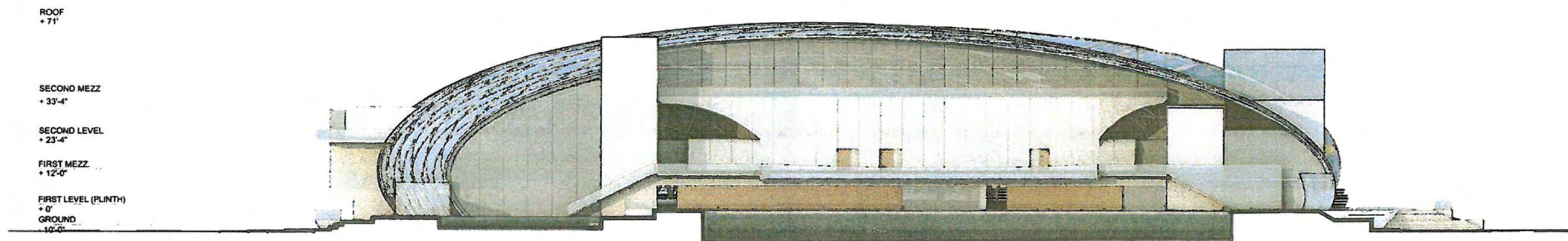
  
**TIDELANDS**  
CAPITAL IMPROVEMENT PROJECT

## BELMONT BEACH AND AQUATIC CENTER

  
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SECTION A

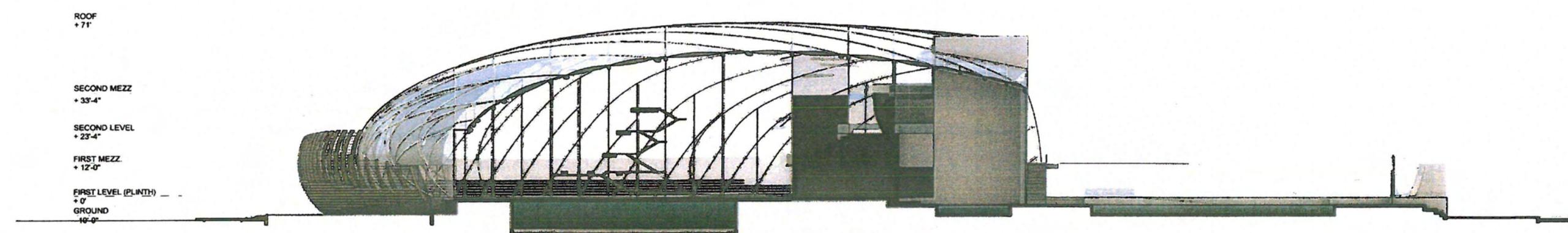
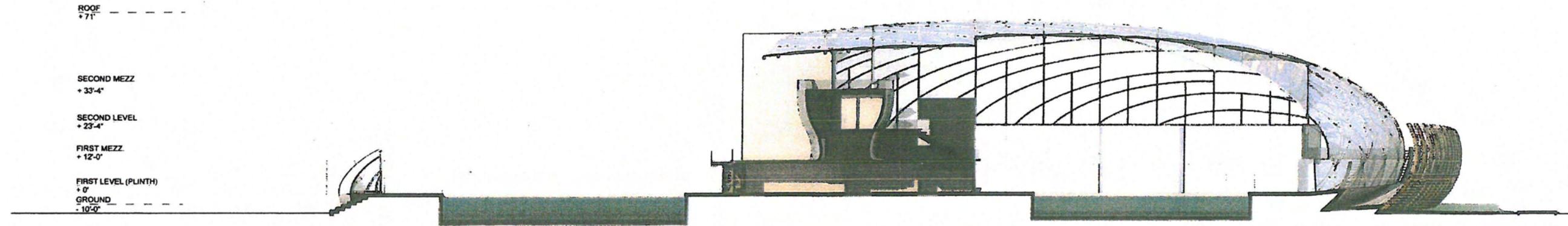


SECTION B



SECTIONS A + B  
BELMONT BEACH AQUATICS CENTER





**SECTIONS C + D**  
**BELMONT BEACH AQUATICS CENTER**



**FINAL ENVIRONMENTAL IMPACT REPORT**  
**BELMONT POOL REVITALIZATION**  
**PROJECT**

**RESPONSE TO COMMENTS**  
**AND ERRATA**

**CITY OF LONG BEACH**  
**SCH NO. 2013041063**

**L S A**

August 2016

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# **FINAL ENVIRONMENTAL IMPACT REPORT**

## **BELMONT POOL REVITALIZATION PROJECT**

**RESPONSE TO COMMENTS**

**AND ERRATA**

**CITY OF LONG BEACH**

**SCH NO. 2013041063**

Submitted to:

City of Long Beach  
Development Services/Planning Bureau  
333 West Ocean Boulevard, 5<sup>th</sup> Floor  
Long Beach, California 90802

Prepared by:

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(949) 553-0666

Project No. CLB1302

**L S A**

August 2016

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## **ATTACHMENT**

- A: Study Session Planning Commission Transcript (May 5, 2016)
- B: Study Session Marine Advisory Transcript (May 12, 2016)
- C: Study Session City Council Transcript (June 14, 2016)
- D: Mitigation Monitoring and Reporting Program

## 1.0 INTRODUCTION

This document comprises the Comments and Responses and Errata volume of the Final Environmental Impact Report (EIR) for the proposed Belmont Pool Revitalization project (proposed Project). The purpose of this document is to respond to all comments received by the City of Long Beach (City) regarding the environmental information and analyses contained in the Draft EIR. As noted in some of the responses, corrections and clarifications to the Draft EIR have been proposed. These changes are reflected in Chapter 3.0, Project Description, of this document and should be considered part of the Final EIR for consideration by the City prior to a vote to certify the Final EIR.

As required by the *California Environmental Quality Act (CEQA) Guidelines (State CEQA Guidelines)* Section 15087, a Notice of Completion (NOC) of the Draft EIR for the proposed Project was filed with the State Clearinghouse on April 13, 2016, and the Notice of Availability (NOA) of the Draft EIR was filed with the County of Orange (County) Clerk on April 13, 2016.

The Draft EIR was circulated for public review for a period of 65 days, from April 13, 2016, to June 16, 2016. The NOA and/or copies of the Draft EIR were distributed to all Responsible Agencies and to the State Clearinghouse in addition to various public agencies, citizen groups, and interested individuals. Copies of the Draft EIR were also made available for public review at the City Development Services Department, the Long Beach Main Library, the Bay Shore Neighborhood Library, and on the City's website.

A total of 61 comment letters were received during the public review period or immediately thereafter. Comments were received from State and local agencies and organizations, as well as interested individuals. Comments that address environmental issues are responded to thoroughly. Comments that (1) do not address the adequacy or completeness of the Draft EIR; (2) do not raise environmental issues; or (3) do request the incorporation of additional information not relevant to environmental issues do not require a response, pursuant to Section 15088(a) of the *State CEQA Guidelines*.

Section 15088 of the *State CEQA Guidelines*, Evaluation of and Response to Comments, states:

- a) The lead agency shall evaluate comments on environmental issues received from persons who reviewed the Draft EIR and shall prepare a written response. The lead agency shall respond to comments received during the noticed comment period and any extensions and may respond to late comments.
- b) The written response shall describe the disposition of significant environmental issues raised (e.g., revisions to the proposed Project to mitigate anticipated impacts or objections). In particular, major environmental issues raised when the lead agency's position is at variance with recommendations and objections raised in the comments must be

addressed in detail, giving the reasons that specific comments and suggestions were not accepted. There must be good faith, reasoned analysis in response. Conclusory statements unsupported by factual information will not suffice.

- c) The response to comments may take the form of a revision to the Draft EIR or may be a separate section in the Final EIR. Where the response to comments makes important changes in the information contained in the text of the Draft EIR, the lead agency should either:
  1. Revise the text in the body of the Draft EIR; or
  2. Include marginal notes showing that the information is revised in the responses to comments.

Information provided in this Final EIR clarifies, amplifies, or makes minor modifications to the Draft EIR. No significant changes have been made to the information or analysis contained in the Draft EIR as a result of the responses to comments, and no significant new information has been added that would require recirculation of the Draft EIR document.

## 1.1 INDEX OF COMMENTS RECEIVED

The following Table A consists of an index list of the agencies, organizations, and individuals that commented on the Draft EIR prior to the close of the public comment period or immediately thereafter. Comments received during public meetings were transcribed, responded to this Final EIR, and are included in the table. The comments received have been organized by date received and in a manner that facilitates finding a particular comment or set of comments. Each comment letter received is indexed with a number below.

**Table A: List of Comments Received**

Comment Code	Signatory	Date
<b>State Agencies</b>		
S-1	California Department of Transportation	June 15, 2016
S-2	California Coastal Commission	June 16, 2016
S-3	State Clearinghouse and Planning Unit	June 17, 2016
<b>Local Agencies/Utility Providers</b>		
L-1	Los Angeles County Sanitation District	May 27, 2016
<b>Interested Parties</b>		
I-1	James Lent	April 18, 2016
I-2	Brian Patno	April 26, 2016
I-3	Jason Ziccardi	April 30, 2016
I-4	Billy Covington	May 3, 2016
I-5	Laura Silmer (Study Session)	May 5, 2016
I-6	Anna Christensen (Study Session) (1 of 2)	May 5, 2016
I-7	Lucy Johnson (Study Session) (1 of 3)	May 5, 2016
I-8	Lucy Johnson (2 of 3)	June 3, 2016
I-9	Tracy Barden	June 9, 2016

**Table A: List of Comments Received**

Comment Code	Signatory	Date
I-10	Donald Leas	June 9, 2016
I-11	Edric Guise	June 10, 2016
I-12	Merritt Morris	June 10, 2016
I-13	John McLareninsinc	June 10, 2016
I-14	Steve Foley	June 10, 2016
I-15	Debby McCormick	June 11, 2016
I-16	Richard Miller	June 11, 2016
I-17	Jack Simon	June 12, 2016
I-18	Jake Jeffery	June 12, 2016
I-19	Jeff Hoffman	June 12, 2016
I-20	Carol Ostberg	June 13, 2016
I-21	Lyle Nalli	June 13, 2016
I-22	Lucy Johnson (3 of 3)	June 13, 2016
I-23	Curt Russell	June 14, 2016
I-24	David A. Koch	June 14, 2016
I-25	Bill Kanter	June 14, 2016
I-26	Erica Robinett (1 of 2)	June 13, 2016
I-27	Charles Collins	June 14, 2016
I-28	Jerry and Cheryl Jeffery	June 14, 2016
I-29	Jerry Nulty	June 14, 2016
I-30	Bruce Bradley	June 9, 2016
I-31	Veronica A. Gates	June 14, 2016
I-32	Amy Opheim	June 14, 2016
I-33	Lisa Conner	June 14, 2016
I-34	Gina Craig	June 14, 2016
I-35	Joanne Nelson	June 14, 2016
I-36	Kathy Magana-Gomez	June 14, 2016
I-37	Patrick and Ricki Milne	June 15, 2016
I-38	Susan Miller (1 of 4)	June 15, 2016
I-39	Susan Miller (2 of 4)	June 15, 2016
I-40	Susan Miller (3 of 4)	June 15, 2016
I-41	Susan Miller (4 of 4)	June 15, 2016
I-42	Jeff Miller	June 15, 2016
I-43	Gene Simpson	June 15, 2016
I-44	Aidan O'Neill	June 15, 2016
I-45	Joseph P. O'Neill	June 15, 2016
I-46	Melinda Cotton	June 16, 2016
I-47	Ellen P. Mathis	June 15, 2016
I-48	Denise Burrelli	June 15, 2016
I-49	Anthony Burrelli	June 15, 2016
I-50	Nikki Burrelli	June 15, 2016
I-51	Jessica Payne	June 16, 2016
I-52	Anna Christensen (2 of 2)	June 16, 2016
I-53	Lynne Cox	June 16, 2016
I-54	John W. McMullen	June 17, 2016
I-55	Ron O'Brien	June 6, 2016
I-56	Carol Hansen	June 14, 2016

**Table A: List of Comments Received**

Comment Code	Signatory	Date
I-57	Erica Robinett (2 of 2)	June 14, 2016

## **1.2 FORMAT OF RESPONSES TO COMMENTS**

Responses to each of the comment letters are provided on the following pages. The comment index numbers are provided in the upper right corner of each comment letter, and individual points within each letter are numbered along the right-hand margin of each letter. The City's responses to each comment letter immediately follow each letter and are referenced by the index numbers in the margins. The comments received during public meetings are organized by commenter and the entire public meeting transcript for the Planning Commission (May 5, 2016), Marine Advisory Commission (May 12, 2016), and the City Council (June 14, 2016) Study Sessions are included in Appendix A of this Final EIR for reference. An Errata section, with text revisions, has been prepared to provide corrections and clarifications to the Draft EIR where required.

## 2.0 COMMENT LETTERS AND RESPONSES

### 2.1 FREQUENT COMMENTS AND COMMON RESPONSES

The following responses have been prepared to address frequent and similar comments received on the Draft EIR. These comments and responses are provided prior to the individual comment letters from State agencies, local agencies, and interested individuals and are referenced throughout Section 2.0, Comment Letters and Responses, of this Final EIR.

**Common Comment 1:** A number of comments were made during the public review period for the Draft EIR that expressed concern related to the fact that the proposed Project would be providing 1,250 permanent indoor seats. These comments indicated that more seating was required for typical swim meets and events, and the suggested the number of seats was 1,500. Some commenters requested that up to 1,750 permanent seats should be provided in order to meet the needs of the aquatic community and to allow more events to be held at the pool.

**Common Response 1:** There are several organizations that set standards for aquatic events. FINA (Federation Internationale de Natation) is the international governing body of swimming, diving, water polo, synchronized swimming, and open water swimming. FINA specifies that for a World Championship, 2,000 spectator seats are required. USA Swimming requires 1,000 to 2,000 seats, specifically calling out 1,000 permanent and 500 temporary seats for National level meets. The NCAA (National Collegiate Athletic Association) is silent on spectator seating requirements.

The number of indoor seats for the proposed Project was determined through a collaborative process with a technical advisory stakeholder committee. The number of seats, which affects the size of the building and many of the design criteria (e.g., the number of restrooms required) was balanced with various project constraints and was considered and approved by the City Council as part of the baseline programmatic requirements for the Project. Therefore, the Project was designed with 1,250 indoor seats. It should be noted that in addition to the 1,250 seats that would be permanently located indoors at the proposed facility, the Project would allow for the addition of temporary seating for up to 3,000 spectators at the outdoor pool. Therefore, the Project would have the capability of using both pools with maximum seating for 4,250 spectators.

**Common Comment 2:** Several comments were received expressing concern regarding Alternative 3, which included placing the diving platforms outside to reduce the height of the main structure. The comments indicated that outdoor diving wells are not desirable for divers due to wind, sun, and other weather conditions that can create safety concerns.

**Common Response 2:** As described further in Chapter 5.0, Alternatives, of the Draft EIR, the California Environmental Quality Act (CEQA) requires that an Environmental Impact Report (EIR) include a discussion of reasonable project alternatives that would “feasibly attain most of

the basic objectives of the project, but would avoid or substantially lessen any significant effects of the project, and evaluate the comparative merits of the alternatives" (*State CEQA Guidelines*, Section 15126.6). Therefore, the purpose of the alternatives put forth in the Draft EIR, including Alternative 3, was to determine whether any of the potential impacts associated with the proposed Project could be reduced or eliminated through alternative designs. The City considered all of the Alternatives in order to ensure compliance with CEQA in exhausting all possible project alternatives that could meet the Project Objectives while also reducing impacts to the environment.

The site plan proposed under Alternative 3 would locate the diving well component outside in order to reduce the height of the Bubble structure. This would reduce visual impacts associated with the structure; however, a height variance would still be required. The Draft EIR determined that environmental impacts associated with Alternative 3 would be incrementally less than the proposed Project, with the exception of noise impacts, which would be greater. Despite incrementally reducing environmental impacts associated with the Project, Alternative 3 was determined to meet only a few of the Project Objectives, and to a lesser degree than the Project. For these reasons, Alternative 3 was not identified as the Environmentally Superior Alternative nor was Alternative 3 identified as the Preferred Alternative. Therefore, the City intends to proceed with the design as included under the proposed Project, which would locate the diving well inside the structure.

**Common Comment 3:** Several comments expressed concern that a mitigation measure was proposed that required special events, defined as events with 450 or more spectators, to prepare an Event Traffic Management Plan for review and approval by the City Traffic Engineer. The commenters indicated, based on their personal experiences at the former facility, that there was always sufficient parking in the adjacent public parking lots. Therefore, the comments requested removal of the mitigation measure requiring an Event Traffic Management Plan.

**Common Response 3:** Potential traffic impacts resulting from the proposed Project are described in the Section 4.12, Transportation and Traffic, of the Draft EIR. As described throughout this section, the proposed Project increases the pool square footage and would allow multiple user groups to be programmed concurrently throughout the day. In addition, one of the pools could remain open to the general public while a private event is using the other pool. As such, to analyze traffic impacts resulting from project implementation, operational traffic was doubled. Even with this conservative approach, the results of this analysis indicated that all study area intersections would operate at Level-of-Service (LOS) C or better in the future with new traffic generated by the Project. In addition, because events are scheduled throughout the day, increased concurrent programming would not necessarily affect traffic during the peak hours.

The proposed Project would provide 1,250 permanent seats for the indoor pool, and up to 3,000 temporary seats for the outdoor pool. No permanent outdoor spectator seating is included in the proposed Project. With typical average vehicle occupancy of 1.5 passengers per vehicle, an event with 450 spectators would be expected to generate 300 outbound trips, which is the same traffic volume that was analyzed in the weekend midday peak hour. Therefore, this threshold of 450 spectators, or 300 outbound trips, was chosen as a very conservative number for the definition of a large special event that would require an Event Traffic Management Plan. This plan may

include active traffic management and/or off-site parking and shuttles. Because special events are sporadic and would occur at specific times per year consistent with existing (pre-closure) conditions, the impacts of special event traffic would not cause significant peak-hour LOS impacts.

Mitigation Measure 4.12.1 was identified to reduce potential traffic impacts resulting from special events, and would require the preparation of an Event Traffic Management Plan for events with more than 450 spectators. Implementation of this measure was determined to reduce potential impacts associated with special events at the project site to a less than significant level.

It should be noted that special events at the former facility, and the temporary pool, require that an application be submitted to City staff. A special event is any permitted activity that requires extended hours of operation outside of regularly scheduled public hours or an event that requires the cancellation of regularly scheduled public hours. These events are permitted via request from the user group if time and space are available. Any event that requires cancellation of regularly scheduled programming must be authorized by the Bureau Manager of Community Recreation Services and the Director of Parks, Recreation, and Marine.

Parking for the proposed Project would continue to be provided by the two existing pay lots adjacent to the Project site: (1) the Belmont Veteran's Memorial Pier Parking Lot (Pier Parking Lot), and (2) the Beach Parking Lot. Both lots contain an approximate total of 1,050 public parking spaces. Although pool patrons would utilize these lots that are jointly used by visitors to the beach, pier and nearby retail/commercial uses, and are not solely designated for pool visitors.

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## 2.2 STATE OF CALIFORNIA

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**DEPARTMENT OF TRANSPORTATION**  
DISTRICT 7-OFFICE OF TRANSPORTATION PLANNING  
100 S. MAIN STREET, MS 16  
LOS ANGELES, CA 90012  
PHONE (213) 897-9140  
FAX (213) 897-1337  
[www.dot.ca.gov](http://www.dot.ca.gov)

S-1

*Serious drought.  
Help save water!*

June 15, 2016

Mr. Craig Chalfant  
City of Long Beach  
333 West Ocean Boulevard, 5<sup>th</sup> Floor  
Long Beach, CA 90802

RE: Belmont Pool Revitalization Project  
Draft Environmental Impact Report  
SCH#2013041063; IGR#160431-FL  
Vic. LA 1 / PM 0.6

Dear Mr. Chalfant:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced project. The proposed project includes the construction and operation of approximately 125,500 square feet pool complex that includes indoor and outdoor pool components and an approximately 1,500 square feet café. Permanent indoor seating for approximately 1,250 spectators, and temporary outdoor seating would be provided for larger events with a maximum seating capacity of up to 3,000 spectators.

S-1-1

The nearest State facility to the proposed project is SR-1. Caltrans does not expect project approval to result in direct adverse impact to the existing State transportation facilities.

S-1-2

Caltrans acknowledges that “in the event that a large special event is held at Belmont Pool, an Event Traffic Management Plan would need to be developed that addresses potential congestion and parking impacts,” and that “this plan may include active traffic management and/or off-site parking and shuttles.”

S-1-3

Caltrans continues to strive to improve its standards and processes to provide flexibility while maintaining the safety and integrity of the State’s transportation system. It is our goal to implement strategies that are in keeping with our mission statement, which is to *“provide a safe, sustainable, integrated, and efficient transportation system to enhance California’s economy and livability.”*

S-1-4

Good geometric and traffic engineering design to accommodate bicyclists and pedestrians are critical at every on and off ramp and freeway terminus intersection with local streets. Caltrans will work with the City to look for every opportunity to develop projects that improve safety and connectivity for pedestrians and bicyclists. Opportunities for improvements may exist on State facilities such as: freeway termini, on/off-ramp intersections, overcrossings, under crossings, tunnels, bridges, on both conventional state highways and freeways.

Mr. Craig Chalfant

06/15/2016

Page 2

With regard to public transit, we recommend planning for gradual continual improvement of transit stops, bus bays, or other facilities, to accommodate traffic flow, especially on streets that are State Route locations or are near freeway intersections.

S-1-5

We want to remind you that transportation of heavy construction equipment and/or materials, which requires the use of oversized-transport vehicles on State highways will require a Caltrans transportation permit. Please limit large size truck trips to off-peak commute periods.

S-1-6

Storm water run-off is a sensitive issue for Los Angeles and Ventura counties. Please be mindful of your need to discharge clean run-off water and it is not permitted to discharge onto State highway facilities.

S-1-7

If you have any questions or concerns regarding these comments, please feel free to contact me at (213) 897 – 9140 or project coordinator Frances Lee at (213) 897-0673 or electronically at [frances.lee@dot.ca.gov](mailto:frances.lee@dot.ca.gov).

S-1-8

Sincerely,



DIANNA WATSON  
Branch Chief, Community Planning & LD IGR Review

cc: Scott Morgan, State Clearinghouse

## CALIFORNIA DEPARTMENT OF TRANSPORTATION- DISTRICT 7

**LETTER CODE: S-1**

**DATE: JUNE 15, 2016**

### **RESPONSE S-1-1**

This comment thanks the City of Long Beach (City) for including the California Department of Transportation (Caltrans) in the environmental review process for the proposed Project and briefly summarizes the primary Project components.

This comment does not contain any substantive comments or questions about the Draft Environmental Impact Report (EIR) or analysis therein. This comment will be forwarded to the decision-makers for their review and consideration. No further response is necessary.

### **RESPONSE S-1-2**

This comment notes that the nearest Caltrans facility to the project site is State Route 1 (SR-1). The comment notes that Caltrans does not expect Project approval to result in a direct adverse impact to existing State transportation facilities.

This comment does not contain any substantive comments or questions about the Draft EIR or analysis therein. This comment will be forwarded to the decision-makers for their review and consideration. No further response is necessary.

### **RESPONSE S-1-3**

This comment acknowledges the requirement included in Section 4.12, Transportation and Traffic, of the Draft EIR to prepare an Event Management Plan in the event a large special event is held at the Belmont Pool.

This comment does not contain any substantive comments or questions about the Draft EIR or analysis therein. This comment will be forwarded to the decision-makers for their review and consideration. No further response is necessary.

### **RESPONSE S-1-4**

The comment expresses Caltrans's commitment to improve its standards and processes to provide flexibility while maintaining the safety and integrity of the State's transportation system. The comment goes on to note that it is Caltrans's goal to implement strategies that further its commitment to provide a sustainable, integrated, and efficient transportation system.

As part of this commitment to provide safe facilities and an efficient transportation system, Caltrans notes that good geometric and traffic engineering design to accommodate bicyclists and pedestrians is essential at every on- and off-ramp and freeway terminus intersection with local

streets. The comment goes on to note that Caltrans will continue to coordinate with the City to look for opportunities to develop projects that promote bicyclist and pedestrian safety. Caltrans notes that opportunities for such improvements may exist on State facilities.

This comment does not contain any substantive comments or questions about the Draft EIR or analysis therein. This comment will be forwarded to the decision-makers for their review and consideration. No further response is necessary.

#### **RESPONSE S-1-5**

This comment recommends planning for the gradual implementation of improvements to transit stops, bus bays, and other transportation facilities to accommodate traffic flow on streets that are State routes or are near freeway facilities.

This comment does not contain any substantive comments or questions about the Draft EIR or analysis therein. This comment will be forwarded to the decision-makers for their review and consideration. No further response is necessary.

#### **RESPONSE S-1-6**

This comment is intended to remind the City that heavy construction equipment and/or materials that may require the use of oversized-transport vehicles on State highways will require a Caltrans transportation permit. The comment also notes that large size truck trips, should they be required by the Project, should be limited to off-peak commute hours.

As previously stated, there are no State facilities within the vicinity of the Project site. As such, it would be unlikely that the Project would require the transfer of oversized materials on vehicles requiring a transportation permit from Caltrans. In the unlikely event such a permit would be necessary, the City would take all necessary precautions to obtain such a permit from Caltrans prior to transporting any materials on an oversized-transport vehicle on Caltrans roadway facilities. No further response is necessary.

#### **RESPONSE S-1-7**

This comment notes that stormwater runoff is a sensitive issue for Los Angeles and Ventura Counties, and as such, reminds the City to be mindful to discharge clean runoff. The comment also notes that discharging runoff from the site is not permitted onto State facilities.

Runoff from the Project site during Project construction and operation is addressed in Section 4.8, Hydrology and Water Quality, of the Draft EIR. As described throughout this section, the Project would result in less than significant impacts with respect to runoff and its potential impact on water quality with mitigation incorporated. Furthermore, as previously noted, there are no Caltrans facilities within the vicinity of the Project site. Therefore, the Project is not anticipated to discharge runoff on any State facilities.

### **RESPONSE S-1-8**

This comment provides contact information for the author of the comment letter should the City have any questions or concerns related to Comments S-1-1 through S-1-8.

This comment does not contain any substantive comments or questions about the Draft EIR or analysis therein. This comment will be forwarded to the decision-makers for their review and consideration. No further response is necessary.

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**CALIFORNIA COASTAL COMMISSION**

South Coast Area Office  
200 Oceangate, Suite 1000  
Long Beach, CA 90802-4302  
(562) 590-5071



June 16, 2016

Craig Chalfant, Senior Planner  
City of Long Beach  
Development Services/Planning Bureau  
333 W. Ocean Boulevard, 5<sup>th</sup> Floor  
Long Beach, CA 90802

**RE: Belmont Pool Project, City of Long Beach  
Comments on Draft Environmental Impact Report**

Dear Mr. Chalfant:

In response to the Notice of Availability of a Draft Environmental Impact Report (DEIR) for the Belmont Pool Project, California Coastal Commission staff concurs that an EIR is necessary for the proposed project and requests that the Final EIR consider alternative project designs and project locations which may reduce or avoid adverse impacts to visual resources and public access, and which consider the potential impacts of sea level rise.

S-2-1

According to the Notice, the proposed project includes the construction of a 125,500 square foot pool complex including indoor and outdoor components and a 1,500 square foot café on top of the public beach in the same area that previously supported the Belmont Pool (1968-2014).

S-2-2

Commission staff has determined that the area on which the pool complex is proposed is within a portion of the coastal zone that is subject to the requirements of the City of Long Beach certified Local Coastal Program (LCP), and is also partially within the Commission's area of original jurisdiction. Therefore, the proposed project will require a local coastal development permit from the City and a coastal development permit from the Coastal Commission.

The Final EIR should analyze the project for consistency with the policies of both the certified LCP and the Coastal Act (including Sections 30210, 30211, 30212, 30251, and 30253), and provide mitigation or alternatives for any identified impacts to visual resources, public access and recreation, and potential hazards. Specifically Commission staff recommends that the Final EIR analyze the following coastal issues:

- Visual resource impacts of the project from vantage points along the public beach and from Ocean Boulevard, which the Draft EIR identifies as a designated scenic roadway – does the project preserve or enhance identified view corridors and is the project consistent with the height limit identified in the LCP? Would an alternative project design or location serve to preserve or enhance visual resources?

S-2-3

Belmont Pool Project, City of Long Beach  
Coastal Commission Staff Comments on DEIR  
Page 2 of 2

- The Wave Uprush Study included in the Draft EIR indicates that “the high sea level rise projections for 2100 would have a significant impact on the facility. Both the project site as well as much of the Long Beach Peninsula and Belmont Shore would be exposed to coastal flooding. Although the proposed design sets the main pool deck elevation at +17’ (above the projected run-up/still water elevation of +10.4’), the lower level of the building (pool equipment and storage) as well as the entire site, parking and vicinity would be below the projected water line.” Given the potential impacts caused by sea level rise over the expected life of the project – under low, medium, and high sea level rise scenarios, considering astronomical tides and potential wave uprush, will the structure require a shoreline protective device in the future? Will the primary pool structure itself serve as a shoreline protective device in the future (e.g. could the foundational elements become exposed and contribute to beach erosion or restrict lateral public access along the public beach? Would an alternative project design serve to prevent the primary structure from acting as a shoreline protective device? Would an alternative location serve to prevent the pool complex from being regularly flooded in the future? Please amend the Wave Uprush Study to include an analysis of all feasible alternative locations that could accommodate the pool complex (including but not limited to the three sites identified in the DEIR) and indicate whether such locations are subject to wave uprush/hazards over the expected life of the pool complex. S-2-4
- The Draft EIR indicates that the existing bicycle and pedestrian paths might be relocated to make room for the pool complex. Is there adequate space to relocate the paths, considering existing beach use activities in the area and future impacts caused by sea level rise? S-2-5

S-2-6

S-2-7

S-2-8

S-2-9

Each of the issues identified in this letter, as well as other environmental impacts identified in the Draft EIR, should be analyzed in the context of potential alternative project designs and project locations. Could adverse impacts to visual resources, potential beach erosion, loss of public access, and risk of damage to the pool complex be reduced or eliminated if the design or location of the project was changed?

Please note that the comments provided herein are preliminary in nature. More specific comments may be appropriate as the project develops. Coastal Commission staff requests notification of any future activity associated with this project or related projects. Additionally, the comments contained herein are those of Coastal Commission staff only and should not be construed as representing the opinion of the Coastal Commission itself. Thank you for the opportunity to comment on the Draft EIR.

Sincerely,

*ZRehm*

Zach Rehm

Coastal Program Analyst

**CALIFORNIA COASTAL COMMISSION  
LETTER CODE: S-2**

**DATE: June 16, 2016**

**RESPONSE S-2-1**

This comment is introductory in nature and states the California Coastal Commission's (Coastal Commission) concurrence with the decision to prepare an Environmental Impact Report (EIR) for the proposed Project. This comment requests that the Final EIR consider alternatives that would reduce or avoid impacts related to visual resources, public access, and sea level rise. Chapter 5.0, Alternatives, of the Draft EIR includes a complete analysis of several Alternatives that would have reduced the height of the building, thereby reducing visual impacts. Public access will be retained and enhanced on the Project site under the proposed Project due to the extensive open space and walkways that traverse all sides of the facility. Public access to the site and the beach has not been reduced or restricted. It should be noted that the base of the building has been elevated 7 feet (ft) to account for sea level rise.

This comment does not contain any substantive comments or questions about the Draft EIR or analysis therein. This comment will be forwarded to the decision-makers for their review and consideration. No further response is necessary.

**RESPONSE S-2-2**

This comment notes that the Project site is within a portion of the Coastal Zone that is subject to the Long Beach certified Local Coastal Program (LCP) and is within the Coastal Commission's area of original jurisdiction. The comment further states that the proposed Project would require Coastal Development Permits (CDPs) from both the City of Long Beach (City) and the Coastal Commission.

The commenter is correct in asserting that a portion of the project site is located within an area regulated by the Coastal Commission. As described further in Section 4.9, Land Use and Planning, of the Draft EIR, the Project site includes areas within the Tidelands and submerged lands (Draft EIR, page 4.9-19). As such, the Coastal Commission retains jurisdiction over the approval of a CDP for the portion of the Project site located within the Tidelands and submerged lands; the City retains jurisdiction over the approval of a CDP for the remainder of the site. It should be noted that in September 2014, the City adopted a resolution (Resolution-14-0088) indicating that staff intends to process a Consolidated Coastal Development Permit Application (CCDP), consistent with Section 30601.3 of the Public Resources Code (Coastal Act). The Coastal Act authorizes the California Coastal Commission to process a CCDP when requested by a local jurisdiction for a project that would otherwise require a CDP from both entities.

Section 4.9, Land Use and Planning, of the Draft EIR, also includes a consistency analysis demonstrating the Project's consistency with the City's LCP and the California Coastal Act (Coastal Act).

## RESPONSE S-2-3

This comment notes that the Final EIR should analyze the proposed Project's consistency with the policies included in the LCP and the Coastal Act and provide mitigation where needed. The commenter expresses concerns regarding visual impacts from the public beach and Ocean Boulevard. The commenter further questions the height limit defined in the LCP as compared to the proposed Project. This comment also inquires if an alternative project design or location would preserve or enhance visual resources when compared to the proposed Project.

As described in Response S-2-3, Section 4.9, Land Use and Planning, of the Draft EIR, includes a consistency analysis demonstrating the Project's consistency with the City's LCP and the Coastal Act.

Visual impacts resulting from Project construction and implementation, including the obstruction or degradation of views from public vantage points (including the beach and Ocean Boulevard) are addressed in Section 4.1, Aesthetics, of the Draft EIR. As discussed in Section 4.1, Aesthetics, views of the ocean from nearby roadways and public sidewalks would be improved as compared to the previous pool facilities because the new pool has been designed to be narrower and the elliptical shape would slope in height at the edges of the building (refer to Figure 4.1.4, Pre- and Post-Project Building Orientation). While the maximum height for the proposed Project is 19 ft higher than the previous Belmont Pool building, the sloping shape of the proposed Project would reduce the bulk and massing of the new facility in comparison to the former facility which was characterized by a consistent roof line that maintained the maximum height throughout the entire length of the building. Further, the proposed Project would enhance the visual quality of the Project site by constructing a new building and introduce an enhanced architecture with upgraded landscaping. Preservation of the scenic coastal character is consistent with the objectives of the California Coastline Preservation and Recreation Plan. Therefore, the proposed Project would be consistent with Coastal Act Section 30251.

While the proposed Project was determined to have less than significant impacts with respect to aesthetics, an alternative project design or location could preserve or enhance visual resources when compared to the proposed Project. As described in Chapter 5.0, Alternatives, Alternatives 1 through 5 would all result in reduced visual impacts. However, despite incrementally reducing visual impacts, these alternatives were determined to meet only a few of the Project Objectives, or meet the objectives to a lesser degree than the Project. Therefore, none of these alternatives were identified as the Environmentally Superior Alternative or the Preferred Alternative. Therefore, the City intends to proceed with the design as included under the proposed Project.

## RESPONSE S-2-4

This comment acknowledges the analysis of sea level rise included in the Draft EIR and questions if the proposed Project would require a shoreline protective device in the future.

Impacts with respect to sea level rise (SLR) are addressed in Section 4.6, Global Climate Change, of the Draft EIR. It should be noted that the base of the building has been designed and elevated

by 7 ft to account for sea level rise. As discussed in this section and in the *Wave Uprush Study*<sup>1</sup> prepared for the proposed Project, wave run-up for the high 2060 and 2100 sea level rise scenarios would result in a run-up elevation up to 8.2 ft and 10.4 ft (or greater) at the Project site. Without preventative measures, the upper 2100 sea level rise estimate would not only inundate much of the pool facility, but much of the Long Beach Peninsula and Belmont Shore as well. This 2100 condition is not a result of the Project but rather the result of the projected worst-case sea level rise and erosion conditions.

The main pool deck would be elevated 17 ft amsl, which would be set 8.8 ft above the projected high water levels in 2060. The lower level of the building (pool equipment and storage) and associated parking areas would be below the projected water line in 2060; however, this area would not be open for public use, and therefore, would not subject visitors to the Project site to significant cumulative impacts related to sea level rise. Furthermore, additional GHG reduction strategies implemented at the State, national, and international levels could reduce sea-level rise between now and the year 2100. Therefore, the proposed Project would not be adversely impacted by sea level rise due to climate change, and no mitigation is required.

## RESPONSE S-2-5

The commenter inquires if the primary pool structure will serve as a shore protective device in the future. The comment makes specific reference to the possible exposure of foundational elements that could contribute to beach erosion or restrict lateral public access along the public beach.

See Response S-2-4, above. There is no provision in the *State CEQA Guidelines* that indicates that CEQA requires an evaluation of existing environmental conditions at the project site that may cause significant adverse impacts to visitors to the project site. However, CEQA does mandate that an analysis of a project's impacts consider whether the project might cause existing environmental hazards to worsen. For this reason, the potential impacts with respect to beach erosion are analyzed in the *Wave Uprush Study* prepared for the Project. As discussed in this report, the modeled 100-year storm would erode 18 to 48 percent of the beach berm in 2060. The modeled 100-year storm would erode 30 percent in the low scenario for 2100, but erosion under the high scenario would pose more of a serious threat to the pool structure than wave run-up. This projected erosion may also be exacerbated by smaller erosional events (e.g., 5-year, 10-year, 25-year scenarios, etc.) The western portion of the site is more vulnerable than the remainder of the site because it is 40 to 50 ft closer to the shoreline. While the western portion of the site is more vulnerable to erosion than the rest of the site, the proposed building will not affect erosion at the adjacent beaches until the berm fronting the building erodes away. As described throughout the *Wave Uprush Study*, there is approximately 50 ft of berm remaining under the highest sea level rise and all breakwater scenarios. Furthermore, the structure is not impounding sand (i.e., it is not preventing sand from entering the coastal littoral zone for sand transport along the coast). Therefore, the primary structure would not contribute to beach erosion or restrict lateral public access along the public beach.

<sup>1</sup> Moffatt & Nichol 2014, *Wave Uprush Study* for Belmont Pool Plaza. October.

The proposed foundation will consist of deep piles to support a system of beams and vertical structures to support the pool, walls, floors, and roof structures. The piles will be constructed very deep (below grade) so they will not be exposed to wave activity. The exposed portion of the foundation will be the vertical walls, stairs, or other structures that are vertically supported by the underground piles. The exposed portions will act as a barrier to water flow, including wave activity, should waves reach the structure in an uprush scenario. Unless there are unreasonable amounts of erosion (which as described previously, is not expected at the site), the building will behave more like a wall than a pier, since the piles would not become exposed. Therefore, the proposed Project would not require the use of shoreline protective devices nor would the primary pool structure serve as a shoreline protective device protecting the remainder of the Project.

#### **RESPONSE S-2-6**

This comment inquires if alternative locations would prevent regular flooding of the proposed Project in the future. The comment requests that the *Wave Uprush Study* is amended to include analysis of alternative project locations.

As stated above, Section 5.0, Alternatives of the Draft EIR contains a complete analysis of alternative sites for the proposed Project. As explained on Draft EIR Page 5-8, funding for the proposed Project is entirely sourced from the Tidelands Operating Fund, an umbrella fund that allocates expenditures for Tidelands operations and capital improvements projects within the Tidelands area of the City. Tidelands are defined as those lands and water areas along the coast of the Pacific Ocean seaward of the ordinary high tide line to a distance of 3 miles. The Tidelands Trust not only restricts the use of the Tidelands, but also restricts the use of income and revenue generated from businesses and activities conducted on the Tidelands to be used solely for projects within the Tidelands area. Because the proposed Project is dependent on funding from the Tidelands Operating Fund, any alternative location not in the Tidelands would have to be funded through alternative sources. Due to a lack of available finances from other City sources, a project that would not be funded by the Tidelands Operating Fund would not be economically feasible. Therefore, all three alternative sites were located in the Tidelands. Additionally, according to the City, no other properties within the City's Tidelands would be large enough or are currently available to be considered as an alternative location. Furthermore, the primary objective of the Project is to replace the former facility in its original location. Therefore, it is not fiscally prudent to amend the Wave Uprush Study to consider alternative locations which have been determined infeasible. It should also be noted that the proposed Project was initiated prior to the demolition and removal of the old facility, as it has long been the City's intention to replace the old facility on the same site.

#### **RESPONSE S-2-7**

This comment questions the relocation of the existing bicycle and pedestrian paths under the proposed Project. The comment further questions if there is adequate space for relocation of the paths due to existing beach activities and future sea level rise.

The proposed relocation of the bicycle and pedestrian path bordering the southern portion of the site has been completed under a separate project.<sup>1</sup> Therefore, there is adequate space for the pathway and existing beach activities on this stretch of Long Beach's coastline.

### **RESPONSE S-2-8**

This comment requests that impacts identified in this comment letter and the Draft EIR are analyzed in the context of alternative project designs and locations.

Alternative designs and locations are analyzed in Chapter 5.0, of the Draft EIR. As described in this chapter of the Draft EIR, an alternative project design or location could lessen potential environmental impacts when compared to the proposed Project. However, these alternatives were determined to meet only a few of the Project Objectives, or meet the objectives to a lesser degree than the Project. Therefore, none of these alternatives were identified as the Environmentally Superior Alternative or the Preferred Alternative. In addition, the EIR has addressed and analyzed all feasible alternative locations within the City's Tidelands area (see Response S-2-6). Consequently, the City intends to proceed with the design as included under the proposed Project.

### **RESPONSE S-2-9**

This comment is conclusory in nature and notes that the Coastal Commission staff requests notification of future activity associated with the proposed Project.

This comment does not contain any substantive comments or questions about the Draft EIR or analysis therein. This comment will be forwarded to the decision-makers for their review and consideration. No further response is necessary.

---

<sup>1</sup> Press Telegram, Long Beach Coastline Pedestrian Path to Be Unveiled. Website: <http://www.presstelegram.com/environment-and-nature/20150529/long-beach-coastline-pedestrian-path-to-be-unveiled> (accessed July 21, 2016).

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STATE OF CALIFORNIA  
**GOVERNOR'S OFFICE of PLANNING AND RESEARCH**  
 STATE CLEARINGHOUSE AND PLANNING UNIT



EDMUND G. BROWN JR.  
 GOVERNOR

KEN ALEX  
 DIRECTOR

June 17, 2016

Craig Chalfant  
 City of Long Beach  
 333 W. Ocean Boulevard, 5th Floor  
 Long Beach, CA 90802

Subject: Belmont Pool Revitalization Project  
 SCH#: 2013041063

Dear Craig Chalfant:

The State Clearinghouse submitted the above named Draft EIR to selected state agencies for review. On the enclosed Document Details Report please note that the Clearinghouse has listed the state agencies that reviewed your document. The review period closed on June 16, 2016, and the comments from the responding agency (ies) is (are) enclosed. If this comment package is not in order, please notify the State Clearinghouse immediately. Please refer to the project's ten-digit State Clearinghouse number in future correspondence so that we may respond promptly.

Please note that Section 21104(c) of the California Public Resources Code states that:

“A responsible or other public agency shall only make substantive comments regarding those activities involved in a project which are within an area of expertise of the agency or which are required to be carried out or approved by the agency. Those comments shall be supported by specific documentation.”

S-3-1

These comments are forwarded for use in preparing your final environmental document. Should you need more information or clarification of the enclosed comments, we recommend that you contact the commenting agency directly.

This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act. Please contact the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process.

Sincerely,

Scott Morgan  
 Director, State Clearinghouse

Enclosures  
 cc: Resources Agency

**Document Details Report  
State Clearinghouse Data Base**

**S-3**

---

**SCH#** 2013041063  
**Project Title** Belmont Pool Revitalization Project  
**Lead Agency** Long Beach, City of

---

**Type** EIR Draft EIR  
**Description** Note: Review Per Lead

The proposed project would replace the former Belmont Pool facility and provide the City with a revitalized and modern pool complex. The project proposes the construction and operation of an approximately 125,500 sf pool complex that includes indoor and outdoor pool components and an approximately 1,500 sf cafe. Permanent indoor seating for approximately 1,250 spectators would be provided to view competitive events at the 50-Meter Competition Pool and the Dive Pool. Temporary outdoor seating would be provided for larger events at the Outdoor 50-Meter Competition Pool with a max seating capacity of up to 3,000 spectators. The proposed project does not include any permanent outdoor seating designed for spectator viewing.

---

**Lead Agency Contact**

**Name** Craig Chalfant  
**Agency** City of Long Beach  
**Phone** 562-570-6368  
**email**  
**Address** 333 W. Ocean Boulevard, 5th Floor  
**City** Long Beach **Fax**  
**State** CA **Zip** 90802

---

**Project Location**

**County** Los Angeles  
**City** Long Beach  
**Region**  
**Lat / Long** 33° 45' 28.6" N / 118° 8' 44.4" W  
**Cross Streets** 43rd Place/Bennett Ave  
**Parcel No.** 7256-039-903  
**Township** **Range** **Section** **Base**

---

**Proximity to:**

**Highways** SR-1  
**Airports**  
**Railways**  
**Waterways** Alamitos Bay, Pacific Ocean, Colorado Lagoon  
**Schools** Various  
**Land Use** Z: Park & Belmont Pier Planned Development District (PD-2)  
GP=No. 7 Mixed Use & LUD No. 11, Open Space and Park

---

**Project Issues** Aesthetic/Visual; Air Quality; Archaeologic-Historic; Biological Resources; Coastal Zone; Drainage/Absorption; Flood Plain/Flooding; Geologic/Seismic; Noise; Public Services; Recreation/Parks; Schools/Universities; Septic System; Sewer Capacity; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Wetland/Riparian; Growth Inducing; Landuse; Cumulative Effects

---

**Reviewing Agencies** Resources Agency; California Coastal Commission; Department of Fish and Wildlife, Region 5; Office of Historic Preservation; Department of Parks and Recreation; Department of Water Resources; California Highway Patrol; Caltrans, District 7; Regional Water Quality Control Board, Region 4; Department of Toxic Substances Control; Native American Heritage Commission; State Lands Commission

**Document Details Report  
State Clearinghouse Data Base**

**S-3**

---

**Date Received** 04/13/2016

**Start of Review** 04/13/2016

**End of Review** 06/16/2016

**DEPARTMENT OF TRANSPORTATION**  
 DISTRICT 7-OFFICE OF TRANSPORTATION PLANNING  
 100 S. MAIN STREET, MS 16  
 LOS ANGELES, CA 90012  
 PHONE (213) 897-9140  
 FAX (213) 897-1337  
[www.dot.ca.gov](http://www.dot.ca.gov)

Governor's Office of Planning & Research

JUN 15 2016



Serious drought.  
Help save water!

June 15, 2016

Mr. Craig Chalfant  
 City of Long Beach  
 333 West Ocean Boulevard, 5<sup>th</sup> Floor  
 Long Beach, CA 90802

*Clear  
6/16/16*  
**STATE CLEARINGHOUSE**

Governor's Office of Planning & Research

JUN 15 2016

**STATE CLEARINGHOUSE**

RE: Belmont Pool Revitalization Project  
 Draft Environmental Impact Report  
 SCH#2013041063; IGR#160431-FL  
 Vic. LA 1/ PM 0.6

Dear Mr. Chalfant:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced project. The proposed project includes the construction and operation of approximately 125,500 square feet pool complex that includes indoor and outdoor pool components and an approximately 1,500 square feet café. Permanent indoor seating for approximately 1,250 spectators, and temporary outdoor seating would be provided for larger events with a maximum seating capacity of up to 3,000 spectators.

The nearest State facility to the proposed project is SR-1. Caltrans does not expect project approval to result in direct adverse impact to the existing State transportation facilities.

Caltrans acknowledges that “in the event that a large special event is held at Belmont Pool, an Event Traffic Management Plan would need to be developed that addresses potential congestion and parking impacts,” and that “this plan may include active traffic management and/or off-site parking and shuttles.”

Caltrans continues to strive to improve its standards and processes to provide flexibility while maintaining the safety and integrity of the State’s transportation system. It is our goal to implement strategies that are in keeping with our mission statement, which is to *“provide a safe, sustainable, integrated, and efficient transportation system to enhance California’s economy and livability.”*

Good geometric and traffic engineering design to accommodate bicyclists and pedestrians are critical at every on and off ramp and freeway terminus intersection with local streets. Caltrans will work with the City to look for every opportunity to develop projects that improve safety and connectivity for pedestrians and bicyclists. Opportunities for improvements may exist on State facilities such as: freeway termini, on/off-ramp intersections, overcrossings, under crossings, tunnels, bridges, on both conventional state highways and freeways.

Attachment 1

Mr. Craig Chalfant

06/15/2016

Page 2

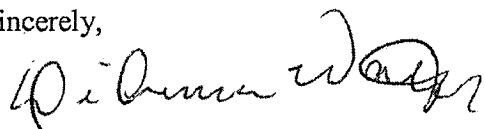
With regard to public transit, we recommend planning for gradual continual improvement of transit stops, bus bays, or other facilities, to accommodate traffic flow, especially on streets that are State Route locations or are near freeway intersections.

We want to remind you that transportation of heavy construction equipment and/or materials, which requires the use of oversized-transport vehicles on State highways will require a Caltrans transportation permit. Please limit large size truck trips to off-peak commute periods.

Storm water run-off is a sensitive issue for Los Angeles and Ventura counties. Please be mindful of your need to discharge clean run-off water and it is not permitted to discharge onto State highway facilities.

If you have any questions or concerns regarding these comments, please feel free to contact me at (213) 897 - 9140 or project coordinator Frances Lee at (213) 897-0673 or electronically at [frances.lee@dot.ca.gov](mailto:frances.lee@dot.ca.gov).

Sincerely,



DIANNA WATSON  
Branch Chief, Community Planning & LD IGR Review

cc: Scott Morgan, State Clearinghouse

Attachment 1

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**STATE CLEARINGHOUSE AND PLANNING UNIT  
LETTER CODE: S-3**

**DATE: June 17, 2016**

**RESPONSE S-3-1**

This comment is introductory and indicates that the State Clearinghouse submitted the Draft Environmental Impact Report (EIR) for the proposed Project to selected State agencies for review. It further indicates that comments from the reviewing agency are enclosed. The enclosed comment letter is a duplicate of the California Department of Transportation (Caltrans) letter responded to in this Response to Comments document as Letter S-2. The comment states that the lead agency has complied with the State Clearinghouse review requirements for draft environmental documents pursuant to the California Environmental Quality Act (CEQA).

This comment does not contain any substantive statements or questions about the environmental analysis or conclusions contained in the Draft Supplemental EIR or the analysis therein. Refer to Comment Letter S-2 for responses to comments made by Caltrans (Attachment 1 of this letter). This comment will be forwarded to the decision-makers for their review and consideration. No further response is necessary.

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## 2.3 LOCAL AGENCIES/UTILITY PROVIDERS

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# COUNTY SANITATION DISTRICTS OF LOS ANGELES COUNTY

1955 Workman Mill Road, Whittier, CA 90601-1400  
 Mailing Address: P.O. Box 4998, Whittier, CA 90607-4998  
 Telephone: (562) 699-7411, FAX: (562) 699-5422  
[www.lacsd.org](http://www.lacsd.org)

GRACE ROBINSON HYDE  
*Chief Engineer and General Manager*

May 27, 2016

Ref File No.: 3690701

Mr. Craig Chalfant, Senior Planner  
 Development Services Department  
 City of Long Beach  
 333 West Ocean Boulevard, 5<sup>th</sup> Floor  
 Long Beach, CA 90802

Dear Mr. Chalfant:

### Comment Letter for the Belmont Pool Revitalization Project

The County Sanitation Districts of Los Angeles County (Districts) received a Draft Environmental Impact Report for the subject project on April 13, 2016. The proposed development is located within the jurisdictional boundaries of District No. 3. We offer the following comments and updates:

L-1-1

#### 4.13 UTILITIES AND SERVICE SYSTEMS

1. *Page 4.13-7, first paragraph under Wastewater* – The Joint Water Pollution Control Plant currently processes an average flow of 258.4 million gallons per day (mgd). L-1-2
2. *Page 4.13-7, second paragraph under Wastewater* – The proposed Project is located within the jurisdictional boundaries of District 3. L-1-3
3. *Page 4.13-7, third paragraph under Wastewater* – The 51-inch diameter Joint Outfall C Unit 3D Trunk Sewer conveyed a peak flow of 12.2 mgd when last measured in 2013. L-1-4
4. *Page 4.13-24, first paragraph under Wastewater* – The 51-inch diameter Joint Outfall C Unit 3D Trunk Sewer conveyed a peak flow of 12.2 mgd when last measured in 2013. L-1-5
5. *Page 4.13-33, first paragraph under Wastewater* – The information states that “LACSD uses United States Census Bureau population information with population projections, as well as current land use and build out or zoned land use to project current and future wastewater flows”. The Districts use actual flowrates and population data from the California Department of Finance and Census Bureau to estimate per capita generation of sewerage. Population projections from SCAG (Southern California Association of Governments) and estimated per capita generation of sewage are then used to project future wastewater flow. The capacity of District facilities are routinely monitored relative to projected needs, and capacity increase projects are undertaken as needed to meet SCAG’s population projections. L-1-6

Mr. Craig Chalfant

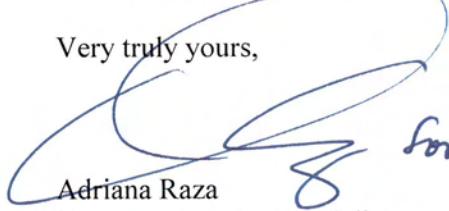
-2-

May 27, 2016

6. Previous comments submitted by the Districts in correspondence dated May 6, 2016 (copy enclosed) still apply to the subject project. | L-1-7
7. All other information concerning Districts' facilities and sewerage service contained in the document is current. | L-1-8

If you have any questions, please contact the undersigned at (562) 908-4288, extension 2717.

Very truly yours,



Adriana Raza  
Customer Service Specialist  
Facilities Planning Department

AR:ar

Enclosure

cc: L. Shadler  
M. Sullivan  
M. Tatalovich



## COUNTY SANITATION DISTRICTS OF LOS ANGELES COUNTY

1955 Workman Mill Road, Whittier, CA 90601-1400  
 Mailing Address: P.O. Box 4998, Whittier, CA 90607-4998  
 Telephone: (562) 699-7411, FAX: (562) 699-5422  
[www.lacsd.org](http://www.lacsd.org)

GRACE ROBINSON HYDE  
*Chief Engineer and General Manager*

May 6, 2014

Ref File No.: 2942490

Mr. Craig Chalfant  
 Planning Bureau  
 Development Services Department  
 City of Long Beach  
 333 West Ocean Boulevard, 5<sup>th</sup> Floor  
 Long Beach, CA 90802

Dear Mr. Chalfant:

### Belmont Pool Revitalization Project

The County Sanitation Districts of Los Angeles County (Districts) received a Notice of Preparation of a Draft Environmental Impact Report for the subject project on April 9, 2014. The proposed development is located within the jurisdictional boundaries of District No. 3. We offer the following comments regarding sewerage service:

1. The proposed project may require a Districts' permit for Industrial Wastewater Discharge. Project developers should contact the Districts' Industrial Waste Section at extension 2900, in order to reach a determination on this matter. If this permit is necessary, project developers will be required to forward copies of final plans and supporting information for the proposed project to the Districts for review and approval before beginning project construction. For additional Industrial Wastewater Discharge Permit information, go to [http://www.lacsd.org/wastewater/industrial\\_waste/permit.asp](http://www.lacsd.org/wastewater/industrial_waste/permit.asp).
2. The wastewater flow originating from the proposed project will discharge to a local sewer line, which is not maintained by the Districts, for conveyance to either or both the Districts' Anaheim Street Trunk Sewer, located in 11<sup>th</sup> Street at Orange Avenue, or the Joint Outfall C Unit 3D Trunk Sewer, located in 11<sup>th</sup> Street at Belmont Avenue. The 36-inch diameter Anaheim Street Trunk Sewer has a design capacity of 19.7 million gallons per day (mgd) and conveyed a peak flow of 5.7 mgd when last measured in 2012. The 51-inch diameter Joint Outfall C Unit 3D Trunk Sewer has a design capacity of 29.2 mgd and conveyed a peak flow of 12.2 mgd when last measured in 2013.
3. The wastewater generated by the proposed project will be treated at the Joint Water Pollution Control Plant located in the City of Carson, which has a design capacity of 400 mgd and currently processes an average flow of 263.7 mgd.
4. The expected increase in average wastewater flow from the project site is 19,322 gallons per day. For a copy of the Districts' average wastewater generation factors, go to [www.lacsd.org](http://www.lacsd.org),

Attachment 1

Mr. Craig Chalfant

-2-

May 6, 2014

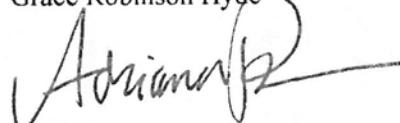
Wastewater & Sewer Systems, click on Will Serve Program, and click on the Table 1, Loadings for Each Class of Land Use link.

5. The Districts are empowered by the California Health and Safety Code to charge a fee for the privilege of connecting (directly or indirectly) to the Districts' Sewerage System for increasing the strength or quantity of wastewater attributable to a particular parcel or operation already connected. This connection fee is a capital facilities fee that is imposed in an amount sufficient to construct an incremental expansion of the Sewerage System to accommodate the proposed project. Payment of a connection fee will be required before a permit to connect to the sewer is issued. For more information and a copy of the Connection Fee Information Sheet, go to [www.lacsd.org](http://www.lacsd.org), Wastewater & Sewer Systems, click on Will Serve Program, and search for the appropriate link. For more specific information regarding the connection fee application procedure and fees, please contact the Connection Fee Counter at extension 2727.
6. In order for the Districts to conform to the requirements of the Federal Clean Air Act (CAA), the design capacities of the Districts' wastewater treatment facilities are based on the regional growth forecast adopted by the Southern California Association of Governments (SCAG). Specific policies included in the development of the SCAG regional growth forecast are incorporated into clean air plans, which are prepared by the South Coast and Antelope Valley Air Quality Management Districts in order to improve air quality in the South Coast and Mojave Desert Air Basins as mandated by the CCA. All expansions of Districts' facilities must be sized and service phased in a manner that will be consistent with the SCAG regional growth forecast for the counties of Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial. The available capacity of the Districts' treatment facilities will, therefore, be limited to levels associated with the approved growth identified by SCAG. As such, this letter does not constitute a guarantee of wastewater service, but is to advise you that the Districts intend to provide this service up to the levels that are legally permitted and to inform you of the currently existing capacity and any proposed expansion of the Districts' facilities.

If you have any questions, please contact the undersigned at (562) 908-4288, extension 2717.

Very truly yours,

Grace Robinson Hyde



Adriana Raza  
Customer Service Specialist  
Facilities Planning Department

AR:ar

cc: L. Shadler  
M. Tremblay  
J. Ganz

**LOS ANGELES COUNTY SANITATION DISTRICT  
LETTER CODE: L-1**

**DATE: May 27, 2016**

**RESPONSE L-1-1**

This comment is introductory in nature and notes that the proposed Project is located within the jurisdictional boundaries of District 3 of the Los Angeles County Sanitation District (LACSD).

This comment does not contain any substantive comments or questions about the Draft Environmental Impact Report (EIR) or analysis therein. This comment will be forwarded to the decision-makers for their review and consideration. No further response is necessary.

**RESPONSE L-1-2**

This comment notes that Page 4.13-7 of the Utilities section of the Draft EIR should be revised to indicate that the Joint Water Pollution Control Plant (JWPCP) currently processes an average of 258.4 million gallons per day (mgd).

This change will be incorporated in the Errata to the Final EIR and does not change the analysis or conclusions contained in the Draft EIR. Therefore, no further response is necessary.

**RESPONSE L-1-3**

This comment notes that Page 4.13-7 of the Utilities section of the Draft EIR should be revised to state that the Project site is located within the jurisdictional boundaries of District 3 of the LASCD.

This change will be incorporated in the Errata to the Final EIR and does not change the analysis or conclusions contained in the Draft EIR. Therefore, no further response is necessary.

**RESPONSE L-1-4**

This comment notes that Page 4.13-7 of the Utilities section of the Draft EIR should be revised to state that the 51-inch diameter Joint Outfall C Unit 3D Trunk System conveyed a peak flow of 12.2 mgd when last measured in 2013.

This change will be incorporated in the Errata to the Final EIR and does not change the analysis or conclusions contained in the Draft EIR. Therefore, no further response is necessary.

**RESPONSE L-1-5**

This comment notes that Page 4.13-24 of the Utilities section of the Draft EIR should be revised to state that the 51-inch diameter Joint Outfall C Unit 3D Trunk System conveyed a peak flow of 12.2 mgd when last measured in 2013.

This change will be incorporated in the Errata to the Final EIR and does not change the analysis or conclusions contained in the Draft EIR. Therefore, no further response is necessary.

#### **RESPONSE L-1-6**

This comment notes that Page 4.13-33 of the Utilities Section of the Draft EIR states that, "LACSD uses United States Census Bureau population information with population projections, as well as current land use and build out or zone land use to project current and future wastewater flows." The comment goes on to affirm that while the LACSD utilizes population information from the United States Census Bureau, the LACSD also utilizes actual flowrates and population data from the California Department of Finance to estimate per capita generation of sewage. Additional, the comment notes that population projects provided by the Southern California Association of Governments (SCAG) and estimated per capita generation of sewage are utilized to project future wastewater flow. Additionally, the comment indicates that LACSD facilities are routinely monitored relative to project needs, and capacity increase projects are undertaken on an as-needed basis to meet SCAG's population projections.

This change will be incorporated in the Errata to the Final EIR and does not change the analysis or conclusions contained in the Draft EIR. Therefore, no further response is necessary.

#### **RESPONSE L-1-7**

This comment notes that comments previously submitted by the LACSD on May 6, 2014, in response to the Notice of Preparation for the proposed Project remain applicable to the Draft EIR. These comments are included as Attachment 1 and can be summarized as follows:

- (1) The Project may require a permit for Industrial Waste Discharge.
- (2) Wastewater originating from the Project will discharge into a local sewer line, which is not maintained by LACSD, for conveyance to either the Anaheim Street Trunk Sewer or the 51-inch diameter Joint Outfall C Unity 3D Trunk Sewer. The capacity of each of these sewers is 19.7 mgd with a conveyed peak flow of 5.7 mgd and 29.2 mgd with a conveyed peak flow of 12.2 mgd when last measured in 2013.
- (3) Wastewater generated by the Project will be treated at the JWPCP, which has a design capacity of 400 mgd and currently processes 263.7 mgd.
- (4) The expected increase in wastewater flow from the project is 19,322 gallons per day (gpd) based on the LACSD generation factors.
- (5) LACSD charges a fee for connecting to the District's Sewage System for increasing the strength and/or quantity of wastewater attributable to a parcel or operation already connected.

- (6) The design capacities of the LACSD wastewater treatment facilities are based on growth forecasts provided by SCAG.

Information outlined in the comment letter submitted by LACSD is outlined in the “Scoping Process” and the “Existing Environmental Setting” subsections of Section 4.13, Utilities, of the Draft EIR.

### **RESPONSE L-1-8**

This comment notes that all other information regarding LACSD facilities and sewage service in the document is current.

This comment does not contain any substantive comments or questions about the Draft EIR or analysis therein. This comment will be forwarded to the decision-makers for their review and consideration. No further response is necessary.

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## 2.4 INTERESTED PARTIES

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**Alyssa Helper**

---

**From:** Craig Chalfant <Craig.Chalfant@longbeach.gov>  
**Sent:** Monday, April 18, 2016 8:21 AM  
**To:** Ashley Davis; Alyssa Helper  
**Cc:** Dino D'Emilia  
**Subject:** FW: Belmont Pool

Include with DEIR comments.

Dino, do you want to be copied on all comment transmittals?

**From:** James Lent [<mailto:j2lent@verizon.net>]  
**Sent:** Monday, April 18, 2016 8:09 AM  
**To:** Craig Chalfant  
**Subject:** Belmont Pool

Having sat at virtually all of the public meetings from the beginning I would like to state a couple concerns:

With the idea that this structure should be around 50 years from completion and knowing that sea levels will rise apx 3 ft by 2025 I would suggest that the site level be 10 feet and not 5 feet above base grade. I-1-1

The architect has called out the use of what looks like treated wood on part of the exterior. I would highly suggest the use of Trex or other composite on any non load bearing surface due to the exposure to moisture and the elements. I have a 100 ft long fence that I made using Trex apx 10 years ago and its still in the same condition as when installed. I am 1 block in one direction and 5 in another from the water. Even treated woods seems to get termites after 5-7 years. Exposed load bearing surfaces should not be steel. Note the damage done to the shade structure at the Bola Chica beach. I-1-2

My last concern is the moveable floor. As a handicapped person that uses the pool I do understand the need to walk into the pool and walk in 4-5 ft water; however a moveable floor is just going to break at some point which will add operating expense. That said I would like to see one pool with a portion at a 4 to 7 ft level. With the old pool, at times there were almost to many people in the shallow end at the same time there were openings at the deep end which was 2/3 of the pool. See what the architect can come up with. In the long run it will save the city money. I-1-3

Thank you

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**JAMES LENT**

**LETTER CODE: I-1**

**DATE: April 18, 2016**

**RESPONSE I-1-1**

This comment begins by stating that the proposed structure should be 50 years from completion and asserts that sea levels will rise by approximately 3 feet (ft) by 2025. As such, the commenter recommends that the site level be 10 ft rather than 5 ft above base grade.

As described in Section 4.6, Global Climate Change, of the Draft Environmental Impact Report (EIR), a *Wave Uprush Study* was prepared for the proposed Project (Moffat & Nichol, October 2014) (Appendix B). As part of this study, sea level rise was estimated at the Project site for the horizon years of 2060 and 2100. As described in this report, sea level rise is projected to reach a maximum level of 2.6 ft in 2060, which would result in a run-up elevation of 8.2 ft at the Project site in 2060. Therefore, while sea level rise was not projected for the year 2035, the projected maximum sea level rise associated with the horizon year 2060 would still be less than the 3 ft estimation in the year 2025.

The main pool deck would be elevated 17 ft above mean sea level (amsl), which would be set 8.8 ft above the projected high water levels in 2060. The lower level of the building (pool equipment and storage) and associated parking areas would be below the projected water line in 2060; however, this area would not be open for public use, and therefore, would not subject visitors to the Project site to significant cumulative impacts related to sea level rise. Furthermore, additional greenhouse gas (GHG) reduction strategies implemented at the State, national, and international levels could reduce sea-level rise between now and the year 2100. Therefore, the proposed Project would not be adversely impacted by sea level rise due to climate change, and no mitigation is required.

**RESPONSE I-1-2**

The comment notes the proposed use of treated wood on the exterior of the pool facility. The commenter speaks from personal experience in recommending the use of Trex or another composite on non-load-bearing surfaces to minimize maintained costs associated with the exposure of treated wood to the natural coastal elements. The commenter also recommends against the use of steel on any exposed load-bearing surfaces associated with the proposed Project, citing the example of damage to the shade structure at Bolsa Chica Beach.

The proposed Project does not include the use of wood, treated or otherwise. Materials used on the Project will be wood-like where applicable (e.g., benches, first and second floor mezzanines, and the western screen or ship wall) and will be composite, synthetic, or other non-wood materials. In addition, any exposed steel structure, specifically any structure supporting the bubble, will be either stainless steel or treated with high performance base prime coatings that will protect the steel from corrosion, while the top coats of high performance synthetics will protect the prime coat and provide the color and sheen desired.

### **RESPONSE I-1-3**

The commenter opines that a moveable floor will add to the operating expenses of the Project. The commenter also notes that despite the proposed moveable floor, the overall depth of the indoor pool detracts from its use by individuals with varying physical abilities. As such, a possible solution would be to include a shallow area (4 to 7 ft) that would gradually feed into the deeper area of the pool to serve the needs of all individuals utilizing the pool. The commenter also notes that having a shallower area would allow for optimal use of the pool because often times, the shallow end of the old pool was more frequently utilized than the deeper end.

This comment does not contain any substantive comments or questions about the Draft EIR or analysis therein. This comment will be forwarded to the decision-makers for their review and consideration. No further response is necessary.

**From:** Craig Chalfant <Craig.Chalfant@longbeach.gov>  
**Sent:** Wednesday, April 27, 2016 11:59 AM  
**To:** Ashley Davis; Alyssa Helper  
**Subject:** FW: Belmont Pool EIR Endorsement

-----Original Message-----

From: law2mom [<mailto:bpatno@gmail.com>]  
Sent: Tuesday, April 26, 2016 9:26 AM  
To: Craig Chalfant  
Subject: Belmont Pool EIR Endorsement

Dear Mr. Chalfant,

As a young child swimmer, I have fond memories swimming at the Belmont Pool. As a master swimmer, I | I-2-1  
hope one day to swim in the new Belmont pool proposed.

After reviewing the Belmont DEIR, I fully support the proposed Project. I expect the project will make Long | I-2-2  
Beach, and the greater Los Angeles Area very happy with this wonderful facility that meets your project  
goals for providing utility to all swimmers, divers and other pool users including the young residents in Long  
Beach who need to learn to swim.

All the best with the Belmont Pool Project!  
Brian Patno

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**BRIAN PATNO**  
**LETTER CODE: I-2**  
**DATE: April 26, 2016**

**RESPONSE I-2-1**

This commenter expresses fondness for the former Belmont Pool facility and looks forward to the development of the revitalized Belmont Pool.

This comment does not contain any substantive comments or questions about the Draft Environmental Impact Report (EIR) or analysis therein. Therefore, no additional response is necessary.

**RESPONSE I-2-2**

This comment expresses support for the proposed Project and notes that the Project will serve all swimmers, divers, and recreational swimmers in the City of Long Beach, including young residents.

This comment does not contain any substantive comments or questions about the Draft EIR or analysis therein. Therefore, no additional response is necessary.

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**From:** Craig Chalfant <Craig.Chalfant@longbeach.gov>  
**Sent:** Tuesday, May 03, 2016 12:34 PM  
**To:** Ashley Davis; Alyssa Helper  
**Subject:** FW: New Belmont Pool

Include with DEIR comments. Thanks!

**From:** Jason Ziccardi [<mailto:jbziccardi@gmail.com>]

**Sent:** Saturday, April 30, 2016 12:50 PM

**To:** Craig Chalfant

**Subject:** New Belmont Pool

Hi Craig,

This article said I could email you with comments about the new pool.

It might be a little late for this, but I was super disappointed to see that it looks like there's no plan to return lighted volleyball courts to this area. The lit volleyball courts that were behind the old pool were a vibrant area of community recreation pretty much every summer night. There were at least 30-50 people playing every evening, with different people showing up all the time.

It was a really big loss to recreation and the volleyball community in the city to have them removed with the demolition, but most people had hope that the new pool would include this design element. Really sad that it looks like it wont.

Jason Ziccardi

I-3-1

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**JASON ZICCARDI**  
**LETTER CODE: I-3**

**DATE: April 30, 2016**

**RESPONSE I-3-1**

This comment expresses disappointment that the proposed Project does not include lighted volleyball courts that were previously present on the Project site as part of the former Belmont Pool facility. The comment goes on to state that the loss of the lighted volleyball courts is a loss to the community, as these courts were a valuable recreational resource.

As described in Chapter 3.0, Project Description, of the Draft Environmental Impact Report (EIR), the Pacific Ocean, the beach, bicycle and pedestrian pathways, and volleyball courts are located south of the Project site. The Project site would not interfere with the existing volleyball courts directly south of the site. It should be noted that these courts are not supported by lighting at this time; however, there were lights mounted on the former Belmont Pool facility that were directed at the beach volleyball courts adjacent to the building. The volleyball courts currently present south of the site would remain in operation in the post-project condition. Therefore, no additional response is necessary.

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**Alyssa Helper**

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**Subject:** FW: New Pool Question

-----Original Message-----

From: Billy [<mailto:wrcovington@gmail.com>]  
Sent: Tuesday, May 03, 2016 5:33 AM  
To: Craig Chalfant  
Subject: New Pool Question

Hi Craig,

Just a quick, practical question about the new pool design:

If the roof is going to be glass, how the heck are we going to be able to keep it clean and maintained?

I love the look of it on paper, but I can't tell if anyone has thought about the practicalities of bird droppings and dirt buildup.

Just something to think about.

Thanks,

--Billy Covington

I-4-1

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**BILLY COVINGTON**

**LETTER CODE: I-4**

**DATE: May 3, 2016**

**RESPONSE I-4-1**

This commenter asks how the proposed Belmont Pool facility would be clean and maintained. The commenter makes specific reference to the potential for bird droppings and dirt buildup.

It is industry standard for annual inspections to be performed by experienced inspectors. The proposed Ethylene tetrafluoroethylene (ETFE) material is chemically related to "Teflon" and shares many of its properties, such as having a low coefficient of friction and a non-porous surface allowing the natural action of rain to clean its surface. Deposits of dirt, dust, and bird droppings remain unattached to the surface and are washed away by rain. The natural process of wind will remove dust and dirt. In climates where rain is too infrequent to be considered the main cleansing process, a simple cleaning regimen can be implemented that consists of low pressure running water. No use of chemicals or physical wiping of the surface would be required, as debris does not adhere to the surface and the material does not streak when drying. Fritting of the ETFE will help hide accumulated dirt or dust.

This comment does not contain any substantive comments or questions about the Draft Environmental Impact Report (EIR) or analysis therein. Therefore, no additional response is necessary.

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**Belmont Pool & Aquatic Center Study Session One  
TRANSCRIPT, on 05/05/2016**

1 MS. BODEK: I'm going to go off the top of my  
2 head. I believe the existing height limit is 36 feet,  
3 and this will be somewhere around 68 feet.

4 The existing -- I should not say the  
5 existing facility. The old Belmont Pool was 58 feet or  
6 so, so that already exceeded the height limits for the  
7 specific zoning area, and this will also exceed that.

8 So there is an expectation that this  
9 project would require a variance.

10 COMMISSIONER VAN HORIK: And again, repeat what's  
11 the height of the new?

12 MS. BODEK: I'm going to just clarify that and get  
13 back to you.

14 COMMISSIONER VAN HORIK: Okay. Thank you.

15 CHAIRMAN CHRISTOFFELS: Seeing no other  
16 commissioners requesting additional information, thank  
17 you, Mr. Modica.

18 And with that, we will open it to the  
19 public. If you are present tonight to speak on this  
20 matter, please come forward. Come to the podium. I  
21 need you to say your name and address for the record.  
22 You'll have three minutes to speak, and for your  
23 convenience, there will be a clock behind me.

24 MS. SILMER: Thank you. My name is Laura Silmer.  
25 My address is on file with the City.

I-5-1

1           I did not come to speak about this project, ↑  
2 but I'm fascinated. I think it's a beautiful, just a      I-5-1  
3 stunning building, as the Commissioner said over here.

4           My question is cleaning the building. Has      I-5-2  
5 the architect addressed how to keep those beautiful  
6 transparent windows transparent? Because we are located  
7 near a port, and I know that some of our solar panels  
8 were unworkable that the City owned because so much soot  
9 had collected on the horizontal structures. Plus the  
10 maintenance, you know, the extra cost of maintaining  
11 that style of design to keep it looking the way it's  
12 shown.

13           Thank you.

14           CHAIRMAN CHRISTOFFELS: You're welcome. Thank  
15 you.

16           MS. CHRISTENSEN: I'd like to ask a quick question  
17 before my time starts, and that is while I understand  
18 that oral comments tonight will not get a response, are  
19 they entered into the EIR record?

20           CHAIRMAN CHRISTOFFELS: Yes. So your comment will  
21 go on the record, but if you're looking for a formal  
22 response to that, you'll need to provide it --

23           MS. CHRISTENSEN: Thank you.

24           My name is Ann Christensen. I live at  
25 259 Termino, so I am local, very local resident. I am

**LAURA SILMER**  
**LETTER CODE: I-5**  
**DATE: May 5, 2016**

**RESPONSE I-5-1**

This comment is introductory in nature and provides background information about the commenter.

This comment does not contain any substantive comments or questions about the Draft Environmental Impact Report (EIR) or analysis therein. This comment will be forwarded to the decision-makers for their review and consideration. No further response is necessary.

**RESPONSE I-5-2**

This comment expresses concern with respect to the cleaning and maintenance of the Ethylene tetrafluoroethylene (ETFE) materials. The commenter goes on to note that solar panels are not feasible on many projects in the City of Long Beach because of maintenance costs, and as such, questions the maintenance costs associated with ETFE materials.

It is industry standard for annual inspections to be performed by experienced inspectors. The proposed Ethylene tetrafluoroethylene (ETFE) material is chemically related to "Teflon" and shares many of its properties, such as having a low coefficient of friction and a non-porous surface allowing the natural action of rain to clean its surface. Deposits of dirt, dust, and bird droppings remain unattached to the surface and are washed away by rain. The natural process of wind will remove dust and dirt. In climates where rain is too infrequent to be considered the main cleansing process, a simple cleaning regimen can be implemented that consist of low pressure running water. No use of chemicals or physical wiping of the surface would be required, as debris does not adhere to the surface and the foil does not streak when drying. Fritting of the ETFE will help hid accumulated dirt or dust.

This comment does not contain any substantive comments or questions about the Draft EIR or analysis therein. This comment will be forwarded to the decision-makers for their review and consideration. No further response is necessary.

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Belmont Pool & Aquatic Center Study Session One  
TRANSCRIPT, on 05/05/2016

1           I did not come to speak about this project,  
2 but I'm fascinated. I think it's a beautiful, just a  
3 stunning building, as the Commissioner said over here.

4           My question is cleaning the building. Has  
5 the architect addressed how to keep those beautiful  
6 transparent windows transparent? Because we are located  
7 near a port, and I know that some of our solar panels  
8 were unworkable that the City owned because so much soot  
9 had collected on the horizontal structures. Plus the  
10 maintenance, you know, the extra cost of maintaining  
11 that style of design to keep it looking the way it's  
12 shown.

13           Thank you.

14           CHAIRMAN CHRISTOFFELS: You're welcome. Thank  
15 you.

16           MS. CHRISTENSEN: I'd like to ask a quick question  
17 before my time starts, and that is while I understand  
18 that oral comments tonight will not get a response, are  
19 they entered into the EIR record?

20           CHAIRMAN CHRISTOFFELS: Yes. So your comment will  
21 go on the record, but if you're looking for a formal  
22 response to that, you'll need to provide it --

23           MS. CHRISTENSEN: Thank you.

24           My name is Ann Christensen. I live at  
25 259 Termino, so I am local, very local resident. I am

I-6-1

1 also a member loosely of the aquatics community.  
2 However -- I don't know if I can do this in three  
3 minutes, but I'll just state right off the bat that I  
4 don't think we need a double wide. This is double wide,  
5 like a double wide trailer.

I-6-1

6 I think the main reason right now, the  
7 reason I think has maybe the most hope of before a  
8 planning committee that already approved a giant glass  
9 building in our wetlands sanctuary and had to be stopped  
10 with a \$50,000 lawsuit from a nonprofit wetlands group a  
11 number of years ago, I don't think you will hesitate to  
12 follow the mitigation plan of avoiding impact from the  
13 bird -- shorebirds.

I-6-2

14 And these are not just any birds. These  
15 are protected wildlife shorebirds -- by the suggested  
16 mitigation chop down the trees they nest in. I mean,  
17 really? That's how you mitigate the fact that there are  
18 shorebirds? Insane.

19 So anyway, but what I'm concerned about as  
20 a member of the aquatics community is that kids in Long  
21 Beach learn how to swim. Now, there wasn't an Olympic  
22 pool when I was a kid. I had to wait 'til I was four  
23 feet high, which took a long time, and learn to swim at  
24 Wilson High School.

I-6-3

25 Now the Wilson High School pool apparently

1 isn't good enough for the Wilson High School water polo  
2 team, which has used this facility and now brings the  
3 band and plays water polo outside while the shorebirds  
4 are trying to nest.

I-6-3

5 So I don't know with this extended outdoor  
6 pool, it seems like it's just going to continue. But  
7 I'm really concerned -- and I hope this is heard -- when  
8 it talks about how all these other plans aren't  
9 workable. First of all, if the Harry Bridges Park is  
10 federally mandated to have outdoor recreation, then you  
11 can put an outdoor pool there, and then the inner city  
12 kids in the First District would have someplace to learn  
13 to swim.

I-6-4

14 Now, I understand, you know, 'cause I am  
15 very close with someone at Leeway Sailing -- which, by  
16 the way, needs a lot more promotion, could be run  
17 yearlong. It's an amazingly great program. And I know  
18 they have an arrangement. I'm not saying build no pool,  
19 but I'm saying can't we share the wealth? I know it may  
20 be Tidelands Oil money, but I'm sure there's other  
21 money, as well.

I-6-5

22 All I'm saying is that people in Long Beach  
23 are in the long run -- this is the Long Beach City  
24 project. This is going to be supported by the City  
25 Council, and while one district may say I'll stay out of

I-6-6

1 your backyard if you stay out of mine, we need to plan ↑  
2 that our whole city, all the kids learn to swim, and  
3 it's crazy to put two gigantic pools right next to each ↑ I-6-6  
4 other in the most affluent part of town. That just is  
5 not -- it's not -- it's not good. It's not smart.

6 CHAIRMAN CHRISTOFFELS: Thank you.

7 MS. CHRISTENSEN: And also, just one last thing. ↑ I-6-7  
8 Don't we have eminent domain regarding these 30-year  
9 leases for the better public?

10 MS. JOHNSON: Good evening, Commissioners. My  
11 name is Lucy Johnson. I'm a resident of the Fifth  
12 District and a very passionate advocate for this new  
13 project. I first want to commend Mayor Garcia,  
14 Assistant City Manager Tom Modica, Director Amy Bodek,  
15 and all the staff, City staff, especially Councilmember  
16 Suzie Price and her staff for all their work in getting  
17 us this far in the process. I also want to commend the  
18 project and design teams for all their efforts. I think  
19 you've seen a very stunning presentation.

20 The Draft EIR is on the table now, and yes,  
21 there are opponents to the project; however, I sincerely  
22 hope that the Planning Commission accepts this draft as  
23 the final EIR without letting the naysayers control, or  
24 just as importantly, delay the process with specious  
25 arguments, while adding hundreds of thousands of dollars

**ANNA CHRISTENSEN**

**LETTER CODE: I-6**

**DATE: May 5, 2016**

**RESPONSE I-6-1**

This comment is introductory and expresses concern about the aesthetics of the proposed Project. The commenter expresses the opinion that the proposed Project would look like a double-wide trailer.

Section 4.1, Aesthetics, of the Draft Environmental Impact Report (EIR) includes an analysis of the design and visual character of the proposed Project with relation to public views and scenic vistas. As described throughout this section of the Draft EIR, implementation of the proposed Project would not result in significant impacts related to aesthetics. Furthermore, this comment is expressive of the opinion of the commenter and does not contain any substantive comments or questions about the Draft EIR or analysis therein. This comment will be forwarded to the decision-makers for their review and consideration. Therefore, no additional response is necessary.

**RESPONSE I-6-2**

This comment references a different project that was presented before the Planning Commission and expresses concern relating to that project's impacts to shorebirds.

The comment mistakenly suggests that impacts to birds would be mitigated through the removal of trees. Impacts to shoreline birds in the Project area are discussed in Section 4.3, Biological Resources, of the Draft EIR. As described further in this section of the Draft EIR, the proposed Project would result in less than significant impacts to nesting birds in the Project area with adherence to Mitigation Measure 4.3.1. Mitigation Measure 4.3.1 requires that if construction is proposed during the active nesting season, a qualified biologist familiar with local avian species and the requirements of the Migratory Bird Treaty Act (MBTA) and the California Fish and Game Code shall conduct a preconstruction survey for nesting birds prior to construction and shall record the results of the survey in a memorandum to be submitted to the City of Long Beach (City) Parks, Recreation, and Marine Director. If the survey identifies nesting, the memorandum shall be submitted to the California Department of Fish and Wildlife (CDFW) to determine the appropriate action. If nesting birds are present, a qualified biologist shall also be retained to monitor the site during initial vegetation clearing and grading, as well as other activities that would have the potential to disrupt nesting behavior. With implementation of this measure, construction impacts (including construction noise impacts) to nesting birds were determined to be less than significant.

In addition to construction noise, it is important to note that operational activities associated with the proposed Project would be similar in scale and nature to those at the former Belmont Pool facility. As such, operational noise impacts to potential on-site nesting birds would similar to those at the former facility. Furthermore, as described further on Page 4.3-18 of Section 4.3, Biological Resources, "the bird species present in the Project area are currently coexisting with

pool and park users and are accustomed to human intrusion and noise and are anticipated to be able to reestablish to the relocated trees and adapt to the additional trees installed as part of the proposed Project. Therefore, long-term operation of the proposed Project is anticipated to have less than significant impacts on nesting and/or roosting birds.”

#### **RESPONSE I-6-3**

This comment provides background information about the commenter and expresses the importance of swimming in the community. The comment states that the pool at Wilson High School is no longer used by the school water polo team and suggests that the Wilson High School water polo team now uses the temporary Belmont Pool facility. As such, the commenter expresses concern related to noise from the band and water polo games and how this noise disrupts the shoreline birds while they are nesting near the Project site.

This comment is information in nature and does not contain any substantive comments or questions about the Draft EIR or analysis therein. This comment will be forwarded to the decision-makers for their review and consideration. Therefore, no additional response is necessary.

#### **RESPONSE I-6-4**

This comment expresses concern that the outdoor component of the proposed Project will continue to have similar issues related to disturbing shorebirds, as described in comment I-6-3. This comment also questions why other plans are not workable. The commenter makes reference to the Harry Bridges Park alternative site. The commenter further states that locating the proposed Project at Harry Bridges Park would be allowed and would provide access to children in the First District.

Please refer to Response I-6-3, above, for further discussion related to the Project’s impacts on nesting/roosting birds.

Chapter 5.0, Alternatives, in the Draft EIR considered and analyzed Harry Bridges Memorial Park as an alternative project location for the proposed Project. As stated in the Draft EIR, the Harry Bridges Memorial Park site was ultimately determined to be infeasible because this park was designated as part of the parkland mitigation for the development of the Aquarium of the Pacific and Rainbow Harbor to replace recreational open space in Shoreline Park funded under the Land and Water Conservation Fund (LWCF) Act. Under Section 6(f)(3) of the LWCF Act, the Harry Bridges Memorial Park may not be converted to uses other than a public outdoor recreation use. For this protection to include the proposed Project’s enclosed areas as an allowable use, a petition to the Secretary of the Interior would be required. The petition process with the Secretary of the Interior was considered prohibitive due to the extended time, cost, and uncertain outcome. There are additional constraints related to park size and available parking that eliminated the consideration of this alternative project location. For these reasons, the Harry Bridges Memorial Park is not considered a feasible alternative project site on which the proposed Project could be developed.

### **RESPONSE I-6-5**

This comment states that the commenter is not against implementation of the proposed Project, but would like to make the pool accessible to other areas/communities in the City. The commenter also references other funding mechanisms for the proposed Project.

This comment does not contain any substantive comments or questions about the Draft EIR or analysis therein. This comment will be forwarded to the decision-makers for their review and consideration. No further response is necessary.

### **RESPONSE I-6-6**

This comment suggests that the pool should be developed in another location of the City rather than having two pools next to each other in an affluent part of the City. Chapter 5.0, Alternatives, in the Draft EIR considered and analyzed alternative project locations for the proposed Project. The analysis concluded that relocating the Project to an alternative location would not avoid or reduce any of the potentially significant impacts of the proposed Project. Furthermore, a large majority of the funding for the proposed Project would originate from Tidelands funds, which are legally mandated to fund development within the City's Tidelands area. Therefore, developing the proposed Project at an alternative location in the City outside of the Tidelands area with Tidelands funds would be expressly prohibited. Due to the cost of the Project, developing the Project outside of the Tidelands area without the Tidelands funds would also be infeasible due to a lack of funding sources. Furthermore, the primary objective of the Project is to replace the former facility in its original location. It should also be noted that the proposed Project was initiated prior to the demolition and removal of the old facility, as it has long been the City's intention to replace the old facility on the same site.

### **RESPONSE I-6-7**

This comment asks whether eminent domain can be used for 30-year leases if they are for public betterment. It is assumed that the 30-year lease referenced in this comment refers to the "Elephant Lot" at the Long Beach Convention Center (LBCC), which is a parking lot on the east side of LBCC that is leased to the Jehovah's Witness organization to accommodate parking demands during the annual convention at LBCC. The lease expires in 2030 and requires 3,000 parking spaces in two different lots, one of which is the Elephant Lot that provides 1,915 of these spaces.

While Eminent Domain could be exercised to obtain the use of this parking lot for the development of the proposed Project, the loss of the 1,915 parking spaces for the Jehovah's Witness Organization or LBCC would require additional mitigation. Additionally, special events, such as the annual Grand Prix of Long Beach, also use this parking lot for events and staging. For these reasons, the use of Eminent Domain for purposes of developing the Project on the Elephant Lot would not be considered reasonable because development of the Project on this alternative site would not be the highest and best land use for the area adjacent to LBCC.

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**Belmont Pool & Aquatic Center Study Session One  
TRANSCRIPT, on 05/05/2016**

1 your backyard if you stay out of mine, we need to plan  
2 that our whole city, all the kids learn to swim, and  
3 it's crazy to put two gigantic pools right next to each  
4 other in the most affluent part of town. That just is  
5 not -- it's not -- it's not good. It's not smart.

6 CHAIRMAN CHRISTOFFELS: Thank you.

7 MS. CHRISTENSEN: And also, just one last thing.  
8 Don't we have eminent domain regarding these 30-year  
9 leases for the better public?

10 MS. JOHNSON: Good evening, Commissioners. My  
11 name is Lucy Johnson. I'm a resident of the Fifth  
12 District and a very passionate advocate for this new  
13 project. I first want to commend Mayor Garcia,  
14 Assistant City Manager Tom Modica, Director Amy Bodek,  
15 and all the staff, City staff, especially Councilmember  
16 Suzie Price and her staff for all their work in getting  
17 us this far in the process. I also want to commend the  
18 project and design teams for all their efforts. I think  
19 you've seen a very stunning presentation.

I-7-1

20 The Draft EIR is on the table now, and yes,  
21 there are opponents to the project; however, I sincerely  
22 hope that the Planning Commission accepts this draft as  
23 the final EIR without letting the naysayers control, or  
24 just as importantly, delay the process with specious  
25 arguments, while adding hundreds of thousands of dollars

I-7-2

1 to the eventual cost due to their delaying tactics.

2                   While it is nice that there are people in  
3 the community who care passionately about birds and  
4 trees, this project will have a tremendously beneficial  
5 -- will be tremendously beneficial to the 460,000 plus  
6 citizens of Long Beach and many more in the surrounding  
7 region.

**I-7-2**

8                   This project is not some new monstrosity  
9 being placed on our coastline for the benefit of a few  
10 private interests. Instead, it is a replacement for the  
11 now defunct world-renowned Belmont Plaza Olympic Pool.

12                  Please signify that you all understand the  
13 project serves many needs for our community and, at the  
14 appropriate time, approve the project as presented.

15                  I do want to comment a little bit on  
16 Commissioner Templin's question on the parking. The  
17 existing pool that was there starting with the Olympic  
18 Trials in 1968 has had two Olympic Trials, two NCAA  
19 men's championships, myriads of regional meets during  
20 the years, and there has never been that parking lot  
21 filled on the west side, east side of the building.

**I-7-3**

22                  So I think there's a lot -- if you keep  
23 that in mind that we've had all these projects and  
24 special events in the past, and parking hasn't been that  
25 much of a problem. You've got a lot of other uses down

1 there with the dog beach and volleyball, but it's still ↑  
2 -- Touch-A-Truck on Sunday. That parking lot, I've  
3 never seen it filled before Sunday. And there's parking  
4 on the other side of the structure, as well.

**I-7-3**

5 So I do hope you will keep those things in  
6 mind and keep in mind that this is replacing an existing  
7 facility that had all of those special events, as well  
8 as the fact that we only currently have three public  
9 pools in this entire city for over 460,000 people.

**I-7-4**

10 The high school pools that open in the  
11 summer are open for only two months in the summer, and  
12 we do need to get all the kids trained in learning how  
13 to swim. And adults, too.

14 So again, I hope you take all of this into  
15 account and approve the EIR as it comes forward to you.  
16 Thank you.

**I-7-5**

17 CHAIRMAN CHRISTOFFELS: Thank you for your  
18 comments.

19 Is there anybody else that would like to  
20 speak on this matter? Please come forward.

21 Seeing none, Mr. Modica, could you answer a  
22 few questions? One was I would be interested in  
23 knowing, as well, how do you keep that glass clean.

24 MR. MODICA: So I will start with my  
25 understanding, and then we have Duane Fisher here, one

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**LUCY JOHNSON**  
**LETTER CODE: I-7**

**DATE: May 5, 2016**

**RESPONSE I-7-1**

This comment is introductory in nature and expresses the commenter's appreciation for the City of Long Beach's (City) efforts on the proposed Project.

This comment does not contain any substantive comments or questions about the Draft Environmental Impact Report (EIR) or analysis therein. Therefore, no additional response is necessary.

**RESPONSE I-7-2**

This comment expresses support for the Project and recommends that the Planning Commission approves the Draft EIR as the Final EIR. The commenter further notes the opinion that the proposed Project will be beneficial to the citizens of the City and the region.

This comment does not contain any substantive comments or questions about the Draft EIR or analysis therein. Therefore, no additional response is necessary.

**RESPONSE I-7-3**

This comment discusses current and past parking conditions on the Project site. The commenter states that even during large aquatic events, there is sufficient parking available.

Refer to Common Response 3 in Section 2.1, Frequent Comments and Common Responses, of this Final EIR for further discussion related to parking and the proposed mitigation measure requiring an Event Traffic Management Plan.

**RESPONSE I-7-4**

This comment notes that the proposed Project is replacing an existing facility. In addition, the commenter further notes that only three public pools currently serve the City, and the pools at high schools are only open during the summer months.

This comment does not contain any substantive comments or questions about the Draft EIR or analysis therein. Therefore, no additional response is necessary.

**RESPONSE I-7-5**

This comment expresses support for approval of the EIR and the proposed Project.

This comment does not contain any substantive comments or questions about the Draft EIR or analysis therein. Therefore, no additional response is necessary.

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## Maryanne Cronin

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**Subject:** FW: Comments on the Draft EIR for the proposed Belmont pool project  
**Attachments:** Draft EIR LJ comments 160603.docx

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**From:** Lucy Johnson [<mailto:lucyjohnson1@gmail.com>]  
**Sent:** Friday, June 03, 2016 12:37 PM  
**To:** Craig Chalfant  
**Cc:** Amy Bodek; Ashley Davis  
**Subject:** Comments on the Draft EIR for the proposed Belmont pool project

Craig,

I am a passionate advocate for the proposed Belmont pool project, with a strong desire to see Long Beach once again offering a world-class, state-of-the-art aquatics facility, even better than the original Belmont Plaza Olympic Pool was in its heyday.

My comments (see attached) are lengthy, because I went through the DEIR in some detail. My intent is to perhaps shed some perspective on what we once had here, and what I fervently wish Long Beach to have once again.

Some of the comments are housekeeping in nature, where I saw what might have been an error or two. Other comments are, I hope, intended to strengthen or bolster some of the points made in the document, particularly in discussing the alternatives (location and scope of the project). I hope no one reading them will take offense at any of my suggestions, as they are not intended to be criticisms of either the proposed project or the DEIR.

Overall, I am quite pleased with this DEIR, and truly admire the work and knowledge that has been put into the document by all parties involved in its creation.

Thanks to you all,

Lucy

P.S. I tried to keep the outlining format consistent, but ran into problems starting with Section 5. If it causes any issues, please feel free to call or email me with any questions.

--  
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**Written Comments to Draft Environmental Impact Report (DEIR) for Belmont Pool Revitalization Project**

**June 3, 2016**

**From**  
**Lucy Johnson**  
**2402 Petaluma Avenue**  
**Long Beach, CA 90815-2424**  
**562-431-0052**  
**lucyjohnson1@gmail.com**

**1. EXECUTIVE SUMMARY**

No comments on this section.

**2. INTRODUCTION**

**2.1. Purpose and Type of EIR/Intended Uses of the EIR**

No comments on this section.

I-8-2

**2.2. Public Review Process**

**2.2.1.** No comments on this section

**2.2.2. Areas of controversy (page 2-3, first paragraph)**

I-8-3

Potential for increased traffic – This project replaces n aquatics facility that had been in the same location for over 46 years. In addition to the daily recreational uses of the original facility, it served as the site of numerous local, regional, national and international competitive aquatic events, some of which attracted more spectators than the replacement facility is designed to accommodate. Therefore, it is highly unlikely that there will be increased traffic to the location when compared to past events.

Potential for discovery of cultural resources – No comments for this Area.

I-8-4

Potential for air quality impacts - No comments for this Area.

Increase in wastewater discharges - No comments for this Area.

Potential for impacts to storm drain facilities - no comments for this Area.

Concerns of pool design and amenities meeting the overall desires of the swimming community – *First* (housekeeping), these concerns were not just from the swimming community, but also the water polo and diving communities.

I-8-5

*Second*, keep in mind that the original Belmont Plaza Olympic Pool was a world-class, state-of-the-art aquatic center at the time it was constructed in 1968, but with

I-8-6

subsequent rule changes by the various governing bodies for diving, swimming, synchronized swimming and water polo, plus many years of deferred maintenance, it became obsolete a number of years ago, no longer able to attract most major events.

I-8-6

*Third*, most of the concerns were resolved through the meetings with the stakeholder committee members. *However*, there remains a major concern with the number of permanent seats planned for the new indoor facility. A planned capacity of 1,250 *might* be barely adequate to once again attract NCAA championship events. (Compare that number to the 2,400 seats in the original facility.) A majority of the stakeholder committee recognized this deficiency, and fought, to no avail, to include a larger number of permanent seats. Following the closure of the original pool, the Mayor and Councilmembers had all agreed that the replacement facility should once again give the City of Long Beach a world-class, state-of-the-art aquatic facility. With just 1,250 permanent seats, the new complex is most likely to attract local, regional, and perhaps statewide events, but not the numerous national and occasional international events that the former facility once attracted. In my opinion, the lack of adequate permanent seating is the one single thing that will keep us all from reaching the goal of a world-class facility. Many others agree.

I-8-7

- 2.3. through 2.8 - No comments on these sections, as they refer to other sections that follow.

I-8-8

### 3. PROJECT DESCRIPTION

#### 3.1. PROJECT LOCATION AND SITE DESCRIPTION

##### 3.1.1. Former Belmont Pool Characteristics

(Page 3-1, 4<sup>th</sup> line) "...(2) the restaurant/banquet hall..."

Comment: On the ground level, that space at the west end of the building, was originally constructed and intended to be a snack bar for users of both the pool patrons and spectators, and beach users. The upper level was intended to be a community meeting space. However, the City later decided to lease the snack bar and community rooms to private, for-profit restaurant operators for dining and banquet/wedding receptions. The pool and beach patrons no longer had public access to a snack bar or community meeting rooms.

I-8-9

The new complex should include space that will honor the original purpose of a snack bar serving pool and beach patrons, and community meeting space, rather than offering a restaurant space to a for-profit operator.

##### 3.1.2. Temporary Pool - No comments on this Section.

I-8-10

##### 3.1.3. Existing Access and Parking

(Page 3-7) Existing access and parking are adequate for the new facilities. Per City staff, there are in excess of 1,000 parking spaces between the Beach Parking Lot on the east side of the project and the Pier Parking Lot on the west side. Past events held at the original

I-8-11

Belmont Plaza Olympic Pool have not filled the two lots. It is unlikely that both will be filled during future events at the new aquatic complex.

I-8-11

### 3.1.4. Surrounding Land Uses - No comments on this section.

I-8-12

## 3.2. CITY OF LONG BEACH LAND USE AND ZONING DESIGNATIONS

No comments on this section.

## 3.3. PROJECT HISTORY AND BACKGROUND

### 3.3.1. Notable Aquatic Events (page 3-8)

(Housekeeping)

- a) The last two (2) sentences of the last paragraph on page 3-13 of this section 3.3.1 works better if moved to follow the first (1<sup>st</sup>) sentence of the second paragraph on page 3-8.
- b) Delete the entire third sentence (fourth sentence if the suggested change in a above is made), and replace with the following, "The facility hosted both the 1968 Men's and the 1976 Men's and Women's U.S. Olympic swimming trials, as well as the 1974 and 1978 Men's National Collegiate Athletic Association (NCAA) swimming championships, and from 1969 through 1994, hosted 23 of the first 26 Men's NCAA water polo championships."

I-8-13

I-8-14

### 3.3.2. Proposed Project Planning

Based solely on budgetary concerns of City staff, the Stakeholder Committee agreed to a design that would include 1,250 permanent seats within the indoor component. However, many of the Stakeholder Committee members believe that number is inadequate, and would like to see it increased to at least 1,500. The cost estimate for 1,500 permanent seats that was provided to the Stakeholder Committee in August, 2014, was \$2,000,000 higher than the estimated cost for 1,250 seats. (See also my comments in Section 2.2.2, under Concerns of pool design and amenities meeting the overall desires of the swimming community.)

I-8-15

### 3.3.3. Notable Aquatic Events

(page 3-8) (Housekeeping)

- a) The last two (2) sentences of the last paragraph on page 3-13 of this section 3.3.1 works better if moved to follow the first (1<sup>st</sup>) sentence of the second paragraph on page 3-8.

I-8-16

- b) Delete the entire third sentence (fourth sentence if the suggested change in a above is made), and replace with the following, "The facility hosted both the 1968 Men's and the 1976 Men's and Women's U.S. Olympic swimming trials, as well as the 1974 and 1978 Men's National Collegiate Athletic Association (NCAA) swimming championships, and from 1969 through 1994, hosted 23 of the first 26 Men's NCAA water polo championships."

I-8-17

### 3.4. PROJECT CHARACTERISTICS

See comments for 2.2.2 and 3.3.2 regarding permanent seating.	I-8-18
3.4.1. <b>Site Design/Layout</b> – No comments on this Section.	I-8-19
3.4.2. <b>Structural Components</b> – No comments on this Section.	
<b>3.4.3. Indoor Aquatic Components</b>	
First bullet point, page 3-36 – Indoor 50-meter Competition Pool. Regarding the moveable floor. I am concerned about the ability to maintain this feature in a smoothly working condition over the long-term. Even without the moveable floor, the indoor pool will be used primarily for recreation, with lap swimmers, lessons, games, open recreation times, deep water aerobics, lessons and more regularly taking place. Almost all lap/recreational swimmers I have observed over many years do not feel a need to stand on the bottom of a pool during their recreational activity.	I-8-20
Second bullet point, page 3-36 – Indoor Teaching Pool. I offer two alternatives to the moveable floor for recreational users, the first of which I had proposed during the Stakeholder Committee meetings. <u>One</u> , expanding the Indoor Teaching Pool (as shown in figure 3.6a) from 820sqft. (roughly equivalent to 22.5 ft. wide x 36.5 ft. long.) to 1,350 sf. (22.5 ft.wide x 60 ft. long) will allow for three 7.5 ft. wide lanes of 20 yards each for those who want to lap swim while being able to stand up at any time. It would also offer a space for shallow water aerobics classes, lessons for beginners, and the warm water for aquatic therapy activities. This would negate the need for the moveable floor. The cost estimate for the moveable floor in August 2014 was \$1,900,000 (including a “maintenance fund budget” of \$500,000).The cost estimate at the same time indicated a cost of \$2,200,000 for a 900 sf. teaching pool. <u>Two</u> , in lieu of the moveable floor, the main 50-meter by 25-yard pool could have a small ledge indented into the walls of the pool at approximately a 5ft. depth all around for patrons to rest their feet between lengths of swimming.	I-8-21
No additional comments on this Section.	
3.4.4. <b>Outdoor Aquatic Components</b> - No comments on this Section.	I-8-22
3.4.5. Did I miss seeing this Section? Page 3-39 seems to have finished 3.4.4, then jumped to 3.4.6.	I-8-23
<b>3.4.6. Operational Characteristics</b>	
The addition of a second 50-meter pool with this project enhances the ability of the City of Long Beach to offer expanded water activities. With just three public pools in a city with over 460,000 residents, the city has long suffered a shortage of pool time it can offer to the myriad of users and potential users. While the Long Beach Unified School District has several pools, the newest of which opened just over two years ago, but five of the six	I-8-24

(including Lakewood HS) were constructed around 1930, and are not in the best of condition. LBUSD does allow Parks Recreation & Marine to operate three of its pools, but for just two months each summer.

I-8-24

### **3.4.7. Passive Park/Landscaping**

Regarding paragraph 2, some residents living near to the original facility have argued that the trees in the existing passive park area are “old growth trees.” A Google search for the term “old growth trees” results in the following: “Old-growth forests are natural forests that have developed over a long period of time, generally at least **120 years...**” Pictures of the Belmont Plaza Olympic Pool site from its earliest days confirm that the trees in the park now were planted at some date later than the opening of the pool, and therefore do not meet the definition of “old growth trees.”

I-8-25

**3.4.8. Proposed Pedestrian Access and Parking** – No comments on this Section.

**3.4.9. Signage** – No comments on this Section.

**3.4.10. Utilities and Public Services** – No comments on this Section.

**3.4.11. Conservation and Sustainability Features** – No comments on this Section.

**3.5. CONSTRUCTION ACTIVITIES** – No comments on this Section.

I-8-26

**3.6. PROJECT GOALS AND OBJECTIVES** - No comments on this Section.

**3.7. DESCRTIONARY PERMITS, APPROVALS, OR ACTIONS REQUIRED** - No comments on this Section.

## **4. EXISTING ENVIRONMENTAL SETTING**

**4.1. AESTHETICS** - No comments on this preamble Section.

**4.1.1 Methodology** - No comments for this Section.

### **4.1.2 Existing Environmental Setting**

(Housekeeping) In the last sentence of the first paragraph, where it reads, “...concrete wall lines the western side of Ocean Boulevard...” should say the “...south side of Ocean Boulevard...” because Ocean runs east and west.

I-8-27

In the second paragraph, please add the point that the Belmont Shore Condominiums were constructed approximately 20 years AFTER the original pool complex was built, meaning that those residents have never had a clear, straight-on view of the ocean from the lower floors of their units.

I-8-28

In the section titled, “Existing Visual Character of the Project Site” subtitled, “Pool Complex,” please remove the clause in the first paragraph that says, “La Palapa restaurant

I-8-29

located in the same building as the existing pool;" as the pool complex was not built the intent of that building being a part of a privately owned restaurant and event place. Instead, it was a part of the pool complex to serve as a snack bar for the pool and beach users, and as a community meeting space. (Section 4.10.2, second paragraph, third line also says "restaurant," but should refer instead to the original intent of, and use as, a snack bar and community room.)

I-8-29

In the second paragraph of that same section, the third sentence refers to "a two-story community building that was rented for private events (such as weddings and conferences) on the west side." Please refer to my comment directly above this one. Also, to my knowledge, the city does not have any other city-owned community rooms that are leased to private, for-profit entities which are allowed to rent out those community rooms, and keep the revenue from those rentals for their own accounts. To my knowledge, the libraries and senior centers with community rooms control the usage of those rooms, with any revenue going to the departments that oversee those facilities. Prior to the first Stakeholder Committee meeting, I had a telephone conversation with Chuck Posner, a staff member of the California Coastal Commission, who informed me that the owner of La Palapa had never received a CCC permit granting her the use of the second floor community room for private parties, wedding receptions, etc. He further indicated that the CCC would not have looked favorably on such a request.

I-8-30

No additional comments on this Section.

4.1.3 through 4.1.9      No comments on these Sections.

**4.2. AIR QUALITY** - No comments on this Section.

I-8-31

**4.3. BIOLOGICAL RESOURCES** - No comments on this Section.

**4.4. CULTURAL AND PALEONTOLOGICAL RESOURCES** - No comments on this Section.

**4.5. GEOLOGY** - No comments on this Section, with the exception of *4.5.5, Project Impacts, response to Threshold 4.5.1: ii) on page 4.5-9.*

(Housekeeping) The second sentence states that the "site is located approximately 1.5 miles northeast of the Newport-Inglewood Structural Zone," but the map in Figure 4.5.1 shows the site to be south of that fault, and the last sentence of section 4.5.2 *Existing Environmental Setting Regional Geology* on page 4.5-2, states "...active fault traces of the Newport-Inglewood Fault Zone 1.5 miles to the north..."

I-8-32

**4.6. GLOBAL CLIMATE CHANGE** - No comments on this Section, with the exception of *4.6.3, Local Policies and Regulations, City of Long Beach Sustainable City Action Plan.*

I-8-33

(Housekeeping) The first sentence reads, "The City adopted the Long Beach Sustainable City Action Plan on February 2, 2019." "Adopted" is past tense, while the date of "February 2, 2019" is in the future.

**4.7. HAZARDS AND HAZARDOUS MATERIALS** - No comments on this Section.

I-8-34

**4.8. HYDROLOGY AND WATER QUALITY** - - No comments on this Section.

**4.9. LAND USE** - No comments on this Section, with the exception of Tables 4.9.A and 4.9.B.

- 1) *Table 4.9.A: Consistency with California Coastal Act Policies, Page 4.9-2, California Coastal Act Policies, Section 301212.5.; Discussion/Analysis of the Proposed Project, Consistent*

Starting in line 8, and continuing through line 23, "As discussed in Section 4.13, (Housekeeping – the reference in the eighth line should be to 4.12, not 4.13.)

I-8-35

Transportation and Traffic, of this Draft EIR, unless special events are held at both the indoor and outdoor pools simultaneously, the total number of spectators for the proposed Project is expected to be similar to the baseline conditions of the existing pool facility.

Additionally, any event with more than 450 spectators would be considered a large special event that would require an Event Traffic Management Plan (Mitigation Measure 4.13.1)." (Housekeeping – reference should be to Mitigation Measure 4.12.1.)

The baseline conditions of the original facility routinely had events with more than 450 spectators (in a facility that had 2,400 seats), with no Event Traffic Management Plan required. The parking lots at each end of the project contain over 1,000 spaces for cars. The fact is that a good percentage of the cars parking for a large special event will contain more than one spectator; therefore, I suggest that the requirement for an Event Traffic Management Plan be applied only if the expectation for the number of spectators exceeds 1,250, which is the limit for spectators allowable due to the available number of permanent seats.

I-8-36

- 2) *Table 4.9.B: General Plan Land Use Policy Consistency Analysis, Page 4.9-23, Policies - Land Use, Consistency Analysis, Consistent*

The second paragraph in that Table again refers to requiring an "Event Traffic Management Plan, Mitigation Measure 4.12.1" for any event with more than 450 spectators. See my comments above for Table 4.9.A, Section 301212.5: and in my comments for Mitigation Measure 4.12.1.in Table 7.A, 4.12 Transportation and Traffic, on page 7-15.

#### 4.10.NOISE

**4.10.1. Methodology** – No comments on this Section.

I-8-37

**4.10.2. Existing Environmental Setting** - No comments on this Section.

**4.10.3. Regulatory Setting** - No comments on this Section.

**4.10.4. Impact Significance Criteria** - No comments on this Section.

**4.10.5. Project Impacts, Long Term Operations, page 4.10-15**

I-8-38

Delete the words, "...daily events or..." from the sixth line of the first paragraph. There will not be a PA system in operation on a daily basis. Saying that noises from typical daily events would be similar to the noise generated by a PA system at a championship high school football game is not a correct analogy. Special events, yes. Daily events, no. The second paragraph in this subsection is correct.

I-8-38

**4.10.6.** through **4.10.9** – No comments on these Sections.

#### **4.11. RECREATION**

I-8-39

**4.11.1. Methodology** – No comments on this Section.

**4.11.2. Existing Environmental Setting**, Overview of Existing Recreational Environment

The City's Parks, Recreation and Marine Department was not the owner of the pool named in the third bullet point. The Will J. Reid Scout Camp (within which the pool was located) was owned until 2013 by the Greater Long Beach Area Council of Boy Scouts prior to being sold to a private developer for a new housing project.

I-8-40

[http://www.gazettes.com/news/developer-ready-to-build-on-historic-will-j-reid-scout/article\\_cd96dde8-ff44-11e4-8c69-d7e4c0bf3ae5.html](http://www.gazettes.com/news/developer-ready-to-build-on-historic-will-j-reid-scout/article_cd96dde8-ff44-11e4-8c69-d7e4c0bf3ae5.html)

**4.11.3. Regulatory Setting** – No comments for this Section.

I-8-41

**4.11.4. Impact Significance Criteria** - No comments for this Section.

**4.11.5. Project Impacts, Threshold 4.11.2, Less than Significant Impact with Mitigation Incorporated.**

I-8-42

Regarding the eighth and ninth bullet points, please refer to my comments for 3.4.3 on page xxx of this document.

**4.11.6.** through **4.11.9** – No comments on these Sections.

#### **4.12. TRANSPORTATION AND TRAFFIC**

I-8-43

**4.12.1. Methodology** - No comments for this Section.

**4.12.2. Existing Environmental Setting** - No comments for this Section.

**4.12.3. Regulatory Setting** - No comments for this Section.

**4.12.4. Impact Significance Criteria** - No comments for this Section.

**4.12.5. Project Impacts and Mitigation Measures, Threshold 4.12.1, Special Event Traffic,** second paragraph, page 4.12-12

I-8-44

See my comments for Section 4.9 regarding an Event Traffic Management Plan.

**4.12.6. Cumulative Impacts** – No comments for this Section.

I-8-45

**4.12.7. Level of Significance Prior to Mitigation**

Second paragraph, page 4.12-14 - See my comments for Section 4.9 regarding an Event Traffic Management Plan.

I-8-46

**4.12.8. Mitigation Measures, Mitigation Measure 4.12.1**

See my comments for Section 4.9 regarding an Event Traffic Management Plan.

**4.12.9. Level of Significance After Mitigation** – No comments on this Section.

**4.1. UTILITIES** – No comments on this Section.

I-8-47

**5. ALTERNATIVES**

**5.1 INTRODUCTION** – No Comments on this Section.

**5.1.1 Project Objectives**

Delete #2 in its entirety, and expand #1 to read as follows:

Redevelop the City-owned site of the former Belmont Pool with similar aquatic recreational purposes, consistent with the original ballot measure, while replacing the former Belmont Pool, a state-of-the-art, world-class facility when opened in 1968, with a more modern, state-of-the-art, world-class facility that better meets the needs of the today's local community, region and State's recreational and competitive swimmers, divers, aquatic sports participants, and additional pool users due to the tremendous demand for these services in the local community, region and State;

I-8-48

**5.1.2 Significant Unavoidable Impacts of the Proposed Project** - No comments on this Section.

I-8-49

**5.2 ALTERNATIVES INITIALLY CONSIDERED BUT REJECTED FROM FURTHER CONSIDERATION**

**5.2.1 Fully Enclosed Pools Alternative**

I am not aware that this alternative was ever requested or discussed by members of the Stakeholders Committee. Is it necessary to include it in this Draft EIR?

I-8-50

**5.2.2 Alternative Project Locations**

I completely agree with the Conclusion in this Section. Additionally, the three alternative sites are located primarily in commercial areas, well away from residential locations, and therefore are not easily accessible for as many residents and facility users, whether on foot, on a bicycle or in a car.

I-8-51

**5.3 ALTERNATIVES UNDER CONSIDERATION** - Comments pertain to the alternatives shown in Table 5.A.

**Table 5.A: Summary of Development Alternatives** – I would like to see the Analysis comments made a little stronger for some of the Alternatives.

**Alternative 1.** Make stronger by changing the second bullet point in the Basis for Selection and Summary Analysis from “Inconsistent with the majority of Project objectives.” to “Inconsistent with 13 of the 15 Project Objectives.” Also, add a third bullet point that would say, “Will reduce available aquatic recreational and training opportunities to a level below what was available with the former Belmont pool.”

**Alternative 2.** Make stronger by moving the seventh bullet point in the Basis for Selection and Summary Analysis upward to become the first bullet point.

**Alternative 3.** Make stronger by adding a fifth bullet point in the Basis for Selection and Summary Analysis along the lines of, “The prevailing afternoon winds in Long Beach raise a safety issue for divers training on the 5- and 10-meter towers.” Also, add a sixth bullet point that local divers training and competing on the tower apparatus now have to travel to Federal Way, WA or Colorado Springs, CO to find an indoor diving facility that offers tower diving. In addition, add a seventh bullet point stating that an indoor diving facility with tower diving will replace what was on the site previously within the former Belmont pool.

**Alternative 4.** Make stronger by adding a sixth bullet point in the Basis for Selection and Summary Analysis saying, “Unable to provide adequate programmable space.” (Same statement as made in the current seventh bullet point for Alternative 2.)

**Alternative 5.** Make stronger by inserting the word, “much” in front of “lesser degree” in the sixth bullet point in the Basis for Selection and Summary Analysis. Again, the objective here is to emphasize that this Alternative is not viable.

#### 5.4 ALTERNATIVE 1: NO PROJECT/NO NEW DEVELOPMENT

**5.4.1 and 5.4.2** – No comments for these Sections.

##### 5.4.3 Attainment of Project Objectives

Make stronger by adding the word, “fifteen” in front of the word, “...Project” in the first line of the first paragraph, to read, “...achieve two of the fifteen Project...”

##### 5.4.4 Conclusion

Make stronger in the fourth line by adding the word, “vast” in front of the word, “majority.”

#### 5.5 ALTERNATIVE 2: MAINTAIN TEMPORARY POOL WITH ANCILLARY USES

**5.5.1 and 5.5.2** – No comments for these Sections.

### 5.5.3 Attainment of Project Objectives

For the fifth and sixth lines of the second paragraph on page 5-17 that now reads, "...Alternative 2 would maintain the pool facility in a location that would serve the existing users, although not to the same extent as the proposed Project,..." I suggest inserting the words, "as no additional space for increased growth of aquatic activities would be gained (Objective xx)" after the comma following the word "Project" but before the words, "...and would provide a passive..."

I-8-62

Thus the entire phrase reads, "...Alternative 2 would maintain the pool facility in a location that would serve the existing users, although not to the same extent as the proposed Project as no additional space for increased growth of aquatic activities would be gained (Objectives 4, 5, and 8), and would provide a passive...." (The inserted language is underlined here for visibility.)

### 5.5.4 Conclusion

Referring to the use of the word, "incrementally" in the third line of the last paragraph, the definition of that word implies small. I do not agree that the elimination of the indoor component of the proposed project would be small. In fact, it would have a huge impact, as even with the temporary pool, there is a dearth of aquatic recreational and training opportunities in Long Beach. Perhaps there is a better word than incrementally that could be used?

I-8-63

## 5.6 ALTERNATIVE 3: OUTDOOR DIVING WELL/REVISED SITE PLAN

I-8-64

**5.6.1 and 5.6.2** – No comments for these Sections.

### 5.5.3 Attainment of Project Objectives

- 1) This section as written is problematic in several respects.

The first paragraph on page 5-23 includes, "..., the site plan under Alternative 3 would be revised to locate the diving well component outside in order to reduce the height of the Bubble structure." The third paragraph includes, "...space constraints would require the consolidation of pools. Which is it? A relocation of the diving well, or a consolidation of pools? This language is unclear as to what is meant by the word "consolidation." Does that mean a diving area would be included as a part of the outdoor pool (as implied by the word "consolidation"), or does it mean that there would be a stand-alone diving well? The latter is much preferred, due to the temperature variations needed for divers versus swimmers. Please clarify.

I-8-65

- 2) Also in the third paragraph is this sentence, starting in the sixth line: "Competitive divers and certain competitive events prefer indoor competitive facilities over outdoor facilities." Strike the first word of that sentence, and add a clause after "outdoor facilities" to the effect that the reason divers and competitive diving events prefer an indoor facility is due to the vagaries of weather, a consistent air temperature is ideal.

I-8-66

- 3) It should also be pointed out here that the former Belmont pool offered one of just three indoor diving areas with tower diving equipment in the western United States, the others being in Federal Way, WA and Colorado Springs, CO. I-8-67
- 4) Would a height variance be needed for an outdoor 10-meter diving tower, as that exceeds the 30' limit? I-8-68
- 5) An outdoor diving facility with a 10-meter tower will require another structure (the tower equipment and associated stairs), which may have a negative impact on the views. I-8-69

#### **5.6.4 Conclusion**

This Alternative does not demonstrate any appreciable differences for the overall project, except a) noise levels will be increased, and b) to make it less comfortable for the users. I-8-70

### **5.7 ALTERNATIVE 4: REDUCED PROJECT - NO OUTDOOR COMPONENTS**

#### **5.7.1 Description.**

Last sentence, page 5-25: "A height variance would still be required under this alternative ~~due to indoor diving well~~." Delete all after the word alternative. I-8-71

#### **5.7.2 Environmental Analysis – No comments for this Section.** I-8-72

#### **5.7.3. Attainment of Project Objectives**

In the fifth and sixth lines of the first full paragraph on page 5-29, "...pool complex would not be able to hold as many special events and public aquatic opportunities" change to: "offer as many public aquatic opportunities or hold as many special events..." (Same comment for the third paragraph in 5.8.3.) I-8-73

#### **5.7.4 Conclusion – No comments for this Section.**

### **5.8 ALTERNATIVE 5: REDUCED PROJECT - NO DIVING WELL AND NO OUTDOOR COMPONENTS** I-8-74

#### **5.8.1 and 5.8.2 – No comments for these Sections.**

#### **5.8.3 Attainment of Project Objectives**

The fourth paragraph , in the first line on page 5-35 includse the statement of, "...and **increases** programmable water space to minimize scheduling conflicts..." (emphasis is mine). How is this possible? Under this alternative, there would just the one 50-meter pool inside, without the water from the former T-shaped design, and the small therapy/teaching pool. This Alternative does not indicate that the two small outdoor pools (which have more water surface than the therapy/teaching pool) would be I-8-75

retained. Overall this alternative would result in a decrease of water surface area than was in the former Belmont pool.

I-8-75

#### **5.8.4 Conclusion** - No comments for this Section.

6. **LONG-TERM IMPLICATIONS** – No comments for this Section.

I-8-76

### **7. MITIGATION, MONITORING, AND REPORTING PROGRAM**

7.1. **MITIGATION MONITORING REQUIREMENTS** – No comments for this Section.

7.2. **MITIGATION MONITORING PROCEDURES** – No comments, with the exception of Table 7.A: Mitigation and Monitoring Reporting Program, Mitigation Measure 4.12.1:

Again, the definition of a “large special event” is ridiculously low. No such plan was ever required during the life of the former Belmont Pool, which routinely had events with more than 450 spectators, and often in excess of 1,000. If this mitigation measure is truly required, then the definition should show an increase to as a minimum the number of permanent seats (1,250). As stated earlier in this DEIR, there are in excess of 1,000 parking spaces in the two city-owned parking lots flanking the Proposed Project.

I-8-77

8. **LIST OF PREPARERS** – No comments on this Section.

I-8-78

9. **REFERENCES** - No comments on this Section.

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For either a cover letter, or the text in the sending email to which these comments will be attached.

As some of you reading these comments know, I am a passionate advocate for the proposed project, with a strong desire to see Long Beach offering a world-class, state-of-the-art aquatics facility, even better than the original Belmont Plaza Olympic Pool was in its heyday.

My comments {enclosed, or attached} are lengthy, because I went through the DEIR in detail. My intent is to perhaps shed some perspective on what we once had here, and what I fervently wish Long Beach to have once again.

I-8-79

Some of the comments are housekeeping in nature, where I saw what might have been an error or two. Other comments are, I hope, intended to strengthen or bolster some of the points made in the document, particularly in discussing the alternatives (location and scope of the project). I hope no one reading them will take offense at any of my suggestions, as they are not intended to be criticisms of either the proposed project or the DEIR.

Overall, I am quite pleased with this DEIR, and truly admire the work and knowledge that has been put into the document by all parties involved in its creation.

**LUCY JOHNSON**

**LETTER CODE: I-8**

**DATE: June 3, 2016**

**RESPONSE I-8-1**

This comment is introductory in nature and expresses the commenter's appreciation and support for the proposed Project. This comment also expresses admiration for the Draft Environmental Impact Report (EIR).

This comment does not contain any substantive comments or questions about the Draft EIR or analysis therein. Therefore, no additional response is necessary.

**RESPONSE I-8-2**

This comment indicates that the commenter does not have any comments on the Executive Summary chapter or the Purpose and Type of EIR/Intended Uses of the Draft EIR and Public Review Process subsections of the Introduction chapter of the Draft EIR.

This comment does not contain any substantive comments or questions about the Draft EIR or analysis therein. Therefore, no additional response is necessary.

**RESPONSE I-8-3**

This comment describes the history of the site's use as the Belmont Pool Facility for the past 46 years. The commenter describes the daily recreational uses and competitive events that occurred at the site and argues that because the proposed Project would replace the former facility with a similar facility, the new facility would not generate an increase in traffic compared to the former facility.

Section 4.12, Transportation and Traffic, of the Draft EIR addresses traffic impacts resulting from the proposed Project. The proposed Project could serve twice as many users compared to the former Belmont Pool facility. Consequently, operational traffic was doubled in order to analyze traffic impacts resulting from Project implementation. The results of this analysis indicated that all study area intersections would operate at Level-of-Service (LOS) C or better in the future with Project implementation. Therefore, the commenter is correct to state that the project-related increase in traffic would be less than significant with mitigation incorporated.

**RESPONSE I-8-4**

This comment notes that the commenter does not have any comments in relation to the "Potential for Discovery of Cultural Resources," "Potential for Air Quality Impacts," "Increase in Wastewater Discharges," and the "Potential for Impacts to Storm Drain Facilities" subsections of the Introduction of the Draft EIR.

This comment does not contain any substantive comments or questions about the Draft EIR or analysis therein. Therefore, no additional response is necessary.

### **RESPONSE I-8-5**

This comment notes that while the Draft EIR is correct in describing the community's concern that the pool's design and amenities meet the overall desires of the swimming community, the Draft EIR should also note that these concerns were not just from the swimming community, but also the water polo and diving communities.

Although this suggested edit would improve the readability of this portion of the Draft EIR and clarify the interest groups, this comment does not contain any substantive comments or questions about the Draft EIR or analysis therein. Therefore, no additional response is necessary.

### **RESPONSE I-8-6**

This comment notes that while the former pool facility was a world-class, state-of-the-art center at the time it was constructed in 1968, subsequent rule changes by various governing bodies for swimming, synchronized swimming, and water polo (in addition to years of deferred maintenance) caused the facility to become obsolete and no longer able to attract most major events.

This comment does not contain any substantive comments or questions about the Draft EIR or analysis therein. Therefore, no additional response is necessary.

### **RESPONSE I-8-7**

This comment notes that while most of the community's concerns were resolved through stakeholder meetings, a major concern related to the number of permanent seats planned for the indoor facility remains. The commenter notes that a planned capacity of 1,250 seats may be insufficient for attracting National Collegiate Athletic Association (NCAA) championship events, particularly because the former facility had a total of 2,400 seats. The commenter notes that this reduction in permanent seating would be the primary project component that would keep the Project from being characterized as a world-class facility.

Refer to Common Response 1 in Section 2.1, Frequent Comments and Common Responses, of this Final EIR for further discussion related to the permanent seating capacity provided by the proposed Project.

### **RESPONSE I-8-8**

This comment indicates that the commenter does not have any comments on the remaining subsections of the Introduction chapter of the Draft EIR.

This comment does not contain any substantive comments or questions about the Draft EIR or analysis therein. Therefore, no additional response is necessary.

### **RESPONSE I-8-9**

This comment notes that the former snack bar on the Project site included a snack bar on the first floor to serve pool patrons and beach users and a meeting space on the upper level. The commenter notes that the meeting space was originally intended to be available for use by the public, but both the snack bar and meeting spaces were later leased for dining and banquet/wedding receptions. As a result, the commenter notes that the pool and beach patrons no longer had public access to this facility. The commenter opines that the proposed Project should include a space that would serve the original purpose of the snack bar rather than offering a restaurant space to a for-profit operator.

This comment is an opinion regarding the design and use of the proposed Project but does not contain any substantive comments or questions about the Draft EIR or analysis therein. This comment will be forwarded to the City of Long Beach (City) decision-makers for their consideration. Therefore, no additional response is necessary.

### **RESPONSE I-8-10**

This comment indicates that the commenter does not have any comments on the “Temporary Pool” subsection of Chapter 3.0, Project Description.

This comment does not contain any substantive comments or questions about the Draft EIR or analysis therein. Therefore, no additional response is necessary.

### **RESPONSE I-8-11**

This comment indicates that the existing access and parking are adequate to serve the proposed Project. The commenter notes that per City staff, there is an excess of 1,000 parking spaces between the Beach Parking Lot on the east side of the site and the Pier Parking Lot west of the site. The commenter speaks from personal experience when noting that past events held at the former facility have not filled these parking lots, and, therefore, are not likely to fill these lots following Project implementation.

The commenter is correct in stating that past events held at the former facility have not filled existing parking lots serving the Belmont Pool and are not likely to be filled beyond their capacity following Project implementation. Refer to Common Response 3 in Section 2.1, Frequent Comments and Common Responses, of this Final EIR for further discussion related to parking and the proposed mitigation measure requiring an Event Traffic Management Plan.

### **RESPONSE I-8-12**

This comment indicates that the commenter has no comments on the “Surrounding Land Uses” and “City of Long Beach Land Use and Zoning Designations” subsections of Chapter 3.0, Project Description, of the Draft EIR.

This comment does not contain any substantive comments or questions about the Draft EIR or analysis therein. Therefore, no additional response is necessary.

### **RESPONSE I-8-13**

This comment suggests moving the last two sentences of the last paragraph on Page 3-13 of Section 3.3.1 of Chapter 3.0, Project Description, of the Draft EIR to follow the first sentence of the second paragraph on Page 3-8.

Although this suggested edit improves the readability of this portion of the Draft EIR, this comment does not contain any substantive comments or questions about the Draft EIR or analysis therein. Therefore, no additional response is necessary.

### **RESPONSE I-8-14**

This comment suggests replacing the third sentence from Subsection 3.3.1 of Chapter 3.0, Project Description, (or the fourth sentence if the suggested change in Comment I-8-3 is incorporated) with the following sentence:

“The facility hosted both the 1968 Men’s and the 1976 Men’s and Women’s U.S. Olympic swimming trials, as well as the 1974 and 1978 Men’s National Collegiate Athletic Association (NCAA) swimming championships, and from 1969 through 1994, hosted 23 of the first 26 Men’s NCAA water polo championships.”

While the editorial suggestion may help clarify the history of the facility, this comment does not raise questions, concerns, or issues related to the analysis contained in the Draft EIR. Therefore, while such suggestions are acknowledged, no changes to the text have been made, and no further response is required.

### **RESPONSE I-8-15**

This comment echoes the concerns addressed in Response I-8-7 related to the Project’s decrease in permanent seating as compared to the previous Belmont Pool facility. The commenter also notes that the cost estimate to provide an additional 250 permanent seats, which was echoed at the Stakeholder Committee in August, was estimated to be \$2,000,000 higher than the cost for 1,250 seats.

Refer to Common Response 1 in Section 2.1, Frequent Comments and Common Responses, of this Final EIR, for further discussion related to the permanent seating capacity provided by the

proposed Project. This comment will be forwarded to the decision-makers for their review and consideration. Therefore, no additional response is necessary.

### **RESPONSE I-8-16**

This comment reiterates the suggestions in Comment I-8-13 and suggests moving the last two sentences of the last paragraph on Page 3-13 of Subsection 3.3.1 (Chapter 3.0, Project Description) to follow the first sentence of the second paragraph on Page 3-8.

While the editorial suggestion may help clarify the discussion or text, this comment does not raise questions, concerns, or issues related to the analysis contained in the Draft EIR. Therefore, while such suggestions are acknowledged, no changes to the text have been made, and no further response is required.

### **RESPONSE I-8-17**

This comment reiterates the suggestions in Comment I-8-14 and suggests deleting the third sentence (or the fourth sentence if the suggested change in Comment I-8-3 is incorporated) and replace with the following sentence:

“The facility hosted both the 1968 Men’s and the 1976 Men’s and Women’s U.S. Olympic swimming trials, as well as the 1974 and 1978 Men’s National Collegiate Athletic Association (NCAA) swimming championships, and from 1969 through 1994, hosted 23 of the first 26 Men’s NCAA water polo championships.”

While the editorial suggestion may help clarify the discussion or text, this comment does not raise questions, concerns, or issues related to the analysis contained in the Draft EIR. Therefore, while such suggestions are acknowledged, no changes to the text have been made, and no further response is required.

### **RESPONSE I-8-18**

This comment reiterates the comments addressed in Comments I-8-7 and I-8-15 regarding the reduction in permanent seating associated with the proposed Project as compared to the former Belmont Pool facility.

Refer to Common Response 1 in Section 2.1, Frequent Comments and Common Responses, of this Final EIR, for further discussion related to the permanent seating capacity provided by the proposed Project.

### **RESPONSE I-8-19**

This comment indicates that the commenter does not have any comments on the “Site Design/Layout” and “Structural Components” subsections of Chapter 3.0, Project Description, of the Draft EIR.

This comment does not contain any substantive comments or questions about the Draft EIR or analysis therein. Therefore, no additional response is necessary.

### **RESPONSE I-8-20**

This comment expresses concern regarding the moveable floor because of the maintenance required to keep this component working properly on a long-term basis. The commenter goes on to note that the moveable floor is not required for the indoor pool because the pool will be primarily used for recreational activities, which do not require recreational users to stand on the pool bottom during such activities.

This comment is related to the pool mechanics and does not contain any substantive comments or questions about the Draft EIR or analysis therein. This comment will be forwarded to the decision-makers for their review and consideration. Therefore, no additional response is necessary.

### **RESPONSE I-8-21**

This comment outlines two alternatives to the movable floor. First, the commenter suggests expanding the Indoor Teaching Pool from 820 square feet (sf) (22.5 [ft] wide by 36.5 ft long) to 1,350 sf (22.5 ft wide by 60 ft long) to allow for three 7.5 ft wide lanes of 20 yards to provide additional space for users to swim laps while also being able to stand up at any time. The commenter also notes that this expanded area would also allow for additional space for shallow water aerobics classes, beginners swimming lessons, and warm water aquatic activities. For these reasons, the commenter notes that the suggested changes to the Indoor Pool would negate the need for a moveable floor, which would ultimately reduce costs associated with constructing and maintaining the moveable floor.

The second alternative suggested by the commenter is to provide a small ledge at the edge of the main 50-meter by 25-yard pool in lieu of the movable floor. This ledge would be indented to the walls at approximately 5 ft to allow for patrons to rest their feet between lengths of swimming.

This comment is related to the physical design of the pools and does not contain any substantive comments or questions about the Draft EIR or analysis therein. This comment will be forwarded to the decision-makers for their review and consideration. Therefore, no additional response is necessary.

### **RESPONSE I-8-22**

This comment indicates that the commenter does not have any comments on subsection "Outdoor Aquatic Components" of Chapter 3.0, Project Description, of the Draft EIR.

This comment does not contain any substantive comments or questions about the Draft EIR or analysis therein. Therefore, no additional response is necessary.

### **RESPONSE I-8-23**

This comment indicates that the numbering of the pagination is off as the subsections skip “3.4.5” and move directly from “3.4.3” to “3.4.6.”

This revision will be incorporated in the Errata to the Final EIR and does not change the analysis or conclusions contained in the Draft EIR. Therefore, no further response is necessary.

### **RESPONSE I-8-24**

This comment expresses support for the proposed Project and notes that the addition of the second 50-meter pool included as part of the Project would enhance the ability of the City to offer expanded water activities and would serve to complement existing pool facilities.

This comment is related to the physical design of the pools and does not contain any substantive comments or questions about the Draft EIR or analysis therein. This comment will be forwarded to the decision-makers for their review and consideration. Therefore, no additional response is necessary.

### **RESPONSE I-8-25**

This comment describes complaints from some residents living near the Project site surrounding the removal of existing “old growth trees” on the site. The commenter describes research indicating that old growth trees are trees that are at least 120 years in age. As such, the commenter indicates that based on aerial imagery of the site from the site’s earliest operation, these trees were planted after the construction of the former pool facility and, therefore, should not be described as old growth.

This comment addresses other opinions, not a statement in the Draft EIR. However, the removal of on-site trees in order to facilitate Project implementation is addressed in Section 4.3, Biological Resources, of the Draft EIR. As described in this section of the Draft EIR, a tree removal permit would be obtained prior to any grading or construction activities and trees would be replaced at a 1:1 replacement ratio and a payment of a fee equivalent cost of a City-approved 15-gallon tree would be required (Mitigation Measure 4.3.2). Furthermore, these trees were determined to be ornamental and nonnative to the site. Therefore, impacts related to the removal of on-site trees were determined to be less than significant with mitigation incorporated.

### **RESPONSE I-8-26**

This comment indicates that the commenter does not have any comments on Subsections 3.4.8 through 3.4.11 of Chapter 3.0, Project Description, or on Subsection 4.1.1 of Section 4.1, Aesthetics, of the Draft EIR.

This comment does not contain any substantive comments or questions about the Draft EIR or analysis therein. Therefore, no additional response is necessary.

### **RESPONSE I-8-27**

This comment suggests that the last sentence of the first paragraph in Subsection 4.1.2 of Section 4.1, Aesthetics, of the Draft EIR should be revised to read "...south side of Ocean Boulevard..." rather than "...concrete wall lines the western side of Ocean Boulevard..." because Ocean Boulevard runs east and west.

This commenter is correct and the text will be revised to read: "An approximately six ft concrete wall lines on the southern side ~~the western side~~ of Ocean Boulevard, impairing much of the public view of the Pacific Ocean from this area." This revision will be incorporated in the Errata to the Final EIR and does not change the analysis or conclusions contained in the Draft EIR. Therefore, no further response is necessary.

### **RESPONSE I-8-28**

This comment suggests adding language to the second paragraph under Subsection 4.1.2, Existing Environmental Setting, describing the fact that the Belmont Shore Condominiums were constructed approximately 20 years after the original pool complex was built, meaning that the residents of the Belmont Shore Condominiums never had a clear and direct view of the ocean.

The commenter is correct; however, while the editorial suggestion may help clarify the discussion or text, this comment does not raise questions, concerns, or issues related to the analysis contained in the Draft EIR. Therefore, while such suggestions are acknowledged, no changes to the text have been made, and no further response is required.

### **RESPONSE I-8-29**

This comment suggests removing the following clause in the first paragraph in Subsection 4.1.2: "La Palapa restaurant located in the same building as the existing pool" because the pool complex was not built with the intent of the restaurant facility being privately owned and operated. Rather, the commenter opines that this facility was intended for use as a snack bar open to pool and beach users, and as a community space. The commenter suggests removing a similar clause in Subsection 4.10.2.

Although the commenter is correct and the editorial suggestion may help clarify the discussion or text, this comment does not raise questions, concerns, or issues related to the analysis contained in the Draft EIR. Therefore, while such suggestions are acknowledged, no changes to the text have been made, and no further response is required.

### **RESPONSE I-8-30**

This comment states that the second paragraph of the "Existing Visual Character of the Project Site" subsection refers to a two-story community building that was rented for private events. The commenter goes on to state that the City does not have any other City-owned community rooms that are leased to private entities and states that similar facilities at libraries and senior centers lease these entities out with revenue going to the departments that oversee these

facilities. The comment concludes by stating that the commenter has no additional comments on the Aesthetics section of the Draft EIR.

This comment provides historic context, but does not contain any substantive comments or questions about the Draft EIR or analysis therein. This comment will be forwarded to the decision-makers for their review and consideration. Therefore, no additional response is necessary.

### **RESPONSE I-8-31**

This comment indicates that the commenter has no comments on Section 4.2, Air Quality; Section 4.3, Biological Resources; and Section 4.4, Cultural Resources of the Draft EIR.

This comment does not contain any substantive comments or questions about the Draft EIR or analysis therein. Therefore, no additional response is necessary.

### **RESPONSE I-8-32**

This comment notes that Section 4.5, Geology and Soils, describes the Project site as being located approximately 1.5 miles northeast of the Newport-Inglewood Structural Zone, but Figure 4.5.1 shows the site being located south of this fault zone. Further, the commenter notes that the last section of Subsection 4.5.1 describes active fault traces of the Newport-Inglewood Fault Zone 1.5 miles north of the site.

The commenter is correct in asserting that the site is incorrectly described as being located 1.5 miles northeast of the Newport-Inglewood Fault Zone on Page 4.5-5 of Section 4.5, Geology and Soils, of the Draft EIR. This change is illustrated below.

“Since the site is located approximately 1.5 miles southwest ~~northeast~~ of the Newport-Inglewood Structural Zone, significant ground shaking or secondary seismic ground deformation effects could occur at the site should a major seismic event occur along the Newport-Inglewood Structural Zone.”  
(Page 4.5-9)

This revision is an editorial suggestion that is intended to help clarify the discussion or text.

This comment does not raise questions, concerns, or issues related to the analysis contained in the Draft EIR. This revision will be incorporated in the Errata to the Final EIR and does not change the analysis or conclusions contained in the Draft EIR. Therefore, no further response is necessary.

### **RESPONSE I-8-33**

This comment notes an error in Section 4.6, Global Climate Change, of the Draft EIR, where the section describes the Long Beach Sustainable City Action Plan as being adopted on February 2, 2019.

The commenter is correct in asserting that this is the incorrect date of adoption for the City's Sustainable City Action Plan. The following change reflects the corrected date of adoption:

"The City adopted the Long Beach Sustainable City Action Plan on February 2, 2010 2019." (Page 4.6-19).

This revision is an editorial suggestion that is intended to help clarify the discussion or text.

This comment does not raise questions, concerns, or issues related to the analysis contained in the Draft EIR. This revision will be incorporated in the Errata to the Final EIR and does not change the analysis or conclusions contained in the Draft EIR. Therefore, no further response is necessary.

#### **RESPONSE I-8-34**

This comment indicates that the commenter does not have any comments on Sections 4.7, Hazards and Hazards Materials, and Section 4.8, Hydrology and Water Quality, of the Draft EIR.

This comment does not contain any substantive comments or questions about the Draft EIR or analysis therein. Therefore, no additional response is necessary.

#### **RESPONSE I-8-35**

This comment notes that the reference to Section 4.13, Transportation in Traffic (Table 4.9.A, Page 4.9-2) in Section 4.9, Land Use and Planning, is incorrect. The commenter notes that this reference, as well as the reference to Mitigation Measure 4.13.1 should be revised as follows:

As discussed in Section 4.123, Transportation and Traffic, of the Draft EIR, unless special events are held at both the indoor and outdoor pools simultaneously, the total number of spectators for the proposed Project is expected to be similar to the baseline conditions of the existing pool facility. Additionally, any event with more than 450 spectators would be considered a large special event that would require an Event Traffic Management Plan (Mitigation Measure 4.123.1).

This editorial revision will be incorporated in the Errata to the Final EIR and does not change the analysis or conclusions contained in the Draft EIR. Therefore, no further response is necessary.

#### **RESPONSE I-8-36**

This comment speaks from personal familiarity with the former Belmont Pool facility when stating that the former facility had events with more than 450 spectators with no requirement for an Event Traffic Management Plan, as required in Section 4.12, Transportation and Traffic, of the Draft EIR. The commenter goes on to state that the surface parking lots at each end of the

site contain over 1,000 spaces and have provided ample parking for spectators visiting the site. As such, the commenter suggests that the requirement for an Event Traffic Management Plan only be required if the number of spectators exceeds 1,250, which is equivalent to the number of permanent seats provided by the proposed Project.

Refer to Common Response 3 in Section 2.1, Frequent Comments and Common Responses, of this Final EIR for further discussion related to parking and the proposed mitigation measure requiring an Event Traffic Management Plan.

### **RESPONSE I-8-37**

This comment indicates that the commenter does not have any comments on Subsections 4.10.1 through 4.10.4 of Section 4.10, Noise, of the Draft EIR.

This comment does not contain any substantive comments or questions about the Draft EIR or analysis therein. Therefore, no additional response is necessary.

### **RESPONSE I-8-38**

This comment suggests deleting the words "...daily events or..." from the sixth line of the first paragraph in Subsection 4.10.5 of Section 4.10, Noise, because there will not be a Programmatic Agreement (PA) system in operation on a daily basis. The commenter also disagrees with the statement in the Noise section stating that noise associated with typical daily events would be similar to noise generated by a PA system at a championship high school football game is incorrect, as typical daily noise associated with the proposed Project would be significantly less than a championship football game. The comment concludes by stating that the second paragraph in this subsection is correct.

The commenter is correct in noting that the PA system would not be in use during typical daily operations. The sentence on Page 4.10-16 of Section 4.10, Noise, of the Draft EIR has been revised as follows:

Crowd noise was measured to be 65 A-weighted decibels (dBA) equivalent continuous sound level ( $L_{eq}$ ) at 75 ft. It is anticipated that reference noise level measurements obtained from RECON at the high school championship football game would be similar to ~~typical daily events or special events using the PA system~~ at the proposed Project.

This editorial revision will be incorporated in the Errata to the Final EIR and does not change the analysis or conclusions contained in the Draft EIR. Therefore, no further response is necessary.

### **RESPONSE I-8-39**

This comment indicates that the commenter does not have any comments on Subsections 4.10.6 through 4.10.9 of Section 4.10, Noise, or on Subsection 4.11.1, of Section 4.11, Recreation, of the Draft EIR.

This comment does not contain any substantive comments or questions about the Draft EIR or analysis therein. Therefore, no additional response is necessary.

#### **RESPONSE I-8-40**

This comment asserts that the City's Parks, Recreation, and Marine Department is not the owner of the Will Reid Scout Pool, but rather the pool was owned by the Greater Long Beach Area Council of Boy Scouts prior to being sold to a private developer for a new housing project in 2013.

The commenter is correct and the text on Page 4.11-2 of Section 4.11, Recreation, of the Draft EIR will be revised as follows:

In addition to the aquatic operations at the Project, the City's Department of Parks, Recreation, and Marine own and operate three additional Public Pool facilities (with the exception of the pool formerly known as the Will Reid Scout Pool, which is owned by Integral Communities).

This editorial revision will be incorporated in the Errata to the Final EIR and does not change the analysis or conclusions contained in the Draft EIR. Therefore, no further response is necessary.

#### **RESPONSE I-8-41**

This comment indicates that the commenter does not have any comments on Subsections 4.11.3 and 4.11.4 of Section 4.11, Recreation, of the Draft EIR.

This comment does not contain any substantive comments or questions about the Draft EIR or analysis therein. Therefore, no additional response is necessary.

#### **RESPONSE I-8-42**

This comment reiterates the comments related to the proposed moveable floor. Please refer to Response I-8-21 for further discussion related to this commenter's suggestions regarding the moveable floor.

#### **RESPONSE I-8-43**

This comment indicates that the commenter does not have any comments on Subsections 4.12.1 through 4.12.4 of Section 4.12, Transportation and Traffic, of the Draft EIR.

This comment does not contain any substantive comments or questions about the Draft EIR or analysis therein. Therefore, no additional response is necessary.

### **RESPONSE I-8-44**

This comment expresses concern regarding the requirements of 450 spectators as the baseline for requiring an Event Traffic Management Plan, as required by Mitigation Measure 4.12.1.

Refer to Common Response 3 in Section 2.1, Frequent Comments and Common Responses, of this Final EIR for further discussion related to parking and the proposed mitigation measure requiring an Event Traffic Management Plan.

### **RESPONSE I-8-45**

This comment indicates that the commenter does not have any comments on Subsection 4.12.6 of Section 4.12, Transportation and Traffic, of the Draft EIR.

This comment does not contain any substantive comments or questions about the Draft EIR or analysis therein. Therefore, no additional response is necessary.

### **RESPONSE I-8-46**

This comment expresses concern regarding the requirements of 450 spectators as the baseline for requiring an Event Traffic Management Plan, as required by Mitigation Measure 4.12.1.

Refer to Common Response 3 in Section 2.1, Frequent Comments and Common Responses, of this Final EIR for further discussion related to parking and the proposed mitigation measure requiring an Event Traffic Management Plan.

### **RESPONSE I-8-47**

This comment indicates that the commenter does not have any comments on Section 4.13, Utilities, or Section 5.1 of Chapter 5.0, Alternatives, of the Draft EIR.

This comment does not contain any substantive comments or questions about the Draft EIR or analysis therein. Therefore, no additional response is necessary.

### **RESPONSE I-8-48**

This comment suggests deleting Project Objective 2 and expanding Project Objective 1 to read as follows:

“Redevelop the City-owned site of the former Belmont Pool with similar aquatic recreational purposes, consistent with the original ballot measure, while replacing the former Belmont Pool, a state-of-the-art, world-class facility when opened in 1968, with a more modern, state-of-the-art, world-class facility that better meets the needs of the today’s local community, region and State’s recreational and competitive swimmers, divers, aquatic sports participants, and additional pool users due to the tremendous demand for these services in the local community, region and State.”

The Project Objectives were developed with careful consideration by the City. While the suggested revision may improve the readability of the objectives, the City has decided to retain both Project Objectives 1 and 2.

### **RESPONSE I-8-49**

This comment indicates that the commenter does not have any comments on Subsection 5.1.2, of Chapter 5.0, Alternatives, of the Draft EIR.

This comment does not contain any substantive comments or questions about the Draft EIR or analysis therein. Therefore, no additional response is necessary.

### **RESPONSE I-8-50**

This comment states that the commenter is not aware that the “Fully Enclosed Pools Alternative” was ever requested by the members of the Stakeholders Committee and asks if it is necessary to include this Alternative in the Draft EIR.

While the Fully Enclosed Pool Alternative was not an alternative suggested to the City by the members of the Stakeholder Committee, Section 15126.6(c) of the *State California Environmental Quality Act (CEQA) Guidelines* requires that a project EIR analyze potential project alternatives that could accomplish most of the basic project objectives and avoid or substantially reduce significant environmental effects of the project. The Fully Enclosed Pool Alternative was considered by the City in its evaluation of reasonable project alternatives, but was ultimately considered infeasible because of its failure to meet most of the Project Objectives, its infeasibility, and its inability to avoid significant environmental impacts. Therefore, while this alternative was not requested by the members of the Stakeholder Committee, the City considered the Fully Enclosed Pool Alternative to ensure its compliance with CEQA in exhausting all possible project alternatives that could meet the Project Objectives while also reducing impacts to the environment.

### **RESPONSE I-8-51**

This comment expresses support of the analysis contained in the Conclusion Subsection of Subsection 5.2.2. The comment goes on to state that in addition to the conclusion in this Subsection that alternative project locations would be infeasible for the proposed Project, the three alternative locations would also be infeasible because these sites are located in commercial areas, away from residential locations, and therefore would not be easily accessible for as many residents and users, whether on foot, on a bicycle, or in a car.

This comment does not contain any substantive comments or questions about the Draft EIR or analysis therein. Therefore, no additional response is necessary.

## **RESPONSE I-8-52**

This comment indicates that the commenter would like to see the analysis in Table 5.A made stronger for some of the alternatives. The commenter goes on to provide suggested language to strengthen the alternatives analysis in Comments I-8-53 through I-8-58. Responses to Comments I-8-53 through I-8-58 are provided below. Therefore, no additional response to this comment is necessary.

## **RESPONSE I-8-53**

This comment suggests that the analysis for Alternative 1 could be strengthened by changing the second bullet point in the “Basis for Selection and Summary Analysis” Subsection from “Inconsistent with the majority of Project objectives” to “Inconsistent with 13 of the 15 Project Objectives.” The commenter also suggests adding a third bullet point that would read “Will reduce available aquatic recreational and training opportunities to a level below what was available with the former Belmont Pool.

While the editorial suggestion may help clarify the discussion or text, this comment does not raise questions, concerns, or issues related to the analysis contained in the Draft EIR. Therefore, while such suggestions are acknowledged, no changes to the text have been made, and no further response is required.

## **RESPONSE I-8-54**

This comment suggests that the analysis for Alternative 2 could be strengthened by moving the second bullet point in the “Basis for Selection and Summary Analysis” Subsection upward to become the first bullet.

While the editorial suggestion may help clarify the discussion or text, this comment does not raise questions, concerns, or issues related to the analysis contained in the Draft EIR. Therefore, while such suggestions are acknowledged, no changes to the text have been made, and no further response is required.

## **RESPONSE I-8-55**

This comment suggests that the analysis for Alternative 3 could be strengthened by adding three bullet points at the end of the “Basis for Selection and Summary Analysis” Subsection that would read as follows:

- The prevailing afternoon winds in Long Beach raise a safety issue for divers training on the 5- and 10-meter towers.
- Local divers training and competing on the tower apparatus now have to travel to Federal Way, Washington, or Colorado Springs, Colorado, to find an indoor diving facility that offers tower diving.
- An indoor diving facility with tower diving will replace what was on the site previously within the former Belmont Facility.

While the editorial suggestion may help clarify the discussion or text, this comment does not raise questions, concerns, or issues related to the analysis contained in the Draft EIR. Therefore, while such suggestions are acknowledged, no changes to the text have been made, and no further response is required.

### **RESPONSE I-8-56**

This comment suggests that the analysis for Alternative 4 could be strengthened by adding a sixth bullet point at the end of the “Basis for Selection and Summary Analysis” Subsection section that would read as follows:

- Unable to provide adequate programmable space.

While the editorial suggestion may help clarify the discussion or text, this comment does not raise questions, concerns, or issues related to the analysis contained in the Draft EIR. Therefore, while such suggestions are acknowledged, no changes to the text have been made, and no further response is required.

### **RESPONSE I-8-57**

This comment suggests that the text for Alternative 5 be revised to insert the word “much” in front of “lesser degree” in the sixth bullet point in the “Basis for Selection and Summary Analysis” to emphasize that this Alternative is not viable.

While the editorial suggestion may help clarify the discussion or text, this comment does not raise questions, concerns, or issues related to the analysis contained in the Draft EIR. Therefore, while the suggestion is acknowledged, no changes to the text have been made, and no further response is required.

### **RESPONSE I-8-58**

This comment indicates that the commenter has no comments on Subsections 5.4.1 and 5.4.2 of Chapter 5.0, Alternatives, of the Draft EIR.

This comment does not contain any substantive comments or questions about the Draft EIR or analysis therein. Therefore, no additional response is necessary.

### **RESPONSE I-8-59**

This comment suggesting adding the word “fifteen” in front of the word “Project” in the first line of the first paragraph of Subsection 5.4.3 of Chapter 5.0, Alternatives of the Draft EIR, to read, “achieve two of the fifteen Project” within this sentence.

While the editorial suggestion may help clarify the discussion or text, this comment does not raise questions, concerns, or issues related to the analysis contained in the Draft EIR. Therefore,

while such suggestions are acknowledged, no changes to the text have been made, and no further response is required.

### **RESPONSE I-8-60**

This comment suggests adding the word “vast” in front of the word “majority” in Subsection 5.4.4 in Chapter 5.0, Alternatives of the Draft EIR.

While the editorial suggestion may help clarify the discussion or text, this comment does not raise questions, concerns, or issues related to the analysis contained in the Draft EIR. Therefore, while such suggestions are acknowledged, no changes to the text have been made, and no further response is required.

### **RESPONSE I-8-61**

This comment indicates that the commenter has no comments on Subsections 5.5.1 and 5.5.2 of Chapter 5.0, Alternatives, of the Draft EIR.

This comment does not contain any substantive comments or questions about the Draft EIR or analysis therein. Therefore, no additional response is necessary.

### **RESPONSE I-8-62**

This comment suggests revising the fifth and sixth lines of Subsection 5.5.3 of Chapter 5.0, Alternatives, of the Draft EIR as follows:

“Alternative 2 would maintain the pool facility in a location that would serve the existing users, although not to the same extent as the proposed Project, as no additional space for increased growth of aquatic activities would be gained (Objectives 4, 5, and 8).”

The comment also suggests underlining this addition for emphasis and visibility.

While the editorial suggestion may help clarify the discussion or text, this comment does not raise questions, concerns, or issues related to the analysis contained in the Draft EIR. Therefore, while such suggestions are acknowledged, no changes to the text have been made, and no further response is required.

### **RESPONSE I-8-63**

This comment disagrees with the language in Subsection 5.5.4 of Chapter 5.0, Alternatives, which currently refers to the elimination of the indoor pool component as having “incrementally less” impacts than the proposed Project with the exception of land use and recreational impacts, which would be greater. The commenter opines that the elimination of the indoor pool would have a “huge impact” associated with the loss of recreational training opportunities the indoor

pool could provide. As such, the commenter asks if there is a better word than incrementally that could be used to describe the impacts associated with the elimination of the indoor pool.

While the editorial suggestion may help clarify the discussion or text, this comment does not raise questions, concerns, or issues related to the analysis contained in the Draft EIR. Therefore, while such suggestions are acknowledged, no changes to the text have been made, and no further response is required.

#### **RESPONSE I-8-64**

This comment indicates that the commenter has no comments on Subsections 5.6.1 and 5.6.2 of Chapter 5.0, Alternatives, of the Draft EIR.

This comment does not contain any substantive comments or questions about the Draft EIR or analysis therein. Therefore, no additional response is necessary.

#### **RESPONSE I-8-65**

This comment notes that Page 5-23 of Chapter 5.0, Alternatives, of the Draft EIR indicates that the diving well would be located outside under Alternative 3 and then later notes that space constraints would require the consolidation of pools. The commenter asks for clarification as to whether or not Alternative 3 proposes that the diving well be located outside or that the pools be consolidated. The comment goes on to express confusion regarding the use of the term “consolidation” as it is unclear if this refers to the inclusion of the diving well outside with the outdoor pool or if it implies that there would be a stand-alone diving well. The commenter concludes by expressing preference for a stand-alone diving well over an outdoor pool with a diving area due to temperature variations needed for divers versus swimmers.

Page 5-23 of Chapter 5.0, Alternatives, has been revised as follows:

“However, because Alternative 3 would relocate the diving well to the outdoor pool component, space constraints would require the ~~consolidation of pools and~~ removal of the divers’ whirlpool and the loss of an indoor competitive diving facility.”

This revision will be incorporated in the Errata to the Final EIR and does not change the analysis or conclusions contained in the Draft EIR. Therefore, no further response is necessary.

Refer to Common Response 2 in Section 2.1, Frequent Comments and Common Responses, of this Final EIR for further discussion related to Alternative 3 included in the Draft EIR, which does include an outdoor diving well component.

#### **RESPONSE I-8-66**

This comment suggests revising the third paragraph of Subsection 5.5.3 of Chapter 5.0, Alternatives as follows:

~~“Competitive~~ Divers and certain competitive events prefer indoor competitive facilities over outdoor facilities because due to the vagaries of weather, a consistent air temperature is ideal.”

While the editorial suggestion may help clarify the discussion or text, this comment does not raise questions, concerns, or issues related to the analysis contained in the Draft EIR. Therefore, while such suggestions are acknowledged, no changes to the text have been made, and no further response is required.

#### **RESPONSE I-8-67**

This notes that the former Belmont Pool facility offered one of three indoor diving areas with tower diving equipment in the Western United States with the other two facilities being located in Federal Way, Washington, and Colorado Springs, Colorado.

This comment does not contain any substantive comments or questions about the Draft EIR or analysis therein. Therefore, no additional response is necessary.

#### **RESPONSE I-8-68**

This comment asks whether or not a high variance would be needed for an outdoor 10-meter diving tower as that it would exceed the 30 ft height limit.

The proposed Project requires a single height-related variance. This variance will encompass all Project components that are in excess of the 25 ft/30 ft height maximums established in the City's Zoning Code. Specific Project components that would be above the height maximum are the proposed bubble structure and, were it included in the Project, the outdoor dive tower (as proposed under Alternative 3).

#### **RESPONSE I-8-69**

This comment states that an outdoor 10-meter diving tower will require another structure to accommodate the tower equipment and associated stairs, which may have a negative impact on views.

As discussed further in Section 4.1, Aesthetics, of the Draft EIR, the proposed Project would not result in significant impacts related to the obstruction of a scenic vista. The diving tower considered in the aesthetic analysis considered the height of the proposed dive tower, which has been designed to include all required structural components, including the area proposed for the tower equipment and stairs. As described in Section 4.1, Aesthetics, the proposed placement and alignment of the Project would allow for increased views of the coastline that were previously blocked by the former Belmont Pool. Therefore, while the 10-meter dive tower could slightly alter views in the post-Project condition, this Project component would not result in a substantial adverse effect on a scenic vista, and impacts to a scenic vista could continue to be less than significant.

### **RESPONSE I-8-70**

This comment asserts that Alternative 3, Outdoor Diving Well/Revised Site Plan, does not demonstrate any appreciable difference for the overall project except that noise levels will be increased and it would less user-friendly.

The comment regarding an outdoor diving facility being less user-friendly is acknowledged. As described further in Chapter 5.0, Alternatives, of the Draft EIR, environmental impacts associated with Alternative 3 would be incrementally less than the proposed Project, with the exception of noise impacts, which would be greater. Despite incrementally reducing environmental impacts associated with the Project, Alternative 3 was determined to meet only a few of the Project Objectives, and to a lesser degree than the Project. For these reasons, Alternative 3 was not identified as the Environmentally Superior Alternative nor was Alternative 3 identified as the Preferred Alternative.

### **RESPONSE I-8-71**

This comment suggests revising the last sentence on Page 5-25 of Chapter 5.0, Alternatives, of the Draft EIR as follows:

“A height variance would still be required under this alternative ~~due to the indoor diving well.”~~

While the editorial suggestion may help clarify the discussion or text, this comment does not raise questions, concerns, or issues related to the analysis contained in the Draft EIR. Therefore, while such suggestions are acknowledged, no changes to the text have been made, and no further response is required.

### **RESPONSE I-8-72**

This comment indicates that the commenter has no comments on Subsection 5.7.2 of Chapter 5.0, Alternatives, of the Draft EIR.

This comment does not contain any substantive comments or questions about the Draft EIR or analysis therein. Therefore, no additional response is necessary.

### **RESPONSE I-8-73**

This comment suggests revising the fifth and sixth lines of the first full paragraph on Page 5-29 of Chapter 5.0, Alternatives, of the Draft EIR as follows:

“...pool complex would not be able to ~~hold as many special events and offer as many public aquatic opportunities or hold as many special events...~~”

This comment also suggests carrying over this revision to the third paragraph in Subsection 5.8.3.

While the editorial suggestions may help clarify the discussion or text, the comments do not raise questions, concerns, or issues related to the analysis contained in the Draft EIR. Therefore, while such suggestions are acknowledged, no changes to the text have been made, and no further response is required.

### **RESPONSE I-8-74**

This comment indicates that the commenter does not have any comments on Subsection 5.8.1 or 5.8.2 of Chapter 5.0, Alternatives, of the Draft EIR.

This comment does not contain any substantive comments or questions about the Draft EIR or analysis therein. Therefore, no additional response is necessary.

### **RESPONSE I-8-75**

The comment questions how the Reduced Project-No Diving Well and No Outdoor Components Alternative (Alternative 5) can increase programmable water space to minimize scheduling conflicts with the reduction of pools under this Alternative. The commenter goes on to note that the reduced outdoor pools would result in a decrease of water surface area than was previously included as part of the former Belmont Pool facility.

The commenter is correct in that Alternative 5 would not increase programmable water space. As such, Pages 5-35 and 5-36 of Chapter 5.0, Alternatives, have been revised as follows:

“Although Alternative 5 would redevelop and replace the former Belmont Pool with a more modern facility that better meets the needs of recreational and competitive swimmers, divers, and aquatic sports participants; (Objectives 1, and 2), ~~and increases programmable water space to minimize scheduling conflicts (Objective 5)~~, it does not meet these objectives to the same degree as the proposed Project. Alternative 5 provides only 200 sf more pool area than the former Belmont Pool facility, and is 49 percent less pool area than the proposed Project. The small increase in pool area would not alleviate the overcrowding and schedule conflicts of the former Belmont Pool as compared to the proposed Project (Objective 5).”

### **RESPONSE I-8-76**

This comment indicates that the commenter has no comments on Chapter 6.0, Long-Term Implications, or Subsection 7.1 of Chapter 7.0, Mitigation, Monitoring, and Reporting Program (MMRP), of the Draft EIR.

This comment does not contain any substantive comments or questions about the Draft EIR or analysis therein. Therefore, no additional response is necessary.

### **RESPONSE I-8-77**

This comment opines that the definition of a “large special event” is too low for the Project, as no such plan was ever required during the life of the former Belmont Pool facility, which the commenter opines routinely had more than 450 spectators without the need for such a plan. The commenter goes on to note that if this plan is truly needed, then the definition of a special event needs to be redefined to be consistent with the minimum number of permanent seats to be provided by the Project.

Refer to Common Response 3 in Section 2.1, Frequent Comments and Common Responses, of this Final EIR for further discussion related to parking and the proposed mitigation measure requiring an Event Traffic Management Plan.

### **RESPONSE I-8-78**

This comment indicates that the commenter has no comments on Chapter 8.0, List of Preparers, or Chapter 9.0, References, of the Draft EIR.

This comment does not contain any substantive comments or questions about the Draft EIR or analysis therein. Therefore, no additional response is necessary.

### **RESPONSE I-8-79**

This comment expresses support for approval of the EIR and the proposed Project and indicates that the commenter’s suggested edits and comments on the Draft EIR are detailed because the commenter intends to improve the Project and strengthen the analysis made in the Draft EIR. The commenter concludes by expressing admiration for the analysis in the Draft EIR and the work that has been put forth into the document by all parties involved in its creation.

This comment does not contain any substantive comments or questions about the Draft EIR or analysis therein. Therefore, no additional response is necessary.

## Alyssa Helper

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**From:** Craig Chalfant <Craig.Chalfant@longbeach.gov>  
**Sent:** Monday, June 13, 2016 9:57 AM  
**To:** Ashley Davis; Alyssa Helper  
**Cc:** Dino D'Emilia  
**Subject:** FW: Belmont Pool

-----Original Message-----

From: Tra [<mailto:trapilates@yahoo.com>]  
Sent: Thursday, June 09, 2016 10:13 PM  
To: Craig Chalfant  
Subject: Belmont Pool

I have two areas of concern with the proposed Belmont Pool

1) The plan includes just 1,250 permanent seats for the indoor pool. It is my understanding that 1,500 seats are required for NCAA events and other world class diving events. Why would we build a pool that doesn't have enough seats to draw the appropriate events to the pool? What a waste!!! Why even build it if we aren't going to build it to be world class and provide potential income to the City in the form of sales tax & tourism from these large events.

I-9-1

2) In Section 5.3 ALTERNATIVES UNDER CONSIDERATION:

Alternative 3 indicates that moving the diving well outdoor remains under consideration. That would be ridiculous, more expensive, would also not attract world class diving events and would decrease the potential earning potential of the proposed pool. The diving well MUST be indoors as agreed upon and voted upon by the City Council in 2014 after hearing testimony of experts in the field.

I-9-2

Thank you for your time and consideration.

Tracy Barden MPT  
Core Pilates Center

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**TRACY BARDEN**

**LETTER CODE: I-9**

**DATE: June 9, 2016**

**RESPONSE I-9-1**

This comment expresses concern about the seating capacity for the indoor pool component of the proposed Project. The comment further notes that 1,500 seats are required for National Collegiate Athletic Association (NCAA) or other world class diving events.

Refer to Common Response 1 in Section 2.1, Frequent Comments and Common Responses, of this Final Environmental Impact Report (EIR) for further discussion related to the permanent seating capacity provided by the proposed Project.

**RESPONSE I-9-2**

This comment expresses concern for the outdoor diving well included in Alternative 3. The commenter states that the proposed Project must include an indoor diving well as voted by the City Council in 2014.

Refer to Common Response 2 in Section 2.1, Frequent Comments and Common Responses, of this Final EIR for further discussion related to Alternative 3 included in the Draft EIR, which includes an outdoor diving well component.

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## Alyssa Helper

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**From:** Craig Chalfant <Craig.Chalfant@longbeach.gov>  
**Sent:** Monday, June 13, 2016 10:03 AM  
**To:** Ashley Davis; Alyssa Helper  
**Cc:** Dino D'Emilia  
**Subject:** FW: Long Beach Aquatic Center

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**From:** Donald Leas [mailto:donleas@hotmail.com]  
**Sent:** Thursday, June 09, 2016 5:06 PM  
**To:** Craig Chalfant  
**Cc:** Steve Foley; Linda Paul  
**Subject:** Long Beach Aquatic Center

Craig Chalfant, Senior Planner  
City of Long Beach

Dear Mr. Chalfant:

I have been asked to offer some comments concerning the progress of the Aquatic Center for the City of Long Beach. I had the privilege of attending your community meeting on Saturday, April 9<sup>th</sup> at the Golden Sails Hotel in Long Beach. At the meeting, I had the opportunity to meet and speak with many people about the proposed Belmont Pool design. I found it very informative and was glad to see the city keeping its citizens informed of the developments and to give them the opportunity to ask questions to the various speakers. I also spoke personally with the architect during my visit.

Let me give you a little history of my extended background in the field of aquatics and especially in the sport of diving. I started in swimming competition in 1943 and in diving competition in 1950. I have coached both swimming and diving at the high school, university, YMCA, and club level since 1957. I have been a consultant to and for FINA, USA Diving, the NCAA, and the National Federation of High Schools for over 35 years. In 1995 I ran the FINA World Cup and in 1996 I ran the diving competition at the Atlanta Olympic Games where I also oversaw the construction of the Georgia Tech Aquatic Center. I was national chairman of USA Diving (then called the AAU) in the middle 70s and a member of the Executive Committee of the United States Olympic Committee. For eight years I was national chairman of the women's national collegiate committee for swimming and diving. I am currently, since 1981, the international chairman of the World University Games diving committee. I was the consultant for the revised diving well at the United States Air Force Academy and the designer of the premiere high school diving well in the country at the Northside Independent School District in San Antonio where they have eight springboards and a full diving tower with 1, 3, 5, 7.5, and 10 meter platforms.

I have read through the Draft Environmental Impact Report and find it very extensive and inclusive but which has raised some questions and concerns. First, I specifically would like to address Alternative 3, the moving of the diving well to be outdoors.

It is a fact that with an outdoor diving facility there will be a significant increase in the cost of maintaining the

I-10-1

I-10-2

I-10-3

water level, an increase in chlorine usage, and an increase in the heating requirement to keep the water at the optimum level required for diving training and competition. The FINA Handbook states that "The water temperature shall be not less than 26 degrees Celsius" (FR 5.3.9). That is about 80 degrees Fahrenheit. Additionally, there will be an increase in the cost of providing lighting for training and competition at night, especially during the long winter nights; a need for seating, whether it be permanent or temporary, since it will not be able to utilize the indoor seating; and the increased cost of keeping an outdoor pool clean because of the outdoor environment.

I-10-3

Second, I see absolutely no reason why it is suggested that the 115 square foot whirlpool for divers be eliminated. Because you can save 115 sf of deck space is ludicrous? These whirlpools (hot tubs) are generally located on the deck behind the diving platform or at the sides of the deck at the diving end of the pool. In fact, it is more important that the whirlpool be present in an outdoor facility because of the various temperature changes that exist in the outdoor environment in Long Beach. It is well known that the NCAA collegiate diving championships in the West are held every year in Seattle, Washington, even though the swimming portion of the conference championships are held at different pools within the conference. This meet will never move to the LA area if the diving well is moved outdoors. All of the conference schools would prefer to move to your area. These include USC, UCLA, Arizona State, U of Arizona, UC Berkeley, and Stanford, among others, the areas where most divers in these schools grow up, start their diving careers, and would like to be seen by their local friends.

I-10-4

Another concern I have if the diving well is moved outdoors is to what direction will the springboards and platforms be facing? I have had extensive experience with this problem in a number of facilities. In Atlanta, at the Olympic Games, the architect felt that there would not be a problem with facing the diving equipment west because he was providing for a roof overhead that was 100 feet above the deck with the ends and sides open. I don't know if you have ever tried to look east on a clear day between the hours of 8 in the morning till about 11:30, but you are blinded by the sun and the divers were not able to do their dives properly on backward takeoffs. Additionally, when looking west from about 3 in the afternoon to 7:30 in the evening you are again blinded by the sun on forward facing dives. Once this was discovered and demonstrated to the Organizing Committee I required them to hang a large curtain (100 feet high and 100 feet wide) at both ends of the facility to block the sun. When I am asked by USA Diving to approve a site for an international diving event I will reject any outdoor diving well that has the diving equipment facing any way but north.

I-10-5

If you want a first class facility that the City of Long Beach can again be proud of it should be 25 meters wide. That is only 7 feet wider than a 25 yard pool. This will allow for three 3 meter springboards, two 1 meter springboards, and a platform with 1m, 3m, 5m, 7.5m, and 10m in height. This is the standard required for World Championships and the Olympic Games and I understand that there is talk of LA again bidding for the Games.

I-10-6

Another concern I have is with the proposed number of seats, whether indoors or outdoors. Do you realize that I had 11,000 seats in Atlanta for the Olympics and we took in one million dollars (\$1,000,000) each time we had a swimming or diving event. That is an average of less than \$100 a ticket. I know that you will not be able to provide 11,000 seats but I really believe you are being foolish in suggesting only 1250 seats. At least 1,500 or 2,000 seats will bring in a significant amount of money over the years and will pay for themselves very quickly and will attract more events if more spectators can be accommodated.

I-10-7

If the diving well is moved outdoors as proposed in Alternative 3, it will necessitate that the building structure for the indoor pool will have to be reduced in length, thus automatically reducing the number of seats indoors, unless of course you would raise the roof so as to bring all of the 1250 seats adjacent to the swimming pool.

I-10-8

However, it is stated in Alternative 3 that the roof could be lowered if the diving well is moved outdoors. Now I see a conflict in the rationale for moving the diving well outdoors. You will either have fewer seats or you will raise the roof indoord. Which is it?

I-10-8

I see that the building height is planned to be 71' in height. My question is whether this is 71 feet above the current ground level or 71 feet above the deck? I understand that the environmental people are requiring the facility to be elevated approximately 7 feet above the current street or ground level. With respect to a 10 meter platform we only need 50 feet. Actually, a minimum of 44 feet (14 meters) and a preferred distance 49 and a quarter feet (15 meters) above the deck to the ceiling is shown in the FINA, USA Diving, and NCAA regulations. Can this 71 feet in height be explained more precisely?

I-10-9

I do not believe that enough of these disadvantages were included or evaluated properly during the presentation made in the Alternative 3 discussion.

I-10-10

I hope that this analysis of the aspect of moving the diving facility outdoors is helpful in disqualifying the continued discussion of this Alternative 3. It may be penny wise but it is definitely dollar foolish.

Respectfully yours,

Donald Leas  
2632 Forest Dr.  
Mayport, PA 16240  
928-978-2168

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**DONALD LEAS**

**LETTER CODE: I-10**

**DATE: June 9, 2016**

**RESPONSE I-10-1**

This comment is introductory in nature and notes the commenter's experience in the field of aquatics.

This comment does not contain any substantive comments or questions about the Draft Environmental Impact Report (EIR) or analysis therein. No further response is necessary.

**RESPONSE I-10-2**

This comment notes that the commenter read through the Draft EIR and questions and comments on the environmental document. Refer to the Responses to Comments I-10-3 through I-10-10.

**RESPONSE I-10-3**

This comment addresses constraints to Alternative 3, which would locate the diving well outside of the proposed Bubble structure. The commenter notes constraints related to maintaining an outdoor diving pool as compared to an indoor pool.

Refer to Common Response 2 in Section 2.1, Frequent Comments and Common Responses, of this Final EIR for further discussion related to Alternative 3 included in the Draft EIR, which includes an outdoor diving well component.

**RESPONSE I-10-4**

This comment questions the elimination of the 115 square foot (sf) whirlpool for divers. The commenter notes that the whirlpools are generally located behind the dining platform and are especially important if the diving well is located outdoors. The comment concludes by noting the relevance of an indoor diving well for attracting National Collegiate Athletic Association (NCAA) events.

As described in Chapter 3.0, Project Description, the proposed Project includes a 4,205 sf indoor dive pool, which would range from 16 to 17 ft deep. Additionally, an indoor dive spa pool/whirlpool would be located adjacent to the Dive Pool and would be approximately 115 sf and 3 ft deep.

For a discussion of the evaluation of Alternatives under the California Environmental Quality Act (CEQA), refer to Chapter 5.0, Alternatives, of the Draft EIR. The 115 sf whirlpool for divers would not be included under Alternative 3. It is important to note that the elimination of the whirlpool and other outdoor Project components under this Alternative was considered as

part of the City's efforts to identify a feasible alternative that would meet the Project Objectives while also reducing Project impacts. Alternative 3 was ultimately determined to only incrementally reduce impacts, but would not meet several of the Project Objectives. For this reason, Alternative 3 was not identified as the Preferred Alternative or the Environmentally Superior Alternative.

### **RESPONSE I-10-5**

This comment expresses concern for the orientation of the diving well if it is located outdoors.

For a discussion of the evaluation of Alternatives under CEQA, refer to Common Response 2 in Section 2.1, Frequent Comments and Common Responses, of this Final EIR.

### **RESPONSE I-10-6**

The commenter states that a "first class" aquatic facility should be 25 meters wide.

The outdoor 50-meter pool is 25 meters wide. This outdoor pool is where large meets, such as NCAAs and World Championships would take place. The 50-meter indoor pool is 25 meters wide. As such, a little more than 7 inches would need to be added to this pool width to make it 25 meters wide, which would cut down on deck space.

### **RESPONSE I-10-7**

This comment describes the economic benefits of a large seating capacity. The commenter notes that increasing the seating capacity to 1,500 or 2,000 seats would increase the economic revenue of the proposed Project.

Refer to Common Response 1 in Section 2.1, Frequent Comments and Common Responses, of this Final EIR for further discussion related to the permanent seating capacity provided by the proposed Project.

### **RESPONSE I-10-8**

This comment questions the proposed improvements under Alternative 3. The commenter makes specific reference to the rationale for moving the diving well outdoors under Alternative 3.

As described in Chapter 5.0, Alternatives, relocating the diving well outdoors would allow for a reduction in the height of the proposed Bubble structure. All other components, including the proposed indoor seating capacity, would be included in Alternative 3. It should be noted CEQA requires the consideration of alternatives to the proposed Project or its location that are capable of avoiding or substantially lessening any significant effects of the proposed Project.

Refer to Common Response 2 in Section 2.1, Frequent Comments and Common Responses, of this Final EIR for further discussion related to Alternative 3 included in the Draft EIR, which includes an outdoor diving well component.

### **RESPONSE I-10-9**

This comment requests further clarification about the height of the proposed Bubble structure and the reasoning for this height.

The building height is described as being 71 feet (ft) throughout the Draft EIR. While the building height will be 71 ft, this height is in reference to the plinth, which itself is located 7 ft above existing grade. As such, the total height of the building above the existing grade would be 78 ft at its apex (refer to Figure 4.7.1, North Elevation Comparison, in Section 4.1, Aesthetics, of the Draft EIR), a total of 19 ft higher than the previous facility.

Although the building height is described as 71 ft throughout the Draft EIR, this change will be and does not change the analysis or conclusions contained in the Draft EIR as impacts with respect to aesthetics were based on the view simulations created for the Project (refer to Section 4.1, Aesthetics, of the Draft EIR), which correctly assumed a building height of 78 ft. This change will be incorporated in the Errata to the Final EIR. Therefore, no further response is necessary.

### **RESPONSE I-10-10**

The commenter states that the evaluation of Alternative 3 did not properly disclose the disadvantages of moving the diving well outdoors. The comment concludes by asserting that Alternative 3 should be disqualified from further consideration.

Refer to Common Response 2 in Section 2.1, Frequent Comments and Common Responses, of this Final EIR for further discussion related to Alternative 3 included in the Draft EIR, which includes an outdoor diving well component.

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## Alyssa Helper

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**From:** Craig Chalfant <Craig.Chalfant@longbeach.gov>  
**Sent:** Monday, June 13, 2016 9:24 AM  
**To:** Ashley Davis; Alyssa Helper  
**Cc:** Dino D'Emilia  
**Subject:** FW: Belmont Pool Draft EIR Comment

**From:** Edric Guise [<mailto:efguise@gmail.com>]  
**Sent:** Friday, June 10, 2016 4:44 PM  
**To:** Craig Chalfant  
**Cc:** Suzie Price; Jack Cunningham  
**Subject:** Belmont Pool Draft EIR Comment

Hello Mr. Chalfant-

Thanks for the opportunity for comment on this subject. Here are my points and questions.

1. I support the high level of energy efficiency designed into the current plan. The Global Climate Change section of the DEIR mentions a number of California and Long Beach laws, regulations and programs that support such efficiency in addition to increasing use of clean, alternative/renewable energy. I-11-1
2. Clean renewable energy should be added to the project wherever practical. It appears the roof doesn't lend itself to solar panels but there are other areas throughout the project where solar panel shade should be practical. A few small wind turbines may also be practical and can be a good architectural feature. I-11-2
3. Clean onsite energy like a cogeneration fuel cell system should be added to the project similar to the fuel cell system now being added to the Aquarium of the Pacific in Downtown Long Beach. Microturbines or IC engines fueled by natural gas may also work, but fuel cells are the cleaner alternative. Such cogeneration systems are in place at large pools all over the world, can significantly reduce the project's energy consumption and pollution, and will save money while increasing other project values to the community. I-11-3
4. A cogeneration system will increase the community project value by making the project a safe harbor community space in the event of natural disaster. The project will be one of the few East Long Beach structures designed to withstand a major earthquake and a cogeneration system can provide energy for medical and other critical emergency services that may otherwise be unavailable due to an electric grid failure. The City and State of New York learned this lesson during the aftermath of Hurricane Sandy when they didn't have enough public safety areas or hospitals with an onsite energy supply. As a result that City and State are now promoting onsite cogeneration systems to support critical public facilities, and we have such an opportunity here with this project. I-11-3
5. The cost, risk and operations/maintenance of energy equipment like solar panels, small wind turbines and cogeneration systems are commonly borne by experienced third party developers and investors who recuperate their investment by selling the energy to the facility at a discount compared to utility prices. The fuel cell cogeneration system now being added to the Aquarium of the Pacific is one such example, where the Aquarium does not pay for the system but instead purchases the energy with a Power Purchase Agreement contract. This means there is no need to increase the cost of the project in order to benefit from these onsite energy systems/options. I-11-4
6. Major public/private projects often overlook this issue of clean/renewable onsite energy except where designing in the minimal use of such equipment is used to help qualify for LEED (i.e., green building) I-11-5

certifications. Another reason this is overlooked is because project proponents and designers focus more on the initial cost of a project and less on the ongoing operations/maintenance costs. In this case Long Beach and this project have the ability to aim higher, support our State and City's laws/regulations/goals for more clean/renewable energy, create an important public safety resource, and save money from reduced energy costs.

I-11-5

7. Finally, the former Belmont Pool included a mid-size restaurant licensed for alcohol and music entertainment. Such entertainment licenses are increasingly rare for public establishments in Long Beach and elsewhere and are an important means of support for local musicians/artists. In addition, like the nearby Belmont Brewing Company a restaurant is another way for residents from all over Long Beach and tourists to enjoy the new project, Belmont Pier and adjacent beach resources. The music was and can again be part of the attraction that can help this project and the immediate area achieve Long Beach's broader vision of creating a thriving public space that nonetheless respects the local residents. If a larger restaurant isn't possible the project should include a moderately sized outdoor stage and seating area for concerts and other public events. We need to support artists, attract tourists and connect with the rest of our great City.

I-11-6

Thank you for your consideration.

Regards,  
Edric  
Guise  
126 Belmont Avenue  
Long Beach, CA 90803

**EDRIC GUISE**

**LETTER CODE: I-11**

**DATE: June 10, 2016**

**RESPONSE I-11-1**

This comment supports the energy efficiency included in the design of the proposed Project and notes that the Global Climate Change section of the Draft includes a number of applicable laws, regulations, and programs supporting efficiency and clean, alternative/renewable energy.

This comment does not contain any substantive comments or questions about the Draft EIR or analysis therein. No further response is necessary.

**RESPONSE I-11-2**

This comment recommends that renewable energy options should be added to the proposed Project where practical. The commenter makes specific reference to solar panels and wind turbines.

Due to the curved nature of the Bubble structure and its ancillary facilities and the layout of the proposed facilities on the Project site, it would be infeasible to include solar panels on the Project facilities and/or wind turbines on the Project site.

**RESPONSE I-11-3**

This comment recommends the addition of clean on-site energy such as a cogeneration fuel cell system to address energy consumption and pollution. The commenter also asserts that a cogeneration fuel cell system would enable the proposed Project to be a public safety area for use during natural disasters because it would be able to operate during emergency situations.

This comment does not contain any substantive comments or questions about the Draft EIR or analysis therein. This comment will be forwarded to the decision-makers for their review and consideration. No further response is necessary.

**RESPONSE I-11-4**

This comment states that the cost, risk, and operation/maintenance of energy equipment like solar panels, wind turbines, and cogeneration systems are borne by third-party developers and investors. The comment also references the fuel cell cogeneration system at the Aquarium of the Pacific as an example of an instance where the Aquarium did not purchase the fuel cell system, but instead purchased the energy with a Power Purchase Agreement. The comment concludes by arguing that the use of such systems would negate the need to increase the cost of the proposed Project in order for the Project to benefit from these on-site energy systems/options.

This comment does not contain any substantive comments or questions about the Draft EIR or analysis therein. This comment will be forwarded to the decision-makers for their review and consideration. No further response is necessary.

### **RESPONSE I-11-5**

This comment opines that major public and private project overlook clean/renewable energy (unless the use of such equipment is required to qualify for a Leadership in Energy and Environmental Design [LEED] certification) because project proponents focus on the initial cost of a project and less on operation/maintenance costs. The commenter urges the City to further applicable State and local laws, regulations, and goals aimed at promoting renewable energy by including such features in the proposed Project.

For the reasons described above in Responses I-11-1 through I-5-4, it would be infeasible to include solar panels on the Project facilities and/or wind turbines on the Project site. While these features were determined to be infeasible, the proposed Project does include several Conservation and Sustainability Features aimed at reducing energy consumption. For example as described in Chapter 3.0, Project Description, the Project includes aquatic specific pumps that would be in constant communication with the filtration system and chemical controller to provide the optimum electrical frequency to the pump to ensure that the aquatic pumps would be kept at premium levels of efficiency, thereby reducing energy consumption by at least 30 percent. The proposed Project would also utilize light-emitting diode underwater pool lighting and pool blankets to further reduce energy usage. The use of these features would serve to reduce energy consumption, thereby reducing operation/maintenance costs and furthering the City's ability to meet applicable laws, regulations, and goals aimed at increasing energy efficiency.

### **RESPONSE I-11-6**

The commenter opines that the former Belmont Pool facility included a mid-size restaurant licensed for alcohol and music entertainment. The commenter notes that such entertainment uses can serve to bring the community and visitors to the community together. As such, the commenter notes that the proposed snack bar included as part of the Project should be larger and if that is not possible, should include an outdoor stage and seating area for concerts and other public events to support artists, attract tourists, and connect with the rest of the City.

This comment does not contain any substantive comments or questions about the Draft EIR or analysis therein. This comment will be forwarded to the decision-makers for their review and consideration. No further response is necessary.

**Alyssa Helper**

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**From:** Craig Chalfant <Craig.Chalfant@longbeach.gov>  
**Sent:** Monday, June 13, 2016 9:29 AM  
**To:** Ashley Davis; Alyssa Helper  
**Cc:** Dino D'Emilia  
**Subject:** FW: Support for Belmont Aquatic Center

**From:** Merritt Morris [<mailto:merrittjmorris@gmail.com>]

**Sent:** Friday, June 10, 2016 1:54 PM

**To:** Craig Chalfant

**Subject:** Support for Belmont Aquatic Center

Mr. Craig Chalfant,

As a Long Beach resident, homeowner and aquatic community member I am in support of rebuilding the Belmont Aquatic Center Complex. I am eager to see a world class center that will attract high level aquatic competition. However, there are some issues with the current proposal.

I-12-1

The proposed center indoor seating is a bit shy of the expected 1500 seat permanent capacity for holding top level aquatic competitions. If the planned capacity is increased Long Beach can potentially attract more aquatic events and thus generate more revenue to cover the cost of facility operations.

I-12-2

The prosed alternative plans also do not meet the center objectives as had been outlined and approved unanimously by the City Council on October 21, 2014. Alternative 3 should include an indoor diving component as necessary for high level competition and training. There is no such existing facility in the State of California that currently meets this requirement.

I-12-3

Thank you,  
Merritt Morris

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**MERRITT MORRIS**

**LETTER CODE: I-12**

**DATE: June 10, 2016**

**RESPONSE I-12-1**

This comment is introductory in nature and notes the commenter's support for rebuilding the Belmont Aquatic Center Complex. The commenter does express concern related to proposed Project. These concerns are outlined in Comments I-12-2 and I-12-3.

This comment does not contain any substantive comments or questions about the Draft Environmental Impact Report (EIR) or analysis therein. This comment will be forwarded to the decision-makers for their review and consideration. No further response is necessary.

**RESPONSE I-12-2**

This comment raises concern with the proposed seating capacity of the proposed Project. The commenter suggests that increasing capacity can attract more events and result in revenue for the City, which could be used to cover facility costs.

Refer to Common Response 1 in Section 2.1, Frequent Comments and Common Responses, of this Final EIR for further discussion related to the permanent seating capacity provided by the proposed Project.

**RESPONSE I-12-3**

The commenter asserts that the Project Alternatives do not meet the objectives outlined and approved by the Long Beach City Council on October 21, 2014. The commenter further recommends that Alternative 3 should include an indoor diving component.

Refer to Common Response 2 in Section 2.1, Frequent Comments and Common Responses, of this Final EIR for further discussion related to Alternative 3 included in the Draft EIR, which includes an outdoor diving well component.

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**Alyssa Helper**

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**From:** Craig Chalfant <Craig.Chalfant@longbeach.gov>  
**Sent:** Monday, June 13, 2016 9:32 AM  
**To:** Ashley Davis; Alyssa Helper  
**Cc:** Dino D'Emilia  
**Subject:** FW: Belmont

**From:** [johnmclarensinc@gmail.com](mailto:johnmclarensinc@gmail.com) [mailto:[johnmclarensinc@gmail.com](mailto:johnmclarensinc@gmail.com)]  
**Sent:** Friday, June 10, 2016 12:35 PM  
**To:** Craig Chalfant  
**Subject:** Belmont

I support the new pool

| I-13-1

Sent from my Verizon 4G LTE Smartphone

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**JOHN MCLARENINSINC**

**LETTER CODE: I-13**

**DATE: June 10, 2016**

**RESPONSE I-13-1**

This comment expresses support for the proposed Project.

This comment does not contain any substantive comments or questions about the Draft Environmental Impact Report (EIR) or analysis therein. This comment will be forwarded to the decision-makers for their review and consideration. No further response is necessary.

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## Alyssa Helper

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**From:** Craig Chalfant <Craig.Chalfant@longbeach.gov>  
**Sent:** Monday, June 13, 2016 9:48 AM  
**To:** Ashley Davis; Alyssa Helper  
**Cc:** Dino D'Emilia  
**Subject:** FW: Long Beach Aquatic Center

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**From:** Steve Foley [mailto:[steve.foley@usadiving.org](mailto:steve.foley@usadiving.org)]  
**Sent:** Friday, June 10, 2016 7:06 AM  
**To:** Craig Chalfant  
**Cc:** Linda Paul; 'Donald Leas ([donleas@hotmail.com](mailto:donleas@hotmail.com))'; [lucyjohnson1@gmail.com](mailto:lucyjohnson1@gmail.com)  
**Subject:** RE: Long Beach Aquatic Center

Dear Mr. Chalfant,

I would like to endorse our facilities expert, Mr. Don Leas comments with regards Long Beach Aquatic Center and Alternative 3.

The previous indoor aquatic center at Long Beach conducted numerous world class events and the main reason for this was that at the time, it was the only indoor pool in California and for that matter, on the entire West Coast. If Long Beach was to build a new facility and place the diving pool outdoors, then it would simply become one of many outdoor diving facilities to choose from for National and International competitions and therefore from a USA Diving perspective to conduct major event, Seattle would be our first choice. If we were looking for an outdoor venue to host an event, then Long Beach would be in the running with the soon to be developed and improved Mission Viejo, Stanford, USC, UCLA and even Tucson.

USA Diving is constantly looking for a world class venue to conduct major competitions, training camps and international events and in recent years, the West Coast has missed out due to not having a suitable indoor diving pool. I believe it would be a huge benefit for the community and the City of Long Beach to build the diving pool indoor with a seating capacity of 1,500-2,000 as Don mentioned. The economic benefits from hosting major events is substantial (USA Grand Prix previously in Ft. Lauderdale over 6 days benefited the City \$1,000,000) and the opportunity to have the ONLY indoor diving facility in California and being one of only two on the West Coast automatically gives the City of Long Beach a massive advantage over all other facilities.

As previously unanimously approved by the City Council in 2014 to construct a world class indoor diving facility, I would endorse this original proposal and trust that none of the 5 alternatives under consideration are accepted.

Yours sincerely,

Steve Foley  
High Performance Director  
USA Diving

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**From:** Donald Leas [<mailto:donleas@hotmail.com>]  
**Sent:** Thursday, June 9, 2016 8:06 PM

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**STEVE FOLEY**

**LETTER CODE: I-14**

**DATE: June 10, 2016**

**RESPONSE I-14-1**

This comment expresses agreement with Don Leas's comments regarding the City of Long Beach (City) Aquatic Center and Alternative 3. The referenced comments by Don Leas are responded to in Responses to Comments I-10-1 through I-10-10.

**RESPONSE I-14-2**

This comment provides a brief history on the relevance of the previous Long Beach Aquatic Center in the aquatic community, and further notes existing outdoor aquatic venues that would be similar to the proposed Project.

This comment does not contain any substantive comments or questions about the Draft Environmental Impact Report (EIR) or analysis therein. This comment will be forwarded to the decision-makers for their review and consideration. No further response is necessary.

**RESPONSE I-14-3**

This comment suggests that the proposed Project should include a seating capacity of 1,500–2,000 spectators at the indoor diving pool in order to attract major competitions, training camps, and international events.

Refer to Common Response 1 in Section 2.1, Frequent Comments and Common Responses, of this Final EIR for further discussion related to the permanent seating capacity provided by the proposed Project.

**RESPONSE I-14-4**

This comment notes that hosting major aquatic events would result in economic benefits for the City. The commenter further notes the advantage of an indoor diving facility in attracting large aquatic events.

This comment does not contain any substantive comments or questions about the Draft EIR or analysis therein. This comment will be forwarded to the decision-makers for their review and consideration. No further response is necessary.

**RESPONSE I-14-5**

This comment expresses support for an original proposal for the indoor diving facility previously approved by City Council in 2014. The comment further recommends that none of the five Project Alternatives under consideration are accepted.

Refer to Common Response 2 in Section 2.1, Frequent Comments and Common Responses, of this Final EIR for further discussion related to Alternative 3 included in the Draft EIR, which includes an outdoor diving well component.

**Alyssa Helper**

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**From:** Craig Chalfant <Craig.Chalfant@longbeach.gov>  
**Sent:** Monday, June 13, 2016 9:12 AM  
**To:** Ashley Davis; Alyssa Helper  
**Cc:** Dino D'Emilia  
**Subject:** FW: EIR for Belmont Pool

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**From:** Debby McCormick [<mailto:diventenis@aol.com>]

**Sent:** Saturday, June 11, 2016 3:55 PM

**To:** Craig Chalfant

**Subject:** EIR for Belmont Pool

June 11, 2011

Dear Mr Chalfant,

I would like to address a few items covered in the draft EIR for the new Belmont Pool project.

Incidentally, my family moved to Long Beach in 1969 so I would have a world class diving facility to train in, and due to access to that facility I became a National Platform Champion and a medallist at the Pan American Games.

The new plans call for 1250 seats, which is not enough for major competitions. I encourage you to consider minimally 1500 seats for spectators and athletes. The old pool had the capacity to seat 2000.

Please do not even consider moving the diving pool outdoors for so many reasons. The City Council voted unanimously, twice to have a separate diving well with platforms INDOORS. An outdoor option is unacceptable. Not only would it be more costly to clean and maintain proper pool temperatures, it would require adequate lighting at night, and have a lack of seating. There are no other indoor platform diving facilities in California. A site like this will attract not only the local population of the greater LA area to learn one of the most popular Olympic sports, it will give an opportunity for Long Beach to develop our future Olympic hopefuls and maintain the great tradition of ALL of our aquatic sports in Long Beach.

As far as the parking, there are over 1000 parking spaces on either side of the structure.

I-15-1

I-15-2

I-15-3

I-15-4

I am writing this letter as a former US National Champion, Pan Am Games Medallist, a Board member of the Aquatic Capital of America and a member of the Long Beach Century Club that wholly supports these items.

I-15-5

Sincerely,

*Debby McCormick*

[www.mccormickdivers.com](http://www.mccormickdivers.com)

“Making a Splash Since 1968”

**DEBBY McCORMICK**

**LETTER CODE: I-15**

**DATE: June 11, 2016**

**RESPONSE I-15-1**

This comment is introductory in nature and notes the commenter's residency in the City of Long Beach and history in aquatics.

This comment does not contain any substantive comments or questions about the Draft Environmental Impact Report (EIR) or analysis therein. No further response is necessary.

**RESPONSE I-15-2**

This comment suggests the proposed facility include 1,500 seats for spectators, rather than the 1,250 seats included in the proposed Project. The commenter further notes that the previous facility had a 2,000-seat capacity.

Refer to Common Response 1 in Section 2.1, Frequent Comments and Common Responses, of this Final EIR for further discussion related to the permanent seating capacity provided by the proposed Project.

**RESPONSE I-15-3**

This comment objects to the consideration of moving the diving component outdoors, as proposed under Alternative 3. The comment notes that the City Council previously voted on two separate occasions to have an indoor diving well. The commenter further describes constraints related to an outdoor diving well and the local and regional attraction of an indoor diving facility.

Refer to Common Response 2 in Section 2.1, Frequent Comments and Common Responses, of this Final EIR for further discussion related to Alternative 3 included in the Draft EIR, which includes an outdoor diving well component.

**RESPONSE I-15-4**

This comment state that there over 1,000 parking spaces on either side of the proposed Project.

Refer to Common Response 3 in Section 2.1, Frequent Comments and Common Responses, of this Final EIR for further discussion related to parking and the proposed mitigation measure requiring an Event Traffic Management Plan.

**RESPONSE I-15-5**

This comment notes the commenter's history in aquatics and the organizations that endorse the comments included in this letter.

This comment does not contain any substantive comments or questions about the Draft EIR or analysis therein. This comment will be forwarded to the decision-makers for their review and consideration. No further response is necessary.

June 11, 2016

Craig Chalfant  
 Senior Planner  
 City of Long Beach  
 Developmental Services/Planning Bureau

Re: Belmont Pool Project and EIR

Dear Mr. Chalfant:

I wish to address 3 critical items covered in the EIR Plaza Pool Project, however I would like to give you my "background" credentials:

A native of Long Beach, California for 82 years  
 Water Polo and Swim Coach for L.B. Poly H.S. and Millikan H.S. 10 years  
 Long Beach Unified School District (20 yrs.)  
 Chief of Long Beach Life Guards (10 yrs.) Manager of the Tidelands Marine Bureau (responsible for beaches, Marinas and the Plaza Pool).  
 President of the Long Beach Lifeguard Association Alumni  
 Past President of the L.B. Aquatic Capital of America (2015-2016)  
 Original "stakeholder" on the Plaza Pool Project

I-16-1

With that said, I would like to address these specific items in the ERI, they are:

Seating .... 2,000 not 1,250  
 Diving well and towers.... Inside not outside or eliminated!  
 Parking .... ample metered parking on the East side and the West side of pool  
 SEATING becomes a major issue to the sponsors of many national and international events, including the NCAA College, Jr. College, CIF high school swimming and water polo events, as-well-as national age group swimming and water polo, local and national competition. It would seem that these events would certainly be supported by the L.B. Business and Convention Bureau, as to, increased "room nights" as well as our local eating and entertainment located on E. 2<sup>nd</sup> street in Belmont Shore. To bring these aquatic events, and their support groups to Long Beach, we need the 2,000 seating in our "New Facility".

I-16-2

THE DIVING PLATFORM AND WELL cannot be eliminated because U.S. Diving Federation and U.S. Swimming combines the swim meet with the diving events.  
 An "outside" diving tower and well would be subject to weather conditions. Our Westerly winds would not be appropriate for our divers to perform in such weather elements and ocean breezes!

I-16-3

PARKING, our parking lots on the East and West side of the project can handle the crowds that would be expected at these events, as-well-as providing revenue for the City of Long Beach. (Meter parking).

I-16-4

Please consider these three issues as the project goes forward!

I-16-5

I-16-6

Sincerely, Yours in LifeSaving,

Richard (Dick) Miller

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**RICHARD MILLER**

**LETTER CODE: I-16**

**DATE: June 11, 2016**

**RESPONSE I-16-1**

This comment is introductory in nature and provides background information on the commenter and the commenter's involvement in the aquatic community. This comment does not contain any substantive comments or questions about the Draft Environmental Impact Report (EIR) or analysis therein. No further response is necessary.

**RESPONSE I-16-2**

This comment indicates that the commenter has three specific concerns related to the EIR, which are as follows: (1) the need for more permanent seats, (2) an indoor diving well as opposed to an outdoor diving well (as proposed under Alternative 3), and (3) the over-abundance of parking at the pool. These comments are described in further detail and are responded to below in Responses I-16-3 through I-16-5.

**RESPONSE I-16-3**

This comment expresses concern related to the number of permanent seats provided by the proposed Project and opines that the Project should include at least 2,000 permanent seats to attract major national and international events.

Refer to Common Response 1 in Section 2.1, Frequent Comments and Common Responses, of this Final EIR for further discussion related to the permanent seating capacity provided by the proposed Project.

**RESPONSE I-16-4**

This comment expresses concern related to the placement of the diving platform and well outdoors, as proposed under Alternative 3. The commenter opines that changing weather conditions and strong winds would render an outdoor diving platform and well an inappropriate option for divers utilizing the proposed Project.

Refer to Common Response 2 in Section 2.1, Frequent Comments and Common Responses, of this Final EIR for further discussion related to Alternative 3 included in the Draft EIR, which includes an outdoor diving well component.

**RESPONSE I-16-5**

This comment expresses personal familiarity with operations at the former Belmont Pool facility when asserting that the existing parking lots on the east and west sides of the site can

accommodate vehicles traveling to the site during special events occurring during operation of the proposed Project.

Refer to Common Response 3 in Section 2.1, Frequent Comments and Common Responses, of this Final EIR for further discussion related to parking and the proposed mitigation measure requiring an Event Traffic Management Plan.

#### **RESPONSE I-16-6**

This comment asks the City of Long Beach to consider the aforementioned comments as the Project moves forward.

This comment does not contain any substantive comments or questions about the Draft EIR or analysis therein. This comment will be forwarded to the decision-makers for their review and consideration. No further response is necessary.

## Alyssa Helper

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**From:** Craig Chalfant <Craig.Chalfant@longbeach.gov>  
**Sent:** Monday, June 13, 2016 9:07 AM  
**To:** Ashley Davis; Alyssa Helper  
**Cc:** Dino D'Emilia  
**Subject:** FW: Belmont Plaza

**From:** Jack Simon [<mailto:jsimon7946@gmail.com>]

**Sent:** Sunday, June 12, 2016 9:48 AM

**To:** Craig Chalfant

**Subject:** Belmont Plaza

Dear Sir, I am writing to you concerning the proposed plans for a completely renovated Belmont Plaza Pool.

First, a little about me. I am an American Swimming Coach's Association Hall of Fame coach, coached numerous Olympic swimmers and national champions, was an American Swimming Coaches Association President and also served three terms as a Board member of United States Swimming. Also, for a short time was the head coach of Shore Aquatics, placing an Olympian on the 96 team.

I-17-1

I am somewhat flabbergasted that there is even a debate about putting a FIRST CLASS facility in Long Beach. Long Beach has served as a mecca for all aquatic sports for many decades now. The area has produced Olympians in all aquatic sports.

That said, perhaps the most important part is the amount of money that all aquatic sports have brought to the Long Beach area. I am certain, that over the years this exceeds hundreds of millions of dollars. Between the old AAU, the U.S. Olympic Committee, now United States Swimming, Diving, Water Polo and Synchronized there have been hundreds of national, international competitions held at Belmont. Then look at the local competitions in all sports where participants come from all over southern California.

I-17-2

The above, at least to me, is obvious! A first class facility, serving all aquatic sports, is an income producer for the City of Long Beach, but most important is to the hotels, restaurants and other related businesses. While fully realizing that this is an expensive venture, over a period of years it more than makes up for that expense.

I most certainly hope you will consider the advice of the aquatic experts.

Sincerely

Jack Simon  
 International Swimming Coach

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**JACK SIMON**

**LETTER CODE: I-17**

**DATE: June 12, 2016**

**RESPONSE I-17-1**

This comment is introductory in nature and notes the commenter's background in the aquatics community.

This comment does not contain any substantive comments or questions about the Draft Environmental Impact Report (EIR) or analysis therein. No further response is necessary.

**RESPONSE I-17-2**

This comment notes the history of aquatic events held at the former Belmont Pool and the economic benefits that would be afforded to the City of Long Beach if the proposed Project is constructed.

This comment does not contain any substantive comments or questions about the Draft EIR or analysis therein. This comment will be forwarded to the decision-makers for their review and consideration. No further response is necessary.

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**Alyssa Helper**

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**From:** Craig Chalfant <Craig.Chalfant@longbeach.gov>  
**Sent:** Monday, June 13, 2016 9:02 AM  
**To:** Ashley Davis; Alyssa Helper  
**Cc:** Dino D'Emilia  
**Subject:** FW: Belmont Pool

-----Original Message-----

From: Jake Jeffery [<mailto:jake@groundflesh.com>]  
Sent: Sunday, June 12, 2016 10:18 AM  
To: Craig Chalfant  
Subject: Belmont Pool

Dear Mr. Chalfant,

Not long ago, our beloved Belmont Pool was shut down and has left an absence in our community. I have so many memories of the dive platforms from growing up nearby and using them every summer. It was the pinnacle of Jr. Lifeguards for me! Nowadays, I would like my children to have the same wonderful experiences that I had as a child. Please remember what made those platforms unique was that they were the only indoor platforms around. My seven year old daughter has begun diving competitively and we currently have to travel outside of our neighborhood to practice and out of town to compete. By rebuilding the dive facility indoors, competitions could resume right here in our community and would be huge draw for Long Beach. That being said, I encourage you to increase the number of seats for spectators in the current plan. Water polo tournaments, swim events, and dive tournaments could each easily fill 1500 seats as this community breeds champions of all these sports and have remained quite popular in our city for decades. I thank you for your time and consideration of my concerns.

Sincerely,  
Jake Jeffery  
Long Beach Resident (40 years)

I-18-1

I-18-2

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**JAKE JEFFERY**

**LETTER CODE: I-18**

**DATE: June 12, 2016**

**RESPONSE I-18-1**

This comment is introductory in nature and notes the importance of the indoor diving facilities of the former Belmont Pool.

This comment does not contain any substantive comments or questions about the Draft Environmental Impact Report (EIR) or analysis therein. This comment will be forwarded to the decision-makers for their review and consideration. No further response is necessary.

**RESPONSE I-18-2**

The commenter expresses support for increasing the permanent seating capacity of the proposed Project to 1,500 seats for large aquatic events.

Refer to Common Response 1 in Section 2.1, Frequent Comments and Common Responses, of this Final EIR for further discussion related to the permanent seating capacity provided by the proposed Project.

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**Alyssa Helper**

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**From:** Craig Chalfant <Craig.Chalfant@longbeach.gov>  
**Sent:** Monday, June 13, 2016 8:50 AM  
**To:** Ashley Davis; Alyssa Helper  
**Cc:** Dino D'Emilia  
**Subject:** FW: Belmont Aquatic Center

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**From:** Jeff Hoffman [<mailto:jhoffman@jeffhoffmanassociates.com>]

**Sent:** Sunday, June 12, 2016 3:22 PM

**To:** Craig Chalfant

**Subject:** Belmont Aquatic Center

Hello Craig,

I have reviewed the EIR and I am in favor of the proposed plan for the building and site. Let's fund the money and build it!

I-19-1

Thanks,

Jeff Hoffman  
238 Campo Drive  
Long Beach, CA 90803

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**JEFF HOFFMAN**

**LETTER CODE: I-19**

**DATE: June 12, 2016**

**RESPONSE I-19-1**

This comment expresses support for the proposed Project.

This comment does not contain any substantive comments or questions about the Draft Environmental Impact Report (EIR) or analysis therein. This comment will be forwarded to the decision-makers for their review and consideration. No further response is necessary.

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**Alyssa Helper**

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**From:** Craig Chalfant <Craig.Chalfant@longbeach.gov>  
**Sent:** Monday, June 13, 2016 1:32 PM  
**To:** Ashley Davis; Alyssa Helper  
**Cc:** Dino D'Emilia  
**Subject:** FW: Olympic Aquatic Center-Long Beach

**From:** [albecarrie@aol.com](mailto:albecarrie@aol.com) [mailto:[albecarrie@aol.com](mailto:albecarrie@aol.com)]  
**Sent:** Monday, June 13, 2016 1:15 PM  
**To:** Craig Chalfant; [albecarrie@aol.com](mailto:albecarrie@aol.com)  
**Subject:** Olympic Aquatic Center-Long Beach

Dear Mr Chalfant,

**As a Long Beach resident and supporter of McCormick Divers I am extremely supportive of a world-class aquatic center at the site of the Belmont Plaza Pool. Some thoughts on the plan include:**

The new plans call for 1250 seats, which is not enough for major competitions. I encourage you to consider minimally 1500 seats for spectators and athletes. The old pool had the capacity to seat 2000.

Please do not even consider moving the diving pool outdoors for so many reasons. The City Council voted unanimously, twice to have a separate diving well with platforms INDOORS. An outdoor option is unacceptable. Not only would it be more costly to clean and maintain proper pool temperatures, it would require adequate lighting at night, and have a lack of seating. There are no other indoor platform diving facilities in California. A site like this will attract not only the local population of the greater LA area to learn one of the most popular Olympic sports, it will give an opportunity for Long Beach to develop our future Olympic hopefuls and maintain the great tradition of ALL of our aquatic sports in Long Beach.

As far as the parking, there are over 1000 parking spaces on either side of the structure.

**A truly world-class facility will prove an invaluable benefit to Long Beach. I am positive you have considered the economic effects aquatic events will bring to Long Beach businesses and hotels. In addition, it will provide a source of civic pride--not to mention a much-appreciated source of tax revenue!**

**Let's move forward with the FULL plan!**  
**Thank you,**  
**Carol Ostberg**

I-20-1

I-20-2

I-20-3

I-20-4

I-20-5

676 Loma Avenue  
Long Beach, CA 90814  
(562) 305-2873

**CAROL OSTBERG**

**LETTER CODE: I-20**

**DATE: June 13, 2016**

**RESPONSE I-20-1**

This comment is introductory in nature and expresses support for the proposed Project.

This comment does not contain any substantive comments or questions about the Draft Environmental Impact Report (EIR) or analysis therein. No further response is necessary.

**RESPONSE I-20-2**

This comment expresses concern that the 1,250 permanent seats included as part of the proposed Project are insufficient for hosting major competition, and as such, urges the City of Long Beach to consider at least 1,500 permanent seats as part of the Project.

Refer to Common Response 1 in Section 2.1, Frequent Comments and Common Responses, of this Final EIR for further discussion related to the permanent seating capacity provided by the proposed Project.

**RESPONSE I-20-3**

This comment urges the City not to consider moving the outdoor diving well, as proposed under Alternative 3. The commenter notes that the City Council previously voted to have a separate diving well with platforms indoors. The commenter asserts that an outdoor diving well would be unacceptable because it would require increased maintenance costs, additional lighting at night, and would have a lack of seating. The commenter goes on to argue in favor of an indoor diving well because it would allow the Project to serve as a landmark within the City and State for all aquatic events, including diving.

Refer to Common Response 2 in Section 2.1, Frequent Comments and Common Responses, of this Final EIR for further discussion related to Alternative 3 included in the Draft EIR, which includes an outdoor diving well component.

**RESPONSE I-20-4**

This comment asserts that there are over 1,000 parking spaces on either side of the Project site.

Refer to Common Response 3 in Section 2.1, Frequent Comments and Common Responses, of this Final EIR for further discussion related to parking and the proposed mitigation measure requiring an Event Traffic Management Plan.

## **RESPONSE I-20-5**

This comment expresses support for the proposed Project and notes that while implementation of the Project would have invaluable impacts on the City, it would also provide positive economic impacts to the City.

This comment does not contain any substantive comments or questions about the Draft EIR or analysis therein. This comment will be forwarded to the decision-makers for their review and consideration. No further response is necessary.

**Alyssa Helper**

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**From:** Craig Chalfant <Craig.Chalfant@longbeach.gov>  
**Sent:** Monday, June 13, 2016 2:18 PM  
**To:** Ashley Davis; Alyssa Helper  
**Cc:** Dino D'Emilia  
**Subject:** FW: The proposal for the new swim complex in the Belmont area

**From:** Lyle Nalli [<mailto:lnalli66@gmail.com>]  
**Sent:** Monday, June 13, 2016 1:54 PM  
**To:** Craig Chalfant  
**Subject:** The proposal for the new swim complex in the Belmont area

Dear Craig and other important members

Looking over the proposals for the new swim complex is very encouraging;; I urge you and other decision making members not to underscore nor underestimate the full greatness of building this great facility.

I notice under considerations is alternatives; Guys and gals please, make the pools as planned. INdoor 50m, dive tank etc and Outdoor 50m etc. Don't cut corners here. What little savings you think you'll make will be greatly outweighed by the annual potential loss you / we will have by not being able to host just about any swim competitions. Think BIG and think LONG TERM.

Keep enough seating to host the NCAA div.I championships. If you can do that, then you can host just about any meet you want.

I do like that you put the lane widths acceptable by FINA. thank you.

Is there enough deck space around the pools?

I lend my support to other's in the swimming and diving community that have maintained if not been or participated in, the tradition of Long Beach swimming history. This includes diving.

Swimmingly yours,

Lyle Nalli

I-21-1

I-21-2

I-21-3

I-21-4

I-21-5

I-21-6

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**LYLE NALLI**

**LETTER CODE: I-21**

**DATE: June 13, 2016**

**RESPONSE I-21-1**

This comment expresses support for the proposed Project.

This comment does not contain any substantive comments or questions about the Draft Environmental Impact Report (EIR) or analysis therein. No further response is necessary.

**RESPONSE I-21-2**

This comment urges the City of Long Beach (City) to not consider the outdoor diving well as a feasible alternative (Alternative 3) to the proposed Project.

Refer to Common Response 2 in Section 2.1, Frequent Comments and Common Responses, of this Final EIR for further discussion related to Alternative 3 included in the Draft EIR, which includes an outdoor diving well component.

**RESPONSE I-21-3**

This comment requests that the proposed Project provide enough seating to host championship aquatic events.

Refer to Common Response 1 in Section 2.1, Frequent Comments and Common Responses, of this Final EIR for further discussion related to the permanent seating capacity provided by the proposed Project.

**RESPONSE I-21-4**

This comment expresses favor with the lane widths proposed as part of the Project, as the commenter opines that these lane widths are consistent with FINA (Federation Internationale de Natation) requirements.

This comment does not contain any substantive comments or questions about the Draft EIR or analysis therein. No further response is necessary.

**RESPONSE I-21-5**

This comment asks if there is enough deck space around the pools.

It is recommended that pool decks be 18 to 20 feet (ft) in size for major facilities, such as those proposed at the Project. The pool decks provided near the indoor and outdoor pools are anticipated to meet these recommendations and would provide sufficient space for visitor

spectating and for temporary seating (i.e., bleachers) during special events at the site. As such, the deck space around the indoor and outdoor pools is anticipated to be adequate to serve visitors to the Project.

**RESPONSE I-21-6**

This comment expresses support for the proposed Project as it would serve the swimming and diving community in Long Beach.

This comment does not contain any substantive comments or questions about the Draft EIR or analysis therein. No further response is necessary.

## Alyssa Helper

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**From:** Craig Chalfant <Craig.Chalfant@longbeach.gov>  
**Sent:** Monday, June 13, 2016 2:22 PM  
**To:** Ashley Davis; Alyssa Helper  
**Cc:** Dino D'Emilia  
**Subject:** FW: Comments on the Draft EIR for the proposed Belmont pool project

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**From:** Lucy Johnson [mailto:lucyjohnson1@gmail.com]  
**Sent:** Monday, June 13, 2016 12:49 PM  
**To:** Craig Chalfant  
**Cc:** Amy Bodek; Ashley Davis  
**Subject:** Re: Comments on the Draft EIR for the proposed Belmont pool project

Thank you for confirming receipt of my detailed comments.

As an addendum/summary of my earlier comments, here are my three greatest concerns... I-22-1

1) The planned 1,250 permanent seats for the indoor structure are not enough for a world-class facility. There should be a minimum of 1,500 permanent seats, preferably more, so Long Beach can compete with other facilities for the larger events (other than Olympics, World Championships and Olympic Swim Trials). I-22-2

2) Numbers 2-5 of the Alternatives Under Consideration should be eliminated from Section 5.3, as they do not meet the project objectives, nor are they in line with the unanimous City Council votes for the project on both February 12, 2013 and October 21, 2014. Those four alternatives should be moved to Section 5.2, Alternatives Initially Considered but Rejected from Further Consideration. I-22-3

3) The proposed mitigation measure (Table 7.A, 4.12.1) for traffic and parking, specifically parking, is ludicrous. Requiring an Event Traffic Management Plan when expected attendance at larger events exceeds 450 spectators is insane. There are over 1,000 parking spaces in the two lots flanking the project, with at least 1,250 permanent seats planned. The former Belmont Plaza (with about 2,000 seats or more) routinely had over 450 spectators with NO requirement for a traffic management plan. I have attended and participated in numerous events at Belmont Plaza since it opened in 1968 (including being the person who reset the automatic timing equipment before each event at the 1968 Men's Olympic Trials), and have been the meet director for a number of large swim meets. In my experience those events never filled the parking lots, nor were there traffic issues. The cynical me says that such a requirement is simply a means for the City to charge additional fees to event organizers. I-22-4

Thank your consideration of my concerns.

Lucy

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**LUCY JOHNSON**

**LETTER CODE: I-22**

**DATE: June 13, 2016**

**RESPONSE I-22-1**

This comment thanks the City of Long Beach (City) for confirming receipt of the commenter's previous comments on the Draft Environmental Impact Report (EIR) and indicates that this comment letter is intended to summarize the commenter's previous comments on the Draft EIR.

This comment does not contain any substantive comments or questions about the Draft EIR or analysis therein. No further response is necessary.

**RESPONSE I-22-2**

This comment requests that the proposed Project include 1,500 permanent seats rather than the 1,250 seats currently included as part of the Project. The commenter opines that 1,500 permanent seats are necessary to serve large events to be held at the Project site.

Refer to Common Response 1 in Section 2.1, Frequent Comments and Common Responses, of this Final EIR for further discussion related to the permanent seating capacity provided by the proposed Project.

**RESPONSE I-22-3**

This comment recommends that the City remove Alternatives 2 through 5 from further consideration as they do not meet the Project Objectives nor are they consistent with the City Council's previous votes on the Project. The commenter suggests that for these reasons, Alternatives 2 through 5 be moved to Subsection 5.2, Alternatives Initially Considered but Rejected from Further Consideration, in Chapter 5.0, Alternatives, of the Draft EIR.

The *State California Environmental Quality Act (CEQA) Guidelines* require that an EIR analyze potential project alternatives that could accomplish most of the basic project objectives and could avoid or substantially reduce significant environmental effects of the project. Alternatives 2 through 5 were considered by the City in its evaluation of reasonable project alternatives. These Alternatives were not included in the "Alternatives Initially Considered but Rejected from Further Consideration" because a more extensive analysis of these alternatives was necessary to ensure the City's due diligence in evaluating whether or not these alternatives would reduce environmental impacts associated with the Project. As discussed throughout Chapter 5.0, Alternatives 2 through 5 were ultimately determined to meet the Project Objectives to a lesser degree than the proposed Project and were determined to only incrementally reduce significant environmental impacts compared to the Project. Therefore, while Chapter 5.0, Alternatives, includes an extensive analysis of these alternatives, these alternatives are not preferred over the proposed Project.

#### **RESPONSE I-22-4**

This comment expresses concern related to Mitigation Measure 4.12.1, which requires the preparation of an Event Traffic Management Plan for special events on the site that would exceed 450 spectators. The comment goes on to describe the fact that there are over 1,000 parking spaces at the two surface parking lots adjacent to the site, and opines that based on personal familiarity with past operations at the site, the Project site and its associated parking areas would be sufficient to accommodate special events at the site that would attract more than 450 spectators. The commenter also notes that special events attracting more than 450 spectators at the former facility were not required to prepare an Event Traffic Management Plan. The comment concludes by asserting that the requirement to prepare such a plan may be a means for the City to charge additional fees to event organizers.

Refer to Common Response 3 in Section 2.1, Frequent Comments and Common Responses, of this Final EIR for further discussion related to parking and the proposed mitigation measure requiring an Event Traffic Management Plan.

## Alyssa Helper

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**From:** Craig Chalfant <Craig.Chalfant@longbeach.gov>  
**Sent:** Tuesday, June 14, 2016 9:31 AM  
**To:** Ashley Davis; Alyssa Helper  
**Cc:** Dino D'Emilia  
**Subject:** FW: Belmont Pool

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**From:** Curt Russell [<mailto:curvette@socal.rr.com>]

**Sent:** Tuesday, June 14, 2016 8:35 AM

**To:** Craig Chalfant

**Subject:** Belmont Pool

Dear Mr. Chalfant,

As a long time resident of Long Beach, California, I would like to address the current Belmont Pool project and EIR issues currently on your desk relating to the location of the DIVE WELL and SEATING. I grew up swimming and diving, and this pool has been a beacon for many of us throughout our lives. The legacy of

Importantly, the rebuild of the pool should allow for the appropriate DIVE WELL within the INDOOR facility (not outdoors) AND allow for the appropriate number of SEATS for major national and international aquatic events in DIVING, WATER POLO, and SWIMMING!

I-23-1

As you may know, the facility once held Olympic trials, NCAA championships, and was a place where many youth were inspired to pursue their athletic dreams. It was a place people of all ages enjoyed safe and healthy recreational activity. Our community is now looking forward to rebuild and continue an important legacy.

To do this the DIVE WELL must be built in the INDOOR facility AND allow for the appropriate number of SEATS for major national and international aquatic events.

I-23-2

It is my understanding that the LB CITY COUNCIL already voted UNANIMOUSLY twice to have an INDOOR DIVE WELL.

An outdoor dive well is unacceptable because of some of the following reasons:

1- SAFETY AND COST - moving it outdoor may cause many problems such as safety of divers due to potential ocean and sun glare and additional significant building costs related to lighting, seating, cleaning, and maintenance.

2-LIMIT ABILITY TO HOST MAJOR EVENTS/LIMITED USE - outdoor placement would potentially limit the seating and limit the new facility's ability to host major events for diving. This undermines the overall best use of the facility.

I-23-3

3-RARE COMMODITY for DIVING COMMUNITY - a diving well, proper boards, and the platform is very important to the diving community. Unlike other aquatic sports which require the pool, diving requires the tower, boards, and the pool so as to practice, train and compete. This is a RARE commodity for Long Beach to have. There are very few facilities in all of Southern California that have the equipment to train all year round and seating for holding competitions. This is an essential part of the project to be able to have this type of indoor facility here in Long Beach.

As for SEATING and PARKING - All the aquatic sports need a minimum of 1500 seats to make the use of the facility acceptable. The parking area which already has over 1000 spots must be considered. This new facility has the opportunity to be a phenomenal addition to the United States presence in aquatic athletics. It has a CHANCE to be a FINA (International governing body of diving, water polo, and swimming) regulation aquatic faculty in CALIFORNIA and having the seating to accommodate this is very valuable.

I-23-4

This project can once again be a place for recreational activities, training, and once again host competitive events for all aquatic sports from beginner level, to high school, college, national, international, and Olympic levels.

I-23-5

This project is important locally for our town, but also important for Los Angeles County, the State of California, nationally, and internationally.

Thank you for your time and consideration.

Regards,

Curt Russell

**CURT RUSSELL**

**LETTER CODE: I-23**

**DATE: June 14, 2016**

**RESPONSE I-23-1**

This comment is introductory in nature and notes concerns for the proposed Project related to the location of the dive well and the appropriate seating capacity.

This comment does not contain any substantive comments or questions about the Draft Environmental Impact Report (EIR) or analysis therein. Refer to Responses I-23-2 regarding the commenter's concerns about the location of the dive well and appropriate seating capacity. No further response is necessary.

**RESPONSE I-23-2**

This comment urges that the dive pool be built indoors and that the Project include an appropriate number of permanent seats for major national and international aquatic events. The comment goes on to express that the Long Beach City Council previously voted for indoor diving facilities on two separate occasions.

Refer to Common Response 1 in Section 2.1, Frequent Comments and Common Responses, of this Final EIR for further discussion related to the permanent seating capacity provided by the proposed Project.

Refer to Common Response 2 in Section 2.1, Frequent Comments and Common Responses, of this Final EIR for further discussion related to Alternative 3 included in the Draft EIR, which includes an outdoor diving well component.

**RESPONSE I-23-3**

This comment provides three reasons that an outdoor dive well is unacceptable with specific reference to safety and cost, limited use and seating, and the rarity of an indoor diving facility.

Refer to Common Response 2 in Section 2.1, Frequent Comments and Common Responses, of this Final EIR for further discussion related to Alternative 3 included in the Draft EIR, which includes an outdoor diving well component.

**RESPONSE I-23-4**

This comment asserts that a minimum of 1,500 seats are required for the proposed Project. The commenter further notes that the parking area already has over 1,000 parking spaces.

Refer to Common Response 1 in Section 2.1, Frequent Comments and Common Responses, of this Final EIR for further discussion related to the permanent seating capacity provided by the proposed Project.

Refer to Common Response 3 in Section 2.1, Frequent Comments and Common Responses, of this Final EIR for further discussion related to parking and the proposed mitigation measure requiring an Event Traffic Management Plan.

**RESPONSE I-23-5**

This comment expresses the importance of the proposed Project for the local community as well as the aquatic community.

This comment does not contain any substantive comments or questions about the Draft EIR or analysis therein. This comment will be forwarded to the decision-makers for their review and consideration. No further response is necessary.

## Alyssa Helper

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**From:** Craig Chalfant <Craig.Chalfant@longbeach.gov>  
**Sent:** Tuesday, June 14, 2016 9:25 AM  
**To:** Ashley Davis; Alyssa Helper  
**Cc:** Dino D'Emilia  
**Subject:** FW: the proposed Belmont Pool project

**From:** David Koch [<mailto:dkoch@HalbertHargrove.com>]

**Sent:** Tuesday, June 14, 2016 8:47 AM

**To:** Craig Chalfant

**Subject:** the proposed Belmont Pool project

Hi Craig,

I currently swim at the temporary facility and can't wait to have the new pool for myself and my kids to swim in. I also think it is imperative to revitalizing the pier and waterfront area there. A lot hinges on this being a gathering place for athletes and water-lovers.

I-24-1

I have reviewed the proposed Belmont Pool project report and have some concerns that I would like to address. I think there needs to be at least 1,800 seats for Long Beach to attract events such as the NCAA Div 1 Swimming and Water Polo Championships. The original pool barely fit enough spectators to watch Div 1 CIF water polo championships. Having won 2 CIF titles with Wilson there, I know the home-turf advantage well. NCAA needs a great facility, and this could rival any of the big schools in the area, UCLA, USC, or Pepperdine.

I-24-2

I also want to state that I don't like any of the proposed alternatives. I don't see much in the way of benefits for their additional costs, and I just don't understand the benefits to most of them. Many compromise either the beauty of the structure, the capabilities of the facility, or both.

I-24-3

**David A. Koch, CFP<sup>®</sup>, CFA, AIF<sup>®</sup>**

Wealth Advisor

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**DAVID KOCH**  
**LETTER CODE: I-24**  
**DATE: June 14, 2016**

**RESPONSE I-24-1**

This comment expresses support for the proposed Project. The commenter further notes the proposed Project's relevance to the revitalization of the pier and waterfront area.

This comment does not contain any substantive comments or questions about the Draft Environmental Impact Report (EIR) or analysis therein. This comment will be forwarded to the decision-makers for their review and consideration. No further response is necessary.

**RESPONSE I-24-2**

This comment recommends that the proposed Project should have a minimum seating capacity of 1,800 seats to attract National Collegiate Athletic Association (NCAA) Division 1 Swimming and Water Polo Championships.

Refer to Common Response 1 in Section 2.1, Frequent Comments and Common Responses, of this Final EIR for further discussion related to the permanent seating capacity provided by the proposed Project.

**RESPONSE I-24-3**

This comment expresses opposition to the proposed alternatives identified in the Draft EIR.

Refer to Common Response 2 in Section 2.1, Frequent Comments and Common Responses, of this Final EIR for further discussion related to Alternative 3 included in the Draft EIR, which includes an outdoor diving well component.

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## Alyssa Helper

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**From:** Craig Chalfant <Craig.Chalfant@longbeach.gov>  
**Sent:** Tuesday, June 14, 2016 9:35 AM  
**To:** Ashley Davis; Alyssa Helper  
**Cc:** Dino D'Emilia  
**Subject:** FW: Some issues concerning the rebuilding of the Belmont Plaza Olympic Pool

**From:** [bdman1@aol.com](mailto:bdman1@aol.com) [mailto:[bdman1@aol.com](mailto:bdman1@aol.com)]  
**Sent:** Tuesday, June 14, 2016 9:27 AM  
**To:** Craig Chalfant  
**Subject:** Fwd: Some issues concerning the rebuilding of the Belmont Plaza Olympic Pool

-----Original Message-----

From: bdman1 <[bdman1@aol.com](mailto:bdman1@aol.com)>  
To: Craig.chalfont <[Craig.chalfont@longbeach.gov](mailto:Craig.chalfont@longbeach.gov)>  
Sent: Tue, Jun 14, 2016 10:20 am  
Subject: Some issues concerning the rebuilding of the Belmont Plaza Olympic Pool

Dear Mr. Chalfant,

I wish to offer the following for consideration regarding the new Belmont Plaza Pool project.

I am a former diver and long-time diving coach who's been involved with the sport of diving for more than 50 years. During the late 60s I trained and competed at the first

Belmont Plaza Pool, representing the USAF and Phillips 66 Long Beach Swim Club. I competed in the 1968 National AAU Diving Championships that were held at the Belmont Plaza Pool. The facility was a fabulous training and competition venue, one of the best in the world at that time.

1. The first Belmont Plaza Pool had a seating capacity for 2000 spectators. Seating for 1500 in the new facility would be a minimum requirement for a world class venue.

2. While outdoor swim and dive facilities can be wonderful during warm summer months, provided the weather elements remain tolerable, once the days get shorter, issues of light, temperature, wind and other adverse events can seriously reduce utilization of the facility and impact revenue. An indoor facility can provide standard training conditions for most of any day with minimum cost variations and maximum usage. Furthermore, scheduled competition events can be organized far in advance and counted upon.

It is my personal recommendation that if affordability is a major concern, an indoor facility is the ideal choice.

Thank you for your kind attention.

Bill Kanter, Head Diving Coach for Estes Park Schools  
Estes Park, CO 80517  
Ph. 970-577-0239  
E-mail [Bdman1@aol.com](mailto:Bdman1@aol.com)

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**BILL KANTER**  
**LETTER CODE: I-25**  
**DATE: June 14, 2016**

**RESPONSE I-25-1**

This comment is introductory in nature and provides background about the commenters' history in aquatics at the former Belmont Pool.

This comment does not contain any substantive comments or questions about the Draft Environmental Impact Report (EIR) or analysis therein. No further response is necessary.

**RESPONSE I-25-2**

This comment states the former Belmont Pool had a seating capacity for 2,000 spectators and encourages that a minimum of 1,500 seats are included in the proposed Project.

Refer to Common Response 1 in Section 2.1, Frequent Comments and Common Responses, of this Final EIR for further discussion related to the permanent seating capacity provided by the proposed Project.

**RESPONSE I-25-3**

This comment expresses concern related to outdoor swim and dive facilities due to safety concerns associated with changes in seasonal changes in light and temperature. Consequently, the commenter recommends that the City of Long Beach adopt an indoor dive well over an outdoor facility.

Refer to Common Response 2 in Section 2.1, Frequent Comments and Common Responses, of this Final EIR for further discussion related to Alternative 3 included in the Draft EIR, which includes an outdoor diving well component.

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## Alyssa Helper

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**From:** Craig Chalfant <Craig.Chalfant@longbeach.gov>  
**Sent:** Tuesday, June 14, 2016 10:32 AM  
**To:** Ashley Davis; Alyssa Helper  
**Cc:** Dino D'Emilia  
**Subject:** FW: Belmont Pool EIR issues

---

**From:** Erica Robinett [<mailto:therobinett6@gmail.com>]

**Sent:** Monday, June 13, 2016 5:32 PM

**To:** Craig Chalfant

**Subject:** Belmont Pool EIR issues

Craig Chalfant  
Senior Planner  
City of Long Beach  
Development Services/Planning Bureau  
333 West Ocean Boulevard, 5th Floor  
Long Beach, California 90802  
Phone: (562) 570-6368  
Email: [craig.chalfant@longbeach.gov](mailto:craig.chalfant@longbeach.gov)

Dear Mr. Chalfant,

As a long time resident of Long Beach, California, I would like to address the current Belmont Pool project and EIR issues currently on your desk relating to the location of the DIVE WELL and SEATING.

Importantly, the rebuild of the pool should allow for the appropriate DIVE WELL within the INDOOR facility (not outdoors) AND allow for the appropriate number of SEATS for major national and international aquatic events in DIVING, WATER POLO, and SWIMMING!

As you may know, the facility once held Olympic trials, NCAA championships, and was a place where many youth were inspired to pursue their athletic dreams. It was a place people of all ages enjoyed safe and health recreational activity. Our community is now looking forward to rebuild and continue an important legacy.

To do this the DIVE WELL must be built in the INDOOR facility AND allow for the appropriate number for SEATS for major national and international aquatic events.

It is my understanding that the LB CITY COUNCIL already voted UNANIMOUSLY twice to have an INDOOR DIVE WELL.

An outdoor dive well is unacceptable because of some of the following reasons:

1- SAFETY AND COST - moving it outdoor may cause many problems such as safety of divers due to potential ocean and sun glare and additional significant building costs related to lighting, seating, cleaning, and maintenance.

2-LIMIT ABILITY TO HOST MAJOR EVENTS/LIMITED USE - outdoor placement would potentially limit the seating and limit the new facility's ability to host major events for diving. This undermines the overall best use of the facility.

I-26-1

I-26-2

I-26-3

3-RARE COMMODITY for DIVING COMMUNITY - a diving well, proper boards, and the platform is very important to the diving community. Unlike other aquatic sports which require the pool, diving requires the tower, boards, and the pool so as to practice, train and compete. This is a RARE commodity for Long Beach to have. There are very few facilities in all of Southern California that have the equipment to train all year round and seating for holding competitions. This is essential part of the project to be able to have this type of indoor facility here in Long Beach.

As for SEATING and PARKING - All the aquatic sports need a minimum of 1500 seats to make the use of the facility acceptable. The parking area which already has over 1000 spots must be considered. This new facility has the opportunity to be a phenomenal addition to the United States presence in aquatic athletics. It has a CHANCE to be a FINA (International governing body of diving, water polo, and swimming) regulation aquatic faculty in CALIFORNIA and having the seating to accommodate this is very valuable.

This project can once again be a place for recreational activities, training, and once again host competitive events for all aquatic sports from beginner level, to high school, college, national, international, and Olympic levels.

This project is important locally for our town, but also important for Los Angeles County, the State of California, nationally, and internationally.

Thank you for your time and consideration.

Yours,  
Erica Robinett  
Long Beach, California

I-26-3  
I-26-4  
I-26-5

**ERICA ROBINETT**  
**LETTER CODE: I-26**

**DATE: June 13, 2016**

**RESPONSE I-26-1**

This comment is similar to the comments included in Comment I-23. Please see the Response to Comment I-23-1 for a response to this comment.

**RESPONSE I-26-2**

This comment is identical to the comments included in Comment I-23. Please see Response to Comment I-23-2 for a response to this comment.

**RESPONSE I-26-3**

This comment is identical to the comments included in Comment I-23. Please see Response to Comment I-23-3 for a response to this comment.

**RESPONSE I-26-4**

This comment is identical to the comments included in Comment I-23. Please see Response to Comment I-23-4 for a response to this comment.

**RESPONSE I-26-5**

This comment is identical to the comments included in Comment I-23. Please see Response to Comment I-23-5 for a response to this comment.

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## Alyssa Helper

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**From:** Craig Chalfant <Craig.Chalfant@longbeach.gov>  
**Sent:** Tuesday, June 14, 2016 10:19 AM  
**To:** Ashley Davis; Alyssa Helper  
**Cc:** Dino D'Emilia  
**Subject:** FW: Response to Draft EIR

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**From:** Charly Collins [<mailto:drno5150@gmail.com>]

**Sent:** Tuesday, June 14, 2016 10:16 AM

**To:** Craig Chalfant

**Subject:** Response to Draft EIR

Dear Mr. Chalfant,

My name is Charles Collins and I am a resident of Long Beach, CA for the past 8 years. However, I've been working with Debby McCormick and McCormick Divers of Long Beach for the last 13 years. I address you in the manner pertaining to the new Belmont Plaza pool and the amenities planned for this historic project.

Before my family moved to California, I knew of Belmont Plaza Olympic Pool. Being the ONLY INDOOR facility in California with the capabilities of hosting Diving, Swimming and Water Polo rivaled the other facilities I've competed at as an athlete and a coach, especially the International Swimming Hall of Fame pool in Ft. Lauderdale, FL. Being able to compete in the pool and then step out onto the sand said a lot for Belmont Plaza and Long Beach itself.

I-27-1

As an athlete and coach for McCormick Divers, I know that Belmont Plaza was in need of much repair to be able to keep up with changing standards for all aquatic sports. We had to pass on many events that wanted to use Belmont diving well and our team to host said events. So it was a double edged sword when Belmont was condemned and demolished for fear of seismic activity with the old building. City Council reassured the aquatic community (and us divers) that a new facility would be constructed to meet all international standards and able to host a slew of events ranging from the local to the international in 2013 by a unanimous declaration.

Making this declaration a reality brings challenges. And as stated in the EIR, these challenges must be met head on:

**Diving well outdoors:** While this will reduce initial cost overall, this will be more costly in the long run. For the athletes, wind and sand will be a major contributing factor in just regular training. Wind brings cooler temperatures, even in warm months. And while wet standing on a 10m high edifice, divers will not be in the best frame of mind to perform difficult dives from that height. Add in the fact that the sport of Diving is a year-round sport and winter training take on a new meaning. Imagine being on Veteran's Pier anytime in November-March in a bathing suit and you get the idea. With moving to the outdoors, diving board and tower placement becomes more problematic. Glare from the ocean and sun WILL need to be considered. Such as putting the direction of the diving boards and tower on a North/South axis to avoid divers looking directly into the sun. Sand gets into EVERYTHING and will eat concrete while salt from the ocean will dine on the metal of the diving boards and tower.

I-27-2

Hooliganism will always be about and is much harder to combat with an outdoor facility. You WILL HAVE people break in and play/break things in the area and use the equipment without a lifeguard. While you can take measures to prevent this (lockable stairs for the tower for instance) it's going to happen. I don't know if the City is willing to take this responsibility.

**Seating and Parking:** All aquatic sports need a minimum of 1500 seats to make the use of the facility acceptable for athletes, their entourage and spectators. Obviously, the more the better. Limiting to only 1250 automatically excludes the new facility to the events it wants to host. Parking to my knowledge has the capacity to have 1000 spots. Along with the "Passport" free service to the new Belmont Pool, parking and traffic can be made acceptable to the neighborhood. I see no problem in increasing to the 1500 recommended seating arrangement in order to bid on all events just under the Olympic Games.

I-27-3

As with any story, a point has to be made. For this story, the new Belmont Plaza can once again be a place for recreational activities, training, and host competitive events for all aquatics sports from the beginner to international. It is important locally for our town, but also important for Los Angeles County, the State of California, and internationally. Thank you for your time and consideration. I hope as a coach of Diving with McCormick Divers, we can bring the world to Long Beach once again with these recommendations.

I-27-4

-Charles Collins  
McCormick Divers  
[www.mccormickdivers.com](http://www.mccormickdivers.com)  
Long Beach Resident (90805)  
M: 310-809-6290

McCormick Divers – Makin' a Splash Since 1968

Sent from [Mail](#) for Windows 10

**CHARLES COLLINS**  
**LETTER CODE: I-27**

**DATE: June 14, 2016**

**RESPONSE I-27-1**

This comment is introductory in nature and provides background about the commenters' history in aquatics and interest in the proposed Project.

This comment does not contain any substantive comments or questions about the Draft Environmental Impact Report (EIR) or analysis therein. This comment will be forwarded to the decision-makers for their review and consideration. No further response is necessary.

**RESPONSE I-27-2**

This comment notes challenges associated with an outdoor diving well related to cost, wind and weather conditions, and security and safety.

Refer to Common Response 2 in Section 2.1, Frequent Comments and Common Responses, of this Final EIR for further discussion related to the Outdoor Diving Well Alternative.

**RESPONSE I-27-3**

This comment suggests that the proposed Project include a minimum of 1,500 seats to make best use of the facility. The commenter further notes that the 1,250 seating capacity of the proposed Project would limit the types of events that can be held at the new facility. The commenter goes on to suggest that the Project-related increase in traffic would be accommodated by the Project site due to the availability of 1,000 parking spaces and the "Passport" transit service serving the Project site. For this reason, the commenter urges that the Project increase the number of permanent seats from 1,250 to 1,500 seats.

Refer to Common Response 1 in Section 2.1, Frequent Comments and Common Responses, of this Final EIR for further discussion related to the permanent seating capacity provided by the proposed Project.

**RESPONSE I-27-4**

This comment expresses the importance of the proposed Project for the local community as well as the aquatic community.

This comment does not contain any substantive comments or questions about the Draft EIR or analysis therein. This comment will be forwarded to the decision-makers for their review and consideration. No further response is necessary.

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**Alyssa Helper**

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**From:** Craig Chalfant <Craig.Chalfant@longbeach.gov>  
**Sent:** Tuesday, June 14, 2016 10:12 AM  
**To:** Ashley Davis; Alyssa Helper  
**Cc:** Dino D'Emilia  
**Subject:** FW: Belmont Pool

**From:** jerry & Cheryl Jeffery [<mailto:jerry1562@gmail.com>]

**Sent:** Tuesday, June 14, 2016 10:04 AM

**To:** Craig Chalfant

**Subject:** Belmont Pool

6/14/16

Dear Mr. Chalfant,

I am writing to you about some concerns I have on the new Belmont Pool.

First some background, I have lived in Long Beach 74 of my 75 years, moved to Seal Beach one year while at LBSU. My wife and I have lived in Belmont Heights the last 49 years and have raised our 3 children here with the benefit of having the Belmont Pool.

We think the youth of today deserve a pool with all the benefits of the previous pool if not more. At important swim meets and water polo matches seating was at a premium, so don't cut back on the seating, if anything add more seats. The indoor platform and diving well was the only one of its kind in the immediate area. Please, keep it. The city council has voted twice to have it indoors, don't change it.

We love Long Beach, let's keep it strong. Don't put in a substandard pool, the people deserve the BEST.

Sincerely,

Jerry and Cheryl Jeffery

I-28-1

I-28-2

I-28-3

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**JERRY AND CHERYL JEFFERY**  
**LETTER CODE: I-28**

**DATE: June 14, 2016**

**RESPONSE I-28-1**

This comment is introductory in nature and provides background about the commenters' residence and interest in the Project.

This comment does not contain any substantive comments or questions about the Draft Environmental Impact Report (EIR) or analysis therein. No further response is necessary.

**RESPONSE I-28-2**

This comment notes the importance of the proposed Project for local youth who will utilize the Project for swim meets and water polo matches. As such, the commenter suggests that the proposed Project include more permanent seating for spectators attending these meets and matches.

Refer to Common Response 1 in Section 2.1, Frequent Comments and Common Responses, of this Final EIR for further discussion related to the permanent seating capacity provided by the proposed Project.

**RESPONSE I-28-3**

This comment recommends that the proposed Project locate the diving well indoors, as the City Council as unanimously voted to keep this facility indoors on two separate occasions.

Refer to Common Response 2 in Section 2.1, Frequent Comments and Common Responses, of this Final EIR for further discussion related to Alternative 3 included in the Draft EIR, which includes an outdoor diving well component.

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**Alyssa Helper**

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**From:** Craig Chalfant <Craig.Chalfant@longbeach.gov>  
**Sent:** Tuesday, June 14, 2016 9:57 AM  
**To:** Ashley Davis; Alyssa Helper  
**Cc:** Dino D'Emilia  
**Subject:** FW: Pool Planning

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**From:** jerry nulty [<mailto:jnultyvideo@verizon.net>]

**Sent:** Tuesday, June 14, 2016 9:50 AM

**To:** Craig Chalfant

**Subject:** Pool Planning

Craig Chalfant  
Senior Planner  
City of Long Beach  
Development Services/Planning Bureau  
333 West Ocean Boulevard, 5th Floor  
Long Beach, California 90802  
Phone: (562) 570-6368  
Email: [craig.chalfant@longbeach.gov](mailto:craig.chalfant@longbeach.gov)

Dear Mr. Chalfant,

As a long time resident of Long Beach, California, I would like to address the current Belmont Pool project and EIR issues currently on your desk relating to the location of the DIVE WELL and SEATING.

Importantly, the rebuild of the pool should allow for the appropriate DIVE WELL within the INDOOR facility (not outdoors) AND allow for the appropriate number of SEATS for major national and international aquatic events in DIVING, WATER POLO, and SWIMMING!

As you may know, the facility once held Olympic trials, NCAA championships, and was a place where many youth were inspired to pursue their athletic dreams. It was a place people of all ages enjoyed safe and health recreational activity. Our community is now looking forward to rebuild and continue an important legacy.

I-29-1

To do this the DIVE WELL must be built in the INDOOR facility AND allow for the appropriate number for SEATS for major national and international aquatic events.

I-29-2

It is my understanding that the LB CITY COUNCIL already voted UNANIMOUSLY twice to have an INDOOR DIVE WELL.

An outdoor dive well is unacceptable because of some of the following reasons:

1- SAFETY AND COST - moving it outdoor may cause many problems such as safety of divers due to potential ocean and sun glare and additional significant building costs related to lighting, seating, cleaning, and maintenance.

I-29-3

2-LIMIT ABILITY TO HOST MAJOR EVENTS/LIMITED USE - outdoor placement would potentially limit the seating and limit the new facility's ability to host major events for diving. This undermines the overall best use of the facility.

3-RARE COMMODITY for DIVING COMMUNITY - a diving well, proper boards, and the platform is very important to the diving community. Unlike other aquatic sports which require the pool, diving requires the tower, boards, and the pool so as to practice, train and compete. This is a RARE commodity for Long Beach to have. There are very few facilities in all of Southern California that have the equipment to train all year round and seating for holding competitions. This is essential part of the project to be able to have this type of indoor facility here in Long Beach.

As for SEATING and PARKING - All the aquatic sports need a minimum of 1500 seats to make the use of the facility acceptable. The parking area which already has over 1000 spots must be considered. This new facility has the opportunity to be a phenomenal addition to the United States presence in aquatic athletics. It has a CHANCE to be a FINA (International governing body of diving, water polo, and swimming) regulation aquatic faculty in CALIFORNIA and having the seating to accommodate this is very valuable.

I-29-4

This project can once again be a place for recreational activities, training, and once again host competitive events for all aquatic sports from beginner level, to high school, college, national, international, and Olympic levels.

I-29-5

This project is important locally for our town, but also important for Los Angeles County, the State of California, nationally, and internationally.

Thank you for your time and consideration.

Yours,

Jerry Nulty

**JERRY NULTY**  
**LETTER CODE: I-29**  
**DATE: June 14, 2016**

**RESPONSE I-29-1**

This comment is similar to the comments included in Comment I-23. Please see the Response to Comment I-23-1 for a response to this comment.

**RESPONSE I-29-2**

This comment is identical to the comments included in Comment I-23. Please see Response to Comment I-23-2 for a response to this comment.

**RESPONSE I-29-3**

This comment is identical to the comments included in Comment I-23. Please see Response to Comment I-23-3 for a response to this comment.

**RESPONSE I-29-4**

This comment is identical to the comments included in Comment I-23. Please see Response to Comment I-23-4 for a response to this comment.

**RESPONSE I-29-5**

This comment is identical to the comments included in Comment I-23. Please see Response to Comment I-23-5 for a response to this comment.

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June 9, 2016

Bruce Bradley  
262 St. Joseph Ave.  
Long Beach, CA 90803

Craig Chalfant, Senior Planner City of Long Beach  
Development Services/Planning Bureau  
333 West Ocean Blvd., 5<sup>th</sup> Floor  
Long Beach, CA 90802

Dear Mr. Chalfant:

I would like to address a few items covered in the draft EIR for the new Belmont Plaza pool. On the whole your group is doing a fine job with the design and functionality of the project. Incidentally, I was at the opening ceremonies back in the 1960's and qualified for the 1968 Olympic water polo team after competing in the trials at Belmont Plaza pool. The new plans call for 1250 indoor seats, which is not really enough for major competitions and I'm not talking about those the size of Olympic trials, world competitions or Olympic events. National championships, international competitions and major college or CIF competitions should hold at least 1500 seats for spectators and athletes. The old Belmont had over 2000 seats. Indoor diving towers are essential to the project and must not be eliminated. There are too few facilities in southern California any more, and we have such a great tradition of aquatics greatness to uphold.

I-30-1

I-30-2

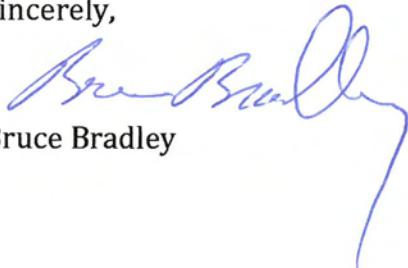
I-30-3

I could not understand why the report includes traffic and parking mitigation in the permitting process for events when there is already ample parking in place on both sides of the proposed structure. It sounds like more bureaucracy to me. We need to remember that function must come before aesthetics on this project, and a truly functional complex will greatly benefit the whole city, if it is built to accommodate more diversified large competitions.

I am writing this letter as a past president of the Long Beach Century Club and a current member of the board of directors of the Aquatics Capital of America organization. Thank you also for listening to the opinions of the greater Long Beach community.

I-30-4

Sincerely,



Bruce Bradley

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**BRUCE BRADLEY**  
**LETTER CODE: I-30**

**DATE: June 9, 2016**

**RESPONSE I-30-1**

This comment provides introductory information about the commenter and notes that the proposed Project should have more than the proposed 1,250 seating capacity in order to accommodate major competitions. The commenter recommends that there should be at least 1,500 seats in the proposed facility.

Refer to Common Response 1 in Section 2.1, Frequent Comments and Common Responses, of this Final Environmental Impact Report (EIR) for further discussion related to the permanent seating capacity provided by the proposed Project.

**RESPONSE I-30-2**

This comment recommends that the indoor diving towers are essential to the proposed Project and should not be eliminated.

Refer to Common Response 2 in Section 2.1, Frequent Comments and Common Responses, of this Final EIR for further discussion related to Alternative 3 included in the Draft EIR, which includes an outdoor diving well component.

**RESPONSE I-30-3**

This comment questions the need for traffic and parking mitigation and asserts that there is ample parking on both sides of the Project site.

Refer to Common Response 3 in Section 2.1, Frequent Comments and Common Responses, of this Final EIR for further discussion related to parking and the proposed mitigation measure requiring an Event Traffic Management Plan.

**RESPONSE I-30-4**

This comment introduces the commenter's role in community and aquatic organizations, and expresses gratitude for consideration of the community's opinions.

This comment does not contain any substantive comments or questions about the Draft EIR or analysis therein. No further response is necessary.

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**Alyssa Helper**

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**From:** Craig Chalfant <Craig.Chalfant@longbeach.gov>  
**Sent:** Tuesday, June 14, 2016 1:38 PM  
**To:** Ashley Davis; Alyssa Helper  
**Cc:** Dino D'Emilia  
**Subject:** FW: DEIR for Belmont Plaza Pool

**From:** Veronica A. Gates [<mailto:rgates6810@aol.com>]  
**Sent:** Tuesday, June 14, 2016 12:39 PM  
**To:** Craig Chalfant  
**Subject:** DEIR for Belmont Plaza Pool

**Mr. Craig Chalfant, Senior Planner**  
City of Long Beach  
Development Services/Planning Bureau  
333 W. Ocean Boulevard, 5th Floor  
Long Beach, CA 90802

Re: Belmont Plaza Pool

Dear Mr. Chalfant,

As a resident of the City of Long Beach, as well as a Board Member of Aquatic Capital Foundation, I am writing to summarize some of the valuable concerns I have regarding the design of our city's pool project. I acknowledge the beautiful job of design your group has done for the project, but have some specific concerns for some of the functions of the project. I most definately would like to see the dive platform incorporated into the inside pool and hope that the outside pool will not be considered due to the many arguments against having it there, which I will not repeat as I know you are aware of them. I would like Long Beach to have an indoor diving complex and be among the three in the western US to claim title to offering this.

I-31-1

I-31-2

Another concern to me is the seating capacity being only 1,250 permanent seats for our swim and dive events. Long Beach cannot attract events such as the NCAA Division 1 swimming and diving championships unless we have a minimum of 1,500 seats. Can we not stretch it to that figure so that our city will not be overlooked for these attractive competitive events?

I-31-3

One of the mitigation measures calls for a "Event Traffic Management Plan" wherein any special event of large proportion would have expensive requirements re the parking lots. In the past, the lots surrounding the old pool complex were never fully utilized and I see this requirement, at the seating capacity our pool events would be operating, to be totally unnecessary.

I-31-3

Hopefully, you and the rest of our city staff will listen to the opinions of our community with regards to our citizens having a world-class facility for the training and competition of our youth. May Long Beach forever be known as the Aquatic Capital once this state-of-the-art facility is built!

I-31-4

Thanking you in advance for your support,

Veronica Gates  
308 Claremont Avenue  
Long Beach 90803

**VERONICA A. GATES**  
**LETTER CODE: I-31**

**DATE: June 14, 2016**

**RESPONSE I-31-1**

This comment provides introductory information about the commenter and concerns about the proposed Project.

This comment does not contain any substantive comments or questions about the Draft Environmental Impact Report (EIR) or analysis therein. No further response is necessary.

**RESPONSE I-31-2**

The commenter expresses preference for an indoor diving well.

Refer to Common Response 2 in Section 2.1, Frequent Comments and Common Responses, of this Final EIR for further discussion related to Alternative 3 included in the Draft EIR, which includes an outdoor diving well component.

**RESPONSE I-31-3**

This comment expresses concern for the mitigation measure requiring an Event Traffic Management Plan for large events. The commenter expresses the opinion that this mitigation measure would be unnecessary due to the proposed capacity and parking areas that were underutilized during events at the former Belmont Pool.

Refer to Common Response 3 in Section 2.1, Frequent Comments and Common Responses, of this Final EIR for further discussion related to parking and the proposed mitigation measure requiring an Event Traffic Management Plan.

**RESPONSE I-31-4**

This comment is conclusory in nature and requests that City of Long Beach staff listens to the opinions of the community about the proposed Project.

This comment does not contain any substantive comments or questions about the Draft EIR or analysis therein. This comment will be forwarded to the decision-makers for their review and consideration. No further response is necessary.

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**Alyssa Helper**

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**From:** Craig Chalfant <Craig.Chalfant@longbeach.gov>  
**Sent:** Tuesday, June 14, 2016 1:45 PM  
**To:** Ashley Davis; Alyssa Helper  
**Cc:** Dino D'Emilia  
**Subject:** FW: Belmont Pool EIR issues

**From:** Amy Opheim [mailto:[amysnowopheim@gmail.com](mailto:amysnowopheim@gmail.com)]  
**Sent:** Tuesday, June 14, 2016 12:21 PM  
**To:** Craig Chalfant  
**Subject:** Re: Belmont Pool EIR issues

Hello,

As a resident of Long Beach and the parents of a competitive diver, I am writing to you in regards to the location of the dive well and stadium seating in the Belmont Pool plans. If appropriately constructed, this dive well could bring untold traffic to Long Beach year-round, as it did in the previous Olympic year, assuming the dive well and seating are indoors. If properly situated, this new arena has the chance to be a FINA (International governing body of diving, water polo, and swimming) regulation aquatic facility in CALIFORNIA which will draw incredible amounts of traffic. An outdoor dive well is not an acceptable option for major diving events and is also an every day safety hazard for the divers because of the glare from the sand and ocean. Please note that the diving community in Long Beach is requesting an indoor facility with plenty of seating.

Thanks for your time,

Amy Opheim

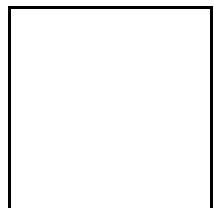
Long Beach, California

Amy Opheim  
C3 Marketing and Copywriting

[amysnowopheim@gmail.com](mailto:amysnowopheim@gmail.com)

[www.c3copywriting.com](http://www.c3copywriting.com)

562.972.1855



I-32

**AMY OPIUM**  
**LETTER CODE: I-32**  
**DATE: June 14, 2016**

#### **RESPONSE I-32-1**

This commenter is introductory in nature and expresses concern related to the location of the dive well and permanent seating provided by the proposed Project. These comments are further emphasized in Comments I-32-2 and I-32-3 and are responded to in Responses I-32-2 and I-32-3, below.

Refer to Common Responses 1 and 2 in Section 2.1, Frequent Comments and Common Responses, of this Final Environmental Impact Report (EIR) for further discussion related to the permanent seating capacity provided by the proposed Project and the Outdoor Dive Well Alternative.

#### **RESPONSE I-32-2**

This comment expresses concern related to traffic that would be generated as a result of Project implementation, namely implementation of the proposed dive well.

Project-related traffic impacts are addressed further in Section 4.12, Transportation and Traffic, of the Draft EIR. Section 4.12, Transportation and Traffic, in the Draft EIR addresses traffic impacts resulting from the proposed Project. As described throughout this section, as compared to the former facility, the proposed Project could serve twice as many users as the former facility. As such, to analyze traffic impacts resulting from Project implementation, operational traffic was doubled. The results of this analysis indicated that all study area intersections would operate at Level-of-Service (LOS) C or better in the future with new traffic generated by the Project.

An additional analysis of Project traffic generated by special events was conducted as part of the traffic analysis in Section 4.12, Transportation and Traffic, of the Draft EIR. The results of this analysis concluded that with events with more than 400 spectators could result in potential traffic impacts. As such, Mitigation Measure 4.12.1 was identified to reduce potential traffic impacts resulting from special events. Mitigation Measure 4.12.1 would require the preparation of an Event Traffic Management Plan for events with more than 450 spectators. Implementation of this measure was determined to reduce potential impacts associated with special events at the Project site to a less than significant level.

Please also refer Common Response 3 in Section 2.1, Frequent Comments and Common Responses, of this Final EIR for further discussion related to Project-related traffic impacts and Mitigation Measure 4.12.1.

For the reasons described above, although the Project would result in an increase in traffic as compared to the former pool facility, this increase would be less than significant with mitigation incorporated.

### **RESPONSE I-32-3**

This comment expresses concern about the location of the dive well due to safety concerns related to glare from the sand and ocean. The comment concludes by asserting that the diving community is requesting an indoor diving well.

Refer to Common Response 2 in Section 2.1, Frequent Comments and Common Responses, of this Final EIR for further discussion related to Alternative 3 included in the Draft EIR, which includes an outdoor diving well component.

**Alyssa Helper**

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**From:** Craig Chalfant <Craig.Chalfant@longbeach.gov>  
**Sent:** Tuesday, June 14, 2016 1:42 PM  
**To:** Ashley Davis; Alyssa Helper  
**Cc:** Dino D'Emilia  
**Subject:** FW: Comments/EIR Draft for the Belmont Pool

---

**From:** Lisa Conner [<mailto:LisaC@fdw-law.com>]  
**Sent:** Tuesday, June 14, 2016 12:25 PM  
**To:** Craig Chalfant  
**Cc:** [josephponeill@yahoo.com](mailto:josephponeill@yahoo.com)  
**Subject:** Comments/EIR Draft for the Belmont Pool

Dear Mr Chalfant,

I would like to address a few items covered in the draft EIR for the new Belmont Pool project, to include the diving pool. I am a Belmont Shore resident, Long Beach business owner and the proud mother of a young diver who trains and competes with McCormick Divers.

I-33-1

The new plans call for 1250 seats, which is not enough for major competitions. I encourage you to consider minimally 1500 seats for spectators and athletes. The old pool had the capacity to seat 2000.

I-33-2

Please do not consider moving the diving pool outdoors. It is my understanding that the City Council voted unanimously on two separate occasions to have a separate diving well with platforms INDOORS. An outdoor option is unacceptable. Not only would it be more costly to clean and maintain proper pool temperatures, it would require adequate lighting at night, and have a lack of seating. The divers will benefit from an indoor facility, as they will not have to deal with the elements, to include the bright, burning sun, sand from windy days or the occasional rainfall. There are no other indoor platform diving facilities in California. The indoor site being proposed will attract not only the local population of the greater LA area to learn one of the most popular Olympic sports, it will give an opportunity for Long Beach to develop our future Olympic hopefuls and maintain the great tradition of ALL of our aquatic sports in Long Beach. The unique indoor facility was attractive to the Olympics in the past, and will surely play an exciting role in future Olympics, National and International Competitions, not only for diving, but for swimming and water polo as well.

I-33-3

As far as the parking, there are over 1000 parking spaces on either side of the structure. During events, parking moves in waves as the morning competitors finish and the afternoon competitors arrive. There is also ample parking along Ocean Boulevard, near Bay Shore and several parking lots along 2d Street, all within a very short walk of the Belmont Pool project.

I-33-4

Thank you for your consideration.

Kind regards,

Lisa M. Conner  
FLYNN, DELICH & WISE, LLP  
One World Trade Center, Suite 1800  
Long Beach, CA 90831-1800  
Tel: (562) 435-2626  
Direct: (562) 733-2385  
Fax: (562) 437-7555  
Web: [www.fdw-law.com](http://www.fdw-law.com)

**CONFIDENTIAL COMMUNICATION:**

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**LISA CONNER**  
**LETTER CODE: I-33**  
**DATE: June 14, 2016**

**RESPONSE I-33-1**

This comment is introductory in nature and encourages the inclusion of the diving pool in the proposed Project.

This comment does not contain any substantive comments or questions about the Draft Environmental Impact Report (EIR) or analysis therein. No further response is necessary.

**RESPONSE I-33-2**

This comment states the 1,250 seating capacity of the proposed Project would not be sufficient for major competitions. The commenter states that the former Belmont Pool had a seating capacity for 2,000 spectators, and as such, encourages that a minimum of 1,500 seats are included in the proposed Project.

Refer to Common Response 1 in Section 2.1, Frequent Comments and Common Responses, of this Final EIR for further discussion related to the permanent seating capacity provided by the proposed Project.

**RESPONSE I-33-3**

This comment objects to the consideration of moving the diving component outdoors. The comment notes that the City Council previously voted on two separate occasions to have an indoor diving well. The commenter describes concerns related to an outdoor diving well related to maintenance, safety, and temperature that would render the outdoor dive well unacceptable and further opines that an indoor dive pool would serve to attract regional and national aquatic events.

Refer to Common Response 2 in Section 2.1, Frequent Comments and Common Responses, of this Final EIR for further discussion related to Alternative 3 included in the Draft EIR, which includes an outdoor diving well component.

**RESPONSE I-33-4**

This comment states that there over 1,000 parking spaces on either side of the proposed Project and ample parking on nearby streets. The commenter speaks from personal familiarity with the former Belmont Pool facility when asserting that the current parking lots serving the site are sufficient to serve Project-related traffic.

Refer to Common Response 3 in Section 2.1, Frequent Comments and Common Responses, of this Final EIR for further discussion related to parking and the proposed mitigation measure requiring an Event Traffic Management Plan.

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## Alyssa Helper

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**From:** Craig Chalfant <Craig.Chalfant@longbeach.gov>  
**Sent:** Wednesday, June 15, 2016 8:24 AM  
**To:** Ashley Davis; Alyssa Helper  
**Cc:** Dino D'Emilia  
**Subject:** FW: Belmont shore pool

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**From:** [eyephysiciansoflb@gmail.com](mailto:eyephysiciansoflb@gmail.com) [mailto:[eyephysiciansoflb@gmail.com](mailto:eyephysiciansoflb@gmail.com)]

**Sent:** Tuesday, June 14, 2016 9:14 PM

**To:** Craig Chalfant

**Subject:** Belmont shore pool

Dear Mr. Chalfant,

As a long time resident of Seal Beach, California, I would like to address the current Belmont Pool project and EIR issues currently on your desk relating to the location of the DIVE WELL and SEATING.

Importantly, the rebuild of the pool should allow for the appropriate DIVE WELL within the INDOOR facility (not outdoors) AND allow for the appropriate number of SEATS for major national and international aquatic events in DIVING, WATER POLO, and SWIMMING!

As you may know, the facility once held Olympic trials, NCAA championships, and was a place where many youth were inspired to pursue their athletic dreams. It was a place people of all ages enjoyed safe and health recreational activity. Our community is now looking forward to rebuild and continue an important legacy.

To do this the DIVE WELL must be built in the INDOOR facility AND allow for the appropriate number for SEATS for major national and international aquatic events.

It is my understanding that the LB CITY COUNCIL already voted UNANIMOUSLY twice to have an INDOOR DIVE WELL.

An outdoor dive well is unacceptable because of some of the following reasons:

1- SAFETY AND COST - moving it outdoor may cause many problems such as safety of divers due to potential ocean and sun glare and additional significant building costs related to lighting, seating, cleaning, and maintenance.

I-34-1

I-34-2

I-34-3

2-LIMIT ABILITY TO HOST MAJOR EVENTS/LIMITED USE - outdoor placement would potentially limit the seating and limit the new facility's ability to host major events for diving. This undermines the overall best use of the facility.

3-RARE COMMODITY for DIVING COMMUNITY - a diving well, proper boards, and the platform is very important to the diving community. Unlike other aquatic sports which require the pool, diving requires the tower, boards, and the pool so as to practice, train and compete. This is a RARE commodity for Long Beach to have. There are very few facilities in all of Southern California that have the equipment to train all year round and seating for holding competitions. This is essential part of the project to be able to have this type of indoor facility here in Long Beach.

As for SEATING and PARKING - All the aquatic sports need a minimum of 1500 seats to make the use of the facility acceptable. The parking area which already has over 1000 spots must be considered. This new facility has the opportunity to be a phenomenal addition to the United States presence in aquatic athletics. It has a CHANCE to be a FINA (International governing body of diving, water polo, and swimming) regulation aquatic facility in CALIFORNIA and having the seating to accommodate this is very valuable.

This project can once again be a place for recreational activities, training, and once again host competitive events for all aquatic sports from beginner level, to high school, college, national, international, and Olympic levels.

This project is important locally, but also important for Los Angeles County, the State of California, nationally, and internationally.

Thank you

Best,  
Gina Craig  
[Meuandjrcraig@verizon.net](mailto:Meuandjrcraig@verizon.net)

Sent from my iPhone

I-34-3

I-34-4

I-34-5

**GINA CRAIG**  
**LETTER CODE: I-34**  
**DATE: June 14, 2016**

**RESPONSE I-34-1**

This comment is similar to the comments included in Comment I-23. Please see Response to Comment I-23-1 for a response to this comment.

**RESPONSE I-34-2**

This comment is identical to the comments included in Comment I-23. Please see Response to Comment I-23-2 for a response to this comment.

**RESPONSE I-34-3**

This comment is identical to the comments included in Comment I-23. Please see Response to Comment I-23-3 for a response to this comment.

**RESPONSE I-34-4**

This comment is identical to the comments included in Comment I-23. Please see Response to Comment I-23-4 for a response to this comment.

**RESPONSE I-34-5**

This comment is identical to the comments included in Comment I-23. Please see Response to Comment I-23-5 for a response to this comment.

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## Alyssa Helper

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**From:** Craig Chalfant <Craig.Chalfant@longbeach.gov>  
**Sent:** Wednesday, June 15, 2016 8:43 AM  
**To:** Ashley Davis; Alyssa Helper  
**Cc:** Dino D'Emilia  
**Subject:** FW: Belmont pool

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**From:** Joanne Nelson [<mailto:shoejo@gmail.com>]

**Sent:** Tuesday, June 14, 2016 6:41 PM

**To:** Craig Chalfant

**Subject:** Belmont pool

Dear Mr. Chalfant,

As a former long time resident of Long Beach, California, and a current patron, I would like to address the current Belmont Pool project and EIR issues currently on your desk relating to the location of the DIVE WELL and SEATING.

Importantly, the rebuild of the pool should allow for the appropriate DIVE WELL within the INDOOR facility (not outdoors) AND allow for the appropriate number of SEATS for major national and international aquatic events in DIVING, WATER POLO, and SWIMMING!

I-35-1

As you may know, the facility once held Olympic trials, NCAA championships, and was a place where many youth were inspired to pursue their athletic dreams. It was a place people of all ages enjoyed safe and health recreational activity. Our community is now looking forward to rebuild and continue an important legacy.

To do this the DIVE WELL must be built in the INDOOR facility AND allow for the appropriate number for SEATS for major national and international aquatic events.

I-35-2

It is my understanding that the LB CITY COUNCIL already voted UNANIMOUSLY twice to have an INDOOR DIVE WELL.

An outdoor dive well is unacceptable because of some of the following reasons:

1- SAFETY AND COST - moving it outdoor may cause many problems such as safety of divers due to potential ocean and sun glare and additional significant building costs related to lighting, seating, cleaning, and maintenance.

2-LIMIT ABILITY TO HOST MAJOR EVENTS/LIMITED USE - outdoor placement would potentially limit the seating and limit the new facility's ability to host major events for diving. This undermines the overall best use of the facility.

I-35-3

3-RARE COMMODITY for DIVING COMMUNITY - a diving well, proper boards, and the platform is very important to the diving community. Unlike other aquatic sports which require the pool, diving requires the tower, boards, and the pool so as to practice, train and compete. This is a RARE commodity for Long Beach to have. There are very few facilities in all of Southern California that have the equipment to train all year round and seating for holding competitions. This is essential part of the project to be able to have this type of indoor facility here in Long Beach.

As for SEATING and PARKING - All the aquatic sports need a minimum of 1500 seats to make the use of the facility acceptable. The parking area which already has over 1000 spots must be considered. This new facility has the opportunity to be a phenomenal addition to the United States presence in aquatic athletics. It has a CHANCE to be a FINA (International governing body of diving, water polo, and swimming) regulation aquatic faculty in CALIFORNIA and having the seating to accommodate this is very valuable.

I-35-4

This project can once again be a place for recreational activities, training, and once again host competitive events for all aquatic sports from beginner level, to high school, college, national, international, and Olympic levels.

I-35-5

This project is important locally for our town, but also important for Los Angeles County, the State of California, nationally, and internationally.

Thank you for your time and consideration.

Yours,  
Joanne Nelson

Joanne Nelson  
Capelli New York | Lux Division  
V.P. Sales West Coast | Handbags  
Badgley Mischka, Jewel Badgley Mischka  
5252 Bolsa Ave, Huntington Beach Ca 92649  
N.Y. Showroom 320 5th ave, suite 611  
C:714-313-3456  
O:714-934-8808  
E:Joanne.Nelson@Capellineyork.com

**JOANNE NELSON**  
**LETTER CODE: I-35**

**DATE: June 14, 2016**

**RESPONSE I-35-1**

This comment is similar to the comments included in Comment I-23. Please see Response to Comment I-23-1 for a response to this comment.

**RESPONSE I-35-2**

This comment is identical to the comments included in Comment I-23. Please see Response to Comment I-23-2 for a response to this comment.

**RESPONSE I-35-3**

This comment is identical to the comments included in Comment I-23. Please see Response to Comment I-23-3 for a response to this comment.

**RESPONSE I-35-4**

This comment is identical to the comments included in Comment I-23. Please see Response to Comment I-23-4 for a response to this comment.

**RESPONSE I-35-5**

This comment is identical to the comments included in Comment I-23. Please see Response to Comment I-23-5 for a response to this comment.

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**Alyssa Helper**

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**From:** Craig Chalfant <Craig.Chalfant@longbeach.gov>  
**Sent:** Wednesday, June 15, 2016 8:47 AM  
**To:** Ashley Davis; Alyssa Helper  
**Cc:** Dino D'Emilia  
**Subject:** FW: Belmont Pool Rebuild

**From:** kathy magana-gomez [<mailto:kmgsspeechpath@gmail.com>]  
**Sent:** Tuesday, June 14, 2016 5:56 PM  
**To:** Craig Chalfant  
**Subject:** Belmont Pool Rebuild

Dear Mr. Chalfant,

As a 15 year resident of Long Beach, California, I would like to address the current Belmont Pool project and EIR issues currently on your desk relating to the location of the DIVE WELL and SEATING.

Importantly, the rebuild of the pool should allow for the appropriate DIVE WELL within the INDOOR facility (not outdoors) AND allow for the appropriate number of SEATS for major national and international aquatic events in DIVING, WATER POLO, and SWIMMING!

I-36-1

As you may know, the facility once held Olympic trials, NCAA championships, and was a place where many youth were inspired to pursue their athletic dreams. It was a place people of all ages enjoyed safe and healthy recreational activity. Our community is now looking forward to rebuild and continue an important legacy.

To do this the DIVE WELL must be built in the INDOOR facility AND allow for the appropriate number for SEATS for major national and international aquatic events.

I-36-2

It is my understanding that the LB CITY COUNCIL already voted UNANIMOUSLY twice to have an INDOOR DIVE WELL.

An outdoor dive well is unacceptable because of some of the following reasons:

I-36-3

1- SAFETY AND COST - moving it outdoor may cause many problems such as safety of divers due to potential ocean and sun glare and additional significant building costs related to lighting, seating, cleaning, and maintenance.

↑

2-LIMIT ABILITY TO HOST MAJOR EVENTS/LIMITED USE - outdoor placement would potentially limit the seating and limit the new facility's ability to host major events for diving. This undermines the overall best use of the facility.

I-36-3

3-RARE COMMODITY for DIVING COMMUNITY - a diving well, proper boards, and the platform is very important to the diving community. Unlike other aquatic sports which require the pool, diving requires the tower, boards, and the pool so as to practice, train and compete. This is a RARE commodity for Long Beach to have. There are very few facilities in all of Southern California that have the equipment to train all year round and seating for holding competitions. This is an essential part of the project to be able to have this type of indoor facility here in Long Beach.

As for SEATING and PARKING - All the aquatic sports need a minimum of 1500 seats to make the use of the facility acceptable. The parking area which already has over 1000 spots must be considered. This new facility has the opportunity to be a phenomenal addition to the United States presence in aquatic athletics. It has a CHANCE to be a FINA (International governing body of diving, water polo, and swimming) regulation aquatic faculty in CALIFORNIA and having the seating to accommodate this is very valuable.

I-36-4

This project can once again be a place for recreational activities, training, and once again host competitive events for all aquatic sports from beginner level, to high school, college, national, international, and Olympic levels.

I-36-5

This project is important locally for our town, but also important for Los Angeles County, the State of California, nationally, and internationally.

Thank you for your time and consideration.

Respectfully,

Kathy Magana-Gomez

Long Beach, California

University Park Estates

**KATHY MAGANA-GOMEZ**  
**LETTER CODE: I-36**

**DATE: June 14, 2016**

**RESPONSE I-36-1**

This comment is similar to the comments included in Comment I-23. Please see Response to Comment I-23-1 for a response to this comment.

**RESPONSE I-36-2**

This comment is identical to the comments included in Comment I-23. Please see Response to Comment I-23-2 for a response to this comment.

**RESPONSE I-36-3**

This comment is identical to the comments included in Comment I-23. Please see Response to Comment I-23-3 for a response to this comment.

**RESPONSE I-36-4**

This comment is identical to the comments included in Comment I-23. Please see Response to Comment I-23-4 for a response to this comment.

**RESPONSE I-36-5**

This comment is identical to the comments included in Comment I-23. Please see Response to Comment I-23-5 for a response to this comment.

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**Alyssa Helper**

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**From:** Craig Chalfant <Craig.Chalfant@longbeach.gov>  
**Sent:** Wednesday, June 15, 2016 8:29 AM  
**To:** Ashley Davis; Alyssa Helper  
**Cc:** Dino D'Emilia  
**Subject:** FW: letter

---

**From:** Ricki Milne [<mailto:mrsricki914@gmail.com>]

**Sent:** Wednesday, June 15, 2016 8:21 AM

**To:** Craig Chalfant

**Subject:** Fwd: letter

Dear Mr Chalfant,

Please do not consider moving the diving pool outdoors. The City Council voted unanimously, TWICE to have a separate diving well with platforms INDOORS. An outdoor option is unacceptable. Not only would it be more costly to clean and maintain proper pool temperatures, it would require adequate lighting at night, and have a lack of seating. There are no other indoor platform diving facilities in California. A site like this will attract not only the local population of the greater LA area to learn one of the most popular Olympic sports, it will give an opportunity for Long Beach to develop our future Olympic hopefuls and maintain the great tradition of ALL of our aquatic sports in Long Beach.

I-37-1

As far as the parking, there are over 1000 parking spaces on either side of the structure.

I-37-2

This pool is an opportunity for the City of Long Beach to host many international events, including Olympic Trials and National Diving Championships. Obviously, this will bring attention and tourism to Long Beach.

I-37-3

Sincerely,

Patrick and Ricki Milne

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**PATRICK AND RICKI MILNE**  
**LETTER CODE: I-37**

**DATE: June 15, 2016**

**RESPONSE I-37-1**

This comment requests that the City of Long Beach (City) keep the diving well indoors, as the City Council unanimously approved an indoor diving well with platforms on two separate occasions. The commenter objects to an outdoor diving well due to a lack of adequate lighting at night and a lack of seating. The commenter opines that an indoor diving well will attract large diving events to the City.

Refer to Common Response 2 in Section 2.1, Frequent Comments and Common Responses, of this Final Environmental Impact Report (EIR) for further discussion related to Alternative 3 included in the Draft EIR, which includes an outdoor diving well component.

**RESPONSE I-37-2**

This comment states that there are over 1,000 parking spaces on either side of the Belmont Pool structure.

Refer to Common Response 3 in Section 2.1, Frequent Comments and Common Responses, of this Final EIR for further discussion related to parking and the proposed mitigation measure requiring an Event Traffic Management Plan.

**RESPONSE I-37-3**

This comment asserts that the proposed Project serves as an opportunity for the City to host international aquatic events, which would bring attention and tourism to the City.

This comment does not contain any substantive comments or questions about the Draft EIR or analysis therein. This comment will be forwarded to the decision-makers for their review and consideration. No further response is necessary.

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## Alyssa Helper

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**From:** Craig Chalfant <Craig.Chalfant@longbeach.gov>  
**Sent:** Wednesday, June 15, 2016 12:30 PM  
**To:** Ashley Davis; Alyssa Helper  
**Cc:** Dino D'Emilia  
**Subject:** FW: include in Belmont Pool DEIR comments due by June 16, 2016/Bennett Ave entry closure was planned for Belmont Pool project/April 2013 LSA Assoc. Initial Study  
**Attachments:** Belmont Pool Bennett Ave closure April 2013 LSA Associates.pdf

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**From:** SUSAN MILLER [[mpshogrl@msn.com](mailto:mpshogrl@msn.com)]

**Sent:** Wednesday, June 15, 2016 10:47 AM

**To:** Craig Chalfant

**Subject:** include in Belmont Pool DEIR comments due by June 16, 2016/Bennett Ave entry closure was planned for Belmont Pool project/April 2013 LSA Assoc. Initial Study

To: Craig Chalfant

Please include the following concerns/comments about the access to Belmont Pool.

I-38-1

Regards,  
Susan Miller

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**From:** SUSAN MILLER <[mpshogrl@msn.com](mailto:mpshogrl@msn.com)>

**Sent:** Tuesday, April 12, 2016 3:39 PM

**To:** Tom Modica

**Cc:** Dino D'Emilia; Michael Rotondi

**Subject:** proof Bennett Ave entry closure was planned for Belmont Pool project/April 2013 LSA Assoc. Initial Study

Hi Tom,

When I spoke with you after the Belmont Pool Design presentation on Saturday, April 9, 2016 at Golden Sails Hotel - I asked why the plans did not show the Bennett Ave entry closed and Granada Ave as the main entrance to the Pool? You said you didn't think that was ever in the plans. It was per the Initial Study April 2013 by LSA Associates , see above PDF. and drawing below. Closure of Bennett Ave was also publicized via a number of news agencies i.e. <http://lbpost.com/news/2000001819-council-scaps-recreational-belmont-pool-plans-in-favor-of-world-class-aquatic-facility>

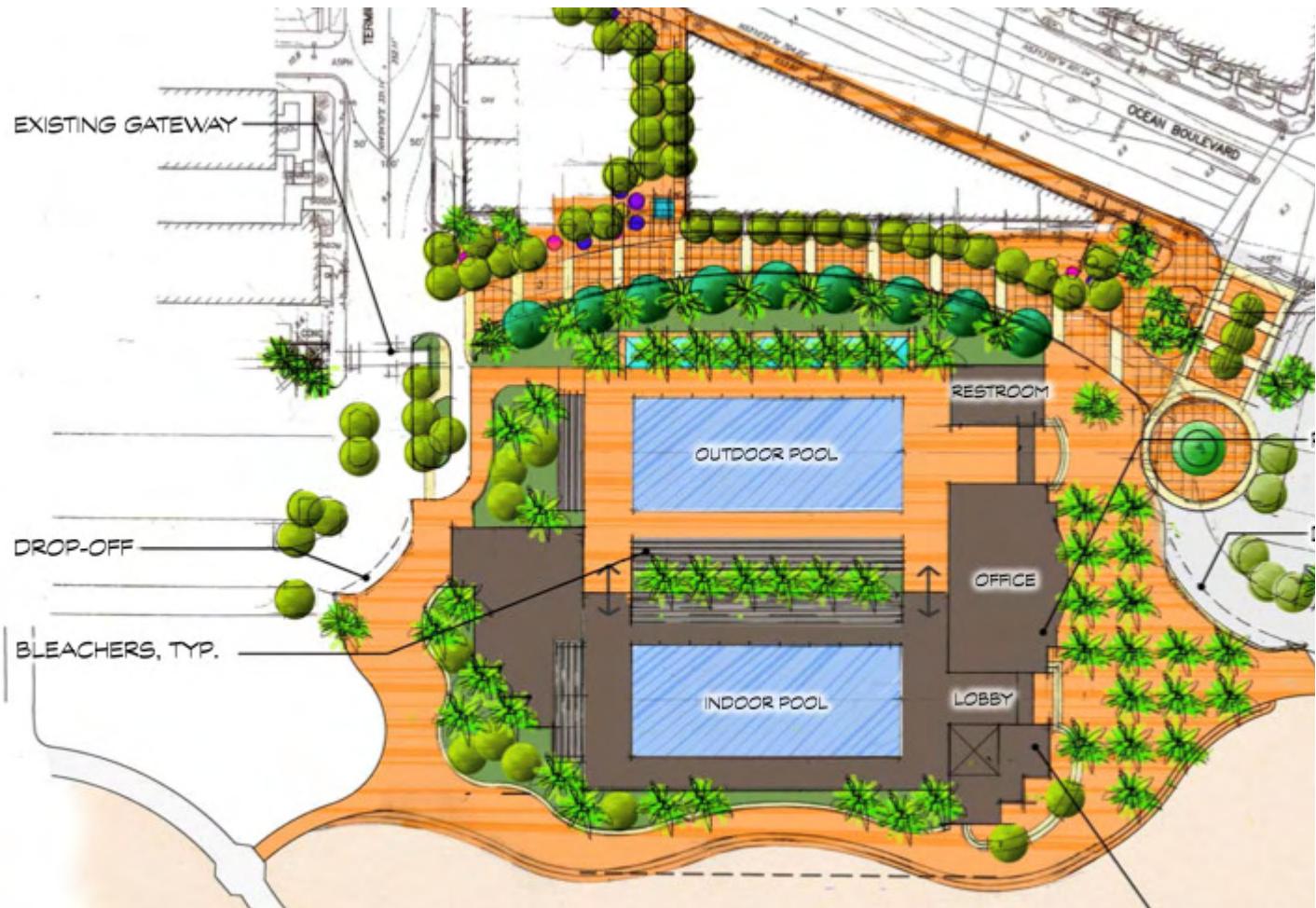
The Initial Study was done in April 2013 by LSA Associates and was on the City webpage. I forget who on City Staff I had talked to about Bennett Ave entry closure. The explanation given to me - For the old Belmont Pool, East Olympic Plaza was the staging/bottleneck/drop off/pick up area for all the swim meet buses plus East Olympic Plaza has street parking. With East Olympic Plaza being completely removed in the new Pool plans, those buses that had previously used East Olympic Plaza for pick up and drop off would shift bus traffic

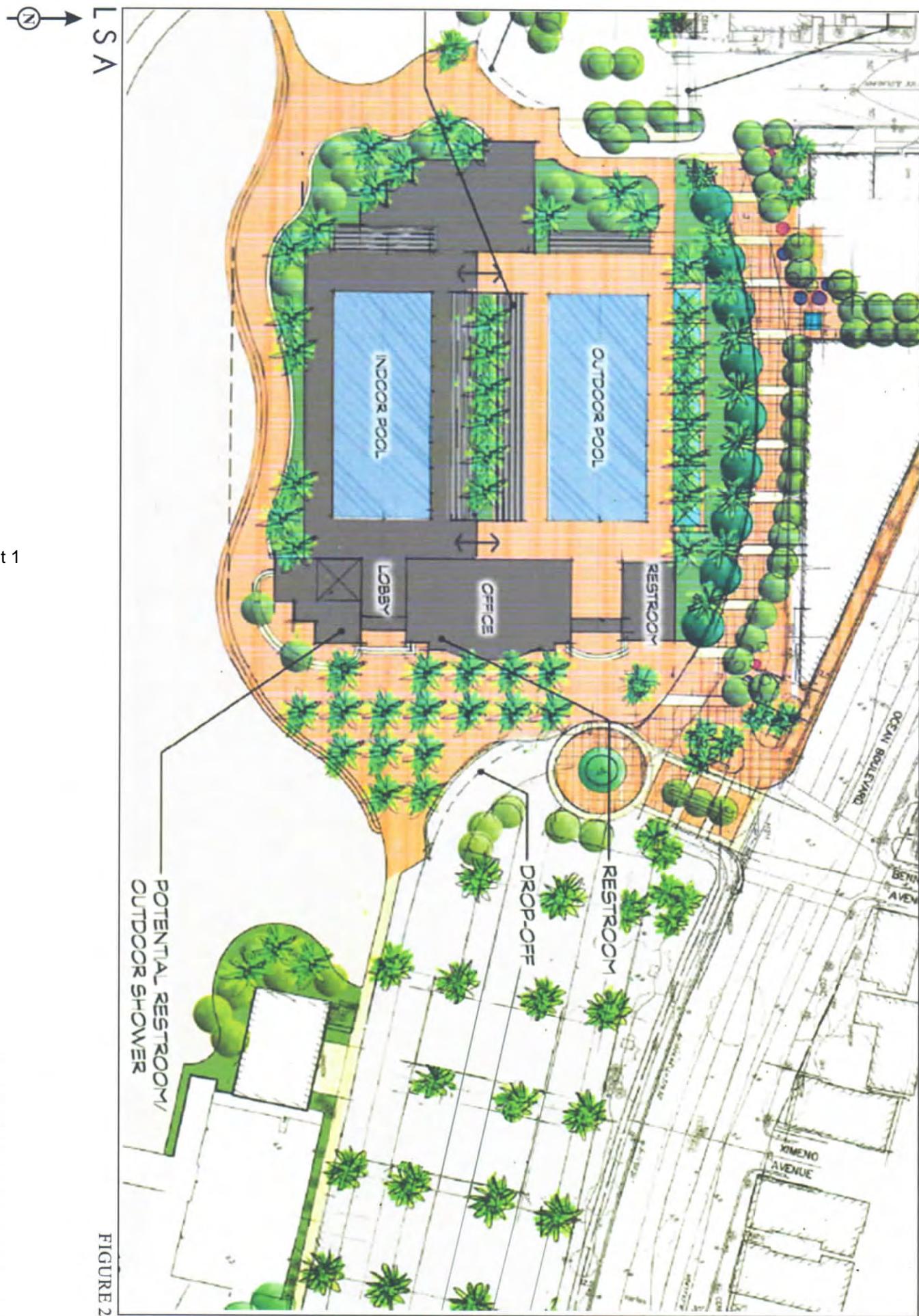
I-38-2

& cars picking kids up every day for practice out onto East Ocean Blvd. East Olympic Plaza not only was a service and staging street for the old Pool, East Olympic Plaza also has about 60 parking spaces that will be lost with the new plan.

Making Granada Ave the main entrance, forces buses to move off of East Ocean Blvd. for drop off, loading, staging and bottleneck. Buses would enter Granada and loop around inside of the parking lot to drop off and move down the parking lot to a bus holding/staging area. **East Ocean Blvd absolutely can not be bogged down by buses or the evening passenger car rush to pick kids up from practice once East Olympic Plaza is removed for the new Pool. It is imperative that Granada Ave becomes the new main entrance instead of Bennett Ave to negate traffic back up on East Ocean Blvd.**

I-38-2  
I-38-3





Attachment 1

## INITIAL STUDY

BELMONT POOL REVITALIZATION PROJECT  
LONG BEACH, CALIFORNIA

Submitted to:

City of Long Beach  
Development Services/Planning Bureau  
333 West Ocean Blvd., 5<sup>th</sup> Floor  
Long Beach, California 90802

Attachment 1

Prepared by:

LSA Associates, Inc.  
20 Executive Park, Suite 200  
Irvine, California 92614  
(949) 553-0666

Project No. CLB1302

L S A

April 2013

**SUSAN MILLER**  
**LETTER CODE: I-38**  
**DATE: June 15, 2016**

**RESPONSE I-38-1**

This comment requests that Comments I-38-2 and I-38-3 be considered by the City of Long Beach (City).

This comment does not contain any substantive comments or questions about the Draft Environmental Impact Report (EIR) or analysis therein. This comment will be forwarded to the decision-makers for their review and consideration. No further response is necessary.

**RESPONSE I-38-2**

This comment asks why the site plan does not show Granada Avenue as the main entrance to the pool, as the Initial Study for the proposed Project (April 2013) indicates that Granada Avenue would be the main entrance to the Project site, as do several news agencies (refer to Attachment 1 to this comment letter for an illustration of the site plan for the Project, as included in the Initial Study). The comment goes on to note that the City staff previously informed the commenter that the new Belmont Pool facility would remove the East Olympic Plaza pick up area for buses and as such, and would shift bus traffic and car pick up and drop offs to East Ocean Boulevard. The comment concluded by noting that East Olympic Plaza was not only a service and staging street for the old Belmont Pool facility, but also provided 60 street parking spaces that would be lost under the new plan.

Granada Avenue is located approximately 1,000 feet southeast of the project site. Due to its distance from the site, access to the site was not proposed from this roadway. Bennett Avenue provides access directly to the Project site, and as such, has been proposed as the primary roadway providing vehicular access to the site.

**RESPONSE I-38-3**

This comment asserts that making Granada Avenue the main entrance to the Project site would remove traffic from East Ocean Boulevard, which the commenter opines cannot be bogged down by additional project-related traffic. As such, the commenter asserts that it is imperative that Granada Avenue becomes the new main entrance to the site instead of Bennett Avenue.

Refer to Response I-38-2. Due to the distance of Granada Avenue to the Project site, this roadway was not considered as a main entrance point to the Project site.

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**Alyssa Helper**

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**From:** Craig Chalfant <Craig.Chalfant@longbeach.gov>  
**Sent:** Wednesday, June 15, 2016 12:34 PM  
**To:** Ashley Davis; Alyssa Helper  
**Cc:** Amy Bodek; Linda Tatum; Tom Modica; Dino D'Emilia  
**Subject:** FW: Belmont Pool DEIR comments due by June 16, 2016/Sea Level Rise graphic

---

**From:** SUSAN MILLER [<mailto:mpshogrl@msn.com>]  
**Sent:** Wednesday, June 15, 2016 11:10 AM  
**To:** Craig Chalfant  
**Subject:** Belmont Pool DEIR comments due by June 16, 2016/Sea Level Rise graphic

TO: Craig Chalfant  
Subject: Include following comments for the DEIR on the Belmont Pool

Per SLR graph on [http://www2.pacinst.org/reports/sea\\_level\\_rise/hazmaps/Long\\_Beach.pdf](http://www2.pacinst.org/reports/sea_level_rise/hazmaps/Long_Beach.pdf)  
I'm concerned the proposed Belmont Aquatic Pool structure building if located in Belmont Shore will cause flooding and be detrimental to the surrounding residents and property owners. Each one of the following changes will compound flooding to happen in the neighborhood:

1. Massive concrete coverage eliminating porous ground.
2. Increased water run off from the high grade of the structure to meet Sea Level Rise requirements.
3. Removal of East Olympic Plaza
4. Removal of the park with mature trees that is a natural water absorption will cause flooding to nearby properties.
5. Additional concrete sidewalks/concrete ADA ramps directing more water flow into the neighborhood.

The 100 year flood line tends to get higher and higher as more and more development occurs causing more run-off and less natural water absorption. The proposed Belmont Aquatic facility will change the grade, water absorption and floodplain of the neighborhood.

Regards,  
Susan Miller

I-39-1

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**SUSAN MILLER**  
**LETTER CODE: I-39**  
**DATE: June 15, 2016**

**RESPONSE I-39-1**

This comment expresses concern that the proposed Project would cause flooding and be detrimental to the surrounding residents and property. The comment also indicates that the following changes would compound flooding in the neighborhood: concrete coverage eliminating porous ground, increased water runoff from the high grade area of the site, removal of East Olympic Plaza, removal of the park with mature trees which would cause flooding on nearby properties, and the flooding of adjacent sidewalks and ramps thereby directing water flow into the neighborhood. The comment concludes by asserting that the 100-year flood line gets higher as more development occurs causing more runoff and less water absorption, which would be further exacerbated by the proposed Project.

Impacts associated with the potential for on-site flooding are addressed in Section 4.8, Hydrology and Water Quality, of the Draft Environmental Impact Report (EIR). According to the Federal Emergency Management Act (FEMA) Federal Insurance Rate Map No. 06037C1970F, the eastern portion of the Project site is located within Zone A, Special Flood Hazard Area subject to inundation by the 1-percent annual chance flood (see Figure 4.8.3 in this section of the Draft EIR). The western half of the Project site is located within Zone X, areas determined to be outside the 0.2-percent chance (500-year) floodplain.

The proposed Project would not cause or contribute to flooding as a result of rising levels. The potential for sea level rise to result in on-site flooding is addressed in Section 4.6, Global Climate Change, of the Draft EIR. As described further on Pages 4.6-24 and 4.6-25 of Section 4.6, rising sea levels may result in potential on-site flooding in future horizon years (2060 and 2100). However, the main pool deck would be situated 8.8 feet (ft) and 6.6 ft above the projected high water levels in 2060 and 2100, respectively. The lower level of the building (pool equipment and storage) and associated parking areas would be below the projected water line under both scenarios; however, these areas would not be open for public use, and therefore, would not subject visitors to the Project site to significant cumulative impacts related to sea level rise. These projected water elevations also do not account for any shoreline protective devices that may further reduce potential on-site flooding in future horizon years. Furthermore, additional greenhouse gas (GHG) reduction strategies implemented at the State, national, and international levels could reduce sea-level rise between now and the year 2100. Therefore, the proposed Project would not be adversely impacted by flooding associated with sea level rise due to climate change.

As described on Page 4.8-34 of the Draft EIR, FEMA requires that all projects within Zone A not increase the base flood elevation of a 100-year floodplain more than 1 ft. During the subsequent engineering and design phase of the proposed Project, detailed analysis would be conducted to ensure that the design specifically addresses floodplain issues. In addition, implementation of Mitigation Measure 4.8.5 would require a floodplain report to be prepared in order to reduce impacts to the floodplain. Compliance with the City of Long Beach (City) and FEMA regulations and implementation of Mitigation Measure 4.8.5 would ensure that the

proposed Project would not expose people or structures to the risk of flooding, create floodplains, or result in an increase in the base flood elevation. Therefore, impacts associated with flood hazard areas would be less than significant (page 4.8-34).

The proposed Project would decrease the overall impervious area by 0.5 acre and increase the pervious area by 0.5 acre, resulting in an increase in infiltration. The proposed Project would also include a comprehensive drainage system to convey on-site flows, including on-site detention and infiltration Best Management Practices (BMPs). While the proposed Project would change on-site drainage patterns by adding impervious surface areas and structures, the proposed Project would be required to prepare a detailed hydrology report to ensure that on-site drainage facilities to be included as part of the Project are appropriately sized to prevent on- or off-site flooding (refer to Mitigation Measure 4.8.4) (page 4.8-32). Therefore, the proposed Project would not contribute to an increase in flooding.

## Alyssa Helper

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**From:** Craig Chalfant <Craig.Chalfant@longbeach.gov>  
**Sent:** Wednesday, June 15, 2016 12:36 PM  
**To:** Ashley Davis; Alyssa Helper  
**Cc:** Amy Bodek; Tom Modica; Linda Tatum; Christopher Koontz; Dino D'Emilia  
**Subject:** FW: Belmont Pool DEIR comments/current views lines obstruction/Pool design/concession stand location

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**From:** SUSAN MILLER [<mailto:mpshogrl@msn.com>]

**Sent:** Wednesday, June 15, 2016 11:22 AM

**To:** Craig Chalfant

**Subject:** Belmont Pool DEIR comments/current views lines obstruction/Pool design/concession stand location

The Pool plans height of 71' plus 7' plinth makes an overall height of 78' in an area that has a height restriction not to exceed 3 stories or 30'- 36'. Making a height exemption for 78' is not acceptable for a residential neighborhood. That height is out of character for the neighborhood as deemed by the City Land Use Plan. That height obstructs the flight patterns of the protected birds in the habitat trees. Plus the extended curve roof line of the concession stand obstructs current sight lines - that is not an option.

I-40-1

Remove/Lower restaurant curved roof line. Make roof line design something that could be added onto at a later date to make an enclosed dining/seating space on the ocean. Relocate restaurant entry door to side facing Ocean Blvd. so it won't catch the wind. Don't have entry door facing the ocean/sand or to the west.

I-40-2



Regards,  
Susan Miller

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**SUSAN MILLER**  
**LETTER CODE: I-40**  
**DATE: June 15, 2016**

**RESPONSE I-40-1**

This comment asserts that the proposed Project would have an overall height of 78 feet (ft) in an area that has a height restriction of 3 stories, or 30 to 36 ft. The commenter asserts that a height variance for the Project is not acceptable for a residential neighborhood because the proposed height of the structure would be inconsistent with the character of the surrounding neighborhood. The commenter also asserts that the height would obstruct flight patterns of the projected birds in the on-site trees and that the roof line of the proposed concession stand would obstruct current views.

In total, the proposed Project would be 19 ft greater in height than the former Belmont Pool complex, which was developed to be 59 ft in height. However, due to rectangular shape and alignment lengthwise from east to west on the southern boundary of the site, the former Belmont Pool facility obstructed coastal views to a greater extent than the proposed Project. Figure 4.1.4, Pre- and Post-Project Building Orientation, illustrates the extent to which the proposed Project would increase coastal views as compared to the former facility. Figures 4.1.5 and 4.1.6, Post-Project Key Views, also demonstrate how the curved elliptical shape of the Bubble would reduce view obstructions of the coast despite the proposed facility being 19 ft greater in height than the former Belmont Pool facility. For these reasons, the proposed Project would not be inconsistent with the visual character of the surrounding neighborhood.

Impacts to biological resources, including on-site birds, were analyzed in Section 4.3, Biological Resources, of the Draft Environmental Impact Report (EIR). Bird species present on the Project site and within the Project area were accustomed to the former Belmont Pool facility and are anticipated to be able to adjust their flight patterns to the new facilities to be constructed as part of the proposed Project, including those that would be increased in height as compared to the former facility.

**RESPONSE I-40-2**

This comment argues in favor of removing the curved roof line associated with the concession stand and suggests making the roof design into something that could be added on at a later date to allow for an enclosed dining/seating space near the ocean. The comment also suggests relocating the entry to the concession stand to the side facing Ocean Boulevard so it would not be subject to prevailing winds.

This comment does not contain any substantive comments or questions about the Draft EIR or analysis therein. This comment will be forwarded to the decision-makers for their review and consideration. No further response is necessary.

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**Alyssa Helper**

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**From:** Craig Chalfant <Craig.Chalfant@longbeach.gov>  
**Sent:** Wednesday, June 15, 2016 12:37 PM  
**To:** Ashley Davis; Alyssa Helper  
**Cc:** Amy Bodek; Tom Modica; Linda Tatum; Christopher Koontz; Dino D'Emilia  
**Subject:** FW: Comments on Belmont Pool DER/due June 16, 2016

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**From:** SUSAN MILLER [<mailto:mpshogrl@msn.com>]  
**Sent:** Wednesday, June 15, 2016 11:39 AM  
**To:** Craig Chalfant  
**Subject:** Comments on Belmont Pool DER/due June 16, 2016

Comments on the Belmont Pool DEIR/Alternatives:

NO PROJECT should be the option. Monies to fully fund the project are not available. With California in a severe drought, any project requiring such massive amounts of water to fill and maintain multiple pools is unfathomable/not environmental conscious.

I-41-1

If funds are accumulated to fully fund a Pool project and California is out of a drought - Harry Bridges Park or convention center parking lot are viable location options: those locations have less Sea Level Rise issues [http://www2.pacinst.org/reports/sea\\_level\\_rise/hazmaps/Long\\_Beach.pdf](http://www2.pacinst.org/reports/sea_level_rise/hazmaps/Long_Beach.pdf), less liquefaction issues, have more infrastructure potential, do not have the same building height restrictions, do not negatively impact a protected bird habitat. Those two locations were not fully vetted.

I-41-2

Measures calling for an "Event Traffic Management Plan" anytime a special event expects more than 450 spectators absolutely must be required for any location especially in Belmont Shore.

I-41-3

Regards,  
Susan Miller

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**SUSAN MILLER**  
**LETTER CODE: I-41**  
**DATE: June 15, 2016**

**RESPONSE I-41-1**

This comment expresses support for the No Project Alternative because there are insufficient funds to construct the proposed Project and because the proposed Project would demand “mass amounts of water” to maintain the proposed pool facilities.

Project-related increases in demand for water are addressed in Section 4.13, Utilities, of the Draft Environmental Impact Report (EIR). The proposed Project is anticipated to result in a water demand of 38.23 acre feet/year (af/yr), which represents an increase of 18.62 af/yr over existing conditions. This increase in water demand associated with the proposed Project would fall within the available and projected water supplies outlined in the City of Long Beach’s (City) adopted Urban Water Management Plan (UWMP). In addition, the proposed Project would comply with California State law regarding water conservation, including pertinent provisions of Title 24 of the California Government Code (Title 24) regarding the use of water-efficient appliances. The proposed Project would also include the following additional water conservation features:

- Low-flow irrigation system with drip irrigation for shrub areas (90 percent efficiency)
- Rain sensors in conjunction with the automatic irrigation system
- Installation of mulch and/or soil amendments to help retain moisture
- Pool blankets
- Water-efficient plumbing fixtures
- Drought-tolerant landscaping

Therefore, operation of the proposed Project would result in less than significant impacts with respect to water demand, and no mitigation is required.

**RESPONSE I-41-2**

This comment supports moving the proposed Project to an alternative project site at Harry Bridges Memorial Park or the “Elephant Lot” at the Long Beach Convention Center, as these locations have less issues related to sea level rise (SLR), infrastructure improvements, height restricts, and biological species (e.g., bird habitat). As such, the commenter opines that these alternative project sites were not fully vetted as viable alternative sites on which to locate the proposed Project.

As discussed in Chapter 5.0, Alternatives, of the Draft EIR, the Harry Bridges Memorial Park and the Elephant Lot site were considered as alternative project sites, but were ultimately rejected from further consideration.

The Harry Bridges Memorial Park was ultimately rejected from further consideration because this site cannot legally be converted to uses other than public outdoor recreation uses under Section 6(f)(3) of the Land and Water Conservation Fund Act and because locating the Project on this site would fail to meet the majority of the Project Objectives.

The Elephant Lot was also rejected from further consideration for the following reasons: the site is under a current lease to the Jehovah's Witnesses organization to accommodate parking demands during the annual convention at the Long Beach Convention Center and the loss of parking spaces on this site would result in additional parking mitigation, development of the Project on this site would not represent the highest and best land use for the area adjacent to the Convention Center, and because development of the Project on this site would fail to meet the majority of the Project Objectives.

For the reasons outlined above, the Harry Bridges Memorial Park and the Elephant Lot would not be reasonable or feasible sites on which to locate the proposed Project.

### **RESPONSE I-41-3**

This comment expresses concern related to the requirement that an Event Traffic Management Plan be prepared for special events with more than 450 spectators.

Refer to Common Response 3 in Section 2.1, Frequent Comments and Common Responses, of this Final EIR for further discussion related to parking and the proposed mitigation measure requiring an Event Traffic Management Plan.

## Alyssa Helper

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**From:** Craig Chalfant <Craig.Chalfant@longbeach.gov>  
**Sent:** Wednesday, June 15, 2016 1:05 PM  
**To:** Ashley Davis; Alyssa Helper  
**Cc:** Dino D'Emilia  
**Subject:** FW: belmont pool EIR comments

-----Original Message-----

From: Jeff Miller [mailto:[Jeff.Miller@csulb.edu](mailto:Jeff.Miller@csulb.edu)]  
Sent: Wednesday, June 15, 2016 12:23 PM  
To: Craig Chalfant  
Subject: belmont pool EIR comments

Please accept this document as my response and comments to the Draft Environmental Impact Report for the City's proposed Belmont Pool Revitalization Project.

Please reply to this message to acknowledge receipt and acceptance of these comments.

The Executive Summary contains a number of inaccurate statements, which I object to. These inaccuracies render the EIR inadequate and must be corrected.

Specifically, I note these inaccuracies with the following six comments:

Comment 1. The Executive Summary, section 1.3 contains this inaccurate statement:

"...implementation of the proposed Project would not result in any significant and unavoidable adverse impacts. All potentially significant impacts have been effectively mitigated to a less than significant level."

There are in fact significant and adverse impacts, which cannot be mitigated, such as:

1. Excessive noise disturbance to residents within at least a ten block radius of the site.
2. Significant increased automobile traffic and congestion in the immediate area which will also impact Second Street, Livingston Drive, Ocean Boulevard, and neighboring residential streets.
3. Significant increased automobile parking congestion in the immediate area which will also impact Ocean Boulevard and neighboring residential streets.
4. Significant loss of ocean views which will negatively impact residents and visitors using the surrounding beach area.

Comment 2. The Executive Summary, section 1.4, states in part:

"...the primary objective of the City, which is to replace the former Belmont Pool facility with a more modern facility that better meets the needs of the local community..."

This is an erroneous statement, because the proposed facility DOES NOT meet the needs of the local community, for the reasons stated above in Paragraph 1.

Comment 3. Table 1.B, Threshold 4.1.1 states:

"The proposed placement and alignment of the Bubble would allow for increased views of the coastline that were previously blocked by the former Belmont Pool structure. Additionally, the curved elliptical shape of

I-42-1

I-42-2

I-42-3

I-42-4

I-42-5

the Bubble reduces the structural scale and mass, when compared to a traditional rectangular building, by eliminating the corners of the building, allowing for an increase in viewable area. Therefore, the change in the building alignment on the site, in combination with the reduced structural mass from the Bubble's elliptical design, would not result in a substantial adverse effect on scenic vistas and a less than significant impact would occur."

I-42-5

This statement is false because the proposed building is eighteen feet higher from the surface and more than double the area of the previous building, which is a significant increase in the OBSTRUCTION of the view, NOT an increase in views.

Comment 4. The statements regarding Threshold 4.1.2 and Threshold 4.1.3 are false because the proposed building is eighteen feet higher from the surface and more than double the area of the previous building, which is a significant increase in the OBSTRUCTION of the view.

I-42-6

Comment 5. Table 1.B, Threshold 4.9.2 states in part:

"Land use compatibility is a combination of other impacts, including potential aesthetic, air quality, noise, and traffic impacts. Potential cumulative impacts associated with traffic generation and related air quality and noise impacts are addressed in those topical sections of this Draft EIR. None of these related environmental topics were found to have significant cumulative effects. Therefore, implementation of the proposed Project would not result in, or contribute to, a cumulatively significant land use impact, and no mitigation is required."

I-42-7

This statement is false, because there ARE significant aesthetic, air quality, noise, and traffic impacts from this proposed project, as stated in the comments above.

Comment 6. Table 1.B, Threshold 4.11.4 states in part:

"Operations associated with the proposed Project are not anticipated to lead to a substantial increase in the number of visitors and vehicles to the Project site."

I-42-8

This statement is false. The City has made numerous claims in its presentations to the public that this project would attract significantly MORE users and visitors than the previous pool accommodated. In fact, this increase is one of the primary reasons that has been given for the design of this project.

Jeff Miller  
PO Box 3310  
Long Beach, CA 90803

**JEFF MILLER**  
**LETTER CODE: I-42**  
**DATE: June 15, 2016**

### **RESPONSE I-42-1**

This comment is introductory in nature and requests that the City of Long Beach (City) acknowledge receipt of the commenter's remarks on the Draft Environmental Impact Report (EIR).

This comment does not contain any substantive comments or questions about the Draft EIR or analysis therein. This comment will be forwarded to the decision-makers for their review and consideration. No further response is necessary.

### **RESPONSE I-42-2**

This comment opines that the Executive Summary chapter of the Draft EIR contains several inaccuracies that render the Draft EIR inadequate. These inaccuracies are described and responded to further below in Responses to Comments I-42-3 through I-42-8.

### **RESPONSE I-42-3**

This comment is in reference to Subsection 1.3 of Chapter 1.0, Executive Summary, of the Draft EIR. The commenter takes issue with the conclusion in this subsection which indicates that the proposed Project would not result in significant and unavoidable impacts and that all potentially impacts associated with the proposed Project would be mitigated to a less than significant level. The commenter goes on to suggest that the following Project-related impacts are significant and adverse: (1) excessive noise disturbance to residents adjacent to the site, (2) significant traffic generation within the Project area, (3) significant parking congestion in the area along Ocean Boulevard and neighborhood, and (4) significant loss of ocean views for residents and visitors in the surrounding area.

As defined by the *State California Environmental Quality Act (CEQA) Guidelines*, a "significant adverse impact" is an impact for which there are no feasible mitigation measures or feasible mitigation measures available would not substantially lessen the adverse effect that the activity may have on the environment. Impacts related to noise, traffic, and aesthetics are addressed in Sections 4.10, Noise; 4.12, Transportation and Traffic; and 4.1, Aesthetics, of the Draft EIR. As described further in these sections, the proposed Project would result in *potentially significant* impacts with respect to noise and traffic (including parking impacts); however, there are feasible mitigation measures to reduce impacts with respect to these topical areas that would reduce such impacts to a *less than significant* level. While there are no potentially significant impacts identified related to aesthetics, view simulations prepared as part of the aesthetics analysis in Section 4.1 of the Draft EIR indicate that the proposed Project would be designed in such a way so as to increase coastal views as compared to the former facility, and would not adversely or significantly impacts the views from public viewpoints. For these reasons, the conclusion in the Draft EIR that impacts with respect to noise, traffic, and

aesthetics would be less than significant with mitigation incorporated or less than significant remains adequate for purposes of accurately disclosing Project-related impacts to these topic areas.

#### **RESPONSE I-42-4**

This comment expresses disagreement with the statement in Subsection 1.4 of Chapter 1.0, Executive Summary, of the Draft Environmental Impact Report (EIR) which indicates that the primary Project Objective is to replace the former Belmont Pool facility with a more modern facility that would better meet the needs of the local community. The commenter asserts that the proposed Project does not meet the needs of the community for the reasons outlined and responded to in Response to Comment I-42-3.

Please refer to Response to Comment I-24-3. The City asserts that replicating a recreational facility that has been present on the site for 46 years and heavily utilized does meet the needs of the local community.

This comment does not contain any substantive comments or questions about the Draft EIR or analysis therein. This comment will be forwarded to the decision-makers for their review and consideration. No further response is necessary.

#### **RESPONSE I-42-5**

This comment expresses disagreement with the conclusion that the proposed Project would increase coastal views due to the curved elliptical shape of the Bubble, which would reduce the structural scale and mass of the building.

Project impacts related to the obstruction of coastal views are addressed in Section 4.1, Aesthetics, of the Draft EIR. As discussed in this section, the assessment of aesthetic impacts is subjective by nature. The City of Long Beach has not adopted defined standards or methodologies for the assessment of aesthetic impacts. As such, view simulations were prepared for the proposed Project to analyze the pre-and post-Project views of the Project site. As illustrated by these figures (Figures 4.1.1 through 4.1.6), although the structure would be taller, the proposed Project would not result in the significant obstruction of coastal views at the edges of the building, and would, in fact, increase coastal views due to the curvilinear design of the proposed facility compared to the former Belmont Pool structure.

#### **RESPONSE I-42-6**

This comment takes issue with the conclusion that the proposed Project would not result in significant and unavoidable impacts related to aesthetics, air quality, noise, and traffic. Please refer to Response I-42-3 for further discussion regarding the significance conclusions made with respect to aesthetics, noise, and traffic topics.

While air quality impacts are not addressed in Response to Comment I-42-3, potential impacts with respect to air quality were analyzed in Section 4.2, Air Quality, of the Draft EIR. This

section of the Draft EIR concludes that project-related air quality emissions would be below applicable thresholds and impacts would be less than significant with adherence to standard conditions.

### **RESPONSE I-42-7**

This comment disagrees with the conclusion that the proposed Project would not result in cumulatively significant land use impacts and that no mitigation would be required. The commenter asserts that a cumulatively significant impact would occur because there are significant aesthetic, air quality, noise, and traffic impacts.

As described in Responses to Comments I-42-3 and I-42-6, above, while the proposed Project would have potentially significant aesthetic, noise, and traffic impacts, these impacts would be less than significant with implementation of mitigation measures. Impacts related to air quality were determined to be less than significant with adherence to standard conditions. Therefore, these impacts are not considered “significant and adverse” nor are they considered “cumulatively significant.”

### **RESPONSE I-42-8**

This comment disagrees with the conclusion that the proposed Project would not substantially increase the number of visitors and vehicles to the Project site. The commenter indicates that the need to increase the capacity of the Project is an indication that the Project would substantially increase visitors to the site.

While the proposed Project would increase visitors and vehicles traveling to the site, the Project has been designed to program more events. As such, visitors traveling to the site and events held at the site would be staggered throughout the day, thereby reducing noise generated by the Project. As discussed in Section 4.11, Noise, of the Draft EIR, potentially significant noise would be reduced to a less than significant level with implementation of mitigation. Therefore, because potentially significant noise impacts associated with the Project can be mitigated to a less than significant level, these impacts are not considered “significant and adverse” nor are they considered “cumulatively significant.”

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## Alyssa Helper

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**From:** Craig Chalfant <Craig.Chalfant@longbeach.gov>  
**Sent:** Wednesday, June 15, 2016 1:09 PM  
**To:** Ashley Davis; Alyssa Helper  
**Cc:** Dino D'Emilia  
**Subject:** FW: Good Morning & My Best to You Belmont Pool

**From:** Gene Simpson [[mailto:simpson\\_gene@yahoo.com](mailto:simpson_gene@yahoo.com)]

**Sent:** Wednesday, June 15, 2016 10:34 AM

**To:** Craig Chalfant

**Subject:** Good Morning & My Best to You Belmont Pool

### **Debby McCormick & Belmont Pool**

Long Beach is the 36th-largest city in the United States and the seventh-largest in California with a population of 485,323.

The Belmont was closed due to concerns about an earthquake, it's being replaced by an aquatics complex that city officials and project planners promise will be "iconic."

Belmont Plaza Pool was dedicated on Aug. 15, 1968 for the U.S. Olympic Trials. "The trials were exciting. All of the heroes were there. (Nine-time U.S. Olympic swimming gold medalist) Mark Spitz was there, it wasn't until the 1972 Olympics that Mark had his breakout Olympiad.

"I've seen a lot of pools and the ones for this one look amazing and I think it'll be one of the top aquatic facilities in the United States if not the best," said Wilson High School water polo coach Jeff Nesmith, who won three championships at the pool. "There is a new crop of swimmers and water polo players in Long Beach."

The City Council voted unanimously to authorize the city manager to secure the necessary regulatory approvals for a \$103.1 million preliminary plan for the new pool, which includes indoor seating for 1,250 spectators but that's not enough capacity. The Old Pool

had 2,000 seats for their great fans to cheer. **Please we need more seating for our Aquatic Capital.**

There's a fantastic sign westbound on Westminster. It says "**Long Beach, The Aquatic Capital of the World**".

I've had the pleasure to know Debby McCormick (Lipman) & her husband Glenn the past 40 years

*Glenn McCormick started coaching in 1953. Sadly, he passed away in 1995, leaving behind a trail of National, International and Olympic Champions. His legacy is the McCormick Divers, which he formed in 1968 when the Belmont Plaza Olympic Pool was built for the 1968 Olympic Trials.*

*Glenn was an Olympic and World Games coach and judge. He coached Pat McCormick and Gary Tobian to Olympic gold. Other Olympic medalists and national champions include, Willie Farrell, Ann Cooper culver, Gail Benton, Irenen McDonald of Canada, Patsy Plowman of Australia, Jeanne Stuno, Barb Gilders, Juno Stover Irwin, Paula Jean Meyers, Luis Nino de Rivera and Joaquin Capilla of*

I-43-1

I-43-2

I-43-3

Mexico, Larry Andreason, Kelly McCormick, Kit Salness, Debby Lipman McCormick, Todd Smith, and Kim Stanfield Berbari.

I-43-3

*He was US Diving's Ambassador to the world and a rare and caring human being. Glenn was inducted into the Swimming Hall of Fame in 1995. In 1996, US Diving established the Glenn McCormick Award.*

Thank You

Gene Simpson 562- 673-3694  
Enrolled Agent IRS 0011166-EA  
[simpson\\_gene@yahoo.com](mailto:simpson_gene@yahoo.com)

**GENE SIMPSON**  
**LETTER CODE: I-43**  
**DATE: June 15, 2016**

**RESPONSE I-43-1**

This comment provides background information about the former Belmont Pool. It is interpreted that the quotes provided by the commenter from the Wilson High School water polo coach are about the proposed facility and offer support for the proposed Project.

This comment does not contain any substantive comments or questions about the Draft Environmental Impact Report (EIR) or analysis therein. This comment will be forwarded to the decision-makers for their review and consideration. No further response is necessary.

**RESPONSE I-43-2**

This comment notes the financial approvals from the proposed Project, which would have an indoor seating capacity for 1,250 spectators. The commenter further states that the former Belmont Pool had a seating capacity for 2,000 spectators and encourages that more seating is included in the proposed Project.

Refer to Common Response 1 in Section 2.1, Frequent Comments and Common Responses, of this Final EIR for further discussion related to the permanent seating capacity provided by the proposed Project.

**RESPONSE I-43-3**

This comment notes the relevance of aquatics in the City of Long Beach and the former aquatic athletes that coached and trained at the former Belmont Pool.

This comment does not contain any substantive comments or questions about the Draft EIR or analysis therein. This comment will be forwarded to the decision-makers for their review and consideration. No further response is necessary.

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**Alyssa Helper**

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**From:** Craig Chalfant <Craig.Chalfant@longbeach.gov>  
**Sent:** Wednesday, June 15, 2016 1:20 PM  
**To:** Ashley Davis; Alyssa Helper  
**Cc:** Dino D'Emilia  
**Subject:** FW: Comments/EIR Draft for the Belmont Pool

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**From:** Joe O'Neill [<mailto:josephponeill@yahoo.com>]

**Sent:** Wednesday, June 15, 2016 9:47 AM

**To:** Craig Chalfant

**Cc:** Lisa Conner

**Subject:** Comments/EIR Draft for the Belmont Pool

Dear Mr Chalfant,

My name is Aidan O'Neill. I am 11-years-old and I dive with McCormick Divers. I would be really happy to have an indoor diving facility in Belmont Shore. I think It would be better indoors because it would attract more divers to come, we wouldn't have to worry about weather, and there wouldn't be as much outdoor noise. The pool is really close to my house so it would take a short amount of time to get there. Also, the other divers and I would really be exited to have higher diving boards and finally have platforms. Thank you for taking your time to read my thoughts about the new pool.

I-44-1

Sincerely,

Aidan O'Neill

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**AIDAN O'NEILL**  
**LETTER CODE: I-44**  
**DATE: June 15, 2016**

**RESPONSE I-44-1**

This comment expresses support for the proposed Project with specific reference to the indoor diving well component.

This comment does not contain any substantive comments or questions about the Draft Environmental Impact Report (EIR) or analysis therein. This comment will be forwarded to the decision-makers for their review and consideration. No further response is necessary.

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## Alyssa Helper

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**From:** Craig Chalfant <Craig.Chalfant@longbeach.gov>  
**Sent:** Wednesday, June 15, 2016 1:21 PM  
**To:** Ashley Davis; Alyssa Helper  
**Cc:** Dino D'Emilia  
**Subject:** FW: Comments/EIR Draft for the Belmont Pool

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**From:** Joe O'Neill [<mailto:josephponeill@yahoo.com>]

**Sent:** Wednesday, June 15, 2016 9:48 AM

**To:** Craig Chalfant

**Cc:** Lisa Conner

**Subject:** Comments/EIR Draft for the Belmont Pool

Dear Mr Chalfant,

I would like to address a few items covered in the draft EIR for the new Belmont Pool Project, specifically the diving well/pool. I am a Belmont Shore resident, aquatics enthusiast, and the proud father of a young diver who trains and competes with McCormick Divers.

I-45-1

The new plans call for 1250 seats, which is not enough for major competitions. I encourage you to consider minimally 1500 seats for spectators and athletes. The old pool had the capacity to seat 2000.

I-45-2

Please do not consider moving the diving pool outdoors. It is my understanding that the City Council voted unanimously on two separate occasions to have a separate diving well with platforms INDOORS. An outdoor option is unacceptable. Not only would it be more costly to clean and maintain proper pool temperatures, it wouldn't provide adequate lighting at night (a real safety concern), nor would it have requisite seating for spectators and athletes. The divers will benefit from an indoor facility, as they will not have to deal with the elements, to include the bright, burning sun, sand from windy days or the occasional rainfall. There are no other indoor platform diving facilities in California. The indoor site being proposed will attract not only the local population of the greater LA area to learn one of the most popular Olympic sports, but it will also give an opportunity for Long Beach to develop our future Olympic hopefuls and maintain the great tradition of ALL of our aquatic sports in Long Beach. The unique indoor facility was attractive to the Olympics in the past, and will surely play an exciting role in future Olympics, National and International competitions, not only for diving, but for swimming and water polo as well.

I-45-3

As far as the parking, there are over 1000 parking spaces on either side of the structure. During events, parking moves in waves as the morning competitors finish and the afternoon competitors arrive. There is also ample parking along Ocean Boulevard, near Bay Shore and several parking lots along 2nd Street, all within a very short walk of the Belmont Pool project.

I-45-4

Thank you for your consideration.

Sincerely,



**JOSEPH P. O'NEILL**  
**LETTER CODE: I-45**

**DATE: June 15, 2016**

**RESPONSE I-45-1**

This comment is introductory in nature and provides background information about the commenter's interest and association to the proposed Project.

This comment does not contain any substantive comments or questions about the Draft Environmental Impact Report (EIR) or analysis therein. No further response is necessary.

**RESPONSE I-45-2**

This comment is identical to the comments included in Comment I-33. As such, please see Response to Comment I-33-2 for a response to this comment.

**RESPONSE I-45-3**

This comment is identical to the comments included in Comment I-33. As such, please see Response to Comment I-33-3 for a response to this comment.

**RESPONSE I-45-4**

This comment is identical to the comments included in Comment I-33. As such, please see Response to Comment I-33-4 for a response to this comment.

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From: [mbcotton@hotmail.com](mailto:mbcotton@hotmail.com)  
 To: [craig.chalfant@longbeach.gov](mailto:craig.chalfant@longbeach.gov)  
 Subject: Belmont Pool EIR Response - Melinda Cotton  
 Date: Thu, 16 Jun 2016 14:04:14 -0700

Response to  
**"BELMONT POOL REVITALIZATION PROJECT"**  
 Environmental Impact Report

Submitted by: Melinda Cotton  
 PO Box 3310  
 Long Beach, CA 90803  
 33 year resident of Belmont Shore  
 Submitted on June 16, 2016

The EIR erroneously titles the EIR a "Revitalization Project" - which is inaccurate. Revitalize means to: "renovate", "repair", "restore", "renew" according to common definitions. [See: (<http://www.thesaurus.com/browse/revitalize?s=t>)].

However, there is no structure existing to which the word "revitalize" applies. The old Belmont Pool was condemned in 2013 and demolished in December of 2014. The site of the pool itself was graded and is now part of the sandy beach, adjacent to the beautiful passive park covered with grass, established trees (full of birds and nests), walking paths, bike path, and for the last year-and-a-half used by large numbers of the public for picnics, playing with their children, walking dogs, biking and walking through a grassy beachside parkland. (See attached pictures).

I-46-1

It is not a "Revitalization Project" but a totally new construction project.

The City of Long Beach accurately calls the new project the "Belmont Beach & Aquatics Center". It is a totally new design, requiring totally new construction and should be so treated by the EIR.

The location selected by the City is largely based on nostalgia and history and the desires of the aquatics community. However for coastal protection and coastal access, for environmental, land use, aesthetics, noise, traffic, parking, and community considerations and Citywide benefit the new "Belmont Beach & Aquatics Center" could and should be placed elsewhere in the Tidelands, closer to Long Beach neighborhoods that are currently Park Poor and Pool Poor.

I-46-2

The EIR states that there was a "community" desire to build the proposed "..Aquatics center" at the same site. This is not accurate. Other locations were never fully considered or vetted. A 'Stakeholders Committee' of mainly individuals from the Aquatics community focused solely on the former Belmont Pool site, consistently opposing consideration of other sites. While the "Aquatics Center" is to be paid for with City of Long Beach money (Tidelands Funds and other) there was incredibly limited Citywide input, and limited solicitation of input from other than the 3rd Council District (i.e. Southeast Long Beach). It has been pointed out by critics that the proposed "Aquatics Center" on the sand near the Belmont Pier will again be adjacent to the most wealthy segment of the City of Long Beach.

And there are serious questions and no guarantee as to how much of the time the "Aquatics Center" will be open for true public recreation, swimming lessons, etc. as opposed to Aquatics Special Events usage of the

I-46-3

Pool. There is no stated guarantee as to how many days of the year the pools will be available for public recreational use. The City had Cal State Prof. Emeritus Joe Magaddino prepare a report on the Potential Economic Impact of the Pool which was presented to the City Council in October of 2014 (See Staff Report attachment " BBAC 10-21-14 Staff Report-1") The Economic Impact Report discussed up to 135 days a year of Aquatics Special Events- and the public likely would not be able to use the pool during those times.

Considering that the Pool is being paid for with public money - the public should know exactly how much of the time the Pools will be accessible to the public. With a seating capacity of over 4-thousand spectators - the pools are definitely designed for large public events.

### Traffic & Parking

Vehicle access to the project area is very limited currently and will be constricted further by the project's design.

While the EIR claims that with the project completed adjacent roads and intersections would nearly always be at an "A" or "B" traffic level, the City's own "Mobility Element of the General Plan" (adopted by the City Council on October 15, 2013, Page 33 "Current Conditions" "Congested Corridors") shows Ocean Blvd. & 2nd Street listed as "Congested Corridors". In the same document "Map 2", page 35 of the "Mobility Element" shows the intersections of Ocean & Redondo and Livingston & 2nd Street with "E" and "F" grades in the AM & PM. The congestion on these streets has gotten worse in recent years with additional Orange County and other commuter traffic, thousands of new residents in downtown Long Beach, etc. The major entry intersection from the East, Pacific Coast Highway & 2nd Street is listed as a "F" level in the PM Peak hours.

And the "Aquatics Center" plans call for the removal of Olympic Plaza Drive, which will eliminate 60 or more parking spaces and eliminate vehicle access from the West, as well as access to businesses on Olympic Plaza Drive. Ocean Blvd. and specifically Bennett Ave. will be the only direct street access to the "Aquatics Center" for drop off, deliveries, disabled access etc. There is no indication the EIR has figured this roadway elimination into its calculations.

And City Traffic Engineering is currently planning to narrow down Ocean Blvd. in this area to one lane in each direction apparently as far as Bay Shore Avenue. The goal is to discourage through traffic on Ocean east of Livingston and to provide more parking for businesses and residents. But this Traffic Engineering goal conflicts with access for more than 4,000 spectators, aquatic participants and staff, and there is no indication the EIR has figured this roadway narrowing into its calculations. Traffic on Ocean Blvd/ Livingston Drive and 2nd Street can be extremely heavy, especially during morning and evening commute hours, and during summer months. Adding 4,000 spectators to this mix is hard to imagine.

### Parking

The entire area near the proposed "Aquatics Center" is an official City of Long Beach "Parking Impacted" area (see attached map or ([\[PDF\]Parking Impacted Area - Development Services www.lbds.info/civica/filebank/blobdload.asp?BlobID=2434](#))

This is "parking impacted" area because many businesses and apartment buildings have no parking, and so nearby apartments, condos, restaurants and businesses already rely on the beach parking lots for overflow. In addition the new Olympix Health Club will soon open just across from the "Aquatics Center" site. The under-renovation building will be nearly 25,000 sq. ft. with a nearly 4,000 sq. ft. deck. This former 'Yankee Doodles'

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location has no parking of its own and will utilize street and beach parking lots for its hundreds of patrons. ("Grandfathered" lack of parking is regularly granted to businesses in this area to expand and change use, so future increased traffic and parking impacts are expected.) Again, there is no indication the EIR has figured this into its traffic and parking calculations.

Also, the EIR does not factor in a current Belmont Shore Parking Study under the auspices of the City (see attached document Study Map). Street parking is so limited and impacted in Belmont Shore, that the Parking Study consultants have been asked to include in their study the very beach lots noted for the "Aquatics Center". Utilizing the beach lots as a location for 2nd Street business employees and customers to park - with the use of shuttles to get them back and forth - has long been discussed by City officials and others.

The EIR speaks of mitigation for the lack of parking and traffic problems at the Aquatics Center by having the City's Special Events Department workout a plan using shuttles, for example. But as noted above the 'shuttle' approach has never been successfully implemented and there appears to be no acceptable place to park vehicles and shuttle people from.

While the Aquatics Center is supposed to serve all of Long Beach -- it will take two bus rides or a considerable drive plus parking costs for youngsters and adults in North, West or Central Long Beach neighborhoods to get to the East side Long Beach location. It's hard to know how many kids and adults will make that trip.

And with no hotels for miles in any direction, participants and attendees at "Aquatics Center" competitions, etc. will doubtless drive, rather than take buses to events.

### **Loss of Park Space**

The loss of the beautiful existing Park Space south of Olympic Plaza Drive between Bennett Drive and the Belmont Pier Parking lot (see photos) is an unacceptable loss. This existing Park Space is natural grass land, with established, beautiful trees. Pedestrian and bike paths cross the park. It is accessible to the public at all hours for walking to the beach, picnics, walks, dog walks, families playing with children, relaxing, even playing musical instruments. The views from this park are beautiful -- views of the ocean, sandy beach, Belmont Pier, sky, etc.

The Aquatics Center EIR claims there will be even more "green space" - stating in effect: "The current passive park "occupies approximately 118,790 square feet (sf)... but would increase to approximately 127,085 sf" however the plans show a significant portion of that added square footage will be occupied by unusable "sloped lawn" - as the new Aquatics Center has to be raised 7 feet (due to expected Sea Level Rise) and the green space has to slope from grade to that 7 foot platform.

The designers state that there will be a 12 foot high, clear plastic/glass fence "surrounding" the Aquatics Center as a security precaution - and that this area (unclear what it consists of) will be closed and locked when not in use by the facility management. How much of the "green space" and "open space" is fenced in and closed much of the time is unclear.

### **Aesthetics/Environment**

**The EIR appears to address Aesthetic, environmental and other issues NOT in relation to the existing situation (a level grassy passive park space with many trees and a sandy beach, etc.) - but rather the EIR speaks as though the old Pool was still present and being added onto or renovated in some fashion -- it's**

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unclear how the EIR was allowed to be written in this fashion, since the old Pool no longer exists, it was demolished a year and a half ago, there is no structure on the site..

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The proposed Aquatics Center will totally block views that now exist from the Park Space (as noted above), the street behind it and nearby businesses and residences. The new 125,500 sq. ft. structure will be 79,905 sq. ft. larger than the former pool and "18 feet taller at the apex", according to Assistant City Manager Tom Modica who has guided the Aquatics Center project for the City. (Please note the EIR on Page 1.2 of the Executive Summary states the new structure will be 11 feet higher than the former pool - the EIR document seems to have ignored the 7 foot tall platform required under the structure due to sea level rise.) Mr. Modica told the City Council on June 14th at a Study Session it would be 18 feet taller.

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A final design for the Aquatics Center has not been submitted by the Architect Michael Rotondi, as Rotondi testified at the City Council Study Session June 14th. The Diving Community stated at the Aquatics Center public meeting April 9th that the see through "Bubble" design will allow changing light into the eyes of divers and that will be unsafe and disrupt their performance. Rotondi said June 14th that the estimated \$12 million "diving well" is still being designed (and because the "Aquatics Center" corrected height of 78 feet is due to the "diving well" design, the EIR may not be accurate in this regard).

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Chuck's Coffee Shop will lose its current beach view, the under construction Olympix Fitness facility across from the Aquatics Center will lose the "ocean view" it is currently advertising:

#### Ocean View in the Making - YouTube

► 0:59

<https://www.youtube.com/watch?v=KTDmxGVXzhg>

Jan 24, 2016 - Uploaded by Olympix Fitness

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Passersby on Ocean Blvd., apartments and condos across ocean will all lose their views, all blocked by the 7 foot tall platform and the large "Bubble' structure and facility resting on the platform.

The plastic 'Bubble' structure will also glow with light at least as late as 10 pm each evening, we're told. The Aesthetics of this from the sea and from the land are hard to comprehend, but will likely be distracting from the night sky and likely a disturbance to birds and people nearby.

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Keeping the plastic ETFE polymer plastic Bubble clean is an Aesthetic and Environmental concern. We're told that this product has 'non-stick properties' making it "self cleaning" - and that bird droppings, etc. will not be a problem. However dust and dirt definitely will be, as it takes water to remove them, as noted in the technical article "Designing Buildings" dated Oct. 15, 2015 (<http://www.designingbuildings.co.uk/wiki/ETFE>):

"As a fluorocarbon polymer, **ETFE** has similar non-stick properties to PTFE, making it 'self-cleaning'. With a low co-efficient of friction typically of 0.23 (Ref 7), dust or dirt that lands on **ETFE** is washed away by rainwater."

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So water (if you don't have rainwater) will be needed to clean the "Bubble" and Long Beach rarely gets rain. This means that the "Bubble" is going to need to be washed frequently -- using lots of water in our drought stricken area and a maintenance problem of large proportions.

The 12 foot tall clear plastic-type fencing surrounding the Aquatics Center will also be difficult to keep clean and free of etching/graffiti/dirt etc. and likely costly to maintain.

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## **Water and Electricity and Natural Gas usage increase - no mention of use of Solar Power**

The EIR acknowledges that due to the increased size of the pools themselves and the project area that water, electricity and gas usage will increase (the surface area of the pools increases from a previous surface area of 18,410 sq. ft. total to the proposed 36,450 sq.ft and an additional 79,905 sq.ft of building area,

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This will definitely impact the City's water supply both by keeping the pools full and water needed for maintenance (noted above)

We see no use of Solar Energy in the project design, a significant negative. The "Bubble" plastic design seemingly makes that impossible.

### **Noise**

The EIR acknowledges that "Noise levels generated from the outdoor pool during special events would have the potential to impact nearby noise-sensitive uses because these events would involve a substantial number of spectators, whistles from officiating water polo games, starting horns, and the use of a public address sound system". With the provision for 3,000 outdoor seats for an unknown yearly number of Special Aquatics Events, it's unclear how neighboring residents and businesses will be affected by the noise.

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My husband and I live about half a mile from the current "temporary" pool and are disturbed by whistles from officiating water polo games, starting horns, loud spectators and the use of a public address sound system. The City promised mitigation, but it has not occurred. These events sometimes go past 10 pm - so with the unknown number of Special Events and 3,000 person audience capacity - noise from this facility is quite likely going to be a significant factor. In addition, construction and traffic noise will also have neighborhood and community impacts .

### **Cost**

While cost is not directly addressed by the EIR - the cost of the Aquatics Center will have a major impact on the City of Long Beach ability to maintain its coastal park and recreation environment and facilities - as well as its Citywide parks and recreation. Two years ago the estimated project cost was set at \$103 million, and that figure has not been updated on the basis of the current design, so we don't have even a ball park figure on the final cost of the Aquatics Center. What we do know is that constructing on an unstable sandy beach is much more expensive than on dry land, and in addition the foundation is required to be 7 feet above the sand to allow for sea level rise. Another expense will be maintenance costs.

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We must ask where will that money come from? If it's taken from Tidelands Funds, then where will the money come from to build the needed lifeguard stations, to renovate the aging and dilapidated Belmont Pier, to rebuild the sea walls in Naples and the Sorrento Trail and other coastal needs as well as to maintain existing Tidelands facilities?

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If oil revenues do not improve and Tidelands Funds are not available, will money be needed and taken from Citywide Park and Recreation projects? or will grants or special funds be steered to the Aquatics Center, rather than to needed Parks and Recreation projects, especially in the North, West and Central areas?.

As noted, Maintenance Costs of the new complex are a serious concern.

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Maintaining the Pool's Plastic 'Bubble' Polymer surface, maintaining the 12 feet of fencing surrounding the pool, are all costly and apparently will come out of the Parks and Recreation budget.

The design calls for a moveable pool floor, which we've been told previously is tricky, and requires expensive regular maintenance and adjustment. Moveable bulk heads need maintenance. The cost of water for the pool, heating, electricity, etc. are all costly and apparently will come out of the Parks and Recreation budget.

## Alternatives

The EIR in its study of "Alternatives" repeatedly refers to the "Project Objectives" (as stated in 5.1.1 of the EIR, see attached). As the "Project Objectives" specifically state in Objective 1: "**1. Redevelop the City-owned site of the former Belmont Pool with similar aquatic recreational purposes**, consistent with the original ballot measure." (bolding added by writer) it's obvious that the EIR consultants were required to find "Alternatives" at other locations unacceptable.

[In addition, for example, Objective 13 states: "Locate the pool in an area that serves the existing users." (Since the existing users have been predominantly Southeast Long Beach residents and nearby water polo, swimming and diving participants, again the EIR consultants found other options unacceptable.]

In fact the Belmont Shore site since December 2014 is a clean slate ... consisting of beach sand and an established park with established trees, grass, birds nests, walkways and bikeways.

The new Belmont Beach and Aquatics Center can be located anywhere space allows, and there is such space in the Tidelands areas of downtown Long Beach owned by the City (specifically near the Queen Mary or Convention Center). These downtown Long Beach locations provide sites with almost no Environmental Impacts. The locations would be significantly less expensive to build on, provide a multitude of established public transit options (the Metro Blue Line, bus service from all over the LA County area, etc.) These sites are adjacent to the 710 Freeway and major thoroughfares and parking options. These sites have a multitude of hotel and motel options. They are much easier to reach by one bus trip or by bicycle, etc. by park and pool disadvantaged youth and adults from West, North and Central Long Beach. Construction on these locations would have little or no impact on Coastal resources.

The EIR states that the Queen Mary site is unavailable because of a 40-year lease with the City. That 40-year lease was approved by the City on November 17, 2015, 11 months after the Demolition of the former Belmont Pool and during the time the City was planning a new Aquatics Center. City management could have included in the 40-year lease the possibility of using a portion of the property for an Aquatics Center. It apparently purposely closed the door on that Alternative, we don't know why. It still seems the City could find a way to utilize the Queen Mary site if it chose.

The Convention Center location is also owned by the City and more than likely could be utilized for the Aquatics Center - if there is City will. The EIR speaks quickly achieving a 'permanent home' for a new Aquatics Center, but the City has a long way to go in raising the unknown sum of money needed to build the facility, and working through the regulatory framework will also take time.

## Recommended Alternative

I recommend that the City pursue one of the above (or other) Tidelands choices for the location of the new Belmont Beach and Aquatics Center and Alternative 2 as the best choice presented by the EIR (see below). Alternative 2 preserves and protects Coastal Resources and Coastal Access, it protects and preserves the existing Park space (photos attached) and yet retains a sturdy and well-used and sufficient recreational

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pool for the former location of the Belmont Pool. With a permanent foundation, administrative and support facilities added it is an excellent solution for the location and needs of the community.

**"Alternative 2: Maintain Temporary Pool with Ancillary Uses.** This alternative would involve improvements to construct a permanent foundation and permanent administrative and support facilities (lockers, restrooms, snack bar) consistent with the temporary pool configuration. The existing backfilled sand area would be removed and the open space park area would be expanded."

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MELINDA COTTON  
**LETTER CODE: I-46**

**DATE: June 16, 2016**

#### **RESPONSE I-46-1**

This comment expresses concern for the use of the word “revitalization” in the title for the proposed Project. The commenter provides background about the demolition of the former Belmont Pool and the existing conditions of the Project site and vicinity. The commenter states that the title of the Environmental Impact Report (EIR) should be revised to the “Belmont Beach & Aquatics Center” to be consistent with the project title used by the City of Long Beach (City). At the outset of the EIR process, the Project was titled “Belmont Pool Revitalization Project” in the Notice of Preparation (NOP) and has retained that name throughout the California Environmental Quality Act (CEQA) process for consistency.

This comment does not contain any substantive comments or questions about the Draft EIR or analysis therein. This comment will be forwarded to the City decision-makers for their review and consideration. No further response is necessary.

#### **RESPONSE I-46-2**

This comment expresses concerns that other locations in the Tidelands were not fully considered as potential sites for the proposed Project. The commenter makes specific reference to considering proximity to Long Beach neighborhoods that are “Park Poor and Pool Poor”. The commenter asserts that it was not a community-wide desire to build the proposed Project on the former Belmont Pool site.

The funding for the proposed Project would originate from Tidelands funds, which are legally mandated to fund development within the City’s Tidelands area. Therefore, developing the proposed Project at alternative location in the City outside of the Tidelands area with Tidelands funds would be expressly prohibited. Due to the cost of the Project, developing the Project outside of the Tidelands area without the Tidelands funds would also be infeasible due to a lack of funding sources. Furthermore, the primary objective of the Project is to replace the former facility in its original location. It should also be noted that the proposed Project was initiated prior to the demolition and removal of the old facility, as it has long been the City’s intention to replace the old facility on the same site.

#### **RESPONSE I-46-3**

This comment expresses concern about the number of days the proposed pool facility would be open to the general public. The commenter makes specific reference to an Economic Impact Report presented to the City Council indicating that large aquatic events would use the facility for a number of days throughout the year.

The current Temporary Pool is open to the public seven days a week, year-round. Similar to the Temporary Pool, the proposed Project will be open to the public seven days a week and will

only be closed to observe all scheduled national holidays. Excluding the nine scheduled national holidays, the proposed Project will be open 356 of the 365 calendar days. Therefore, the public would continue to be served at the same level or greater as the previous pool facility.

#### **RESPONSE I-46-4**

This comment notes that vehicular access to the Project area is currently limited and will be further constricted by the Project design.

Project-related traffic impacts are addressed in Chapter 4.12, Transportation and Traffic, of the Draft EIR. As discussed in this section, the project-related increase in vehicles traveling to and from the Project site would result in less than significant impacts at all study area intersections, including the intersections of Termino Avenue/Ocean Boulevard and Bennett Avenue/Ocean Boulevard. Additionally, Mitigation Measure 4.12.1 would require a special event with more than 450 spectators to prepare an Event Traffic Management Plan addressing potential impacts to traffic circulation and the steps necessary to minimize potential impacts (e.g., active traffic management and/or off-site parking and shuttles). Therefore, the proposed Project would not significantly or adversely constrict or congest access to the Project site.

#### **RESPONSE I-46-5**

This comment questions the conclusions in the EIR which indicate that the streets and intersections adjacent to the Project site would operate at an “A” or “B” traffic level. The commenter further states that the EIR conclusions are in direct contrast to the City’s Mobility Element, which includes Ocean Boulevard and 2<sup>nd</sup> Street as designated Congested Corridors. The comment further notes that other intersections near the Project site would operate at “E” and “F” level-of-service (LOS) grades.

Traffic volumes at the study area intersections were collected in February 2016 by an independent data collection company. Observed traffic volumes were analyzed using the adopted methodology (Intersection Capacity Utilization for signalized intersections and Highway Capacity Manual delay for unsignalized intersections). The observed data, when analyzed using the adopted methodology, yielded the results reported in the Draft EIR.

#### **RESPONSE I-46-6**

This comment expresses concern for the removal of Olympic Plaza Drive and asserts that the Draft EIR has included the removal of this access drive into its analysis.

Olympic Plaza between Termino Avenue and 43<sup>rd</sup> Place currently allows on-street parallel parking with a 2-hour limit between the hours of 9:00 a.m. and 6:00 p.m. Parking spaces are not marked, but based on the length of curb available, the number of parking spaces is estimated at 33. Loss of parking or effects on parking are no longer considered impacts under CEQA. The provision of free parking facilitates only the automobile travel mode.

### **RESPONSE I-46-7**

This comment notes that the City of Long Beach Traffic Engineering Department is currently planning to narrow Ocean Boulevard to one lane in each direction as far as Bay Shore Avenue. The commenter asserts that this narrowing of Ocean Boulevard is in conflict with the addition of 4,000 spectators that would be traveling to the Project site. The commenter questions if the traffic narrowing on Ocean Boulevard was included in the analysis in the Draft EIR.

Mitigation Measure 4.12.1 would require a special event with more than 450 spectators to prepare an Event Traffic Management Plan addressing potential impacts to traffic circulation and the steps necessary to minimize potential impacts (e.g., active traffic management and/or off-site parking and shuttles).

### **RESPONSE I-46-8**

This comment states that the area near the Project site is “parking impacted” and asserts that the Draft EIR has considered this in the traffic and parking calculations. The commenter further states that the Draft EIR did not include or reference to the current Belmont Shore Parking Study. This comment concludes by questioning the effectiveness to the proposed event management mitigation measure if patrons cannot find remote parking.

Loss of parking or effects on parking are no longer considered impacts under CEQA and were not included in the EIR. Mitigation Measure 4.12.1 would require a special event with more than 450 spectators to prepare an Event Traffic Management Plan addressing potential impacts to traffic circulation and the steps necessary to minimize potential impacts (e.g., active traffic management and/or off-site parking and shuttles). Parking resources would need to be identified as part of the Event Traffic Management Plan for the application to be deemed complete.

### **RESPONSE I-46-9**

This comment states that the proposed Project would not be readily accessible to residents in the North, West, or Central Long Beach neighborhoods. The commenter further states that the lack of hotels in the vicinity of the Project site would result in vehicle trips rather than travel by public transit to the proposed pool facility.

Section 4.12, Transportation and Traffic, of the Draft EIR, presented a traffic analysis that assumed all trips generated by the proposed Project under routine operation would be vehicle trips. This includes trips generated by competitions with 450 spectators or fewer.

### **RESPONSE I-46-10**

This comment expresses concern for the loss of park space south of Olympic Plaza Drive between Bennett Drive and the Belmont Pier parking lot. The commenter questions how much of the added “green space” would be occupied by unusable “sloped lawn” areas.

As described in Section 4.11, Recreation, of the Draft EIR, the proposed Project would increase the current park and open space areas from 118, 790 square feet (sf) and 45,160 sf to 127,085

and 55,745 sf, respectively. While portions of these areas would contain slopes, these slopes would not be so significant that they would be rendered “unstable” or “unusable.” Furthermore, the passive park and open space areas included as part of the Project are intended to be utilized for general park uses, similar to the existing passive park. Additionally, the first level steps and plinth surrounding the building are available as gathering areas for the public.

#### **RESPONSE I-46-11**

This comment makes specific reference to the clean fencing around the proposed pool facility that would be locked when not in use. This comment inquires how much of the “green space” and “open space” would be included in this fenced area and how much would be open to the public at all times.

The enclosure referenced in the comment is located around the outdoor pool at the top of the stairs on the first level (plinth) to secure the pool facility when closed. No open space or grass areas included as part of the Project would be restricted from use by the public.

#### **RESPONSE I-46-12**

This comment raises concern about the impact analysis related to aesthetics and its comparison to existing conditions versus the prior structure. The commenter states that the analysis should be compared to the conditions after demolition of the former pool complex, rather than be compared to the former pool complex.

As discussed in Section 4.1, Aesthetics, of the Draft EIR, “the inclusion of the former building in the assessment of aesthetic impacts is appropriate because the site has been dedicated as the Belmont Pool Plaza since 1962 when the use of Tidelands funds for the construction of the ‘Belmont Plaza Beach Center’ (now Belmont Plaza) project was approved by the voters after the Long Beach City Council placed the item in the municipal election. Furthermore, the former pool was in use for approximately 45 years and has long been a part of the visual character of the Project area as a recognizable local and regional aquatic facility. Substantial evidence supports the determination that the former Belmont Pool building as the baseline for aesthetics impacts is appropriate because it is based on recent historical use and its presence on the project site” (Page 4.1-17).

#### **RESPONSE I-46-13**

This comment expresses concern that the proposed Project would block views from park space, local businesses, and residences as they exist in current conditions, in consideration of the demolished and vacant former Belmont Pool site. The commenter further notes an inconsistency between the Executive Summary of the Draft EIR and statements made by the Assistant City Manager regarding the height comparison of the proposed Project to the former Belmont Pool.

Project-related impacts with respect to the obstruction or degradation of scenic views are analyzed in Section 4.1, Aesthetics, of the Draft EIR. As discussed in this section, visual impacts are analyzed from public vantage points, as required by CEQA. Views evaluated from

private property are not considered to be protected views under the General Plan polices or Zoning Ordinance. Neither State nor local law protects private views from private lands and the rights of one landowner cannot prevail over the rights of another landowner, except in accordance with uniformly applied standards and policies as expressed in the City's General Plan and Zoning Ordinance. Therefore, views from nearby business or residences were not analyzed in the Draft EIR, unless associated with public viewpoint locations.

The commenter is correct in noting inconsistencies in the height described in the Draft EIR. The height of the proposed facility would be 71 feet (ft) above the plinth, which itself would be located 7 ft above the surrounding grade. As such, the total height of the proposed Project would be 78 ft. This correction has been noted in the Errata and does not change the conclusions or analysis in the Draft EIR as all view simulations correct the height of the proposed facility.

#### **RESPONSE I-46-14**

This comment states that the final design for the proposed Project has not been submitted to the City and expresses concern regarding the light from the proposed bubble structure distracting divers. The comment further notes that the corrected height of the proposed bubble structure may not be reflected in the Draft EIR.

The Ethylene tetrafluoroethylene (ETFE) material that will be used in the Bubble structure diffuses light, including sunlight, and does not allow direct light to shine through. This comment will be forwarded to the decision-makers for their review and consideration. No further response is necessary.

The commenter is correct in noting inconsistencies in the height described in the Draft EIR. The height of the proposed facility would be 71 ft above the plinth, which itself would be located 7 ft above the surrounding grade. As such, the total height of the proposed Project would be 78 ft. This correction has been noted in the Errata and does not change the conclusions or analysis in the Draft EIR as all view simulations correct the height of the proposed facility.

#### **RESPONSE I-46-15**

This comment expresses concerns that views from local businesses, residences, pedestrians, and vehicles on Ocean Boulevard would be obstructed by the proposed Bubble structure. This comment includes a link to a YouTube Video. The YouTube video depicts demolition activities associated with the former pool facility and shows ocean views created as a result of the demolition.

Refer to Response I-46-13 for a discussion related to visual impacts and the appropriate baseline conditions.

#### **RESPONSE I-46-16**

This comment states that it is difficult to understand the effects on people and birds from the nighttime glow from the proposed Bubble structure.

Refer to Response I-46-14. The proposed Project would not result in significant adverse impacts with respect to nighttime lighting. The Project architect has indicated that the flow is intended to be equivalent to a full moon. The Project would adhere to all applicable City codes and regulations related to the generation of nighttime lighting to ensure that impacts to people and the natural environment would be less than significant.

### **RESPONSE I-46-17**

This comment expresses concern about the “self-cleaning” component of the Bubble structure. The commenter includes a link to an article about cleaning dust and dirt from the structure.

It is industry standard for annual inspections to be performed by experienced inspectors. The proposed Ethylene tetrafluoroethylene (ETFE) material is chemically related to “Teflon” and shares many of its properties, such as having a low coefficient of friction and a non-porous surface allowing the natural action of rain to clean its surface. Deposits of dirt, dust, and bird droppings remain unattached to the surface and are washed away by rain. The natural process of wind will remove dust and dirt. In climates where rain is too infrequent to be considered the main cleansing process, a simple cleaning regimen can be implemented that consist of low pressure running water. No use of chemicals or physical wiping of the surface would be required, as debris does not adhere to the surface and the foil does not streak when drying. Fritting of the ETFE will help hide accumulated dirt or dust.

### **RESPONSE I-46-18**

This comment expresses concern about maintenance and potential vandalism of the 12 ft clear plastic-type fencing surrounding the proposed Project.

The clear fencing is proposed to enhance views to and from the proposed facility. The City does not anticipate that the material would be more difficult to maintain than other wall materials.

### **RESPONSE I-46-19**

This comment states that the proposed operation and maintenance of the proposed pools would impact the City’s water supply. The commenter opines that the lack of solar energy included in the proposed Project is a significant negative and states that the bubble structure appears to make solar panels impossible.

Project-related impacts related to the project’s increase in water demand are addressed in Section 4.13, Utilities, of the Draft EIR. As discussed on Page 4.13-21 of this section, the projected water demand would be 18.62 acre feet/year, which would represent approximately 0.027 percent of the Long Beach Water Department (LBWD) water supply as projected in the City’s current Urban Water Management Plan (UWMP). Therefore, because the anticipated increase in water demand attributable to the proposed Project would fall within the available and projected water supplies of the 2010 UWMP and because the proposed Project would incorporate additional water conservation features, impacts associated with the long-term operation of the proposed Project would be less than significant, and no mitigation is required.

### **RESPONSE I-46-20**

The commenter notes personal experience with noise from outdoor pool activities at the existing temporary pool and states that the City has not provided any mitigation. The commenter further questions about the noise generated by the 3,000 temporary outdoor seats included in the proposed Project and how nearby residences would be affected.

Project-related noise impacts are addressed in Section 4.10, Noise, of the Draft EIR. As discussed in this section, noise levels generated from the outdoor pool under normal operations would be less than 50 A-weighted decibels (dBA) equivalent continuous sound level ( $L_{eq}$ ) (equivalent continuous sound level measured in A-weighted decibels) at the perimeter of the facility. The outdoor pools will be surrounded by a wall that will help mitigate noise off site. In contrast, the existing temporary pool does not have any structures that reduce noise. Noise levels generated from the indoor pool would not impact the closest residences at the Belmont Shore Condominiums, which is approximately 180 ft from the building edge of the proposed Project because the combination of building attenuation and distance attenuation would be 46 dBA. Therefore, noise generated under normal operations and from the indoor pool would not have the potential to impact nearby noise-sensitive uses.

The Noise Section of the Draft EIR also concluded that the proposed Project would result in less than significant impacts with respect to crowd, spectator, and public address system noise with implementation of Mitigation Measure 4.10.1, which requires measures to reduce noise levels from the speakers used at such events. Therefore, noise associated with special events utilizing the full seating capacity at the Project site would be less than significant.

### **RESPONSE I-46-21**

This comment expresses concern for the cost of the proposed Project and potential additional costs associated with Project design. The commenter notes concern for other City of Long Beach park and recreation facilities that require Tidelands funds for operation and maintenance.

Although economic issues are not included in CEQA analysis, impacts resulting from economics can be considered. However, the cost of building and maintaining the pool facility is a policy decision made by the City. In addition, the replacement of the former facility is a recreational benefit to the citizens of Long Beach and meets the desired use for the site as approved by voters in 1962.

This comment does not contain any substantive comments or questions about the Draft EIR or analysis therein. This comment will be forwarded to the decision-makers for their review and consideration. No further response is necessary.

### **RESPONSE I-46-22**

This comment expresses concern for the funding sources and the other projects competing for Tidelands funds.

The Belmont Pool must be funded through Tidelands revenue but will not deplete other budgeted recreational need.

This comment does not contain any substantive comments or questions about the Draft EIR or analysis therein. This comment will be forwarded to the decision-makers for their review and consideration. No further response is necessary.

#### **RESPONSE I-46-23**

This comment expresses more concerns for the maintenance costs of the proposed Project. Specific reference is made to the perimeter fence, the movable pool floor, movable bulkheads, and pool maintenance.

See Responses I-46-21 and I-46-22, above. This comment does not contain any substantive comments or questions about the Draft EIR or analysis therein. This comment will be forwarded to the decision-makers for their review and consideration. No further response is necessary.

#### **RESPONSE I-46-24**

This comment questions the inclusion of Project Objective 1 and its impact on the analysis of alternative sites for the proposed Project. The commenter further questions Project Objective 13, which would locate the pool in an area to serve the existing pool patrons. The commenter asserts that the former Belmont Pool site has been vacant since December 2014, presently consisting of beach sand and park areas.

Project Objective 1 aims to redevelop the former Belmont Pool facility with a similar aquatic use. The demolition of the former facility occurred because of seismic and safety issues that made it unsafe for public use. However, the intent of the City for the Project site is to redevelop the site with its historic use as the Belmont Pool aquatic facility, as evidenced by the placement of the temporary pool at the same location. This is a primary objective of the Project.

Project Objective 13 aims to redevelop the Belmont project on the same Project site. While Project Objective 13 aims to redevelop the Belmont project on the site of the former facility, an analysis of alternative project locations was included in Chapter 5.0, Alternatives, of the Draft EIR. As explained on Draft EIR Page 5-8, funding for the proposed Project is entirely sourced from the Tidelands Operating Fund, an umbrella fund that allocates expenditures for Tidelands operations and Capital Improvements projects within the Tidelands area of the City. Tidelands are defined as those lands and water areas along the coast of the Pacific Ocean seaward of the ordinary high tide line to a distance of 3 miles. The Tidelands Trust not only restricts the use of the Tidelands, but also restricts the use of income and revenue generated from businesses and activities conducted on the Tidelands to be used solely for projects within the Tidelands area. Because the proposed Project is dependent on funding from the Tidelands Operating Fund, any alternative location not in the Tidelands would have to be funded through alternative sources. Due to a lack of available finances from other City sources, a project that would not be funded by the Tidelands Operating Fund would not be economically infeasible. Therefore, all three alternative sites were located in the Tidelands. Additionally, according to the City, no other

properties within the City's Tidelands would be large enough or are currently available to be considered as an alternative location. Furthermore, the primary objective of the Project is to replace the former facility in its original location. It should also be noted that the proposed Project was initiated prior to the demolition and removal of the old facility, as it has long been the City's intention to replace the old facility on the same site. Therefore, none of these alternatives were identified as the Environmentally Superior Alternative or the Preferred Alternative. Therefore, this is a primary objective of the Project.

It should be noted that the Project Objectives were developed with careful consideration by the City. The City has decided to retain both Objectives 1 and 13.

#### **RESPONSE I-46-25**

This comment states that the proposed Project could be located in other Tidelands areas of downtown Long Beach owned by the City. The commenter makes specific reference to areas near the Queen Mary and Convention Center. The commenter states that the aforementioned alternative Tidelands sites would have almost no environmental impacts. Furthermore, the commenter makes specific reference to the cost of construction, nearby transit options and freeway access, proximity to hotels, access for disadvantaged youth and adults in City neighborhoods as support for these alternative Tidelands locations. The commenter concludes by stating that construction on these alternative sites would have little to no impact on Coastal resources.

Refer to Response I-46-24 for a discussion as to why alternative locations for the proposed Project were rejected from further consideration or were not considered environmentally superior to the Project.

#### **RESPONSE I-46-26**

This comment states that the 40-year lease on the Queen Mary site was approved after demolition of the former Belmont Pool facility. The commenter states that the City could have included the proposed Project in the lease.

The lease referenced in this comment refers to the lease for the "Elephant Lot" at the Long Beach Convention Center (LBCC), which is a parking lot on the east side of the LBCC that is leased to the Jehovah's Witnesses organization to accommodate parking demands during the annual convention at the LBCC. The lease expires in 2030 and requires 3,000 parking spaces in two different lots, one of which is the Elephant Lot that provides 1,915 of these spaces.

Due to the existing lease, this alternative site is in conflict with Objective 3, which aims to minimize the time the public is without a permanent pool facility. Further, any loss of parking for Jehovah's Witnesses or the LBCC would require additional mitigation. Special events, such as the annual Grand Prix of Long Beach, also use the parking lot for events and staging. This alternative site would not represent the highest and best land use for the area adjacent to the convention center, which should be reserved for convention or hotel uses.

Although the proposed Project would be compatible with the scale and character of the Downtown area, the unique architecture of the proposed facility would compete with the LBCC and aquarium buildings, and, therefore, the proposed facility would no longer stand out as a signature design as it would at the proposed Project site (Objective 6).

In addition to not meeting Objectives 3 and 6, this site would not meet the other project objectives including: implementation of the land use goals of Planned Development PD-2 (regulations specific to the Belmont Pool and Pier) at the former site (Objective 9); provision of views to the ocean from inside the facility (Objective 12); and no direct accessibility for pedestrian and/or bicycle users, and therefore, not serving the existing users (Objective 13). In addition, implementation of the proposed Project on this alternative site would require a Local Coastal Program amendment, which would not be required at the Project site. For the reasons stated above, the “Elephant Lot” site was rejected as a potential alternative site and was not considered further.

#### **RESPONSE I-46-27**

This comment states that the Convention Center is owned by the City and could be utilized for the proposed Project if it is desired by the City. The commenter further notes that implementation for the proposed Project would take time with regard to raising money and working through the regulatory framework.

Refer to Response I-46-26, above.

#### **RESPONSE I-46-28**

This comment offers the commenter’s recommended alternative for the proposed Project. The commenter’s recommended alternative includes consideration of locations discussed in Comments I-46-25 through I-46-27 or other locations in the Tidelands, and the alternative facility configuration included in Alternative 2 (Maintain Temporary Pool with Ancillary Uses) presented in the Draft EIR.

As part of the alternatives analysis for the proposed Project (Chapter 5.0, Alternatives, of the Draft EIR), it was determined that the proposed alternative locations would meet the Project Objectives to a lesser degree than the Project. Therefore, none of these alternatives were identified as the Environmentally Superior Alternative or the Preferred Alternative. Therefore, the City intends to proceed with the design as included under the proposed Project.

Alternative 2 would eliminate the indoor pool facility and convert the temporary pool into a permanent facility. In total, Alternative 2 would reduce the total pool surface area by approximately 49 percent. Therefore, Alternative 2 would not maximize the potential of the site as an aquatic recreational complex. Although Alternative 2 would meet several of the Project Objectives, it would not meet them to the same degree as the proposed Project. In addition, this alternative would not meet any of the Project Objectives related to the provision of a new pool complex that would serve the recreation needs of the general public, as well as the needs of the established aquatic community served by the former Belmont Pool facility. For these reasons,

Alternative 2 was not identified as the Preferred Alternative. Therefore, the City intends to proceed with the design as included under the proposed Project.

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**Alyssa Helper**

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**From:** Ashley Davis  
**Sent:** Wednesday, June 22, 2016 2:22 PM  
**To:** Alyssa Helper; Maryanne Cronin  
**Subject:** FW: Draft EIR Belmont Pool - Parking

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**From:** Ellen Mathis [<mailto:epmathis@verizon.net>]

**Sent:** Wednesday, June 15, 2016 7:57 PM

**To:** Craig Chalfant

**Subject:** Draft EIR Belmont Pool - Parking

Craig,

I feel it is a very big mistake to take away the parking (2hr limit) that is currently on Midway St and not to replace it. I did not count them, but there are between 30 and 40 is my guess. These are also free parking you are taking away. There are several businesses on that street and Ocean Blvd does not provide sufficient parking. The new business going in will generate more need for parking than the previous business that had shorter business hours. There is no offsite parking planned as far as I can see. I have lived and walked in that area since July 1979 and so consider myself somewhat of an expert.

I listen to the City Council meetings and it seems that all the development that is coming up is being given a waiver on the normal parking requirements. This seems to be just another example.

This area is well known as a "parking impacted area."

Please leave the street available for parking cars. Thank you.

Ellen P. Mathis  
562-433-6509  
[EPMathis@verizon.net](mailto:EPMathis@verizon.net)

I-47-1

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**ELLEN P. MATHIS**  
**LETTER CODE: I-47**  
**DATE: April 26, 2016**

**RESPONSE I-47-1**

This comment expresses concern regarding the removal of parking on Midway Street. The commenter further states that parking is impacted in the Project vicinity under existing conditions.

Midway Street between 39<sup>th</sup> Place and Termino Avenue is signed "No Parking Anytime." The proposed Project would not alter that parking restriction designation. Olympic Plaza between Termino Avenue and 43<sup>rd</sup> Place currently allows on-street parallel parking with a 2-hour limit between the hours of 9:00 a.m. and 6:00 p.m. Parking spaces are not marked, but based on the length of curb available, the number of parking spaces is estimated at 33. Loss of parking or effects on parking are no longer considered impacts under the California Environmental Quality Act (CEQA). The provision of free parking facilitates only the automobile travel mode.

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**Alyssa Helper**

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**From:** Craig Chalfant <Craig.Chalfant@longbeach.gov>  
**Sent:** Wednesday, June 22, 2016 2:11 PM  
**To:** Ashley Davis; Alyssa Helper  
**Cc:** Dino D'Emilia  
**Subject:** FW: Belmont Pool Project

**From:** Denise Burrelli [<mailto:dadburrelli@gmail.com>]  
**Sent:** Wednesday, June 15, 2016 10:48 PM  
**To:** Craig Chalfant  
**Subject:** Belmont Pool Project

Dear Mr. Chalfant:

I would like to express some support on a few items being reviewed for the Belmont Pool Project. I am a parent of a former diver, involved in this sport for 14 years. We always enjoyed going to the Dive Meets at Belmont, and one of the main reasons, was the fact that it was an indoor venue. Not having to fight the weather and just enjoying the meets, was always so pleasant. There is nothing like watching a dive meet indoors. Also an important issue for the elderly and disabled. Making it more enjoyable for all, Divers and spectators..

The next issue would be the seating,, when there is a major event, 1250 is very small. Even if you could increase it to at least 1500 or so, would greatly benefit spectator viewing. When people know that an event is being held at a pool with adequate seating, more people attend.

Another benefit, that we always had, when attending is the parking is ideal. Always being able to find a parking place, because there are currently plenty.

These are very important issues, when considering the Pool Project. I look forward to attending future Dive meets at your location, and knowing that the city of Long Beach cares about our future Divers, makes Long Beach a very special community.

Thank You for taking the time to read this.

Denise Burrelli

I-48-1

I-48-2

I-48-3

I-48-4

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**DENISE BURRELLI**  
**LETTER CODE: I-48**

**DATE: June 15, 2016**

**RESPONSE I-48-1**

This comment expresses support for the proposed project.

This comment does not contain any substantive comments or questions about the Draft EIR or analysis therein. This comment will be forwarded to the decision-makers for their review and consideration. No further response is necessary.

**RESPONSE I-48-2**

This comment requests the increase of the proposed seating capacity from 1,250 spectators to 1,500 spectators. The commenter further notes that the proposed Project should be accessible to all, including the elderly and disabled.

Refer to Common Response 1 in Section 2.1, Frequent Comments and Common Responses, of this Final EIR for further discussion related to the permanent seating capacity provided by the proposed Project.

**RESPONSE I-48-3**

This comment state that there is sufficient parking available near the project site.

Refer to Common Response 3 in Section 2.1, Frequent Comments and Common Responses, of this Final EIR for further discussion related to parking and the proposed mitigation measure requiring an Event Traffic Management Plan.

**RESPONSE I-48-4**

This comment is conclusory in nature and reiterates that the issues raised by the commenter are important when considering the proposed Project.

This comment does not contain any substantive comments or questions about the Draft EIR or analysis therein. This comment will be forwarded to the decision-makers for their review and consideration. No further response is necessary.

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**Alyssa Helper**

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**From:** Craig Chalfant <Craig.Chalfant@longbeach.gov>  
**Sent:** Wednesday, June 22, 2016 2:05 PM  
**To:** Ashley Davis; Alyssa Helper  
**Cc:** Dino D'Emilia  
**Subject:** FW: Pool Project Belmont

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**From:** denise [<mailto:junkydcat@msn.com>]

**Sent:** Wednesday, June 15, 2016 11:17 PM

**To:** Craig Chalfant

**Subject:** RE: Pool Project Belmont

Dear Mr. Chalfant:

After hearing about the Belmont Pool Project I would like to add a few thoughts about a few items being reviewed. My daughter was a local Diver and I always enjoyed going to the Dive Meets at Belmont.

I-49-1

Please reconsider your seating. Increase it to at least 1500 or so, would greatly benefit spectator viewing. Turn out is always better when there is enough seating, knowing that an event is being held at a pool with adequate seating, promotes larger attendance, 1250 is very small, 1500-2000 is giving more people an opportunity to attend.

I-49-2

Parking was never an issue, there is already adequate parking in that area..

I-49-3

Attending a indoor venue, was always a very pleasant experience. I enjoyed the atmosphere of being indoors, focusing on the events and not having the sun beating down on you, or sitting in the rain. Because of being indoors, we never missed a chance to go to Belmont for a meet. When spectators are disabled, and many times grandparents of diver's attended and made it a pleasant time for everyone. Everyone always had fun at Belmont.

I-49-4

I hope that you will reconsider these issues, when considering the Pool Project.

I-49-5

Long Beach is a wonderful community and investing in the future of our children is always a very important issue.

Thank You Long Beach and all involved in this Rebuilding.

Anthony Burrelli

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**ANTHONY BURRELLI**  
**LETTER CODE: I-49**

**DATE: June 15, 2016**

**RESPONSE I-49-1**

This comment is introductory in nature and provides background information about the commenter's interest in the proposed Project.

This comment does not contain any substantive comments or questions about the Draft Environmental Impact Report (EIR) or analysis therein. This comment will be forwarded to the decision-makers for their review and consideration. No further response is necessary.

**RESPONSE I-49-2**

This comment requests the increase of the proposed seating capacity from 1,250 spectators to 1,500–2,000 spectators.

Refer to Common Response 1 in Section 2.1, Frequent Comments and Common Responses, of this Final EIR for further discussion related to the permanent seating capacity provided by the proposed Project.

**RESPONSE I-49-3**

This comment state that there is sufficient parking available near the Project site.

Refer to Common Response 3 in Section 2.1, Frequent Comments and Common Responses, of this Final EIR for further discussion related to parking and the proposed mitigation measure requiring an Event Traffic Management Plan.

**RESPONSE I-49-4**

This comment offers the commenter's experience in attending indoor aquatic events at the former Belmont Pool.

This comment does not contain any substantive comments or questions about the Draft EIR or analysis therein. This comment will be forwarded to the decision-makers for their review and consideration. No further response is necessary.

**RESPONSE I-49-5**

This comment is conclusory in nature and reiterates that the issues raised by the commenter are important when considering the proposed Project.

This comment does not contain any substantive comments or questions about the Draft EIR or analysis therein. This comment will be forwarded to the decision-makers for their review and consideration. No further response is necessary.

**Alyssa Helper**

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**From:** Craig Chalfant <Craig.Chalfant@longbeach.gov>  
**Sent:** Wednesday, June 22, 2016 2:03 PM  
**To:** Ashley Davis; Alyssa Helper  
**Cc:** Dino D'Emilia  
**Subject:** FW: Belmont Pool Project

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**From:** Nikki Burrelli [mailto:[naburrelli@gmail.com](mailto:naburrelli@gmail.com)]

**Sent:** Wednesday, June 15, 2016 11:59 PM

**To:** Craig Chalfant

**Subject:** Belmont Pool Project

Dear Mr. Chalfant:

I would like to express some support on a few items being reviewed for the Belmont Pool Project. I am a former diver and have been involved in this sport for 14 years. I always enjoyed going to the Dive Meets at Belmont, and one of the main reasons, was the fact that it was an indoor venue. Not having to fight the weather was always what made me want to dive at the pool. There is nothing like diving at a meet indoors. Also an important issue for the elderly and disabled. Making it more enjoyable for all spectators like my grandparents who always attended every meet.

I-50-1

The next issue would be the seating, when there is a major event, 1250 is very small. Even if you could increase it to at least 1500 or so, would greatly benefit spectator viewing. When people know that an event is being held at a pool with adequate seating, more people attend.

I-50-2

Another benefit, that we always had, when attending is the parking is ideal. Always being able to find a parking place, because there are currently plenty.

I-50-3

Witt hopes that I will be working with divers in the future, these are very important issues when considering the Pool Project. I look forward to attending future Dive meets at your location, and knowing that the city of Long Beach cares about the future Divers, makes Long Beach a very special community.

I-50-4

Thank You for taking the time to read this.

Nikki Burrelli

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**NIKKI BURRELLI**  
**LETTER CODE: I-50**

**DATE: June 15, 2016**

**RESPONSE I-50-1**

This comment expresses support for the proposed Project and provides background information about the commenter's experience at the former Belmont Pool.

This comment does not contain any substantive comments or questions about the Draft Environmental Impact Report (EIR) or analysis therein. This comment will be forwarded to the decision-makers for their review and consideration. No further response is necessary.

**RESPONSE I-50-2**

This comment requests the increase of the proposed seating capacity from 1,250 spectators to a minimum of 1,500 spectators.

Refer to Common Response 1 in Section 2.1, Frequent Comments and Common Responses, of this Final EIR for further discussion related to the permanent seating capacity provided by the proposed Project.

**RESPONSE I-50-3**

This comment states that there is sufficient parking available near the Project site.

Refer to Common Response 3 in Section 2.1, Frequent Comments and Common Responses, of this Final EIR for further discussion related to parking and the proposed mitigation measure requiring an Event Traffic Management Plan.

**RESPONSE I-50-4**

This comment is conclusory in nature and reiterates that the issues raised by the commenter are important when considering the proposed Project.

This comment does not contain any substantive comments or questions about the Draft EIR or analysis therein. This comment will be forwarded to the decision-makers for their review and consideration. No further response is necessary.

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## Alyssa Helper

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**From:** Craig Chalfant <Craig.Chalfant@longbeach.gov>  
**Sent:** Wednesday, June 22, 2016 1:59 PM  
**To:** Ashley Davis; Alyssa Helper  
**Cc:** Dino D'Emilia  
**Subject:** FW: EIR Belmont Pool

**From:** Jessica Pollack (Payne) [<mailto:jessicaintl@gmail.com>]  
**Sent:** Thursday, June 16, 2016 9:53 AM  
**To:** Craig Chalfant  
**Subject:** EIR Belmont Pool

Dear Mr. Chalfont

Thank you for the opportunity to address the Environmental Impact Report for the proposed Belmont pool. While we appreciate the need to show alternatives to the committee, it doesn't appear that the alternatives removing the diving well will reduce and negative environmental impact, but it will make the facility less attractive to the aquatics community and will hurt the project in the long run.

I contend that spending so much money on a structure that doesn't serve the competitive needs of all of the major sports is just a waste. We need the diving tower, deep water for all competitive sports AND enough seating to hold the prestigious events that will bring competitors, their families and their money to spend in Long Beach while they are here to watch these competitions. From everything I have seen about the project over the years, these will not increase the footprint (which might have an environmental impact) but WILL enhance the project as a whole making it a true destination venue for both recreation and serious aquatics competition.

By keeping the dive tower indoors, making the swimming pool deep enough, wide enough and with at least 1500 seats, we can once again hold PAC12, NCAA, CIF competitions along with major swimming, diving, waterpolo and synchronized swimming competitions. These bring with them prestige and tourism money. Without the ability to attract these competitions, it is just a VERY expensive project. Yes, locals will use it, but it will be far too expensive for the lack of long term benefits if we ignore the needs of the competitive aquatics community.

Even if we have Nationals for Swimming Diving and Waterpolo every year along with the collegiate and high school championships, this will still be a local recreational facility the major of the year, with major economic benefits during the competitions.

I urge the committee to carefully consider how much benefit will come from listening to the aquatics community to make Long Beach's Belmont Pool an attraction for many many years.

Thank you,

Jessica Payne

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**JESSICA PAYNE**  
**LETTER CODE: I-51**  
**DATE: June 16, 2016**

**RESPONSE I-51-1**

This comment opines that the proposed Outdoor Dive Well Alternative would not reduce environmental impacts, but would decrease the attractiveness of the proposed Project to aquatic events. The commenter argues in favor of the indoor diving well and asserts that with the correct depth and width of the proposed indoor pool and adequate seating capacity, the proposed Project would serve the community's need for a competitive aquatic facility.

The outdoor 50-meter pool is 25 meters wide. This outdoor pool is where large meets, such as National Collegiate Athletic Associations (NCAAs) and World Championships would take place. Therefore, the outdoor pool would serve to meet recommended pool widths for competitive events.

Refer to Common Response 2 in Section 2.1, Frequent Comments and Common Responses, of this Final Environmental Impact Report (EIR) for further discussion related to Alternative 3 included in the Draft EIR, which includes an outdoor diving well component.

Refer to Common Response 1 in Section 2.1, Frequent Comments and Common Responses, of this Final EIR for further discussion related to the permanent seating capacity provided by the proposed Project.

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**Alyssa Helper**

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**From:** Craig Chalfant <Craig.Chalfant@longbeach.gov>  
**Sent:** Wednesday, June 22, 2016 1:03 PM  
**To:** Ashley Davis; Alyssa Helper  
**Cc:** Dino D'Emilia  
**Subject:** FW: revised comment on Draft EIR for Belmont Pool Revitalization Project  
**Attachments:** kidsin pool.jpg; response to draft eir pool.pdf

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**From:** Christensen George [<mailto:achris259@yahoo.com>]  
**Sent:** Thursday, June 16, 2016 5:43 PM  
**To:** Craig Chalfant  
**Subject:** revised comment on Draft EIR for Belmont Pool Revitalization Project

Mr. Chalfant, I found a typo on my original submission. Instead of "The subtext of 'community' is skewed to mean only 2nd district residents", it should be only 3rd District residents. Since it may be difficult for you to correct this error, I am resubmitting my comments with the correction. Thanks, Anna Christensen

I-52-1

Anna Christensen Comments on the Draft EIR for the Belmont Pool Revitalization Project

The expanding needs of the “community” re access to public swimming facilities are cited as a major factor in the decision to build two Olympic pools with amenities on the former site of the Belmont Plaza Olympic Pool which was razed due to safety concerns. Long Beach has only two other public swimming pools, neither of which is Olympic size. Not included in the Draft EIR for the Belmont Pool Revitalization Project is any consideration of the city’s demographics re population density, racial disparities re drowning, nor equal access to public pools (race/income/transportation). Having failed to construct any public pools in six of its nine city council districts, including District 9 with both high poverty and the city's largest African American population (black youths age 10-14 are 10 times more likely to drown than their caucasian peers); Long Beach now chooses to build a new complex that will more than double the capacity of the demolished facility, located in its whitest, wealthiest, least populated district. The decision to fund the project exclusively with income from oil revenues that must be used in tidelands areas, precludes construction in seven council districts and severely limits available public lands in Districts 2 and 3. In District 2 (more people, less white, less rich), "alternative" sites are being rejected for questionable reasons (can't have two "iconic" buildings next to each other, Jehovah's Witnesses use the public land under consideration for parking once a year). Nor has consideration been given to revising (splitting) the project footprint by building on two sites instead of one. One of the two Olympic pools (the outdoor one) could be built in Harry Bridges Memorial Park, which must be used for outdoor recreation; thereby providing the 2nd District with a much needed facility while also reducing the travel time to a public pool for residents in other underserved districts. A downtown site would be more suitable for large competitions and more profitable as well. Falling oil revenues have reduced available tidelands funds to half of the estimated total cost of the pool expansion, and monies held in reserve for the project include those previously designated for much needed improvements to other public facilities. That the Draft EIR was written and submitted for public review without addressing any of the above concerns is alarming and means that the document is in violation of both CEQA and the California Coastal Act. The planning department, city council, and the general public must consider the inequity and illegality of the project as it now stands with respect to local, state and federal guidelines and in the context of our legacy of discrimination re access to swimming instruction and competition, beaches, and occupancy of oceanside property. In addition, since the chosen site is on the beach, the California Coastal Commission will review it. The current commissioners have expressed great concern for racial and social justice re equal access to the beach. Certainly this includes equal access to public pools in coastal communities where learning to swim is not just

I-52-2

a fun recreational activity, but a life saving skill - one that insures that an increasingly diverse public will survive their dip in the Pacific.

As it stands, this project will favor the most entitled at the expense of the most vulnerable, thus privilege becomes prophecy. The project objective to “better meet the needs of the local community, region and state’s recreational and competitive swimmers.... due to the tremendous demand for these services in the local community, region, and state” is in conflict with the project objective of redeveloping “the City-owned site of the former Belmont Pool” and the project objective seeking to “locate the pool in an area that serves existing users.” From its conception, and continuing through the review process, the project values certain constituencies over others. The subtext of “community” is skewed to mean only 3rd District residents and members of the “aquatics community.” Both the site choice and the focus on competitive swimming now appear to have been foregone conclusions, with validation provided by a Stakeholders Advisory Committee dominated by local aquatics professionals and a single community meeting held in the 3rd district (citizen comments from that meeting include numerous objections to the project noting bias and lack of public input). If city council members now choose to behave as horse traders ( I let Suzie Price, 3rd District, have her pool, she gives me what I want), they will fail to represent their constituents’ best interests. While Long Beach may want to become an “aquatics capital,” we must first be a healthy city where every resident can acquire life saving habits and skills. Instead of merely serving “existing users,” we must identify and reverse inequities, building swimming pools, parks, and playgrounds where they are most needed.

In addition to reviewing Long Beach demographics re race and income, and researching drowning statistics re equal access to public facilities; the following CEQA mandates and selected passages from a report by The City Project are particularly relevant in revising the Draft EIR for the Belmont Pool Revitalization Project

1) CEQA mandates

- Enhance public participation in the environmental review process | I-52-3
- Identification of significant effects, alternatives and mitigation measures, as well as comments from the public and public agencies, and relevant information about significant effects should be made as early as possible in the process through scoping meetings, public notice, public review, hearings, and the judicial process. | I-52-4
- Failure to comply with CEQA to provide full disclosure of information during the CEQA process, which would result in relevant information not being presented to the public agency, would constitute a prejudicial abuse of discretion leaving the project proponent open to possible lawsuits. | I-52-5

I-52-2

2) Healthy Parks, Schools and Communities for All: Policy Report March 2009 by The City Project, Robert Garcia, Zoe Rawson, Meagan Yellot, and Christina Zaldana

Legal and Policy Justifications for Equal Access to Parks and Recreation

Federal and state laws prohibit intentional discrimination and unjustified discriminatory impacts for which there are less discriminatory alternatives in the provision of public resources, including access to parks and other public lands. An important purpose of the statutory civil rights framework is to ensure that recipients of public funds do not maintain policies or practices that result in discrimination based on race or ethnicity. The legislative, planning and administrative processes are available proactively to achieve compliance with civil rights laws as well as environmental, educational, and other laws. Title VI of the Civil Rights Act of 1964 and its implementing regulations guard against intentional discrimination based on race, color or national origin, and (2) unjustified discriminatory acts for which there are less discriminatory alternatives, by applicants for or recipients of federal funds. California laws also guard against intentional discrimination and unjustified discriminatory impacts by recipients of state funds under Government Code section 11135. In addition, California law defines environmental justice as “the fair treatment of people of all races, cultures, and incomes with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies. Elected officials should be increasingly sensitive to, and held accountable for, the impact of their actions on communities of color, especially now that people of color are in the majority in California.

Principle 3. Infrastructure areas should be planned together in complementary rather than conflicting ways to serve health, education, human service, and environmental needs, to fulfill critical governmental and societal responsibilities; and to produce equitable results.

Principle 6. Revenues to support infrastructure improvements should be collected and allocated to distribute benefits and burdens fairly. Resources for parks and recreation should be targeted to the most underserved communities to overcome park, school, and health disparities, while generating state-wide benefits by diversifying access to and support for parks and green space.

Principle 7. Infrastructure decision-making should be transparent and include mechanisms for everyone to contribute to the planning and policymaking process.....Full environmental impact reports and statements, including assessment of health impacts, for parks and schools should be required to provide full and fair information and enable effective public participation. Audits and reports on park bond funds and park agencies can illuminate inequities and provide blueprints for reform. Community benefits agreements can help. Community oversight bodies can review infrastructure investments. Access to justice through the courts can be a profoundly democratic means of ensuring the fair distribution of public resources, particularly for traditionally disempowered communities. Public officials should recognize that litigation can provide them the hammer to get things done.

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## New Figures Reveal Racial Divide in Swimming Pool Deaths

11- and 12-year-old blacks drown at a rate 10 times higher than whites



LaShana McGee

S (https://twitter.com/share?original\_referer=&text=New+Figures+Reveal+Racial+Divide+in+Swimming+Pool+Deaths&url=http://hcfgkc.org/news/new-figures-reveal-racial-divide-in-swimming-pool-deaths-3%2F3Futm\_source%3Dsocial%26utm\_medium%3Dsocial%26utm\_campaign%3DSocialWarfare) (http://www.facebook.com/share.php?u=http%3A%2F%2Fhcfgkc.org%2Fnews%2Fnew-figures-reveal-racial-divide-in-swimming-pool-deaths-3%2F3Futm\_source%3Dfacebook%26utm\_medium%3Dsocial%26utm\_campaign%3DSocialWarfare)

By Mike Sherry for the Hale Center of Journalism

August 8, 2014

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LaShana McGee marvels at the exploits of her 4-year-old daughter around their neighborhood pool in Piper, Kan.

“She goes straight to the deep end. It’s crazy,” McGee says. “I don’t know why she does that, but she does. She just jumps right in, and she will swim her way back to the stairs where you get in.”



Having grown up in an African American household in the urban core of Kansas City, Mo., McGee made sure her two girls started swimming lessons early so they didn't grow up like their mom — with such a fear of the water that she needs the reassurance of her 9-year-old to brave the water slide at Oceans of Fun.

McGee's mother couldn't swim, so she didn't make it a priority for her kids.

But a [new national analysis](http://www.cdc.gov/mmwr/preview/mmwrhtml/mm6319a2.htm?s_cid=mm6319a2_w) ([http://www.cdc.gov/mmwr/preview/mmwrhtml/mm6319a2.htm?s\\_cid=mm6319a2\\_w](http://www.cdc.gov/mmwr/preview/mmwrhtml/mm6319a2.htm?s_cid=mm6319a2_w)) of a dozen years' worth of death statistics illustrates the perils that such an indifference to the water poses.



Data from the U.S. Centers for Disease Control and Prevention (CDC), released in the spring by Dr. Julie Gilchrist, found that African Americans under the age of 30 are far more likely to drown in swimming pools than people of other races and ethnicities in the same age range.

A spate of deaths earlier this summer reminded Kansas Citians just how dangerous the water can be, but Gilchrist says pool statistics are especially telling when it comes to racial disparities.

"Swimming pools take a lot of the other variables away," she says. "There aren't currents, there aren't underwater obstacles, you know where the sides are, you know where the bottom is, so theoretically, with just basic swim skills, it should be very difficult to drown in a swimming pool."

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Water-safety advocates say true aquatic proficiency extends to knowing life-saving techniques. And, of course, knowing how to swim confers exercise benefits.

### **Data**

According to the CDC:

- Nearly 4,000 persons die from drowning each year in the United States.
- Nearly 80 percent of the people who die from drowning are male.
- Drowning is one of the top three causes of unintentional death for people under the age of 30.
- Among 11- and 12-year-olds, blacks drowned in pools at 10 times the rate of whites between 1999 and 2010.

Locally, according to medical authorities, about two dozen people drowned in Kansas City, Mo., between 2008 and 2013. Wyandotte County logged nearly 30 drowning deaths going back nearly 15 years.

While Wyandotte County has not had a drowning this year, Jackson County had three in the span of eight days in June. All three were males under the age of 19, including a 7-year-old biracial boy who died in an apartment complex swimming pool at 3927 Willow Ave. The other deaths occurred in a park pond and a lake.

Minorities accounted for a majority of the drowning deaths in each jurisdiction, but they did not mirror the national data. Gilchrist says that's not surprising, given that national trends would not be reflected in a sample that includes little more than 50 cases.

It's not clear what role, if any, socioeconomic status plays in the national drowning statistics. Gilchrist could not say whether the disparity in drowning between blacks and whites persists across income brackets.

African Americans tend to predominate among the urban poor. According to the latest census figures, from 2012, the percentage of blacks living below the poverty level was more than double that of whites (28 percent vs. 13 percent).

But in trying to explain the disparity, Gilchrist and others say financial barriers are likely to blame for poor swimming proficiency among blacks. The problem is exacerbated by the dearth of municipal pools and by households struggling to cobble together jobs and so lacking the time to learn.

That rings true for McGee, the mother from Piper, who grew up at 63rd Street and Walrond Avenue.

Some kids in her neighborhood played in fountains, she says, but her mother did not think that was safe. The Swope Park pool was within walking distance, “but I think finances kept us from going because it wasn’t free — you had to pay — and so, I didn’t really care” about swimming.

### **KCK experience**

In Kansas City, Kan., Mayor Mark Holland says urban youth in his community suffer from a lack of access to aquatic facilities. The city has one public pool — and Holland says it’s little more than a cement pond in the Quindaro neighborhood.

“One pool for 155,000 people,” Holland says. “I mean, that’s crazy.”

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Urban communities often struggle with the costs of operating and maintaining a public pool, he says.

Holland is hoping to address the imbalance through his plan for a “healthy campus (<http://www.kept.org/health/wyandotte-county-officials-face-trust-issue-healthy-campus/>)” near downtown, which would include a community center with an Olympic-sized pool.

His initial vision was to provide a setting for swim meets hosted by the Kansas City, Kan., school district. Holland credits school Superintendent Cynthia Lane with expanding that idea and working the pool into the physical education curriculum for second- and third-grade students.

“It makes a lot more sense to broaden the vision to teach every child how to swim,” he says.

He adds that you’re not likely to have much of a high school swim team if a lot of your students can’t swim.

### **To the rescue**

Nonprofit organizations in the metropolitan area also are working to improve swimming skills among African Americans and other urban youth.

The Boys & Girls Clubs of Greater Kansas City last month hosted a four-day water safety program for 5- to 9-year-olds at its facility at 2405 Elmwood Ave. The club offered the program in partnership with The ZAC Foundation (<http://www.thezacfoundation.com/>), a Connecticut-based foundation started in 2008 by a couple that lost their 6-year-old son when his arm became stuck in a pool drain.

And the YMCA of Greater Kansas City recently wrapped up its second year of providing water-safety instruction to kids participating in a summer camp put on by City Union Mission in Kansas City, which operates a homeless shelter and other programs.



One of the swimmers at last week's session in Platte City was 7-year-old Brea Powell.

While doing the front paddle, she says, she realized the importance of learning how to save someone in trouble "because you don't want other people to drown and be in heaven by themselves."

With basic steps, such as wearing a life jacket and ensuring adult supervision, drowning is 100 percent preventable, says Amanda Mitchell, senior aquatics director for the Kansas City YMCA.

The YMCA provides scholarships to ensure that money is not a barrier for families that want to provide swimming lessons to their kids.

Swimming, Mitchell says, is really a life skill that also provides an "avenue of constant health."

Gilchrist, the CDC researcher, agrees.

She says it's understandable that African American parents, unable to swim themselves, would stay away from the water to protect their kids. But the data illustrate the danger of doing that as those kids grow up and find themselves near a pool.

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"So that fear and avoidance is not protective as the children age," Gilchrist says. "At some point, everyone is going to encounter water."

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**RESEARCH**

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## Factors Affecting Minority Drowning

**Nathan T. Martin and Dean Witman**

Research has revealed that racial or ethnic minorities historically drown at higher rates than the general population. Current research still has not identified or exposed fully the risk factors experienced by these groups that account for this disparity. By employing a review of the literature approach typical of the methods used in the humanities, the present article identifies many of the factors that explain this difference (e.g., age, sex, location, access, supervision, swimming lessons, and communication) and suggests future research that would help to illuminate the detailed circumstances that account for this ethnic gap in drowning rates (e.g., drowning-related research that takes race and ethnicity into account more consistently).

Research has revealed that racial and ethnic minorities historically drown at higher rates than the general population (Centers for Disease Control, 2008). Recent authors (Hastings, Zahran, & Cable, 2006; Irwin, Drayer, Irwin, Ryan, & Southall, 2008; Wiltse, 2007) have focused primarily on issues related to overt or unintentional discrimination and, more specifically, the limited opportunities minority groups have had to swim in places generally considered safe. Although overt discrimination may have been a factor, it did not fully explain why some minority groups, mainly African-Americans, have had less access to the most desirable swimming areas or have poorer prospects for receiving instruction in swimming or water safety.

Therefore, the authors designed the current study to more fully identify and expose the risk factors experienced by these groups that account for a greater proportion of the disparity in drowning rates. For example, one study found that drowning rates among White children younger than five years of age were greater than among Black children. In contrast, from ages five through 19 years old, the racial disparity in drowning rates was inverted (Branche-Dorsey, Russell, Greenspan, & Chorba, 1994). These researchers concluded that younger White children most likely had more access to aquatic settings at younger ages, accounting for the gap before five years old, but they failed to account for or investigate the inverse gap among Black children who were older than five years.

The present article identifies many of the factors that explain these differences and suggests future research that might help to make clear the detailed circumstances that account for this gap. More thoroughly examining the risk factors associated with minority drowning hopefully will stimulate conversation about whether more accessible swimming infrastructure should be a greater public priority and specifically whether more infrastructure investment should occur in minority neighborhoods.

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Nathan Martin is with the Health and Sport Sciences Department at the University of Memphis in Memphis, TN. G. Dean Witman is with Fox Valley Technical College in Oshkosh, WI.

## Method

The primary research purpose of this investigation was to identify the factors that explain why racial or ethnic minorities drown at higher rates than the general population. A review of the literature approach, typical of the methods used in the humanities, was used to conduct this investigation. After a cursory examination of the drowning literature, an initial set of over 40 potential variables that might constitute factors relating to the disproportionately high minority drowning rates were entered as keywords into ResearchPro, a federated-search application that scans multiple databases (including ABI/INFORM Global, Academic One File, Cumulative Index to Nursing and Allied Health Literature, Cambridge Scientific Abstracts, Journal Storage [JSTOR], Nursing and Allied Health Coalition, Science.gov, Science Direct, and YourJournals@OVID). A federated database system is a type of meta-database management system (DBMS) that transparently integrates multiple autonomous database systems into a single “federated” database.

Because of limitations of the search application, access to all potential articles that exist on the identified variables was incomplete. To alleviate this limitation, the reference lists of foundational articles on drowning were reviewed, and the Google Scholar search engine was employed to exhaust further potential resources of interest. Combined with primary keywords like *drowning* and *minority*, a partial list of factors that were used in the initial search included the following:

- Location (including supervision, access to definitive medical care, warning signs, safety equipment, residential/public/neighborhood/open water)
- Access (infrastructure for swimming, swimming lessons)
- Education (swimming lessons, formal education, swimming experience)
- Fear (as a deterrent to swimming altogether or as an enabler to avoid swimming lessons that might prevent drowning)
- Risk-taking behavior (swimming alone, at night, in unguarded settings)
- Alcohol (as an aggravating factor or as a subject of legislation)
- Immediate prior activity (activity in which victim was engaged before drowning, such as boating or hiking)
- Immediate prior conditions (maintenance, weather, water clarity, distractions from supervision, crowding, time of year)
- Engineering controls (absence or presence of government mandates)
- Other aquatic or drowning studies that specifically controlled for race or ethnicity

Once identified and collected, the authors reviewed each article for evidence that either supported or rejected a relationship between the disproportionate minority drowning rate and the proposed factor. Specifically, the authors used a null hypothesis model proposing that no relationship between the disproportionate minority drowning rate and the factor of interest. More specifically, the authors conducted an initial cursory examination to determine whether race or ethnicity was minimally addressed as part of the study. If race or ethnicity was not minimally taken into account as a variable in the study, then the study was excluded. If race or ethnicity was minimally taken into account, the authors examined whether the study under

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consideration provided evidence that either supported or rejected a relationship about the role of race or ethnicity on drowning. If a study provided evidence that a relationship existed, its contribution was included within the Results section and the authors elaborated upon its relevance in the Discussion and Recommendations sections.

A total of 26 articles met the criteria where race or ethnicity was minimally addressed as part of the study. The authors chose to exclude a bibliography as part of this article because it included a cursory review of hundreds of drowning-related articles that either did not minimally address race or ethnicity or only helped to identify other resources to further exhaust the search process. Since the present article has not specifically used these other resources as direct contributors, citations do not appear. Interested readers should contact one of the article authors for more information about the list of other resources.

## Results

Based on the final review of 26 articles where either race or ethnicity was minimally addressed as part of the study, the authors identified factors that provided the clearest evidence related to the primary research question. These factors included age, sex, and location (Brenner, Trumble, Smith, Kessler, & Overpeck, 2001), access (Hastings et al., 2006), supervision (Landen, Bauer, & Kohn, 2003), swimming lessons (multiple studies, including Brenner et al., 2001; Dawson, 2006; Saluja, Brenner, Trumble, Smith, Schroeder, & Cox, 2006; Sanford, Givens, Radisch, & Smith, 2001) and communication (Agócs, Trent, & Russell, 1994).

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### Age

Regarding these factors, particularly key findings by Brenner et al. (2001), included that among one to four year old males, Blacks drown at lower rates than do Whites. Then, after ten years of age, Black males drown at greater than ten times the rate of White males of the same ages. Branche-Dorsey et al. (1994) and subsequently Saluja et al. (2006) both attributed the higher drowning rate among younger White children to these children's greater exposure to residential swimming pools.

### Sex

Articles about drowning frequently point out the disproportionate male drowning rate and several attempted to explain why this discrepancy exists irrespective of other factors. For example, by posing the question, "Why Are Most Drowning Victims Men?" Howland, Hingson, Mangione, Bell, and Bak (1996) sought to explain sex differences in aquatic skills and behaviors and their corresponding influence on drowning rates. While the researchers had respondents identify themselves as White (non-Hispanic), African American, Hispanic, or Asian, the study provided no direct explanation for sex differences in drowning rates across race or ethnicity.

Factors that showed a relationship between risk-taking behavior and higher male drowning rates included findings that men generally considered themselves better swimmers even though women were more likely to have received swimming instruction and to have received more hours of swimming instruction. They also

found that males were more likely than females to consume alcohol during aquatic activities and in greater amounts and engage in other risk-taking behaviors such as swimming alone, at night, and in unguarded settings, and boating without a life jacket (Howland et al., 1996).

As mentioned previously, Brenner et al. (2001) also pointed out that Black males, older than the age of five years, drown at higher rates than White males of the same age. While this difference confounds the variables of sex and race, the researchers attributed the difference to the characteristics of the settings in which aquatic activity occurred rather than to behavioral differences. For example, they felt the differences could be explained by more crowded conditions for minorities who experienced higher drowning rates.

## Location

In addition to the sex-based factor Brenner et al. (2001) mentioned, they also provided the important finding that drowning rates in *swimming pools* among Black males are much higher than children older than five years of age and that, even though drowning rates were low for both races among female children of this age, Black females were at greater risk of drowning in swimming pools compared with White females of the same age. This study suggested that the swimming pools in which Black adolescent males swim are inherently less safe because they may be more crowded, have poorer supervision, and their staffs may not be as skilled in rescue and resuscitation. Saluja et al. (2006) provided the additional insight that differences in the location where people of different races drown persist even when researchers have adjusted for income levels.

## Access

Hastings et al. (2006) showed that a relationship exists between the disproportionate minority drowning rate and the extent to which at-risk groups are subject to “the principle of social exclusivity that limits access” to swimming as an activity and swimming infrastructure. This study examined minority participation rates in swimming, which has implications for social exclusivity, as well as race-specific drowning rates. The study found that access to instructional and competitive programs, as well as the infrastructure that supports these programs, affects age, sex, and particularly race differences in swimming participation.

## Supervision

Many studies concluded with recommendations that parents and the public as a whole watch over people participating in aquatic activity and thereby ensure that they are safe and acceptably behaved. Landen et al. (2003), who examined the role of supervision and drowning among children six years old and younger in Alaska and Louisiana, found that minority groups, specifically Alaska Natives and Louisiana Blacks, had higher drowning fatality rates due to less adequate or absent supervision compared with other groups. While numerous additional studies also addressed supervision and drowning rates, none explicitly included race/ethnicity as a factor and thus were excluded because they had no bearing on the primary research question.

## Swimming Lessons

Evidence supported an inverse relationship between fewer opportunities to take swimming lessons and higher minority drowning rates. Brenner et al. (2001), Saluja et al. (2006), Sanford et al. (2001), and Dawson (2006) have all provided evidence demonstrating a relationship between the disparity in drowning rates and the reduced tendency of members of minority groups to receive swimming instruction.

## Communication

In a study that was based exclusively in Imperial County, California, a border region between the United States and Mexico, Agócs et al. (1994) found the most frequent activity before drowning was illegal entry into the United States. In addition, all of the illegal entrants with known ethnicity were Hispanic, providing evidence of a possible English-Spanish language barrier with respect to communication. This study concluded with a recommendation that to reduce drowning fatalities, authorities should consider installing warning signs with universal symbols and broadcasting public service announcements in Spanish in border towns.

## Other Factors

In preparing for the scrutinized review, authors identified numerous factors that might help to explain the differential in drowning rates. In several instances, we found articles that took into account a risk factor of interest, but the studies did not truly consider race or ethnicity, or another factor considered a reasonable proxy, in addition to these other variables. These factors included immediate prior condition of cold weather (Hedberg, Gunderson, Vargas, Osterholm, & Macdonald, 1990) and family members' education (Quan, Bennett, Cummings, Henderson, & Del Beccaro, 2001). As a result, the authors could neither support nor reject the presence of a relationship based on a review of these studies.

For other factors, such as activity immediately before drowning, that is, swimming, wading, or attempting a rescue (Browne, Lewis, & Stark, 2003; Smith & Brenner, 1995), the authors found that previous research was unable to explain the differences in drowning rates by race or offered only speculation about what the reasons might be. In addition, the authors examined other factors, such as a greater tendency to engage in high-risk activities such as swimming alone or using alcohol (Howland et al., 1996), or a relative absence of engineering controls like residential fencing (Smith & Brenner, 1995). The authors were unable to establish any significant evidence of a relationship between these factors and higher minority drowning rates.

One factor that was not identified initially was self-reported swimming ability. This factor was identified through the literature review and peer review process and included in the current study. Specifically, Gilchrist, Sacks, and Branche (2000) reported that 37% of the general adult U.S. population self reported possessing limited swimming ability. When examining race/ethnicity separately, 62% of African Americans self-reported not knowing how to swim, compared with 32% for Whites, 47% for Asians, and 44% for Hispanics. In addition, Moran (2008) found significant differences among ethnicities in self-reported abilities, specifically swimming and performing CPR, as well as appropriate water safety behaviors like drinking alcohol

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and wearing dangerous clothing/footwear. Moran also found that his respondents' perceptions of risk posed by rock fishing, their self-efficacy, and their preventive behaviors were also significantly different when compared across ethnic groups.

## Discussion

The factors that provided the most direct support for detecting a relationship between the drowning rate and a given factor were the factors of age, sex, and location (Brenner et al., 2001), access, and, specifically, social exclusivity (Hastings et al., 2006), supervision (Landen et al., 2003), swimming lessons (multiple studies including Brenner et al., 2001; Dawson, 2006; Saluja et al., 2006; Sanford et al., 2001), and to some extent communication (Agócs et al., 1994).

### Age

While several studies have shown that comparative drowning rates differ across children's ages, the reasons for the differences are not clear. For example, although multiple studies have suggested that White children's increased exposure to residential swimming pools might balance the racial disparity in drowning rates among infants and toddlers, there was little empirical basis supporting this idea. The other factors that account for the higher minority drowning rate as children age, particularly the dramatically increased drowning rate among Black males over ten years old, have not been explained fully.

### Sex

Based on the examination of Howland et al. (1996), one might settle on the idea that the higher male drowning rate for Black adolescents is due to a greater inclination toward risk-taking behavior, such as consuming alcohol during aquatic activities or swimming alone or in unguarded settings. Not having access to the researchers' raw data, however, does not allow for this claim to be substantiated. Nonetheless, it is recommended that more research studies be conducted to determine why higher drowning rates are so much higher for minority males, particularly among African American teenagers.

### Location

A common observation encountered among the studies was that minorities drown more frequently in swimming pools. In contrast, Smith and Brenner (1995) suggested that the higher drowning rate for Blacks and Native Americans they observed might be due to increased aquatic activity in remote, unsupervised locations. These researchers appear to have based their statement on the results of Davis, Ledman, and Kilgore's (1985) study in the sparsely populated, mostly desert state of New Mexico. A small proportion of the cases in Davis et al.'s study (1985), just four out of 191, were Black. While the assertion about remote, unsupervised locations might be valid for some minority groups, such as among Native Americans, the present review found no other support for this assertion among minorities generally. Nonetheless, as Saluja et al. (2006) suggested, examining cultural factors and

their definitions may be important for addressing drowning prevention efforts in different geographical locations and cultures.

## Access

In addition to the apparent challenge to the more common observation that minorities drown more frequently in swimming pools, Smith and Brenner (1995) also introduced the possibility that groups that are denied access to relatively safe swimming areas (e.g., guarded pools and beaches) might tend to perform aquatic activities in remote, unguarded settings where they are even more likely to drown. Brenner et al. (2001) and others have characterized the access situation as one in which the swimming pools available to minorities are more likely to be public and have poorer levels of supervision. In the case of many hotel/motel pools, the operators often do not provide any supervision at all and simply post “swim at your own risk” signage. Based on the historical perspective of Dawson (2006), limited pool access might not be the sole or primary cause of the Black community’s rejection of learning to swim but instead a “coherent choice no longer to swim in natural waterways” (p. 1355). As stated previously, cultural factors might be at work here that deserve further investigation.

## Supervision

Research has generally found that adequate adult supervision tends to mitigate the risk of drowning. Absent, poorer, less, or inconsistent supervision largely explain higher minority drowning rates. Howland, Birckmayer, Hemenway, and Cote (1998) conducted a study that focused on the effect of minimum legal drinking age laws, revealing that lower drowning rates have generally corresponded to increases in “urbanicity,” a factor often associated with racial and ethnic minorities, and according to those researchers, better supervision. Although it was undeterminable whether Howland et al. (1998) defined urbanicity as the site of the drowning incident or the victim’s residence, urbanicity generally refers to the degree to which a location is considered urban based on a high population density as the defining element. Based on this research, one might predict that minority groups, which are often concentrated in urban areas where better supervision is available, would drown at lower rates than the general population. Despite the age of this study and that it did not explicitly take race or ethnicity into account, it does raise challenging questions that further research might help to explain. For example, to the extent that it failed to show a relationship between drowning and minimum legal drinking age laws, the study pointed out that passing legislation where no scientific support exists might have different consequences than the ones intended. The study also called attention to the possibility that governmental action designed to address one issue might have the inadvertent effect of making another problem dramatically worse.

## Swimming Lessons

The pediatric community has held for several years that children older than four years need to learn to swim to lessen their risk of drowning (American Academy of Pediatrics Committee on Injury, Violence, and Poison Prevention, 2003). A more recent study (Brenner et al., 2009) found that formal swimming lesson participation

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could explain 88% of the reduction in drowning risk, even among one to four year old children who many would have considered too young to benefit from this instruction. It is not surprising that, when race or ethnicity are taken into account, groups whose participation rates in swim lessons are lower than the general population are more likely to drown.

## Communication

The recommendations of Agócs, Trent, and Russell (1994), while not applicable across the board, remind us that although it might appear to be common sense, language difficulties might explain a portion of the differences in the drowning rates between minorities and the general population. Because this study focused on drowning rates along the United States-Mexico border, it pointed out that interventions based on communication must be neutral with respect to language. Communication neutrality may include using universal symbols or accounting for the diverse language capabilities of the audience such as through the use of well trained translators.

## Other Factors

For several factors, such as family members' education levels and immediate prior conditions, the current study found no evidence in support of a relationship within the studies examined. This determination came about most frequently from the studies' failure to consider race or ethnicity, or a reasonable proxy, along with the other potential risk factors. One possible explanation for this failure is that current data systems do not record pertinent details surrounding a drowning incident, including the characteristics of the injured person, so that researchers can understand better the relationships between fatal and nonfatal drownings and the proximate conditions present at the time death or injury occurs. The government might alleviate this situation if it required hospitals as a condition of reimbursement under government health insurance programs to capture the detailed external causes of an injury in their hospital discharge or emergency department data systems.

Where the current study was unable to find evidence of a relationship between higher minority drowning rates and any one particular variable, we recommend that future researchers should attempt to duplicate or disprove earlier findings rather than disregarding the potential impact of such variables. If anything, this review of the literature related to minority drowning reveals how scant knowledge is about this phenomenon and showed how much more work is needed. For example, Hastings, Zahran, and Cable (2006) alluded to the puzzle they encountered regarding the increased rate of drowning that Blacks experience as their opportunities for exposure to the water increase. One would think that increased opportunities to swim would result in more experience, better swimming ability, more knowledge of water safety, and consequently lower drowning rates. As this group of researchers suggested, Blacks who live in areas where swimming infrastructure exists might still swim fewer times a year than Whites do, and therefore having access to greater opportunities might not correspond to a lower drowning risk. Because gaps in our understanding like this one continue to exist, many questions exist for future researchers to replicate or refute the findings of previous studies.

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As for self-reported swimming ability, previous articles such as Gilchrist et al. (2000) and Moran (2008) have shown that members of minority groups typically report lower levels of water safety-related skill than the population as a whole. This research noted this finding among highly disparate groups from African Americans to indigenous ethnic populations in New Zealand. Because the differences were reported by the respondents themselves, rather than measured by an objective test of their abilities, these findings again call into question to the objectivity of communication and cultural factors previously mentioned. While swimming ability may not translate directly into a higher degree of safety, being able to swim certainly increases one's chances of surviving inadvertent water entry such as falling out of a boat or sliding down a riverbank. Even though people who cannot swim well usually limit their exposure to water, the life-saving benefit of being able to swim should not be discounted.

## Conclusion

Much evidence supports the contention that, despite the overall trend toward decreased drowning rates, minority groups continue to drown at higher rates than the population as a whole. The present study reviewed much of the current literature and noted that numerous studies have omitted race or ethnicity as a main or mediating factor. The reasons for this omission are puzzling and unexplainable simply because it should be an easy factor to isolate in an investigation. As such, future drowning-related research should take race or ethnicity into account more consistently. Hospitals, providers of prehospital care, and other emergency response agencies should upgrade their injury surveillance systems to capture these variables and other important information uniformly. Only by identifying the detailed circumstances associated with drowning incidents will it be possible to eliminate the race-specific gap in our understanding about drowning rates that currently exists and has existed historically. Current efforts to bring about more complete and reliable collection of drowning-related data will provide researchers and practitioners new insights into existing and proposed interventions that might favorably reduce drowning rates for both minority groups and the general population. This review also provides support for efforts to address more of the relevant risk-related factors in future research.

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I-52

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03 February 2016, 09:00am

# Exploring the Racial Disparities in Competitive Swimming

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Attachment

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I-52

Photo Courtesy: Peter H. Bick

*By Molly Lloyd\*, Swimming World College Intern*

Depending on where you are, if you look around you, at the teams that you're on, at the teams against whom you race, and even at the Olympic swimmers, you'll realize that swimming tends to be a sport dominated by white people. On the 2012 Olympic team (<http://usaswimming.org/ViewNewsArticle.aspx?TabId=0&itemid=4537&mid=8712>), only three out of the 24

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swimmers on the men's team, and two out of 25 swimmers on the women's team, were people of color.

While it might be hard to realize – or just easier for some of us to ignore – we need to address the fact that competitive swimming, while near and dear to our hearts, seems to have race problem.

## What does the research say?



Photo Courtesy: Peter H. Bick

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In 2014, USA Swimming released its official report ([http://www.usaswimming.org/\\_Rainbow/Documents/a31bc239-b31f-4834-87bf-accb09e8a834/Statistics-2014.pdf](http://www.usaswimming.org/_Rainbow/Documents/a31bc239-b31f-4834-87bf-accb09e8a834/Statistics-2014.pdf)) on the demographics of their 2014 year-round members. Under the 'ethnicity' category, 31.2 percent of members identified as white, while only 5.3 percent identified as Asian, 2.9 percent identified as Hispanic or Latino, and 1 percent identified as black. While it is important to note that around 55 percent of participants did not note their ethnicity, there is still a stark difference in rate of participation based on race.

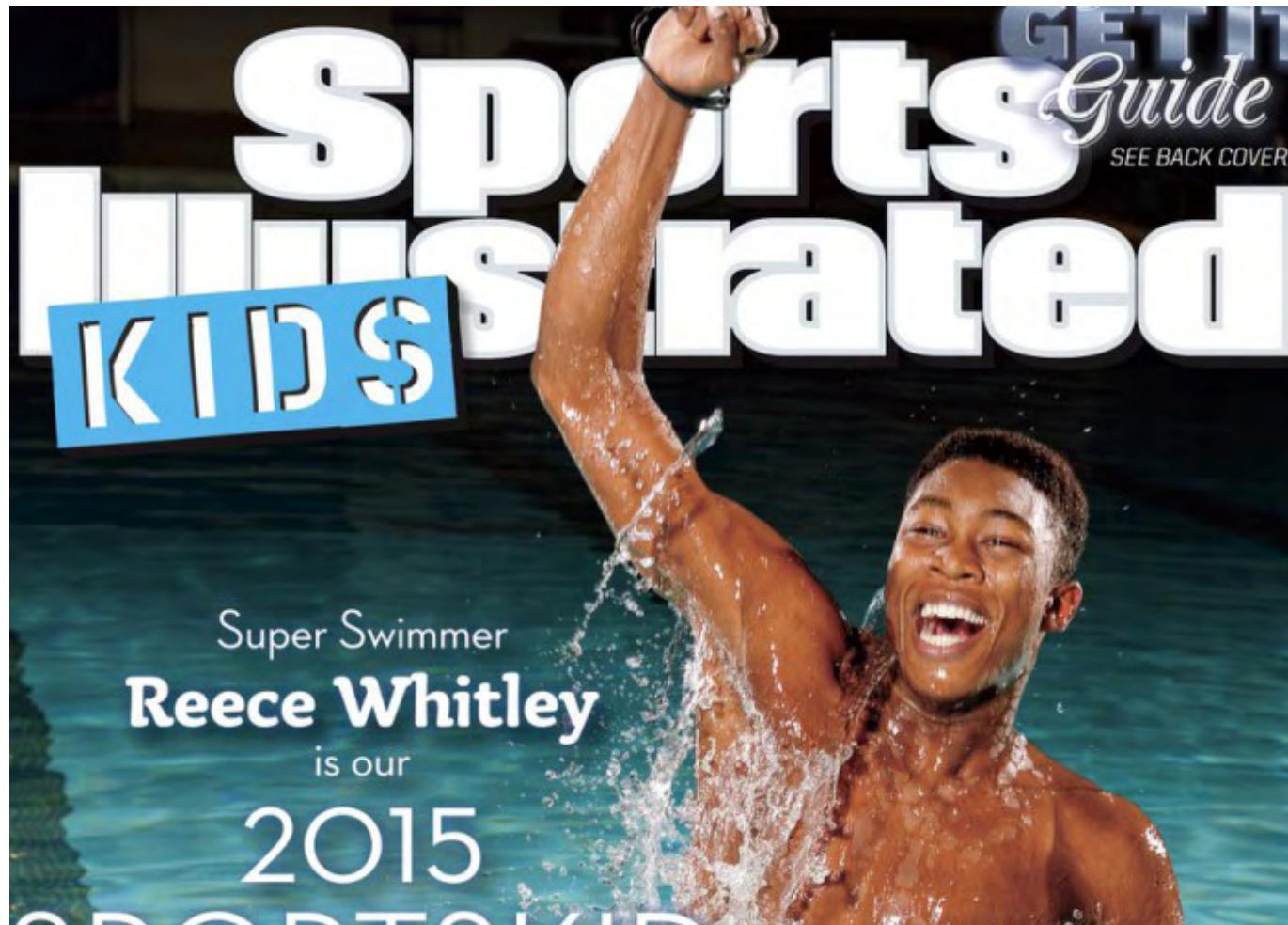
Along with this racial disparity in participation, there is also a huge disparity when it comes to likelihood of drowning. A 2012 study (<https://www.swimmingworldmagazine.com/news/wp-content/uploads/2016/02/MYERS-AND-CUESTA-PAPER-APPAM-2012.pdf>) published by the University of Minnesota notes that "the fatal drowning rate of African-American children ages 5 to 14 is 3.1 times that of white children in the same age range." In their conclusion, they noted that there is a distinct, unambiguous link between swimming ability/participation in competitive swimming and rates of drowning.

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If there is a direct link between rates of participation in competitive swimming and rates of drowning, the question becomes, why are people of color – specifically Black Americans – so underrepresented in the sport of swimming? What are the possible causes of these racial disparities?

## Explaining the racial disparities.



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A 2008 survey ([http://www.usaswimming.org/\\_Rainbow/Documents/8ff56da3-ef9c-47ab-a83e-57b72efea474/2008\\_minority\\_swimming\\_research.pdf](http://www.usaswimming.org/_Rainbow/Documents/8ff56da3-ef9c-47ab-a83e-57b72efea474/2008_minority_swimming_research.pdf)) conducted by the USA Swimming Foundation found that there are a number of variables that have a significant impact on whether or not a child can swim, including “the child’s as well as parent’s fear of child drowning/being injured while swimming, family environment (such as parent swim ability, parent encouragement, family swim participation, family exercising regularly, household income, and parent/guardian education), access to a pool, and awareness or admiration of a highly competitive swimmer.”

Children whose parents swam and encouraged them to swim had a much lower chance of drowning and a much higher chance of participating in swimming competitively. The study reported that Black American children were much less likely to have a parent who knew how to swim, have friends who knew how or enjoyed swimming, or have a parent who encouraged them to learn to swim. Knowing this, it would make sense to say that one cause of the underrepresentation of Black Americans in competitive swimming is that they just aren't encouraged to participate.



Photo Courtesy: Brenton Tse

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Another cause is the issue of access. Historically, during the first half of the 20th century and up until the Civil Rights Act was passed in 1964, segregation was common throughout the United States, and this lead to Black Americans during this time to not have access to pools. Even after segregation was made illegal, there was still a disparity in where pools were located: pools tended to be located in traditionally white neighborhoods, making it difficult for Black Americans to learn to swim.

Even now, there are issues with access. Most swim teams that aren't school teams cost a lot of money to join; you have to pay for the membership as well as the suits and caps and goggles to get you through the season. Transportation can also become an issue, as it requires a fair amount of time and money. While the money issue affects all lower class people, it seems to disproportionately affect lower class Black Americans. The issue of expense is supported by the USA Swimming survey, which found that kids who came from households with a lower annual income were less likely to know how to swim.

## How are things changing?

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Photo Courtesy: USA Swimming Foundation

With all of this evidence that competitive swimming in America has a race problem we have to ask, what can we do?

One institutional program that could work would be high schools having a swimming proficiency requirement in order for their students to graduate. High schools that have pools would be able to make sure that all of their students, regardless of race, would be at a lower risk of drowning.

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Representation is also something very simple that can go a long way. Elite swimmers like **Cullen Jones**, **Lia Neal**, and **Simone Manuel** are setting an incredible example and paving the way for black swimmers, both young and old, to get involved in competitive swimming. Even **Reece Whitley**, a 16-year-old, incredibly fast swimmer who swims for Penn Charter is making a difference. For kids, seeing someone who looks like them represented in the media and in sports will increase their interest in the sport and allow them to believe that they really can participate.

Another question we can be asking is, what is already being done?



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Two-time Olympian **Cullen Jones** (<http://www.blackenterprise.com/lifestyle/cullen-jones-olympics-and-black-swimmers/>) has taken it upon himself to change the perception that black people can't swim. Jones started swimming as a hobby and then competitively after he almost drowned at a local water park, Dorney Park. After swimming throughout his childhood and through college, he began his Olympic career. Soon after the 2008 Olympics, Jones signed on to be USA Swimming Foundation Ambassador for the Make a Splash (<http://makeasplash.org>) initiative.

Jones and Make a Splash have made it their mission to spread enthusiasm about learning to swim and to encourage kids of all ages and races to learn to swim, because it is a vital and life saving skill. The Make a Splash initiative even goes on annual tours around the country, making stops in Freeport, TX; Alliance, LA; San Antonio, TX; and Chicago, IL. In these cities, multiple Olympic swimmers got in the pool with local kids to work with them on their swimming skills. It's programs like Make a Splash that are really going to make a difference when it comes to eliminating the racial disparities in swimming.

According to the USA Swimming Foundation, between 2004 and 2015, club swimming's black membership increased by 55 percent and its Hispanic/Latino membership increased by 77 percent. Things are changing for the better ([http://sports.yahoo.com/news/how-the-color-of-american-swimming-is-finally-changing-074627951.html?soc\\_src=mediacontentsharebuttons&soc\\_trk=tw](http://sports.yahoo.com/news/how-the-color-of-american-swimming-is-finally-changing-074627951.html?soc_src=mediacontentsharebuttons&soc_trk=tw)) and the world of competitive swimming is becoming less and less whitewashed, but even so, we have a lot of progress to make.

\*Please note: I am a middle class, white woman, which affects my perception of the world around me, so please feel free to let me know if I have said something wrong or need correcting.

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## 4 COMMENTS





Mastersswimmer

February 3, 2016

"...the world of competitive swimming is becoming less and less whitewashed..." Does that mean professional basketball is 'blackwashed'? After all, in a nation that is 13% black, some 80% of NBA players are African-American. Can't swimmers just be swimmers without being labeled by color? This IS the 21st Century.



Crazycat

February 3, 2016

Stop- stop- stop making racial issues when there are none.

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Coach Jim

February 4, 2016

Completely disagree with the people suggesting this issue should not be looked at. If nothing else, the access issue is real and needs to be addressed. Outreach is vital to our sport and if you do not want to engage in creating opportunities and access, the least you can do is not disparage the people who are. The knee jerk comments may be at the fact that it puts people like Jones, Neal, and Manuel in a position where they are carrying more weight than they deserve and more than white athletes. They didn't get to where they are by buckling under pressure but I'm sure they appreciate your efforts to ignore race. Thank you for a thoughtful article and thank you to teams, coaches, pool operators, and communities working to provide opportunity and encourage diversity.



Elizabeth Gibbens

February 4, 2016

The race disparity in competitive swimming, and public pools, are real. This isn't a discrimination issue that requires affirmative action, but the fact that there is a 3:1 drowning rate (as you stated) is cause to take notice. The first step is to educate children to the basics of water safety. The Earth is 75% water! Corpus Christi public school system has a mandatory program to teach basic water safety and swimming to ALL elementary school kids, for FREE. Start with eliminating the fear and the barriers that swim lessons are for the "privileged" then add swim clubs to the mix and you get higher participation across the board. Competing with football in Texas is a big enough tackle, but competing with a multi-generational un-encouraging family structure, then you can hang up your fins. There is opportunity for improvement, but it's not through highlighting past segregation and missed opportunities. Personally, I think using the public pools for positive "safe zones" seems like a better use of our tax money and time.

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**MORNING SWIM SHOW**  
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([http://www.youtube.com/embed/xGBjYyq42y8? rel=0&hd=1&autoplay=1](http://www.youtube.com/embed/xGBjYyq42y8?rel=0&hd=1&autoplay=1))



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**ANNA CHRISTENSEN**  
**LETTER CODE: I-52**

**DATE: June 16, 2016**

**RESPONSE I-52-1**

This comment states that the commenter is resubmitting this comment letter with noted corrections. The revised version of this submission is included in the content of Comment Letter I-52.

This comment does not contain any substantive comments or questions about the Draft Environmental Impact Report (EIR) or analysis therein. This comment will be forwarded to the decision-makers for their review and consideration. No further response is necessary.

**RESPONSE I-52-2**

This comment raises concern that the proposed Project would not provide equal access to pool facilities for all Long Beach residents. The comment makes recommendations related to locating the proposed Project on alternative sites, such as Harry Bridges Memorial Park, or splitting the project for placement within multiple City of Long Beach (City) Districts. The commenter notes that special consideration should be focused on the funds required for the proposed Project and how it benefits citizens of all City Districts.

A large majority of the funding for the proposed Project would originate from Tidelands funds, which are legally mandated to fund development within the City's Tidelands area. Therefore, developing the proposed Project at alternative location in the City outside of the Tidelands area with Tidelands funds would be expressly prohibited. Due to the cost of the Project, developing the Project outside of the Tidelands area without the Tidelands funds would also be infeasible due to a lack of funding sources. Furthermore, the primary objective of the Project is to replace the former facility in its original location. It should also be noted that the proposed Project was initiated prior to the demolition and removal of the old facility, as it has long been the City's intention to replace the old facility on the same site.

An analysis of alternative project locations was included in Chapter 5.0, Alternatives, of the Draft EIR. As part of this analysis, it was determined that the proposed alternative locations would meet the Project Objectives to a lesser degree than the Project. Therefore, none of these alternatives were identified as the Environmentally Superior Alternative or the Preferred Alternative. Therefore, the City intends to proceed with the design as included under the proposed Project.

**RESPONSE I-52-3**

This comment states that the California Environmental Quality Act (CEQA) mandates enhanced public participation in the environmental review process.

The City has conducted 9 public meetings, four public study sessions (Planning Commission, Marine Advisory, and City Council [two City Council meetings-one in 2014 and one in 2016]) and several other outreach meetings to engage citizen participation in developing the proposed Project. Furthermore, the Initial Study and the Draft EIR prepared for the Project both allowed for a public review period during which the public could provide commentary on the Project. The public review period for the Initial Study was 30 days, consistent with the *State CEQA Guidelines*. However, it should be noted that in an effort to foster further public input on the Project, the City extended the required 45-day public review period for the Draft EIR to 65 days. Therefore, the City has complied with all CEQA requirements aimed at enhancing public participation.

#### **RESPONSE I-52-4**

This comment states that CEQA mandates the identification of significant effects, alternatives, and mitigation measures. The commenter further provides requirements under CEQA related to public review and comment on environmental documents.

Throughout Chapter 4.0 of the Draft EIR, potentially significant impacts of the Project are analyzed and identified and mitigation measures are prescribed, where determined necessary to reduce potentially significant impacts to a less than significant level. In addition, several Project alternatives are analyzed in Chapter 5.0, Alternatives, of the Draft EIR in an effort to identify the Environmentally Superior Alternative and the Preferred Alternative. As discussed in Response to Comment I-52-3, the City has also conducted several public meetings and has allowed for an extended review period for the public to comment on the Draft EIR for the Project. For these reasons, the City has evaluated the environmental impacts of the proposed Project consistent with the *State CEQA Guidelines*.

#### **RESPONSE I-52-5**

This comment indicates that failure to comply with CEQA and provide full disclosure of information would leave the project proponent open to possible lawsuits.

Please refer to Response to Comment I-52.

#### **RESPONSE I-52-6**

This comment raises concern that the proposed Project would not provide equal access to pool facilities for all City residents. The commenter makes specific reference to the provisions of Title VI of the Civil Rights Act of 1964.

A large majority of the funding for the proposed Project would originate from Tidelands funds, which are legally mandated to fund development within the City's Tidelands area. Therefore, developing the proposed Project at an alternative location in the City outside of the Tidelands area with Tidelands funds would be expressly prohibited. Due to the cost of the Project, developing the Project outside of the Tidelands area without the Tidelands funds would also be infeasible due to a lack of funding sources. Furthermore, the primary objective of the Project is to replace the former facility in its original location. It should also be noted that the proposed

Project was initiated prior to the demolition and removal of the old facility, as it has long been the City's intention to replace the old facility on the same site. However, the City has been engaged in group discussions conducted by the Tidelands Capital Improvements Project group, separate from the proposed Project, about potentially providing bus service to the beach and surrounding locales in an effort to provided increased access to the coastal zone.

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## Alyssa Helper

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**From:** Craig Chalfant <Craig.Chalfant@longbeach.gov>  
**Sent:** Wednesday, June 22, 2016 1:35 PM  
**To:** Ashley Davis; Alyssa Helper  
**Cc:** Dino D'Emilia  
**Subject:** FW: New Belmont Plaza Pool

**From:** Lynne Cox [<mailto:lynnecox@aol.com>]  
**Sent:** Thursday, June 16, 2016 4:14 PM  
**To:** Craig Chalfant  
**Subject:** New Belmont Plaza Pool

June 16, 2016

Dear Mr. Chalfant:

I am writing to express strong support of full development of the Belmont Plaza Pool. Recreating a world-class aquatic facility is more than just a benefit to the community, it is a requirement if we consider ourselves the "Aquatic Capital of the World" and we seek the distinction of attracting high-profile athletic events to our community. At the core of the project, of course, is the recreational and fitness benefits offered to community residents of all ages.

There are several vital points to consider. While current plans call for a total of 1,250 seats in the indoor component, a minimum of 1,500 seats is required to host NCAA events and world-class competitions. I urge you to support construction of the higher seating capacity.

Including an indoor diving component is essential for hosting national and international competitions. We must also consider the realities of capital and operational costs – and including the indoor diving structure optimizes these critical items. Let's make this right and build what is truly needed and can be operated efficiently.

The old Belmont Plaza Pool was my first home in the water. I first swam there as a teenager with some of the best swimmers in the world. I feel that the pool was where I truly recognized my potential as a world-class athlete, and I went on to break world records swimming across the English Channel, the Catalina Channel, the Bering Strait between the United States and the Soviet Union, in Antarctic waters, and many other exciting and challenging locations. My roots have always remained here in Long Beach and I believe that the new Belmont Plaza Pool is an essential asset for our community. I urge you to strongly support building the new pool with these necessary considerations in mind.

I would be very happy to be a spokesperson for this project on behalf of the athletes, families, and youth of our community. More information regarding my background can be found at [www.lynnecox.com](http://www.lynnecox.com).

Thank you very much.

Lynne Cox  
Author - Speaker - Athlete  
65 61st Place  
Long Beach, CA 90803  
562-505-4112  
[www.lynnecox.com](http://www.lynnecox.com)

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**LYNNE COX**  
**LETTER CODE: I-53**  
**DATE: June 16, 2016**

**RESPONSE I-53-1**

This comment expresses support for the proposed Project.

This comment does not contain any substantive comments or questions about the Draft Environmental Impact Report (EIR) or analysis therein. This comment will be forwarded to the decision-makers for their review and consideration. No further response is necessary.

**RESPONSE I-53-2**

This comment suggests an increase in the proposed seating capacity from 1,250 spectators to 1,500 spectators.

Refer to Common Response 1 in Section 2.1, Frequent Comments and Common Responses, of this Final EIR for further discussion related to the permanent seating capacity provided by the proposed Project.

**RESPONSE I-53-3**

This comment notes the essential nature of an indoor diving component for large aquatic events.

Refer to Common Response 2 in Section 2.1, Frequent Comments and Common Responses, of this Final EIR for further discussion related to Alternative 3 included in the Draft EIR, which includes an outdoor diving well component.

**RESPONSE I-53-4**

This comment is conclusory in nature and provides background information about the commenter's experiences at the former Belmont Pool.

This comment does not contain any substantive comments or questions about the Draft EIR or analysis therein. This comment will be forwarded to the decision-makers for their review and consideration. No further response is necessary.

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**Alyssa Helper**

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**From:** Craig Chalfant <Craig.Chalfant@longbeach.gov>  
**Sent:** Wednesday, June 22, 2016 12:54 PM  
**To:** Ashley Davis; Alyssa Helper  
**Cc:** Dino D'Emilia  
**Subject:** FW: EIR Belmont Pool

-----Original Message-----

From: John McMullen [<mailto:mcmullenjohnw@gmail.com>]  
Sent: Friday, June 17, 2016 10:22 AM  
To: Craig Chalfant  
Subject: EIR Belmont Pool

Dear Mr. Chalfant,

As a member of the citizen's stakeholder group which helped to provide community input for the Belmont Pool project I would like to commend you and our City government for providing oversight and support for this important facility.

I have reviewed the EIR and have three significant areas of concern:

1. 1250 indoor spectator seats is not a sufficient number to attract top level US national swimming and diving events to Long Beach. 1500 seats should be a minimum. Even local high school/collegiate and regional events need at least 1500 seats. Long Beach has long been recognized for its history of aquatic events and the Belmont Pool was a centerpiece. The new facility can renew that focus and bring economic and lifestyle positives to our community.

2. In keeping with the above theme, an indoor diving well is mandatory.

3. I question an expanded parking requirement for events when there already exists plenty of parking in the lots adjacent to Ocean on the beach side. These lots are typically under-utilized most of the time.

Thank you for considering my comments,

Best regards,  
John

John W McMullen  
562.400.6736  
[mcmullenjohnw@gmail.com](mailto:mcmullenjohnw@gmail.com) | via iPad

I-54-1

I-54-2

I-54-3

I-54-4

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**JOHN W. McMULLEN**  
**LETTER CODE: I-54**

**DATE: June 17, 2016**

**RESPONSE I-54-1**

This comment is introductory in nature and does not contain any substantive comments or questions about the Draft Environmental Impact Report (EIR) or analysis therein. This comment will be forwarded to the decision-makers for their review and consideration. No further response is necessary.

**RESPONSE I-54-2**

This comment expresses concern that the proposed seating capacity of the proposed Project is not sufficient, and suggests an increase in the seating capacity to 1,500 spectators.

Refer to Common Response 1 in Section 2.1, Frequent Comments and Common Responses, of this Final EIR for further discussion related to the permanent seating capacity provided by the proposed Project.

**RESPONSE I-54-3**

This comment states that the indoor diving well is mandatory.

Refer to Common Response 2 in Section 2.1, Frequent Comments and Common Responses, of this Final EIR for further discussion related to Alternative 3 included in the Draft EIR, which includes an outdoor diving well component.

**RESPONSE I-54-4**

This comment questions the proposed parking mitigation for large events and states that sufficient parking exists in the parking lots in the vicinity of the Project site.

Refer to Common Response 3 in Section 2.1, Frequent Comments and Common Responses, of this Final EIR for further discussion related to parking and the proposed mitigation measure requiring an Event Traffic Management Plan.

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**Alyssa Helper**

**From:** Craig Chalfant <Craig.Chalfant@longbeach.gov>  
**Sent:** Monday, June 06, 2016 11:17 AM  
**To:** Ashley Davis; Alyssa Helper  
**Cc:** Dino D'Emilia  
**Subject:** FW: Long Beach Aquatic Facilit

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**From:** [Robstees@comcast.net](mailto:Robstees@comcast.net) [mailto:[Robstees@comcast.net](mailto:Robstees@comcast.net)]

**Sent:** Monday, June 06, 2016 11:14 AM

**To:** Craig Chalfant

**Subject:** Long Beach Aquatic Facilit

Mr. Chalfant,

I read the alternative plans for your new aquatic facility and was startled by the alternative 3 option to build the diving facility outside. If you do that, you will greatly reduce the possibility of your community to host major diving events and decrease the effectiveness of being able to attract and produce world class divers. Swimmers, water polo players and synchronized swimmers can train and compete effectively in cool and windy weather, divers cannot. I realize there are no other indoor diving facilities in California, that I am aware of, but that is the beauty of building your facility indoors. It puts you miles above the other facilities for usefulness and effectiveness in hosting events.

I hope those responsible make the right decision for the city of Long Beach and build an indoor diving facility. If you have any questions please feel free to contact me at this email address or phone at (305) 393-0142.

Sincerely,

Dr. Ron O'Brien

USA Olympic Diving Coach

1968-72-76-80-84-88-92-96

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**RON O'BRIEN**  
**LETTER CODE: I-55**  
**DATE: June 06, 2016**

**RESPONSE I-55-1**

This comment expresses concern related to the placement of the diving platform and well outdoors, as proposed under Alternative 3. The commenter opines that changing weather conditions and strong winds would render an outdoor diving platform and well an inappropriate option for divers utilizing the proposed Project. This comment further opines that an indoor dive tower would be unique to the State and would attract more visitors and events to the Project. As such, the commenter recommends that the indoor diving towers are essential to the proposed Project and should not be eliminated.

Refer to Common Response 2 in Section 2.1, Frequent Comments and Common Responses, of this Final EIR for further discussion related to Alternative 3 included in the Draft EIR, which includes an outdoor diving well component.

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**From:** Carol Hansen <chansen@ovsd.org>  
**Sent:** Tuesday, June 14, 2016 7:59 PM  
**To:** Craig Chalfant  
**Cc:** Keith Hansen; lucyjohnson1@gmail.com  
**Subject:** Comments on Draft EIR Belmont Pool

June 14, 2016

FROM: Carol Lind Hansen  
North Marina Pacifica Drive  
90803

7201  
Long Beach, CA

TO: Craig Chalfant, Senior Planner City of Long Beach Bureau Floor

Development Services/Planning  
333 West Ocean Blvd., 5<sup>th</sup>  
Long Beach, CA 90802

Dear Mr. Chalfant:

I was born and raised in Long Beach and learned to swim in the original Belmont Plaza Olympic Pool. My family has a long history of participating in and support aquatics in the City of Long Beach. In my youth I competed on swim teams with local clubs, Wilson High School and CSULB, and later served as a teacher and swim coach at Wilson High School. The rebuilding of our iconic Long Beach pool is important to Long Beach. I am pleased with the design and functionality of the project. The facility will be the jewel of the Long Beach coastline. The new plans call for 1250 indoor seats, which is not adequate for major competitions. We must have a facility for national championships, international competitions, major college and CIF competitions that hold at least 1500 seats for spectators and athletes. The original Belmont Plaza Olympic Pool had over 2000 seats.

Equally important are the inclusion of diving towers. Diving towers are essential, allowing the full spectrum of aquatic competitions to be held in our city's world class aquatic center. Furthermore, very few venues in southern California accommodate both swimming and diving competitions. Long Beach has the opportunity to create a competition pool and diving arena, allowing our City to be the provider of a much needed diverse and functional aquatic facility in California.

I am very concerned about the proposed mitigation measure (Table 7.A, 4.12.1) for traffic and parking, specifically parking. Requiring an Event Traffic Management Plan when expected attendance at larger events exceeds 450 spectators is unnecessary. There are over 1,000 parking spaces in the two parking lots adjacent to the project. The former Belmont Plaza Olympic Pool 2,000 seat capacity facility routinely had over 450 spectators with no requirement for a traffic management plan. I have attended and participated in numerous events at Belmont Plaza Olympic Pool since it opened in 1968 and in my experience those events never filled the parking lots, nor were there traffic issues. Is such a requirement a means for the City to charge additional fees to event organizers?

My hope is for a facility that will support our diverse aquatic activities and uphold Long Beach's fine reputation as an aquatic destination for athletes from around the world. Thank you for considering my opinions.

Sincerely,

Carol Hansen

I-56-1

I-56-2

I-56-3

I-56-4

I-56-5

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**CAROL HANSEN**  
**LETTER CODE: I-56**  
**DATE: June 14, 2016**

**RESPONSE I-56-1**

This comment is introductory in nature and expresses overall support for the proposed Project. This comment does not contain any substantive comments or questions about the Draft Environmental Impact Report (EIR) or analysis therein. This comment will be forwarded to the decision-makers for their review and consideration. No further response is necessary.

**RESPONSE I-56-2**

This comment expresses concern that the proposed seating capacity of the proposed Project is not sufficient, and suggests an increase in the seating capacity to 1,500 spectators.

Refer to Common Response 1 in Section 2.1, Frequent Comments and Common Responses, of this Final EIR for further discussion related to the permanent seating capacity provided by the proposed Project.

**RESPONSE I-56-3**

This comment states that the diving tower is essential to the Project.

This comment does not contain any substantive comments or questions about the Draft Environmental Impact Report (EIR) or analysis therein. This comment will be forwarded to the decision-makers for their review and consideration. No further response is necessary.

**RESPONSE I-56-4**

This comment questions the proposed parking mitigation for large events and states that sufficient parking exists in the parking lots in the vicinity of the Project site.

Refer to Common Response 3 in Section 2.1, Frequent Comments and Common Responses, of this Final EIR for further discussion related to parking and the proposed mitigation measure requiring an Event Traffic Management Plan.

**RESPONSE I-56-45**

This comment expresses support for the proposed Project and thanks the City for considering the commenter's opinions.

This comment does not contain any substantive comments or questions about the Draft Environmental Impact Report (EIR) or analysis therein. This comment will be forwarded to the decision-makers for their review and consideration. No further response is necessary.

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**Alyssa Helper**

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**From:** Craig Chalfant <[Craig.Chalfant@longbeach.gov](mailto:Craig.Chalfant@longbeach.gov)>  
**Sent:** Tuesday, June 14, 2016 1:46 PM  
**To:** Ashley Davis; Alyssa Helper  
**Cc:** Dino D'Emilia  
**Subject:** FW: Belmont Pool EIR issues

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**From:** Erica [<mailto:therobinett6@gmail.com>]

**Sent:** Tuesday, June 14, 2016 11:02 AM

**To:** Craig Chalfant

**Subject:** Re: Belmont Pool EIR issues

Thank you for your time and response. It is appreciated!

At the risk of belaboring the point - I think it important to emphasize health and safety issues surrounding a potential outdoor move of the dive well - the fact is sand blowing and ocean glare/reflection of the sun in the face of divers performing dangerous skills AND beginning divers in training, are real factors in having an outdoor dive well on the beach. This will cause a notable and significant risk to diving board and platform users. This human concern must be balanced with the environmental impact. Thank you again.

Erica Robinett  
Sent from my iPhone

On Jun 14, 2016, at 10:32 AM, Craig Chalfant <[Craig.Chalfant@longbeach.gov](mailto:Craig.Chalfant@longbeach.gov)> wrote:

Thank you for your interest in the Belmont Pool project. Your comments will be included in the Final EIR along with all other comments received during the Draft EIR public comment period.

Please contact me with any questions or concerns regarding this project.

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**From:** Erica Robinett [<mailto:therobinett6@gmail.com>]  
**Sent:** Monday, June 13, 2016 5:32 PM  
**To:** Craig Chalfant  
**Subject:** Belmont Pool EIR issues

Craig Chalfant  
Senior Planner  
City of Long Beach  
Development Services/Planning Bureau  
333 West Ocean Boulevard, 5th Floor  
Long Beach, California 90802  
Phone: (562) 570-6368  
Email: [craig.chalfant@longbeach.gov](mailto:craig.chalfant@longbeach.gov)

Attachment 1

Dear Mr. Chalfant,

As a long time resident of Long Beach, California, I would like to address the current Belmont Pool project and EIR issues currently on your desk relating to the location of the DIVE WELL and SEATING.

Importantly, the rebuild of the pool should allow for the appropriate DIVE WELL within the INDOOR facility (not outdoors) AND allow for the appropriate number of SEATS for major national and international aquatic events in DIVING, WATER POLO, and SWIMMING!

As you may know, the facility once held Olympic trials, NCAA championships, and was a place where many youth were inspired to pursue their athletic dreams. It was a place people of all ages enjoyed safe and health recreational activity. Our community is now looking forward to rebuild and continue an important legacy.

To do this the DIVE WELL must be built in the INDOOR facility AND allow for the appropriate number for SEATS for major national and international aquatic events.

It is my understanding that the LB CITY COUNCIL already voted UNANIMOUSLY twice to have an INDOOR DIVE WELL.

An outdoor dive well is unacceptable because of some of the following reasons:

1- SAFETY AND COST - moving it outdoor may cause many problems such as safety of divers due to potential ocean and sun glare and additional significant building costs related to lighting, seating, cleaning, and maintenance.

2-LIMIT ABILITY TO HOST MAJOR EVENTS/LIMITED USE - outdoor placement would potentially limit the seating and limit the new facility's ability to host major events for diving. This undermines the overall best use of the facility.

3-RARE COMMODITY for DIVING COMMUNITY - a diving well, proper boards, and the platform is very important to the diving community. Unlike other aquatic sports which require the pool, diving requires the tower, boards, and the pool so as to practice, train and compete. This is a RARE commodity for Long Beach to have. There are very few facilities in all of Southern California that have the equipment to train all year round and seating for holding competitions. This is essential part of the project to be able to have this type of indoor facility here in Long Beach.

As for SEATING and PARKING - All the aquatic sports need a minimum of 1500 seats to make the use of the facility acceptable. The parking area which already has over 1000 spots must be considered. This new facility has the opportunity to be a phenomenal addition to the United States presence

in aquatic athletics. It has a CHANCE to be a FINA (International governing body of diving, water polo, and swimming) regulation aquatic facility in CALIFORNIA and having the seating to accommodate this is very valuable.

This project can once again be a place for recreational activities, training, and once again host competitive events for all aquatic sports from beginner level, to high school, college, national, international, and Olympic levels.

This project is important locally for our town, but also important for Los Angeles County, the State of California, nationally, and internationally.

Thank you for your time and consideration.

Yours,  
Erica Robinett  
Long Beach, California

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**ERICA ROBINETT**  
**LETTER CODE: I-57**  
**DATE: June 14, 2016**

**RESPONSE I-57-1**

This comment expresses concern related to the outdoor diving well, as proposed under Alternative 3. Specifically, the commenter cites health and safety concerns due to wind, sun, and other weather conditions.

Refer to Common Response 2 in Section 2.1, Frequent Comments and Common Responses, of this Final EIR for further discussion related to Alternative 3 included in the Draft EIR, which includes an outdoor diving well component.

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### 3.0 ERRATA

This section of the Final Environmental Impact Report (EIR) provides changes to the Draft EIR that have been made to clarify, correct, or add to the environmental impact analysis for the proposed Belmont Pool Revitalization project (proposed Project). Such changes are a result of further review of the Draft EIR. The changes described in this section are generally minor changes that do not constitute significant new information that alter the outcome of the environmental analysis or require recirculation of the document (*State California Environmental Quality Act [State CEQA] Guidelines* Section 15088.5).

Such changes to the Draft EIR are indicated in this section under the appropriate Draft EIR section. With the exception of changes to tables and figures, deletions are shown with ~~strikethrough~~ and additions are shown with underline.

- 1) Throughout the Draft EIR, the indoor and outdoor pools are referred to as “competitive pools.” The word “competitive” has been removed from the following pages to clarify that these pools are not exclusively for competitive use, but are also for recreational use by the general public: Page 1-1, Page 3-25, Pages 3-35 and 3-36, Page 3-39, Page 4.9-5, Page 4.9-24, Pages 4.11-5 through 4.11-7, and Page 5-24.
- 2) Throughout the Draft EIR, the building height is described as being 71 ft throughout the Draft EIR. While the building height will be 71 ft, this height is in reference to the plinth, which itself is located 7 ft above existing grade. As such, the total height of the building above the existing grade would be 78 ft at its apex (refer to Figure 4.7.1, North Elevation Comparison, in Section 4.1, Aesthetics, of the Draft EIR).
- 3) The following subsections have been renumbered, as subsection “3.4.5” has been skipped in Chapter 3.0, Project Descriptions, causing the subsections to move directly from “3.4.3” to “3.4.6”: Subsection 3.4.65, Operational Characteristics; 3.4.76, Passive Park/Landscaping; 3.4.87, Proposed Pedestrian Access and Parking; 3.4.98, Signage; 3.4.109, Utilities and Public Services; and 3.4.1110, Conservation and Sustainability Features.
- 4) The last sentence on Page 4.1-4 of Section 4.1, Aesthetics, of the Draft EIR has been revised as follows:

An approximately six ft concrete wall lines ~~the southern side the western side~~ of Ocean Boulevard, impairing much of the public view of the Pacific Ocean from this area.

- 5) Page 4.10-16 of Section 4.10, Noise, of the Draft EIR has been revised as follows:

*Crowd noise was measured to be 65 dBA L<sub>eq</sub> at 75 ft. It is anticipated that reference noise level measurements obtained from RECON at the high school championship*

*football game would be similar to typical daily events or special events using the PA system at the proposed Project.*

- 6) Page 4.11-2 of Section 4.11, Recreation, of the Draft EIR has been revised as follows:

*In addition to the aquatic operations at the Project, the City's Department of Parks, Recreation, and Marine own and operate three additional Public Pool facilities (with the exception of the pool formerly known as the Will Reid Scout Pool, which is owned by Integral Communities).*

- 7) Page 4.13-7 has been revised to reflect the most current information provided by Los Angeles County Sanitation District (LACSD) in regard to wastewater facilities. These changes correct the average flow of the Joint Water Pollution Control Plant (JWPCP), the District in which the project site is located within LACSD's jurisdiction, and the most current year in which the design capacity and conveyed peak flow were measured at the Joint Outfall C Unit Trunk Sewer were measured. These revisions are as follows:

**Wastewater.** The LBWD operates and maintains nearly 765 mi of sanitary sewer lines and delivers over 40 million gallons per day (mgd) of wastewater to LACSD facilities located on the north and south sides of the City. Currently, a majority of the City's wastewater is delivered to the JWPCP of LACSD. The remaining portion of the City's wastewater is delivered to the Long Beach Water Reclamation Plant of LACSD. The JWPCP is located at 24501 S. Figueroa Street in the City of Carson and has a design capacity of 400 mgd, and currently processes an average flow of 280 258.4 mgd.

The LACSD owns, operates, and maintains the large trunk sewers that form the backbone of the regional wastewater conveyance system. Local collector and/or lateral sewer lines are the responsibility of the jurisdiction in which they are located. The proposed Project is located within the jurisdictional boundaries of LACSD District 293. LACSD owns, operates, and maintains approximately 1,400 mi of sewers, ranging from 8 to 144 inches in diameter that convey approximately 500 mgd of wastewater to 11 wastewater treatment plants. Included in LACSD's wastewater collection system are 48 active pumping plants located throughout the County of Los Angeles (County).

As noted in the comment letter (May 6, 2014) received by the LACSD, wastewater flow originating from the existing Project site discharges to a local sewer line, which is not maintained by the LACSD. Subsequently, wastewater in this sewer line is conveyed to either the LACSD's Anaheim Street Trunk Sewer located in 11<sup>th</sup> Street at Orange Avenue or the LACSD's Joint Outfall C Unit Trunk Sewer, located in 11<sup>th</sup> Street at Belmont Avenue. The 36-inch diameter Anaheim Street Trunk Sewer has a design capacity of 19.7 mgd and conveyed a peak flow of 5.7 mgd when last measured in 2012. The 51-inch diameter Joint Outfall C Unit Trunk Sewer has a design capacity of 29.2 mgd and conveyed a peak flow of 12.2 mgd, when last measured in 20123.

- 8) Page 4.13-24 has been revised to reflect the most current information provided by LACSD in regard to wastewater facilities. This change corrects the most current year in which the design capacity and conveyed peak flow were measured at the Joint Outfall C Unit Trunk Sewer. This page has been revised as follows:

As described above, wastewater originating at the Project site is conveyed by City sewer lines to either the LACSD's Anaheim Street Trunk Sewer located in 11<sup>th</sup> Street at Orange Avenue or the LACSD's Joint Outfall C Unit Trunk Sewer, located in 11<sup>th</sup> Street at Belmont Avenue. The 36-inch diameter Anaheim Street Trunk Sewer has a design capacity of 19.7 mgd and conveyed a peak flow of 5.7 mgd when last measured in 2012. The 51-inch diameter Joint Outfall C Unit Trunk Sewer has a design capacity of 29.2 mgd and conveyed a peak flow of 12.2 mgd, when last measured in 2012<sup>3</sup>. The anticipated increase in daily wastewater flow from the proposed Project would require approximately 0.33 percent of the existing available design capacity of the Anaheim Street Trunk Sewer and 0.27 percent of the existing available design capacity Joint Outfall C Unit Trunk Sewer. Therefore, both trunk sewers would have sufficient capacity to accommodate anticipated wastewater flows from the proposed Project.

**Wastewater Treatment.** According to LACSD, it is anticipated that wastewater from the Project site would be treated at the JWPCP located in the City of Carson, which has a design capacity of 400 mgd and currently treats on average a wastewater flow of ~~280~~<sup>58.4</sup> mgd. The anticipated increase in daily wastewater flow that would result from Project implementation would represent 0.06 percent of the anticipated available daily capacity of the JWPCP. Therefore, the anticipated increase in daily wastewater flow from the proposed Project could be accommodated within the existing design capacity of the JWPCP. The proposed Project would not substantially or incrementally exceed the current or future scheduled capacity of the JWPCP by generating flows greater than those anticipated.

- 9) Page 4.13-33 has been revised to include the most current information provided by LACSD in regard to how the District calculates current and projected wastewater demands. This page has been revised as follows:

**Wastewater.** The geographic area for the cumulative analysis for wastewater treatment is defined as the City and the LACSD service territory. Within its service area, LACSD uses United States Census Bureau and California Department of Finance population information and actual flowrates to estimate the per capita generation of sewage, with Population projections from SCAG and estimated per capita generation of sewage are then used as well as current land use and build out or zoned land use to project current and future wastewater flows. Because LACSD projects that its existing and planned wastewater treatment capacity would be sufficient to accommodate the growth forecasted by SCAG the United States Census within its service area, development that is generally consistent with this forecast can be adequately served by LACSD facilities. The proposed Project would replace and improve the previous Belmont Pool Facilities; no change in land use is proposed. LACSD existing facilities have the capacity to accommodate past, present, and reasonably foreseeable projects. Furthermore, LACSD routinely monitors the capacity of its existing facilities relative to project needs, and capacity projects are undertaken on an as-needed basis to meet wastewater demands associated with population projections. The proposed Project would not contribute wastewater that would exceed the service capacity of LACSD. Therefore, the proposed Project would not significantly contribute to or cause cumulative impacts to wastewater services, and no mitigation is required.

10) Page 4.5-9 of Section 4.5, Geology and Soils, of the Draft EIR, has been revised as follows:

Since the site is located approximately 1.5 miles southwest-northeast of the Newport-Inglewood Structural Zone, significant ground shaking or secondary seismic ground deformation effects could occur at the site should a major seismic event occur along the Newport-Inglewood Structural Zone.

11) Page 4.5-5 of Section 4.6, Global Climate Change, of the Draft EIR, has been revised as follows:

“The City adopted the Long Beach Sustainable City Action Plan on February 2, 2010 2019.” (Page 4.6-19).

12) Page 5-23 of Chapter 5.0, Alternatives, has been revised as follows:

However, because Alternative 3 would relocate the diving well to the outdoor pool component, space constraints would require the ~~consolidation of pools~~ and removal of the divers’ whirlpool and the loss of an indoor competitive diving facility.

13) Pages 5-35 and 5-36 of Chapter 5.0, Alternatives, have been revised as follows:

“Although Alternative 5 would redevelop and replace the former Belmont Pool with a more modern facility that better meets the needs of recreational and competitive swimmers, divers, and aquatic sports participants; (Objectives 1, and 2), ~~and increases programmable water space to minimize scheduling conflicts (Objective 5)~~, it does not meet these objectives to the same degree as the proposed Project. Alternative 5 provides only 200 sf more pool area than the former Belmont Pool facility, and is 49 percent less pool area than the proposed Project. The small increase in pool area would not alleviate the overcrowding and schedule conflicts of the former Belmont Pool as compared to the proposed Project (Objective 5).”

## ATTACHMENT A

### STUDY SESSION PLANNING COMMISSION TRANSCRIPT (MAY 5, 2016)

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**BELMONT POOL & AQUATIC CENTER STUDY SESSION ONE  
TRANSCRIPT, on 05/05/2016**

**Page 3**

1  
2  
3 MEETING OF THE PLANNING COMMISSION  
4 FOR THE CITY OF LONG BEACH  
5  
6  
7  
8 TRANSCRIPT OF DISCUSSION  
9 STUDY SESSION REGARDING THE  
10 BELMONT BEACH and AQUATIC CENTER  
11  
12  
13  
14  
15  
16 MAY 5, 2016  
17 5:00 P.M.  
18  
19 COUNCIL CHAMBERS  
20 333 W. OCEAN BOULEVARD  
21 LONG BEACH, CALIFORNIA  
22  
23  
24 MARY E. PIERCE, CSR 6143  
25 JOB NO.: 16-058

1 THURSDAY, MAY 5, 2016; LONG BEACH, CALIFORNIA;  
2 5:09 P.M.  
3  
4 CHAIRMAN CHRISTOFFELS: With that I guess we'll  
5 open up the study session. Staff report?  
6 MS. TATUM: Our Deputy City Manager will start off  
7 the presentation for the Belmont Pool study session.  
8 MS. BODEK: Or Assistant City Manager.  
9 MS. TATUM: Sorry. Didn't mean to give you a  
10 promotion there.  
11 MS. BODEK: Tom, thank you for being here.  
12 Tom has been the lead person for this  
13 project over the last couple of years, and the format  
14 for this evening is this is a study session, so we're  
15 not asking you to take any action tonight.  
16 We are in a formal release of the EIR right  
17 now. It is going to be circulating for an odd number of  
18 days, 63 days. We are doing several study sessions.  
19 This is the first study session within the EIR time  
20 frame.  
21 We previously had a community meeting three  
22 plus weeks ago or so in the Third District where we  
23 reviewed the design but did not review the EIR with the  
24 community because the EIR had not yet been released.  
25 After Mr. Modica provides his presentation

**Page 2**

**Page 4**

1  
2 COMMISSION MEMBERS:  
3 MARK CHRISTOFFELS, Chairman  
DONITA VAN HORIK, Vice Chairwoman  
4 RON CRUZ, Commissioner  
ALAN FOX, Commissioner  
5 ANDY PEREZ, Commissioner  
JANE TEMPLIN, Commissioner  
6 ERICK VERDUZO-VEGA, Commissioner  
7 CITY REPRESENTATIVES:  
8 AMY BODEK, Director of Development Services  
LINDA TATUM, Planning Manager  
9 MICHAEL J. MAIS, Assistant City Attorney  
TOM MODICA, Assistant City Manager  
10 LORI JARMAZ, Parks, Recreation & Marine  
11  
12 CONSULTANTS:  
ASHLEY DAVIS, LSA Associates, Inc.  
13  
14 MEMBERS OF THE PUBLIC WHO ADDRESSED THE COMMISSIONERS:  
LAURA SILMER  
16 ANN CHRISTENSEN  
LUCY JOHNSON  
17  
18  
19  
20  
21  
22  
23  
24  
25

1 we'll turn it over to staff, and they will review the  
2 EIR for you and for members of the public.  
3 So with that I'm going to turn it over to  
4 Mr. Modica.  
5 CHAIRMAN CHRISTOFFELS: Before you do, I think if  
6 we can clarify that. So comments tonight, especially  
7 related to the EIR, are technically not on the record  
8 regarding that document; is that true?  
9 MS. BODEK: We actually do have a court  
10 stenographer here, as well, so I'm going to refer to  
11 either Mike or our environmental consultant as to  
12 whether or not oral comments are considered comments for  
13 CEQA.  
14 MR. MAIS: Part of the administrative record.  
15 MS. BODEK: And do they get responses?  
16 MR. MAIS: No.  
17 MS. BODEK: So any comments tonight are part of  
18 the administrative record, but we are not required to  
19 provide responses to those comments. We are only  
20 required to provide responses to comments for written  
21 comments that we may be provided.  
22 CHAIRMAN CHRISTOFFELS: Thank you for clarifying  
23 that.  
24 MR. MODICA: Good evening, Mr. Chair, members of  
the City -- I almost said "City Council." It's a habit.

1 Members of the Planning Commission.  
2 So it's an honor to be here today to really  
3 walk through the Belmont Pool, the Belmont Beach and  
4 Aquatic Center to really give you an update on the  
5 design and what we're proposing and then really go  
6 through the EIR document.

7 As Amy said, we started this and launched  
8 the design out into the community and started the  
9 official EIR process in early April. April 9th was the  
10 community meeting and released the EIR shortly  
11 thereafter.

12 So I'll walk you through a little bit of  
13 the history. You should have a PowerPoint in front of  
14 you that talks about where this project came from and  
15 then walks through the design before we turn it over to  
16 LSA.

17 And so January 10th, 2013, was really the  
18 beginning of the Belmont Pool process for us. We had  
19 seismic issues that very suddenly came to light, and we  
20 had to do an emergency closure of the pool. So within  
21 24 hours' notice once we had the information that we had  
22 seismic issues at the pool, we needed to close that pool  
23 immediately.

24 Obviously, that left a dearth in our  
25 community. We are an aquatics community. We have a

1 baseline programmatic requirements, really setting into  
2 stone what is the pool going to house in terms of the  
3 programmatic requirements.

4 This is essentially what the Council  
5 adopted in October 2014. So we essentially have I  
6 believe it's a total of six pools. On your left here we  
7 have -- let me see if this works.

8 It's hard to see, but on the left here,  
9 this is the natatorium. So we would have a 50 meter by  
10 25 yard wide pool inside the natatorium. It has a  
11 movable floor so that we can accommodate different  
12 depths so that it can be -- in the aquatic world, a deep  
13 pool is considered a competition pool, a fast water  
14 pool, but in the recreational world we need the ability  
15 for people to stop and stand up and participate in  
16 swimming activities, as well.

17 This is designed to be a pool that is for  
18 everybody, for residents primarily, but also the ability  
19 to support competitive uses.

20 We have a diving tower which has all of the  
21 diving amenities up to a ten meter platform. We have the  
22 ability to have seating -- and we'll see that on the  
23 next page -- of up to 1,250 people on the indoors.

24 We have a teaching pool down here, so that  
25 would be a warm water therapy or teaching pool. We have

1 tremendous history of aquatics, so we needed to very  
2 quickly both come up with a temporary solution and a  
3 long term solution.

4 And so within a month, the Council had  
5 green-lit a plan to both start on a design for a new  
6 pool, which is what we're here talking about today, but  
7 also a temporary pool.

8 Within ten months we were able to get a  
9 temporary pool through the coastal development process,  
10 through all the approval bodies that needed to see it  
11 and have it opened December 19th, 2013, which we're very  
12 proud of.

13 Shortly thereafter, March 4th, Council  
14 approved a contract and the design team that's been on  
15 the pool to get them started. In July through September  
16 2014 was some pretty intense discussions with the  
17 community about what this new pool should look like,  
18 what are the major features, what are the different  
19 assets that we should have in the pool.

20 We convened a State-ordered advisory  
21 committee to really go through some draft  
22 recommendations and work with the community and also  
23 went out and had over 200 people show up at community  
24 meeting to be involved in this project, in this process.

25 On October 21st, the Council approved the

1 a whirlpool. We have an outdoor recreational pool.  
2 This would really be designed primarily for children,  
3 but also for other recreational uses.

4 And then we have an Olympic size 50 meter  
5 by 25 meter deep water pool on the outside. Also have a  
6 restaurant that was contemplated or a beach cafe and  
7 then, of course, locker rooms and all the support  
8 services inside.

9 On the second floor there would be 1,250  
10 seats, and this really would have the ability to  
11 accommodate nearly every competitive level event. There  
12 are just a handful that require 1500 seats, and then  
13 there are the Olympic size that require 25,000 seats  
14 that aren't really built or housed in pool complexes  
15 anymore. You really bring a pool into an arena in order  
16 to do the Olympic Trials.

17 So continuing with the history, we received  
18 approval to demo the existing facility in August 2014  
19 and then also started that process of really going out  
20 and talking to the community.

21 We held a number of community meetings  
22 where people asked for updates, we were talking to  
23 stakeholders, and also did a big community meeting May  
24 2015 to really get the architects to talk about kind of  
25 design strategy.

1 We also did a design survey, which I'll  
2 talk about in a second, and spent the last year really  
3 taking all that information and the architect coming up  
4 with the concept design development and then Draft EIR  
5 that you're seeing today.

6 Our design survey, we had 506 people fill  
7 out a design survey. It's not a scientific survey, but  
8 it really was a good way to measure the general  
9 sentiment and issues of importance. We have all those  
10 results online for anyone who wants to see it.

11 Some of the main things that we really  
12 heard was on the features over here, it talked about  
13 natural colors and exposed structures, round edges,  
14 simple shapes and soaring trusses and a variety of  
15 shapes, and in materials, you know, what would really  
16 fit into this site and into the neighborhood, glass and  
17 exposed steel, concrete, polymer panels, wood and  
18 concrete block.

19 So we have a couple project goals that the  
20 Council has established. One is to create a facility  
21 unlike any other municipal aquatic facility on the West  
22 Coast. However, it should be a facility that is in  
23 harmony with the neighborhood.

24 The site is a very unique site. It's down  
25 on the beach. It's near residential uses, near

1 commercial uses. So it is a very iconic and interesting  
2 site.

3 We also want to make sure we're employing  
4 an iconic and sustainable design, something that is  
5 widely recognizable, something that really is unique.  
6 We need to meet the needs of our local residents. This  
7 needs to primarily be something not just for the  
8 neighborhood but for all of City of Long Beach and also  
9 of the region for residential and recreational use. But  
10 we also want to support competitive events as needed and  
11 as desired.

12 And then, of course, this is in the coastal  
13 zone. We have to be very cognizant that the Coastal  
14 Commission has a huge role here in approving this  
15 facility, so we need to support the Coastal Act.

16 So we gave the architect a very difficult  
17 challenge, one that he and the whole team readily  
18 embraced. We said you need to incorporate all those  
19 project goals, and you need to incorporate community  
20 input, and you need to meet our programmatic outline,  
21 and you need to use appropriate materials for the site,  
22 and you have to adhere to Coastal Commission  
23 requirements, and you have to mitigate environmental  
24 impacts, and, of course, minding all that, you also have  
25 to create a beautiful facility. So that's quite a

1 challenge.

2 The architect has done a presentation in  
3 the community about some of the things that inspired  
4 him. You know, he's looking at the types of populations  
5 and the number of youth and others that enjoy the area  
6 and facility, looking at things like spheres and how do  
7 you get a spherical shape that really could help, be the  
8 most efficient shape, looking at different materials,  
9 looking at sailing and honoring the aquatics community  
10 and trying to put all that into the beach site and  
11 something that the neighborhood would be able to  
12 embrace.

13 This is the proposed design. So this is  
14 what we've revealed to the community on May 9th -- I'm  
15 sorry -- April 9th. So what you see here is you see the  
16 facility over here on -- it's on the west of the site.  
17 We're looking at it looking south from above Olympic  
18 Plaza.

19 Here's the outdoor pool. You've got the  
20 recreational pool here. You've got what we call the  
21 Bubble, which is made out of material, a polymer  
22 material called ETFE. Over here on the left is the  
23 beach cafe, and it's got an arc here that kind of  
24 represents and completes the dome shape that comes  
25 across the site that way.

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1 You then have the beach to the south.  
2 Olympic Way here on the north of the site is an open  
3 pedestrian area where it's currently a street.

4 Here's another look at the site plan from  
5 up above. You can see that there's a great lawn down  
6 here. We've got landscaping all around and a sloped  
7 lawn coming up this direction here. We've got our beach  
8 cafe over here. We've got restrooms, publicly available  
9 restrooms.

10 You are surrounded here, it is on a  
11 seven-foot plinth, but then there's also a glass wall, a  
12 glass-type wall that will go around that will be  
13 approximately 12 feet high in order to help mitigate  
14 sound issues. And then you've got the facility, the  
15 natatorium that is covered on the left-hand side.

16 We've got detailed copies of this that  
17 really show the interior schematics. These are the  
18 various pools. They're all in the same locations that  
19 we show in the programmatic design with your 50 meter by  
20 25 yard pool here.

21 There's actually a space that the building  
22 design allows over here to allow -- it's a sloped deck  
23 that actually allows a little bit extra space around the  
24 pool. It's currently, I believe, 20 feet on either  
25 side, which is standard regulations for competition, and

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1 then you have the separated diving well here.  
2 Getting into the first level mezzanine, so  
3 you'll see the next level up. And this is then the  
4 second level, and then further up is the second level  
5 mezzanine.

6 These are the elevations, so looking at it  
7 from the east, this right here is the cabana. It is a  
8 structure made out of polymer, as well, that provides a  
9 little bit of shade on the outside of the facility in  
10 the outside deck.

11 And then on the west elevation you can see  
12 here this is an outdoor viewing deck that is accessible  
13 from outside of the facility. You can imagine walking  
14 around this facility, wanting to be part of the  
15 experience without being in water. You could walk in,  
16 view from the inside and then exit back on out to the  
17 beach as you come out over here.

18 The material there is woodlike and is  
19 really designed to kind of complete the aquatics theme  
20 for the area that's really important.

21 South elevation, this is looking at it from  
22 the south and then again from the north, and this white  
23 here is the building entrance and representative of a  
24 sail kind of laid on its side. It helps define the  
25 entrance.

1 This is looking south from Olympic Plaza.  
2 This is standing just inside of the pool on the inside  
3 of the fence looking to the -- from the southeast.

4 This is a representation of what it could  
5 look like on the inside, as you see this material has  
6 the ability to be very clear. It can also be designed  
7 so that it's opaque. We know we're going to have some  
8 issues, especially over the diving area, where you don't  
9 want to have as much natural sunlight coming in. It can  
10 confuse divers. But you have a lot of flexibility to  
11 have different transparencies of this material.

12 This would be looking west from the indoor  
13 pool spectator seating. Here again is a view looking  
14 from the ten meter diving platform out onto the  
15 beautiful coastal views.

16 We're going to have a very active  
17 pedestrian beach path that goes right in front. The  
18 current path would be basically right next to the  
19 facility, so this is what you would see from the beach.  
20 Again, you can see that you can access the facility  
21 here, come up, walk around the facility and then come  
22 back down again.

23 This is the view from the Belmont parking  
24 lot. The first level mezzanine -- we have a lot of  
25 programming where we have kids and others, youth groups

1 and youth sports, that use this facility hundreds at a  
2 time. This is a programmable deck that you can have  
3 kids' classes and other things out there, resting area  
4 while they do their activities.

5 This is the view from the patio or the east  
6 side of the natatorium looking in and then the view from  
7 the ocean at night.

8 So talking about elevations, this is a  
9 schematic that we have in the EIR to show this is the  
10 old facility on the bottom here before, and then we also  
11 have it superimposed.

12 So you can see that there is a height  
13 difference. The new building, because of the diving  
14 well -- actually, it's a ten meter diving platform. In  
15 order to fit that into the dome, you do have to have  
16 some elevation, and it is slightly larger and higher  
17 than the current building.

18 But you can also see the way that the  
19 buildings's been oriented, it's more narrow. It  
20 actually doesn't have -- looks like the pointer went  
21 dead.

22 But you can see that it's not nearly as  
23 wide as the former building, plus it's also a  
24 transparent material where the other was concrete.

25 This gives you a sense of the pre and post

1 view sheds. The view is incredibly important in a  
2 coastal area. So standing right in front of the  
3 building, you can see what the view was before. And  
4 actually, we've been able to maximize views even though  
5 it is a larger facility just because of the way that the  
6 architect has oriented it to the site.

7 We get asked questions what does it look  
8 like from the neighborhood. So this is a simulated  
9 view from Prospect Avenue. Same thing from South  
10 Termino Avenue and Midway Street. And then this would  
11 be the front of the entrance as you come in on Bennett.  
12 This would be the area directly in front of the  
13 facility.

14 So in terms of the design features, we're  
15 very cognizant that this is in a neighborhood, that we  
16 do have neighbors around the facility. They are --  
17 currently we do hear discussions about noise, so that's  
18 all covered in the EIR. But, obviously, when activities  
19 are here in the building, they're going to be -- the  
20 noise will be contained.

21 But we are looking at mitigation measures,  
22 such as creating a 12-foot-high transparent sound wall  
23 to the north and east sides of the pool. We do have the  
24 ability to bring in temporary bleachers, but we are not  
25 programming any bleachers as part of the normal

1 programming.

2 And we could bring in 3,000 seats for  
3 bleachers that would be brought in for a special event  
4 and then taken out again. And if we were to do that, we  
5 would make sure that any outdoor speakers would be aimed  
6 down at the pool so that you're not impacting the  
7 residents.

8 One of the things that was incredibly  
9 important was the open space comparison is we wanted to  
10 make sure we had as much, if not more, open space under  
11 the new design as we do under the current design or  
12 under the old building -- excuse me -- and we were able  
13 to meet that challenge and actually exceed it.

14 So what this shows here is that we used to  
15 have existing open space of 118,000 square feet. We now  
16 have proposed open space at 127,000 square feet. And  
17 the green space under the old building was 45,000 square  
18 feet, and now it's 55,000 square feet.

19 We get often asked about funding, about  
20 where is this kind of in the funding pipeline. The City  
21 has approved \$103.1 million project budget in October.  
22 Obviously, that was predicated on whether oil was  
23 staying at a hundred dollars a barrel. It is currently  
24 around 40.

25 And so our funding has been delayed due to

1 parties, that an EIR is being prepared and to get their  
2 advice on what topics they would like addressed in the  
3 EIR.

4 As you can see, the first NOP was published  
5 from April 18th to May 17th, 2013. Subsequent to that  
6 there were enough design changes that we felt we needed  
7 to revise the NOP, and that was republished April 9th to  
8 May 8th, 2014.

9 During that time and after it, the  
10 technical studies and Draft EIR were prepared. As I  
11 mentioned earlier, we are now in the public review  
12 period. It is a 65-day review period. CEQA requires 45  
13 days, but the City has extended this due to the interest  
14 in the project.

15 The review period runs April 13th through  
16 June 16th, 2016. When that period ends, we will respond  
17 to all comments in writing and compile a final EIR which  
18 will be sent forward for certification along with  
19 project approval.

20 This slide simply shows the process in a  
21 box diagram to show you where we are now. We're at that  
22 65-day public review period. The boxes along the  
23 bottom, all four, indicate the points in time in which  
24 the public can be involved and comment on the project or  
25 the Draft EIR.

1 that drop in oil prices. We currently have enough  
2 budgeted to complete the entitlement process and  
3 finalize construction documents. We are developing a  
4 strategy to address that revenue shortfall, and we  
5 realize that the construction cost escalation will  
6 affect the total cost, but those costs really aren't  
7 going to be certain until this body takes action, the  
8 City Council takes action, the Coastal Commission takes  
9 action and we go out to bid and determine what those  
10 costs are.

11 And so I'll leave you with one last view of  
12 what the proposed facility is, and with that I'll turn  
13 it over to LSA to go through the EIR. And thank you  
14 very much for your time.

15 MS. DAVIS: Good evening. My name is Ashley  
16 Davis. I'm with LSA, and we prepared the Environmental  
17 Impact Report on behalf of the City consistent with the  
18 California Environmental Quality Act, or CEQA.

19 Tonight I am going to go through the CEQA  
20 process and the findings of the EIR.

21 This slide shows you the steps in the CEQA  
22 process, the first step being a preparation of an  
23 initial study and then a Notice of Preparation.

24 The purpose of the NOP is to advise trustee  
25 and responsibility to the City, as well as interested

1 The Draft EIR analyzed the 13 topics listed  
2 here, and of importance I should make a note that all  
3 impacts can be mitigated to a less than significant  
4 level, and the City will not be required to adopt a  
5 statement of overriding considerations.

6 The four topics listed here did not exceed  
7 their thresholds of significance and did not require any  
8 mitigation. I'll go through those briefly.

9 Air quality. The construction emissions  
10 only requires standard conditions to prevent fugitive  
11 dust, things such as watering unpaved areas and making  
12 sure that mufflers were updated and maintained.

13 Operational emissions did not exceed the  
14 South Coast Air Quality Management District threshold,  
15 and no mitigation was required.

16 Greenhouse gas and global climate change.  
17 Construction emissions for greenhouse gas are actually  
18 amortized over 30 years to assess their impact on global  
19 climate change. In other words, construction emissions  
20 are added to operational emissions and evaluated at that  
21 level.

22 The project produces an estimated 1600  
23 metric tons of carbon dioxide equivalent above the  
24 existing condition. Please note this does not include  
25 any credits for the Leadership in Energy and

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1 Environmental Design, the LEED features that would 2 reduce energy usage and would reduce emissions. Even 3 added to the existing site emissions, the project would 4 not exceed the carbon dioxide equivalent of 3,000 metric 5 tons per year.	1 Geology and soils. There are no geological 2 hazards on the site, and the project is feasible. 3 However, we propose one mitigation measure which is 4 required to ensure conformance with the recommendations 5 in the geotechnical study.
6 Land use. The former Belmont facility was 7 opened after the 1968 Olympic Trials for public use. 8 Since then it's been included in the land use and the 9 planning documents that regulate the site. The project 10 is consistent with the General Plan and the local 11 coastal program and with the height variance will be 12 consistent with the zoning.	6 Hazardous materials. The site does not 7 include any hazardous materials, list of hazardous 8 materials. There is no unusual use of hazardous 9 materials proposed. Any potentially hazardous 10 materials, such as chlorine and pool cleaners, would be 11 handled in compliance with all applicable regulations.
13 Recreation. There were no adverse impacts. 14 The design, as Tom was mentioning, is based on the 15 programming needs of the community and, therefore, the 16 construction of the project is considered a positive 17 impact.	12 Two mitigation measures are proposed. The 13 first is a contingency plan for unknown hazardous 14 materials that could be encountered during construction, 15 and a second requires pre-demolition surveys for 16 asbestos containing materials and lead.
18 The nine topics in red are those in which 19 mitigation was required. The numbers in parentheses are 20 the numbers of mitigation measures for each topic. All 21 potential impacts, again, can be mitigated to a less 22 than significant level. I'm going to go through each of 23 these separately.	17 Hydrology and water quality. There is 18 potential for soil erosion during construction and a 19 need for dewatering. Therefore, two mitigation 20 measures, the first, compliance with the general 21 construction permit, and the second is to obtain a 22 ground water discharge permit.
24 Aesthetics. The project would alter the 25 views on the project site, but the new design has	23 The project, as noted in Tom's 24 presentation, decreases the impervious areas and there 25 will be less runoff. However, we still proposed a
Page 22	Page 24
1 comparable mass scale and height to the former facility. 2 The building design, as you saw earlier, is curved 3 versus a square building and provides for increased 4 coastal views. It was also aligned to increase these 5 views.	1 measure that requires preparation of a standard urban 2 storm water mitigation plan to mitigate potential 3 pollutants and runoff. The on-site drainage patterns 4 would change. And the fourth mitigation measure regards 5 a hydrology report to ensure the flows would not exceed 6 the storm drain facilities.
6 Regarding light, the structure would be 7 illuminated from inside and produces a glow rather than 8 a direct light. We should also note that it will be 9 closed at 10:00 p.m.	7 It should be noted the eastern half of the 8 project site is located within flood zone A, which is a 9 special flood zone hazard area, and mitigation measure, 10 the fifth one in the section, would require preparation 11 of a flood plain report to reduce impacts of the flood 12 plain and structures.
10 Construction fencing could serve as a 11 potential target for graffiti and trash. Therefore, one 12 mitigation measure requiring maintenance of the 13 construction barriers was proposed.	13 Noise. Heavy construction equipment could 14 cause noise impacts. Therefore, two mitigation measures 15 are proposed. The first requires standard conditions 16 for construction equipment such as staging it away from 17 sensitive receptors and maintaining properly two 18 mufflers. The second measure is conducting a 19 preconstruction community meeting where the community 20 will be notified of the construction schedule and given 21 contact information in case there are any problems 22 during construction.
14 Biological resources. No sensitive natural 15 community or special status plant species were 16 identified on the site. Implementation and construction 17 will require removal of some trees and may interfere 18 with bird species. Therefore, there are two mitigation 19 measures proposed, one to avoid impacting nesting birds 20 and a second to obtain a tree removal permit.	23 Project-related traffic noise levels would 24 not impact off-site noise-sensitive land uses. Although 25 noise generated under normal operations would not have
21 Cultural resources. There are no known 22 resources on this site. However, activities below 23 23 feet deep do require an on-call paleontologist to be 24 retained by the City to determine if resources could be 25 likely in those soils.	

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1 the potential to impact noise-sensitive uses, noise  
2 during special events, which are defined as over 450  
3 people or more at the outdoor pool, could impact nearby  
4 noise-sensitive uses.

5 Therefore, a mitigation measure was  
6 required that will require the noise from the speakers  
7 to be below the City standard levels. Some of the ways  
8 they can achieve this is to reduce the actual speaker  
9 levels, lower the speakers physically closer to the  
10 ground and adjust the direction of the speakers.

11 Traffic. There are no construction traffic  
12 impacts, but one mitigation measure was proposed to  
13 ensure adequate emergency access. This traffic  
14 management plan will ensure that emergency vehicles have  
15 access both to the site and the surrounding areas.

16 All study area intersections will operate  
17 in an acceptable LOS with the project. However, large  
18 special events, again, 450 or more spectators, will  
19 require mitigation in the form of an event traffic  
20 management plan for that event.

21 Utilities and service systems. All the  
22 mitigation measures required for this topic are actually  
23 from the hydrology section and are applicable to the  
24 thresholds here. All of the utilities will be sized to  
25 accommodate the project, and no new major facilities

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1 mitigation for the Aquarium of the Pacific and Rainbow  
2 Harbor. It was federally funded and must be used for  
3 public outdoor recreation, and so it was eliminated from  
4 further consideration.

5 The Queen Mary site. This site is subject  
6 to a 40-year lease. Therefore, it was not feasible and  
7 was eliminated.

8 The Elephant Lot at the Long Beach  
9 Convention Center is also privately leased. The lease  
10 expires in 2030. However, due to the time, it was also  
11 eliminated.

12 I should also mention that we did evaluate  
13 a fully enclosed pool alternative to reduce the noise  
14 impacts on the surrounding neighborhood. However, in  
15 order to enclose all of the pool facilities in the  
16 bubble structure, there would have been a greater  
17 blockage of scenic views, it would have exceeded the  
18 height, mass and scale of the former facility, and  
19 therefore, this alternative was also eliminated.

20 The EIR analyzed these five alternatives.  
21 All alternatives are intended to reduce or eliminate  
22 adverse impacts, and I'll go over each of these next.

23 Alternative one is a no project, no new  
24 development alternative. This alternative is required  
25 under CEQA. It assumes no changes to the current

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1 were required.

2 Due to the potential to encounter ground  
3 water during construction, the mitigation requiring  
4 ground water dewatering permit is applicable. Due to  
5 the change in drainage, the mitigation addressing storm  
6 water facilities is also applicable to ensure runoff  
7 from the site does not exceed existing conditions.

8 New storm water BMP's require operations  
9 and maintenance plans. Therefore, the mitigation  
10 requiring the standard urban storm water mitigation plan  
11 is also applicable.

12 The increase in water demand associated  
13 with this project represents a 0.027 percent of the Long  
14 Beach Water Department's supply in 2015. Therefore, the  
15 water demand is within the available and projected water  
16 supplies of the Urban Water Management Plan. No  
17 mitigation is required.

18 Similarly, impacts to electricity and  
19 natural gas are less than significant, and no mitigation  
20 is required.

21 The EIR also addresses alternatives. In  
22 the first set of alternatives, I'm going to discuss the  
23 off-site alternatives that were considered but rejected.  
24 There were three of these, the first being Harry Bridges  
25 Memorial Park. However, this site is parkland

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1 conditions, no new construction and no new development.  
2 The backfilled sand area on the site would  
3 remain, and the temporary pool would also remain.  
4 However, the temporary pool would require maintenance,  
5 regular maintenance, and possible future replacement if  
6 no new pool facilities are constructed.

7 It was determined that although this  
8 alternative has fewer physical impacts, it does not meet  
9 the project objectives.

10 Alternative two, maintain the temporary  
11 pool within similar uses. This alternative would  
12 construct the permanent foundation and provide permanent  
13 administrative and support facilities for the temporary  
14 pool, such as lockers, restrooms and the snack bar. The  
15 backfilled sand area and the open space park area would  
16 be expanded.

17 However, this alternative would reduce the  
18 total pool surface area approximately 49 percent  
19 compared to the proposed project. This meets a few of  
20 the project alternatives but not to the same degree as  
21 the proposed project.

22 Alternative three, the outdoor diving well.  
23 This alternative would locate the diving well outside of  
24 the enclosed pool facilities. The building height under  
25 this alternative could be reduced, but it would still

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1 need a variance since the zoning restricts the height to  
2 30 feet. It would allow similar programming events as  
3 the project, but competitive divers tend to prefer  
4 indoor competitive facilities versus outdoor facilities.  
5 This meets most of the project objectives, but again,  
6 not to the same degree as the project.

7 Alternative four. Reduce project, no  
8 outdoor components. This would eliminate the outdoor  
9 pool component and reduce the overall footprint of the  
10 pool structure. Open space and park areas would be  
11 increased. A height variance, again, would still be  
12 required. Overall impacts would be incrementally less  
13 with the exception of recreational impacts, which would  
14 be greater since the same amount of facilities would not  
15 be provided.

16 This alternative would meet some of the  
17 project objectives but not to the same degree as the  
18 proposed project.

19 Finally, alternative five. Reduce project,  
20 no diving well and no outdoor components. This would  
21 eliminate the indoor diving well component and the  
22 outdoor pool facilities. This alternative would reduce  
23 the overall footprint and height of the structure, but  
24 again, a height variance would be required.

25 This alternative would increase open space

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1 in park areas, but it would not meet the project  
2 objectives to the same degree as the proposed project.

3 Finally, this slide shows you where you can  
4 review the Draft EIR both online and at Long Beach Main  
5 Library and the Bayshore neighborhood library and where  
6 to submit your written comments which must be received  
7 by June 16th, 2016. We have provided copies of this  
8 slide if you'd like to take them with you.

9 And that concludes my presentation.

10 MS. BODEK: That does conclude staff's  
11 presentation, and we are here to answer any questions.  
12 We also have a couple of the architects in the room, as  
13 well, if you have any specific questions on the  
14 architecture.

15 CHAIRMAN CHRISTOFFELS: Thank you.

16 Is there any questions of staff at this  
17 time?

18 Mr. Modica, I do have a question.

19 What's unclear in the drawings and diagrams  
20 that you presented, obviously, the pool has to be  
21 secured. Being a pool, you've got to fence it off  
22 during off hours.

23 Where does that fence line occur, and is  
24 that cafe on the outside of that fence line and,  
25 therefore, would be available even if the pool facility

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1 itself wasn't open at that time?

2 MR. MODICA: Yes. We're actually seeing the cafe  
3 as being separate from the pool facility. So it would  
4 have a separate vendor that would actually operate that.  
5 It would not be done by City staff.

6 But then we have a 12-foot fence that goes  
7 all around the entire facility, and to enter the pool  
8 facility you would go through a controlled entrance  
9 right in the very beginning that you could then  
10 determine do I go into the natatorium or do I go into  
11 the outside facility.

12 So being very cognizant of being able to  
13 secure it at night, and then the walkway around the  
14 outside of the building can also be secured. The  
15 viewing platform can also be secured.

16 CHAIRMAN CHRISTOFFELS: So would you always enter  
17 through that main entrance that you were seeing there?

18 MR. MODICA: Correct. You can exit out of other  
19 areas, but you would always enter through that main  
20 area. Of course, if there were special events or if we  
21 needed to open up additional access points, we could do  
22 that, but that would all be controlled by staff at that  
23 time.

24 CHAIRMAN CHRISTOFFELS: Is the outdoor facility  
25 going to be lighted for nighttime activity, nighttime

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1 swimming?

2 MR. MODICA: In terms of lit, I don't know the  
3 answer to that.

4 Lori, do you have a --

5 MS. BODEK: Lori, the question, will the pool, the  
6 outdoor pool, be lit at night?

7 MS. JARMACZ: Yes.

8 MS. BODEK: Until 10:00?

9 MS. JARMACZ: Yes.

10 MS. BODEK: Which is what you currently do in the  
11 temporary pool.

12 CHAIRMAN CHRISTOFFELS: So what we see today in  
13 the temporary pool is the kind of lighting that would be  
14 available for the outdoor areas in deployment with  
15 the --

16 MS. JARMACZ: Very specifically directed to.

17 CHAIRMAN CHRISTOFFELS: You may want to come down  
18 to the microphone, please.

19 MS. BODEK: Actually, I can answer that.

20 We do have -- in the EIR we did  
21 specifically show that the lighting that is geared  
22 towards the outdoor pool is specifically oriented  
23 downwards and away from any surrounding land uses so  
24 that we reduce any and all light spillage.

25 CHAIRMAN CHRISTOFFELS: Okay.

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1                   Commissioner Templin?  
2                   COMMISSIONER TEMPLIN: Thank you.  
3                   With the hope of all the new high end  
4                   operations, we'll be attracting different kind of, I  
5                   guess, outside people coming in and competition and  
6                   things like that. How is that impacting the parking?  
7                   MR. MODICA: So we are currently seeing enough  
8                   parking for it to be able to handle the normal uses. We  
9                   do have the large parking lot on either side, and we  
10                  have a parking count that we'll be able to give you in a  
11                  second, but we do believe that for certain special  
12                  events we're going to have to create a parking plan.  
13                  So we have a special events office that's  
14                  going to have to determine based on the size if it's  
15                  going to be larger than the amount of parking that we  
16                  can handle on site, that we're going to have to create  
17                  parking plans and either do shuttles or bring people in  
18                  from other sites so we're not impacting the  
19                  neighborhood.  
20                  COMMISSIONER TEMPLIN: Thank you.  
21                  CHAIRMAN CHRISTOFFELS: Commissioner Fox?  
22                  COMMISSIONER FOX: I have some very broad  
23                  questions and different questions in a couple different  
24                  areas, and your presentation has answered some of my  
25                  questions, but you were relatively quick on the

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1                   construction -- I think the midpoint of construction was  
2                   2017 essentially. So we're a little bit off of that,  
3                   and construction escalation is just something we're  
4                   going to have to deal with.  
5                  COMMISSIONER FOX: So it's not exactly a blank  
6                  check you're asking from the various approval bodies,  
7                  but it is an estimate?  
8                  MR. MODICA: It is an estimate, yes, sir.  
9                  COMMISSIONER FOX: Commissioner Templin asked the  
10                 same question, and I think you're going to provide more  
11                 detail on the parking matters. I was going to ask, but  
12                 I think we've touched on it already, whether  
13                 historically we had looked at other alternatives.  
14                 And in the discussion of the other  
15                 alternatives, the answer in terms of dismissing a number  
16                 of those alternatives were that those alternatives  
17                 didn't meet the project objectives.  
18                 And I'm not sure if you touched on this at  
19                 the very beginning, but I would think in the EIR and in  
20                 your various presentations, it would make sense to at  
21                 least outline the project objectives, although I think  
22                 we all generally understand them at the beginning, so  
23                 that the elimination of the other alternatives could be  
24                 more easily understood.  
25                 That's just a comment, not a question.

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1 financing side, and it sounded as if the City will be  
2 asking for Planning Commission, City Council and other  
3 approvals without really having a very clear current  
4 understanding of what costs are going to be.  
5                  Is that roughly the case?  
6                  MR. MODICA: So we do have a sense of cost. So we  
7                  have a \$103 million budget, of which we have \$60 million  
8                  already secured in cash. So we have fully funded the  
9                  demolition, we have fully funded the design and  
10                 construction drawings, and we do have about \$40 million  
11                 set aside for actual hard construction costs.  
12                  That being said, we do expect -- this is an  
13                  evolving process -- that given the circulation, they may  
14                  have different opinions on, you know, the size of the  
15                  building or of different amenities that are there, and  
16                  then we would need to also go out to bid on a project  
17                  this large.  
18                  The cost is also very determined on cost  
19                  escalation. We've seen cost escalation in the last year  
20                  go up by several -- 4, 5, 6 percent in some categories,  
21                  so we have to build in when do we think the actual  
22                  midpoint will be that we would construct the facility in  
23                  order to get the actual cost estimate.  
24                  So far the \$103 million budget really  
25                  assumed that we would essentially be moving forward on

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1                  MS. BODEK: Commissioner Fox, those objectives are  
2                  included in the EIR document.  
3                  COMMISSIONER FOX: Good.  
4                  MS. BODEK: So we do use those to determine how  
5                  alternatives compare to meeting those objectives.  
6                  COMMISSIONER FOX: You can understand in seeing  
7                  this presentation and the continued reference to the  
8                  project objectives, the question comes up.  
9                  MS. BODEK: Certainly. And we can certainly look  
10                 to incorporate those project objectives in a future  
11                 PowerPoint so that it's more clear up front.  
12                  COMMISSIONER FOX: Great.  
13                  MS. BODEK: As for the parking question, I'm not  
14                  sure what the question is, but the facility is designed  
15                  to accommodate and use the existing parking that's out  
16                  there now. So it will not be constructing any new  
17                  parking. It relies on the existing parking that's there  
18                  both at the Belmont Pier parking lot and then at the  
19                  Granada Beach parking lot.  
20                  COMMISSIONER FOX: Will all that be sufficient for  
21                  what is projected to be the uses and the people that  
22                  will be at the pool?  
23                  MS. BODEK: On a normal operating basis, yes.  
24                  COMMISSIONER FOX: Okay.  
25                  MS. BODEK: Special events, as Mr. Modica said,

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1 will take additional arrangements, and that's part of  
2 the special event permit process.

3 COMMISSIONER FOX: Thank you.

4 CHAIRMAN CHRISTOFFELS: Commissioner Cruz.

5 COMMISSIONER CRUZ: Thank you.

6 Question about the traffic management plan.

7 What size of event would trigger the management plan?

8 MS. DAVIS: That would be an event that would have  
9 450 spectators or more.

10 COMMISSIONER CRUZ: And that's the responsibility  
11 of the sponsor of the event?

12 MS. DAVIS: Yes. Whoever sponsored the event  
13 would be required to prepare that, and it would be  
14 reviewed and approved by the City's Traffic Engineer.

15 CHAIRMAN CHRISTOFFELS: All right. Thank you.

16 Commissioner Verduzco-Vega.

17 COMMISSIONER VERDUZCO-VEGA: Thank you,

18 Mr. Chairman.

19 I'm not quite sure if it's premature to ask  
20 this question, but nevertheless, I would like to know if  
21 there has been discussion on what sort of impact a  
22 project of this magnitude will have or maybe has or has  
23 not considered any type of local employment or anything  
24 along those lines.

25 Would we require the incorporation of the

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1 COMMISSIONER VERDUZCO-VEGA: So in this respect, I  
2 think I -- I want to make sure that I understand.  
3 Because it is this type of project that requires an  
4 extra permitting and extra scrutiny at the state level,  
5 I'm assuming, is that why the definition of local  
6 becomes now more of a regional?

7 MR. MODICA: So we have a ruling that any projects  
8 that are in the Tidelands area, which is certainly where  
9 this project would be, we are not allowed to use a  
10 project labor agreement that is specifically to benefit  
11 only local Long Beach residents. Because the State  
12 Tidelands belong to all Californians, if we are to do a  
13 project labor agreement -- and we've had success in the  
14 past -- it needs to be a broader regional definition of  
15 local hires, which would be Orange County and LA County.

16 COMMISSIONER VERDUZCO-VEGA: Thank you.

17 CHAIRMAN CHRISTOFFELS: Commissioner Van Horik.

18 COMMISSIONER VAN HORIK: Thank you.

19 I think that the whole project is stunning,  
20 and I think it's going to be gorgeous, at least from the  
21 beach side. I have a question about the height  
22 requirement.

23 What is the height limit in that zoning  
24 area, and what is the height of the proposed structure?

25 MR. MODICA: Turn to LSA or staff to answer that.

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1 local resources, such as our local work force  
2 development programs or other local hire programs that  
3 we have in the City?

4 MR. MODICA: So, yes, we have looked at that.  
5 One, we would be negotiating a project labor agreement  
6 for this size of a facility. So the City currently has  
7 project labor agreements that really look at boosting  
8 local hires, and we have that on any facility above  
9 \$500,000. On a project this size, we would want to  
10 negotiate a specific one.

11 We also have some challenges with -- on  
12 project labor agreements. Because it's a Tidelands  
13 project there are special State policy applies, that the  
14 City's general project labor agreement would not apply  
15 because that really is focused on Long Beach residents  
16 first and foremost, but we would be looking at Orange  
17 County and LA County for local jobs.

18 We've also done some studies about what  
19 this could do potentially to increase TOT and increase  
20 hotel room nights and the economic impacts from some of  
21 the competitions that would come in, and that study  
22 essentially concluded -- it's a long range of margins,  
23 obviously. It's hard to predict with certainty, but it  
24 could bring in up to 10 percent more hotel room nights  
25 than we currently see today, which would be significant.

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1 MS. BODEK: I'm going to go off the top of my  
2 head. I believe the existing height limit is 36 feet,  
3 and this will be somewhere around 68 feet.

4 The existing -- I should not say the  
5 existing facility. The old Belmont Pool was 58 feet or  
6 so, so that already exceeded the height limits for the  
7 specific zoning area, and this will also exceed that.

8 So there is an expectation that this  
9 project would require a variance.

10 COMMISSIONER VAN HORIK: And again, repeat what's  
11 the height of the new?

12 MS. BODEK: I'm going to just clarify that and get  
13 back to you.

14 COMMISSIONER VAN HORIK: Okay. Thank you.

15 CHAIRMAN CHRISTOFFELS: Seeing no other  
16 commissioners requesting additional information, thank  
17 you, Mr. Modica.

18 And with that, we will open it to the  
19 public. If you are present tonight to speak on this  
20 matter, please come forward. Come to the podium. I  
21 need you to say your name and address for the record.  
22 You'll have three minutes to speak, and for your  
23 convenience, there will be a clock behind me.

24 MS. SILMER: Thank you. My name is Laura Silmer.  
25 My address is on file with the City.

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1 I did not come to speak about this project,  
2 but I'm fascinated. I think it's a beautiful, just a  
3 stunning building, as the Commissioner said over here.

4 My question is cleaning the building. Has  
5 the architect addressed how to keep those beautiful  
6 transparent windows transparent? Because we are located  
7 near a port, and I know that some of our solar panels  
8 were unworkable that the City owned because so much soot  
9 had collected on the horizontal structures. Plus the  
10 maintenance, you know, the extra cost of maintaining  
11 that style of design to keep it looking the way it's  
12 shown.

13 Thank you.

14 CHAIRMAN CHRISTOFFELS: You're welcome. Thank  
15 you.

16 MS. CHRISTENSEN: I'd like to ask a quick question  
17 before my time starts, and that is while I understand  
18 that oral comments tonight will not get a response, are  
19 they entered into the EIR record?

20 CHAIRMAN CHRISTOFFELS: Yes. So your comment will  
21 go on the record, but if you're looking for a formal  
22 response to that, you'll need to provide it --

23 MS. CHRISTENSEN: Thank you.

24 My name is Ann Christensen. I live at  
25 259 Termino, so I am local, very local resident. I am

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1 also a member loosely of the aquatics community.  
2 However -- I don't know if I can do this in three  
3 minutes, but I'll just state right off the bat that I  
4 don't think we need a double wide. This is double wide,  
5 like a double wide trailer.

6 I think the main reason right now, the  
7 reason I think has maybe the most hope of before a  
8 planning committee that already approved a giant glass  
9 building in our wetlands sanctuary and had to be stopped  
10 with a \$50,000 lawsuit from a nonprofit wetlands group a  
11 number of years ago, I don't think you will hesitate to  
12 follow the mitigation plan of avoiding impact from the  
13 bird -- shorebirds.

14 And these are not just any birds. These  
15 are protected wildlife shorebirds -- by the suggested  
16 mitigation chop down the trees they nest in. I mean,  
17 really? That's how you mitigate the fact that there are  
18 shorebirds? Insane.

19 So anyway, but what I'm concerned about as  
20 a member of the aquatics community is that kids in Long  
21 Beach learn how to swim. Now, there wasn't an Olympic  
22 pool when I was a kid. I had to wait 'til I was four  
23 feet high, which took a long time, and learn to swim at  
24 Wilson High School.

25 Now the Wilson High School pool apparently

1 isn't good enough for the Wilson High School water polo  
2 team, which has used this facility and now brings the  
3 band and plays water polo outside while the shorebirds  
4 are trying to nest.

5 So I don't know with this extended outdoor  
6 pool, it seems like it's just going to continue. But  
7 I'm really concerned -- and I hope this is heard -- when  
8 it talks about how all these other plans aren't  
9 workable. First of all, if the Harry Bridges Park is  
10 federally mandated to have outdoor recreation, then you  
11 can put an outdoor pool there, and then the inner city  
12 kids in the First District would have someplace to learn  
13 to swim.

14 Now, I understand, you know, 'cause I am  
15 very close with someone at Leeway Sailing -- which, by  
16 the way, needs a lot more promotion, could be run  
17 yearlong. It's an amazingly great program. And I know  
18 they have an arrangement. I'm not saying build no pool,  
19 but I'm saying can't we share the wealth? I know it may  
20 be Tidelands Oil money, but I'm sure there's other  
21 money, as well.

22 All I'm saying is that people in Long Beach  
23 are in the long run -- this is the Long Beach City  
24 project. This is going to be supported by the City  
25 Council, and while one district may say I'll stay out of

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1 your backyard if you stay out of mine, we need to plan  
2 that our whole city, all the kids learn to swim, and  
3 it's crazy to put two gigantic pools right next to each  
4 other in the most affluent part of town. That just is  
5 not -- it's not -- it's not good. It's not smart.

6 CHAIRMAN CHRISTOFFELS: Thank you.

7 MS. CHRISTENSEN: And also, just one last thing.  
8 Don't we have eminent domain regarding these 30-year  
9 leases for the better public?

10 MS. JOHNSON: Good evening, Commissioners. My  
11 name is Lucy Johnson. I'm a resident of the Fifth  
12 District and a very passionate advocate for this new  
13 project. I first want to commend Mayor Garcia,  
14 Assistant City Manager Tom Modica, Director Amy Bodek,  
15 and all the staff, City staff, especially Councilmember  
16 Suzie Price and her staff for all their work in getting  
17 us this far in the process. I also want to commend the  
18 project and design teams for all their efforts. I think  
19 you've seen a very stunning presentation.

20 The Draft EIR is on the table now, and yes,  
21 there are opponents to the project; however, I sincerely  
22 hope that the Planning Commission accepts this draft as  
23 the final EIR without letting the naysayers control, or  
24 just as importantly, delay the process with specious  
25 arguments, while adding hundreds of thousands of dollars

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1 to the eventual cost due to their delaying tactics.  
2           While it is nice that there are people in  
3 the community who care passionately about birds and  
4 trees, this project will have a tremendously beneficial  
5 -- will be tremendously beneficial to the 460,000 plus  
6 citizens of Long Beach and many more in the surrounding  
7 region.

8           This project is not some new monstrosity  
9 being placed on our coastline for the benefit of a few  
10 private interests. Instead, it is a replacement for the  
11 now defunct world-renowned Belmont Plaza Olympic Pool.

12          Please signify that you all understand the  
13 project serves many needs for our community and, at the  
14 appropriate time, approve the project as presented.

15          I do want to comment a little bit on  
16 Commissioner Templin's question on the parking. The  
17 existing pool that was there starting with the Olympic  
18 Trials in 1968 has had two Olympic Trials, two NCAA  
19 men's championships, myriads of regional meets during  
20 the years, and there has never been that parking lot  
21 filled on the west side, east side of the building.

22          So I think there's a lot -- if you keep  
23 that in mind that we've had all these projects and  
24 special events in the past, and parking hasn't been that  
25 much of a problem. You've got a lot of other uses down

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1 there with the dog beach and volleyball, but it's still  
2 -- Touch-A-Truck on Sunday. That parking lot, I've  
3 never seen it filled before Sunday. And there's parking  
4 on the other side of the structure, as well.

5          So I do hope you will keep those things in  
6 mind and keep in mind that this is replacing an existing  
7 facility that had all of those special events, as well  
8 as the fact that we only currently have three public  
9 pools in this entire city for over 460,000 people.

10         The high school pools that open in the  
11 summer are open for only two months in the summer, and  
12 we do need to get all the kids trained in learning how  
13 to swim. And adults, too.

14         So again, I hope you take all of this into  
15 account and approve the EIR as it comes forward to you.  
16 Thank you.

17          CHAIRMAN CHRISTOFFELS: Thank you for your  
18 comments.

19          Is there anybody else that would like to  
20 speak on this matter? Please come forward.

21          Seeing none, Mr. Modica, could you answer a  
22 few questions? One was I would be interested in  
23 knowing, as well, how do you keep that glass clean.

24          MR. MODICA: So I will start with my  
25 understanding, and then we have Duane Fisher here, one

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1 of our architects, who can talk a little bit more about  
2 it, as well.

3           The material is called ETFE. It is  
4 essentially a polymer material, and essentially it is a  
5 plastic type material that then is inflated, and then  
6 there's a second plastic type material that it has a  
7 membrane, and it is static, is my understanding, so that  
8 it actually does not have material stick to it.

9           We've had the same concerns from -- and so  
10 we started to research this material as what happens  
11 with bird droppings and other things and that  
12 essentially it comes off of the material down into a  
13 gutter system and away from it.

14          Obviously, the glass type of material that  
15 we would put around outside is going to have to be  
16 etch-proof. It's going to have to be cleaned, as well,  
17 by a maintenance staff. But for the main concern, the  
18 dome, we believe that it likely will not have a lot of  
19 maintenance. And then there is a maintenance contract  
20 built in by the manufacturer, is my understanding.

21          And if Duane has anything to add, if I  
22 didn't cover anything.

23          CHAIRMAN CHRISTOFFELS: I think that's pretty  
24 thorough.

25          On the trees that will have to be removed,

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1 I assuming there's a replacement program that would be  
2 included as part of the covenant?

3          MS. BODEK: I can certainly answer that. Yes,  
4 there is a replacement program. We do have an informal  
5 policy within the City for tree replacement, and so that  
6 is actually detailed in the EIR.

7          We are also looking at the condition of the  
8 trees right now. We did a pre-demolition survey of all  
9 of the trees, and we are going to be going out there now  
10 and doing a new survey of the trees measuring the  
11 caliber and the general health of the trees to see if  
12 any of them are eligible to be boxed up and relocated.

13          If they are eligible for that, we would  
14 actually get estimates and probably start that process  
15 now. As you probably know, it's a very extensive  
16 process and can take up to a year or more to  
17 successfully box large specimen trees.

18          So we do need to ensure the health of the  
19 trees and whether or not they would be capable of  
20 withstanding that, but that would be something that we  
21 are looking into, as well.

22          CHAIRMAN CHRISTOFFELS: Thank you.

23          Okay. Seeing no other questions, thank  
24 you, Mr. Modica.

25          Would staff remind the Commissioners at

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1 this point at the end of the study session when this  
2 would come back and the discretionary actions would be  
3 before the Commission.

4 MS. BODEK: Certainly. I do want to answer the  
5 height question. It is -- the former pool facility was  
6 60 feet in height, and the proposed project is 71 feet  
7 in height. There's a height differential of 11 feet  
8 over the previous pool and the proposed facility. That  
9 also includes an approximately seven-foot-high plinth  
10 that is required in order for us to accommodate  
11 potential sea level rise.

12 So the actual height of the facility is  
13 roughly five feet higher than the former facility was if  
14 you discount the requirements for sea level rise.

15 As it relates to the next steps in this  
16 process, we will be having a study session at the Marine  
17 Advisory Commission meeting next Thursday, May 12th, at  
18 2:30 in the afternoon. We will then be having a study  
19 session in front of the City Council on June 14th at  
20 4:00 o'clock in these chambers, and then the EIR comment  
21 period closes June 16th.

22 And so for those of you interested in  
23 commenting, we do have a flyer as you walk out that  
24 tells you how you may comment in writing on the EIR and  
25 submit those comments by June 16th.

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1 Our consultants will go through all of the  
2 comments that are received and provide responses to  
3 comments and then finalize the EIR. Assuming that they  
4 do not have to do any additional technical analysis,  
5 it's a roughly two-month process to do that.

6 That would then put us into a schedule  
7 where we would return to the Planning Commission  
8 sometime in August or September and then to the City  
9 Council sometime in the fall.

10 At that point, the City Council would  
11 possibly be asked to consider going to allow design  
12 development to occur and construction diagrams to occur  
13 or whether they would just fold at that point and just  
14 sort of drop the EIR and end the project.

15 CHAIRMAN CHRISTOFFELS: So just to reiterate, our  
16 role would be to approve the site plan and to recommend  
17 the approval of the environmental document; is that  
18 correct?

19 MS. BODEK: Correct. Also to approve a local  
20 coastal development permit for a portion of the project  
21 which is in the City's jurisdiction.

22 CHAIRMAN CHRISTOFFELS: Okay.

23 MS. BODEK: Also to consider approval for a  
24 variance for the height, and I believe that those are  
25 the discretionary approvals that we would ask of you.

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1 This project also does have to go to the  
2 Coastal Commission because a portion of the project is  
3 within their jurisdiction. So after City Council  
4 approval, we would then have to go get a local -- a  
5 coastal development permit from the Coastal Commission  
6 itself.

7 CHAIRMAN CHRISTOFFELS: Okay. Thank you.  
8 And with that, then we will close the study  
9 session.

10 (Adjourned at 6:08 p.m.)

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1 STATE OF CALIFORNIA )  
2 ) ss.  
3 COUNTY OF ORANGE )

4 I, MARY E. PIERCE, Certified Shorthand Reporter  
5 No. 6143 in and for the State of California, do hereby  
6 certify:

7 That I attended the foregoing study session and  
8 that all comments made at the time of the proceedings  
9 were recorded stenographically by me and that the  
10 foregoing is a true record of the proceedings and all  
11 comments made at the time thereof.

12 I hereby certify that I am not interested in the  
13 event of the action.

14 IN WITNESS WHEREOF, I have subscribed my name  
15 this 13th day of May, 2016.

16

17

18

19 Certified Shorthand Reporter in and  
20 for the State of California

21

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## ATTACHMENT B

### STUDY SESSION MARINE ADVISORY TRANSCRIPT (MAY 12, 2016)

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3

4 MEETING OF THE MARINE ADVISORY COMMISSION  
5 FOR THE CITY OF LONG BEACH

6

7

8

9

10 TRANSCRIPT OF DISCUSSION  
11 STUDY SESSION REGARDING THE  
12 BELMONT BEACH and AQUATIC CENTER

13

14

15

16 MAY 12, 2016

17 2:30 P.M.

18

19 LONG BEACH YACHT CLUB  
20 6201 APPIAN WAY  
21 LONG BEACH, CALIFORNIA

22

23  
24 MARY E. PIERCE, CSR 6143

25 JOB NO.: 16-062

MEETING OF MARINE ADVISORY COMMISSION TRANSCRIPT OF DISCUSSION STUDY SESSION REG  
, on 05/12/2016

1

2 COMMISSION MEMBERS:

3 RICK DuREE, Chairman  
4 DAVID THORNBURG, Vice Chairman  
5 JERRY AVILA, Commissioner  
6 TED KUHN, Commissioner  
7 TOM MAYES, Commissioner  
8 ERIC PETERSON, Commissioner  
9 MIKE SCHACHTER Commissioner  
10 PETER SCHNACK, Commissioner  
11 MARK TURPIN, Commissioner

12 ELVIRA HALLINAN, Manager, Marine Bureau  
13 VIVIAN CROOK, Secretary, Marine Bureau

14 CITY REPRESENTATIVES:

15 AMY BODEK, Director of Development Services  
16 TOM MODICA, Assistant City Manager  
17 LORI JARMACZ, Recreation, Parks & Marine

18 CONSULTANTS:

19 MICHAEL ROTONDI, Roto Architects, Inc.  
20 BRENT MILLER, HED Design  
21 ASHLEY DAVIS, LSA

22 MEMBERS OF THE PUBLIC WHO ADDRESSED THE COMMISSIONERS:

23 BOB VATS  
24 RICHARD GUTTMAN

25

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4 CHAIRMAN DuREE: What we're going to do at this  
5 time then is we're going to suspend our regular agenda  
6 items and we're going to move right into the study  
7 session that's going to be provided regarding the  
8 Belmont Beach and Aquatic Center. We have Amy Bodek and  
9 Tom Modica here from the City of Long Beach to handle  
10 that presentation.

11 MS. BODEK: Thank you, Mr. Chairman, Members of  
12 the Commission. I have been before you before, so I  
13 want to thank you for your time and opportunity today.

14                   The City of Long Beach is in the process of  
15 designing a new aquatics facility to replace the old  
16 Belmont Pool facility, and we have released an  
17 environmental impact report for comments from the  
18 community.

19 We wanted to use today as a study session  
20 to share with you the design for the pool and for  
21 members of the public, the design for the pool and then  
22 also some of the environmental issues that may arise  
23 through the construction of the pool.

24 Tom Modica is our Assistant City Manager.  
25 He is going to walk you through the majority of the

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, on 05/12/2016**

1 project with Michael Rotondi. Michael Rotondi is from  
2 Roto Architects, and he is the -- one of the lead  
3 architects for this project.

4 And then we also have Ashley Davis from LSA  
5 Associates, and she's going to walk through the  
6 environmental review for the project.

7 This project was reviewed by the Planning  
8 Commission last week in a study session, and it will be  
9 going to the City Council in June for a study session  
10 also, and then we hope to bring it back to the Planning  
11 Commission in the fall for them to actually make a  
12 consideration on the project. So that's kind of our  
13 timeline.

14 With that, I'm going to turn it over to Tom  
15 Modica.

16 MR. MODICA: Thank you, Amy.

17 So as Amy mentioned, my name's Tom. I've  
18 been here before this group, as well, so it's good to  
19 see you again.

20 Before I get started, I just want to say  
21 thank you for your service. We realize we don't pay you  
22 to be commissioners. You do this on your own time, and  
23 you do it because you love the City. So we do give you  
24 free water sometimes and a shirt.

25 But again, just on behalf of City staff,

1 it's important to have you here as our Commission  
2 members, and I thank you for that.

3                   The screen is in the back, so we'll be  
4 going through a presentation and I'll be looking that  
5 way. I do also want to say this is an official EIR  
6 meeting. We are doing three of these where we have the  
7 actual court reporter here.

8                   The stenographer is over to my left, and so  
9 anybody who does speak, please, for the record, say your  
10 name and speak slowly. I have a tendency to speak  
11 quickly, so she will not be shy and tell me if I'm going  
12 too quick so we make sure that everything is recorded.

13                  The reason for the stenographer is because  
14 we're in this EIR process, the environmental review  
15 process, we need to make sure during this 60 days that  
16 we're taking everybody's comments and we're creating an  
17 accurate record and we're then also responding and  
18 reviewing those comments.

19                  So I'm going to walk through a little bit  
20 of project history. This project really got started in  
21 January 2013. So we found out very quickly on very  
22 short notice that we had a major structural problem with  
23 the Belmont Pool.

24                  Within 24 hours of receiving official  
25 notice that there was dire seismic issues, we had to

1 close that pool. That was -- we've all lived in  
2 California, at least many of us have, for a long time.  
3 Most buildings have some type of seismic issue. This  
4 was at a level where a 5.0 earthquake had the potential  
5 to pancake and collapse the facility.

6 So within 24 hours, the City took emergency  
7 notice and shut down the pool, and then we immediately  
8 started on the process for how do we get water space  
9 back for our community and how do we do that temporarily  
10 and also long term.

11 And so December 2013 -- actually -- I'm  
12 sorry -- about a month after January, in February, the  
13 Council had already approved plans for a temporary pool  
14 and plans to move forward with a permanent pool.

15 We opened the temporary pool on  
16 December 19th, 2013, in about ten months' time, which is  
17 really record, record speed to create a pproject like  
18 that, have it built, have it opened through entitlement  
19 process.

20 In March 2014, the Council approved the  
21 contract for our architects, and they're here today.  
22 Primarily, Brent Miller and Michael Rotondi are the two  
23 representatives here and the leads on the project.

24 And then we went through a pretty intense  
25 community input session with our stakeholder advisory

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1 committee, a committee in addition to many other groups,  
2 but this was one committee the Council appointed that  
3 represented all the different areas from the different  
4 disciplines in aquatics to the business community to our  
5 residential community, bringing everyone together to  
6 really determine what the program should be for the  
7 building, what types of uses should this building be  
8 able to support, but also given a budget. We had about  
9 \$100 million budget for them to take a look at.

10 I think this group is very familiar with  
11 Tidelands funds. So these are all Tidelands funds, so  
12 these are not funds that go for streets and sidewalks  
13 and roads and police officers and fire fighters, but  
14 rather need to be used for coastal uses in the coastal  
15 area.

16 So in October the City Council approved  
17 those baseline programmatic requirements after the  
18 stakeholder advisory committee gave their  
19 recommendations, and also we had a 200-person meeting,  
20 public input meeting where people came to give their  
21 input on the various programs.

22 So this is an idea of the project site, so  
23 I think you're very familiar with where the former pool  
24 was. This is the outline of the former pool that you  
25 can see here.

1                   The former pool was about 55,000 square  
2 feet, and the new proposed facility would be 68,000  
3 square feet. One of the things the architecture team  
4 did was to come out and really do a lot of study on this  
5 site, looking at the beach area, looking at the  
6 residents, looking at the businesses and trying to  
7 determine the optimal layout for any building.

8                   One thing you'll notice is they essentially  
9 took this building that was on an east-west layout and  
10 turned it north-south. One of the things that you'll  
11 see in the design is by just doing that simple action,  
12 even though it's a larger facility, it minimizes the  
13 impact on the site, increases the view corridors. And  
14 actually, we're able to increase a lot of our open space  
15 and green space on the site.

16                  This is essentially the baseline  
17 programmatic requirements, so this is what the  
18 stakeholder committee recommended and the Council  
19 approved, which is what types of water bodies would we  
20 have in the new Belmont Pool.

21                  This right here is essentially the  
22 natatorium, the inside of the building. We would have a  
23 50-meter by 25-yard pool. It has a movable floor down  
24 here.

25                  One of the big discussions is this needs to

1 be a facility that supports our residents. Needs to be  
2 for primarily for recreation, but we also want to be  
3 able to accommodate competitive uses, and the City is  
4 very strong that it has to be able to do both, and the  
5 Coastal Commission is going to require that it serve not  
6 only Long Beach but the entire region and the entire  
7 state for recreation.

8                   And so the movable floor was a compromise  
9 in order to allow that indoor pool to both serve  
10 competitive uses, which needs deep water, about eight  
11 foot deep, and that movable floor can actually come up  
12 all the way out of the water up to ground level,  
13 actually, a little bit higher. So you can have a  
14 tremendous amount of variability in your pool depth.

15                   We have an indoor diving platform, a ten  
16 meter diving platform and the springboards that are  
17 associated. We have a beach restaurant down here.

18                   This right here is a warm water pool. It's  
19 what we call a teaching pool or a therapy pool. Could  
20 be used for therapeutics, for seniors, for children, for  
21 people learning to swim, as well, and also for the  
22 disabled community. We have a whirlpool.

23                   This in the center is essentially your  
24 locker rooms and your office and support, and then over  
25 here on the right you've got your outdoor pool, 50-meter

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1 by 25-meter wide Olympic pool, deep water, can host  
2 every single water event.

3                   And then down here is an outdoor recreation  
4 pool, so a pool really designed more for youth and for  
5 outdoor recreation.

6                   This is the second floor. We would have  
7 1,250 seats. That type of seating -- we did a lot of  
8 study about competition and what can we accommodate.  
9 That will accommodate nearly every competitive event  
10 that you can think of.

11                  There are a couple that require 1500, very  
12 few, that we could either accommodate outside or if we  
13 get creative potentially inside. The one thing it will  
14 not accommodate is Olympics. Olympics require about  
15 25,000.

16                  So nobody builds a pool anymore to host the  
17 Olympics. What you do is you bring the Olympic pool  
18 into an arena. So essentially, if we were to ever do  
19 that, we would do something similar to what we did in  
20 2004, bringing the pool down -- bringing a temporary  
21 pool down to the Convention Center and building that  
22 amount of seating.

23                  So for project history, we got going with  
24 the existing facility demolition in August, and it came  
25 down very quickly. From December to January,

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1 essentially, that building came down.

2 We then did additional outreach in May of  
3 2013 with a design survey, knowing that once we knew  
4 what the pool was going to host in terms of its program,  
5 what did people envision what the building might look  
6 like.

7 Obviously, that's the charge of  
8 professional architects is to build and design and  
9 really create that design, but they need to take input  
10 to make sure that they know what the community is  
11 thinking in terms of what this facility could be. So we  
12 did a design survey, and I'll talk about that in a  
13 minute.

14 From really spring 2015 to 2016, we were in  
15 that stage of design development and the draft  
16 environmental report, impact report.

17 So the design survey is online. It's a  
18 tremendous amount of detail, and we're only going to  
19 cover it in one page here, but essentially, 506  
20 responses were received. So that's a tremendous amount  
21 of input on the survey or on the pool.

22 We had about 150 people show up at the  
23 meeting you see down here that we held back in May to  
24 really hear from the architects and go through the  
25 survey results, and one of the things that we really

1 heard were features that are imagined and materials that  
2 are imagined.

3 So some of what we heard from the community  
4 was natural colors, exposed structures, the use of round  
5 edges, simple shapes and soaring trusses and also using  
6 a variety of shapes in the design. And when we asked  
7 what would you imagine as what the materials could be,  
8 we heard glass, exposed steel, concrete, polymer panels,  
9 wood and concrete block.

10 So before we get to the actual design and  
11 have Michael walk through it, I want to talk a little  
12 bit about the goals and the charges that we gave our  
13 architects.

14 So the goals really established for the  
15 project are to create a facility unlike any municipal  
16 aquatics facility on the West Coast. This should be  
17 something special. It should be something unique.

18 We would need a facility that is in harmony  
19 with the neighborhood. It's right there in a  
20 neighborhood, and it's got to be in harmony with that.

21 We wanted to employ an iconic and  
22 sustainable design, something that really is going to  
23 stand out and really is recognizable, and if you're  
24 going to spend that amount of money, it should be  
25 something that really is recognizable and an amazing

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1 building.

2                   We want to meet the needs of our local  
3 residents. First and foremost, it does need to serve  
4 recreation, but we also want to support those  
5 competitive events as we desire. And we also need to  
6 support the Coastal Act.

7                   So this body is very familiar with the  
8 Coastal Act, but many people aren't, that this is in a  
9 coastal area and it needs to get ultimately Coastal  
10 Commission approval, so we need to make sure that we're  
11 meeting their needs.

12                  So we gave the architect a challenge. We  
13 said you need to incorporate all those project goals,  
14 and you need to incorporate community input, and you  
15 have to meet our programmatic outline, and you have to  
16 utilize appropriate materials for the site, and you have  
17 to adhere to all those Coastal Commission requirements,  
18 and you have to mitigate the environmental impact, and  
19 you have to create a beautiful facility.

20                  So this is no easy charge. We have an  
21 amazing design team that we have employed. I'll let  
22 them talk a little bit about their design. We really  
23 have been very happy with this partnership, and they're  
24 going to show you something special. So I'm going to  
25 turn this over to Michael Rotondi.

1 MR. ROTONDI: Thank you.

2 This is a special project for many reasons.

3 Architecturally, it's a very complex project, as you can  
4 see. Actually, the more complexity, the bigger the  
5 smile on our faces. There's a lot of variables when  
6 you're designing any building, but especially one like  
7 this, which has many, many variables.

8 Some of the variables are inherent to the  
9 problem itself, and many more come from listening to the  
10 community in all of the different forms that they come  
11 in, individually and committees.

12 It's an iconic site which is really, I  
13 think -- I can't imagine a better site anywhere on the  
14 planet for a program like this, but it's also, I think,  
15 a very exceptional project because of what water means  
16 both in terms of recreation and competitive sports to a  
17 community. Seems like everybody I meet is either a  
18 swimmer or a sailor.

19 So we wanted to honor aquatics, we want to  
20 honor the beach life, but I think also what's really  
21 important to Long Beach and -- well, we wanted to honor  
22 sailing, and we wanted to bring that into the  
23 architecture, as well, which we will show you. And it  
24 has many people using it, children, athletes. It can be  
25 used for therapeutics, recreation.

1                   The beach, the communal life is really  
2 important, so we saw the building not just as a  
3 stand-alone facility, but we saw it as an urban design  
4 opportunity so that it begins to enliven that part of  
5 the site, not just by virtue of the number of people  
6 that are coming here, but by virtue of how the building  
7 opens visually and accessibility to and fro.

8                   And then we're looking at -- we looked at a  
9 whole variety of building materials that allowed us to  
10 reach -- to design a building that was at once  
11 beautiful, but also very practical and economic, and  
12 then build up very large sort of library.

13                  I've always loved -- I was looking at the  
14 models here of the hulls of these ships. Those shapes  
15 are -- they're just beautiful. Quite frankly, they're  
16 beautiful.

17                  And then as an architect, we always like to  
18 see buildings under construction. We say, ah, stop  
19 there, and then they close them up.

20                  So we were looking at also not just the  
21 complete shape of the ships. We were also looking at  
22 them framed prior to closing up because of looking at  
23 that had to inspire us for the building itself.

24                  The main street is down below. You can see  
25 the beach up here. This is indoors, and this is

1 outdoors. All of the functional facilities are in the  
2 middle. This is another hull of a ship, as you can see.

3 And then the outdoor is enclosed with a  
4 12-foot high glass wall, so it's transparent to let  
5 people inside and outside see what's going on, but it  
6 blocks the wind for people that are in here, and it also  
7 sort of captures some of the noise.

8 The seven-foot plinth in comparison to the  
9 last building which was raised up on a plinth that was a  
10 lot of solid wall around it with ramps going up to it.  
11 We wanted to make it an urban view very much like, as we  
12 all know, the Spanish Steps, which is the city itself  
13 sort of steps down and terraces.

14 So it's very -- all the way around the  
15 building, this is the hard side, and we'll show you in a  
16 little while the soft side. The main entry is here.  
17 You can go up the steps, you can sit on the steps on the  
18 beach side watching volleyball and staring out at the  
19 horizon, or you can sit and wait for someone, or you can  
20 walk up onto the plinth here and actually sit and watch  
21 the sports happening. So it's a very active building at  
22 its base.

23 Okay. The roof plan. Olympic Way. That's  
24 Ocean Avenue. Entry into this parking lot and then  
25 coming across and then the main entry here. The outdoor

1 space, which is -- this is a cafe right here, vegetation  
2 back on this side, and then park life area here, and  
3 then a great lawn right at the edge here. And this is  
4 the bikeway along here.

5 So even if you're not coming to the  
6 building to swim, you can spend the entire day hanging  
7 out in different locations doing different things.

8 Even in this area here, we're assuming that  
9 during the competition that this is where the tents  
10 would be for the competitive teams or the families, and  
11 you can also do chalk art here, and then the cafe. You  
12 can get off your bicycle here, and there's along this  
13 edge of the park about 200 bicycles here, and hang out  
14 here for a while before you continue on your way.

15 Inside, this is the main entry here,  
16 outdoor pool. This is the recreation pool. This is  
17 also -- all of it is technically recreation, but then  
18 these are -- metric on these are for competition, and  
19 the diving pool here.

20 And then there's a lot of space around the  
21 outside for swimmers, or if there's no competition going  
22 on, places for the public to hang out. And then there's  
23 an area here that's almost like a beach inside that's  
24 got a little bit of a slope, so you could lay in here  
25 and then look back into here.

1                   Inside here are locker rooms and the like.  
2     All of the mechanical equipment is below all of this.  
3     It's below the plinth. And then this is access  
4     underneath. So all the pool equipment would be down  
5     below.

6                   That's the great lawn I was talking about  
7     here. And then we'll show you a three-dimensional image  
8     here of an outdoor area which is like a porch where  
9     people can get up onto here, be outside but still look  
10    into the events and be somewhat sheltered. And it could  
11    be closed off, as well, when it needs to be.

12                  And then moving up the first mezzanine,  
13    this is where all the seating will be, more mechanical  
14    equipment here. And then on the side of the outdoor  
15    pool is a very large deck overlooking the pool, and this  
16    could be used as an event space. It could be used for  
17    yoga, pilates, whatever. I guess not pilates because  
18    you need a machine, but definitely yoga. Again, the  
19    main entry on this side, the beach down here.

20                  And then going up on the second level,  
21    which is where you get access. There's access to the  
22    seating from two different levels. This is the primary  
23    level of coming down, up on top and then you come down.  
24    On the level below this, you can actually walk through,  
25    like, coliseum seating to that lower level. And then

1 these are some more facilities, bathrooms and food.

2 And then on top, the highest level, which  
3 is the second mezzanine, this is outside, this is  
4 inside, separated by a glass wall that is openable,  
5 completely openable so that people can pass through if  
6 you want to see what's going on on both sides, and it's  
7 like being on a ship's deck up here.

8 There's a staircase that you can go up and  
9 down, and then also an elevator right there and then  
10 there's a staircase right there.

11 And then the elevations. When we started  
12 looking at the various shapes, the two primary shapes  
13 are basically rectilinear and curvilinear. When you  
14 look at a box, that has maximum surface area and minimum  
15 volume. When you look at a bubble that's curvilinear,  
16 it has mimimum surface area and maximum volume.

17 So that's a way to, the practical side,  
18 reducing the height, reducing the amount of material,  
19 but also it -- with the structure that we can create for  
20 this, it has -- it's easier to deal with gravity, so  
21 it's more economical in the long run.

22 This is looking from the west. That's  
23 looking from the west. This is that porch. This is  
24 looking from the east towards it over the indoor area.  
25 That was the upper sort of ship's deck up here. That's

1 the lower first mezzanine deck right here.

2 Looking at the main entry -- Dino was even  
3 showing me how to use the buttons, but Italians aren't  
4 good at buttons. We're good at knobs.

5 The main entry right here, and this is --  
6 what eventually that will be, what we're showing here is  
7 a very large sail that is turned on its side. That's  
8 essentially the idea. And that would be the entry  
9 coming up the ramp.

10 And then on the backside, there's a perch  
11 up on top here. This is a staircase. Then you can come  
12 out and have a perch that looks out over the ocean.

13 This is what we expect to be the primary  
14 side that everybody would be coming to the building  
15 from. You can see better now the stairs, and sometimes  
16 they're double heights, so they're like coliseum seating  
17 or there's stairs. Then there's a wide walkway around  
18 that you can sit and look in at the events happening  
19 around the pool.

20 In the corner on the ocean side looking  
21 back at the building and what we're calling the  
22 recreation pool here, the main competition pool here.  
23 That's the upper deck, that's the lower deck, and then  
24 these are stairs that we're hoping are going to be used  
25 all of the time.

1                   There are staircases that can take you from  
2 the pool deck to that intermediate deck and then back  
3 down. The stair over here also goes from the entry so  
4 that people can come and watch the events without coming  
5 onto the pool deck and coming up on top and look down.

6                   If they go through a little passage there,  
7 you get access to another staircase that can take you up  
8 to here, or you can walk through and get an elevator  
9 that would also take you up.

10                  So there's many different routes that  
11 you're going to be able to take once you're in the  
12 facility, and wherever you start, you can end up back  
13 there without stopping. Sort of like the freeway system  
14 in Southern California.

15                  On the pool deck itself, the material is --  
16 it's a polymer. It's called ETFE. It's a carbon-based  
17 material that is not petroleum based, so it's a  
18 different material. It's basically thick Teflon. It's  
19 transparent Teflon. So anything that falls on it slides  
20 off. It's actually shaped so pigeons and gulls can't  
21 stay on. And also, excuse me, but if they crap, it  
22 slides off. Well, I've never seen -- on little piece of  
23 Teflon you do it and it slides off. We're doing an  
24 experiment.

25                  But the objective was from the very

1 beginning, everybody said they wanted to swim outdoors  
2 even though it's indoors. And so looking at all the  
3 materials, most of the facilities that we were looking  
4 at as examples were really indoor facilities with  
5 skylights.

6 And so we wanted to find a material -- you  
7 could do something like this out of glass, be very  
8 expensive, very heavy and much heavier structure, which  
9 would make it -- it would block the view little bit  
10 more. So with the lightweight material like this, high  
11 strength, light weight, you can actually design very  
12 lightweight steel.

13 From the upper areas, seating area looking  
14 down. This is from the beach looking back at what we  
15 call the glass box here. So you'll be able to see in  
16 when the light is correct.

17 This is our porch, the great lawn right  
18 next to it. This is Olympic Way looking at the  
19 building. Closer in looking at where all of the  
20 facilities are behind there, but then trying to create  
21 the illusion of a ship.

22 And then the porch, which is -- finally, we  
23 have to put in a beautiful skeleton of a big sailing  
24 ship that you would be sitting behind and feeling  
25 private, although you can see back out to the ocean and

1 you can see into the pool.

2                   And then at nighttime, the lighting on  
3 this, which was everybody's concern, our intention is to  
4 have it glow no brighter than a full moon. And for code  
5 reasons, around the pool deck area, the light has to be  
6 brighter, but when that's directed down, it's not  
7 lighting up the sky.

8                   So this would be from either a boat -- back  
9 to Tom.

10                  MR. MODICA: Great. Thank you, Michael.

11                  So we get asked how does this compare to  
12 what used to be there, and so what this diagram shows is  
13 on the bottom, this is the old Belmont Pool, the one  
14 built in 1968, which was primarily out of concrete, and  
15 then it's superimposed here what the new facility would  
16 look like.

17                  And so as you can see, there is a height  
18 difference. At its apex, the new building would be  
19 about 18 feet higher. But in terms of the actual impact  
20 on the view, you can see that the old facility, the way  
21 it was positioned and also the materials, it was not a  
22 transparent building.

23                  It -- actually, you have not nearly as much  
24 impact on the site itself from the way the architects  
25 have positioned the building and in the way that they

1 have chosen the curvilinear shape as opposed to what was  
2 there before.

3 We have this in the EIR, as well. If you  
4 were to stand right about where the new Olympic is going  
5 in, what would you have seen before with the old  
6 facility and what would you see with the new facility.

7 And so the blue is essentially what you  
8 would see with the new facility and the yellow with what  
9 had been there before. And we've actually increased  
10 that view shed from the way that it is now situated on  
11 the site despite being a slightly larger facility.

12 We get asked what does it look like in the  
13 neighborhood. It's gotta fit into that residential  
14 neighborhood. And actually, this is at Prospect and  
15 Ocean. The pool is right there.

16 So as you can see, it basically is -- you  
17 know, fits into the neighborhood. It doesn't -- it's  
18 not higher or anything than really what has been there  
19 before. Not -- 18 feet higher, but not significantly  
20 higher. And here's what it looks like at Termino from  
21 Midway Street, and then here again from Ocean at  
22 Bennett. So this is what you would see as you would  
23 show up, and right there is the facility.

24 So one of the important things that we  
25 looked at in the design was the impact on the

1 neighborhood. You do have residents that live right  
2 across the street right there. You have Chuck's locally  
3 world famous is right there, and then you've got other  
4 businesses here.

5 And so we've looked at adding that 12-foot  
6 high transparent sound wall as a way to mitigate some of  
7 the sound that could come from the external pool, and  
8 then, of course, you would have operations that are  
9 inside the natatorium which would limit the sound there.

10 We do have the ability to support up to  
11 3,000 temporary outdoor seats. If you were to have a  
12 very large event we could bring in bleachers, but  
13 there's nothing permanent there. And that was a  
14 compromise with the community that we would not have  
15 permanent seating outside for competitions, that it  
16 would be brought in on a temporary basis, and then you  
17 would have outdoor speaker systems that would be pointed  
18 down and not towards the neighborhood.

19 One thing Michael mentioned was Olympic  
20 Way. Under the design, we would actually be closing the  
21 street to traffic. It would be a part of a pedestrian  
22 area. So you would have Olympic Way that you could walk  
23 there. It would still have fire access, so it would  
24 still be ability to get a fire truck, fire engine in  
25 there if necessary, but we would not have a through road

1 there as we do today.

2                 One of the main goals was not to lose open  
3 space. Open space is very important to the community,  
4 so we didn't want to lose any open space or vegetative  
5 space, and we actually did better than that. We  
6 increased the amount of open space and the amount of  
7 vegetative space.

8                 So we used to have 118,000, 119,000 square  
9 feet of existing open space, and we now have 127,000  
10 square feet of open space. In terms of green space,  
11 there was 45,000 square feet. Under the new design it  
12 would be 55,000 square feet, the proposed design.

13                 We get asked about funding often, how much  
14 does this cost. We essentially have an approved budget  
15 of 103 million, and that was approved in October 2014.  
16 This is funded by Tidelands, and the primary funding  
17 source is oil.

18                 That funding estimate was put together when  
19 oil was trading at about \$100 a barrel. As of today  
20 it's at about 39, and it's up from about 23 just a  
21 couple months ago. So oil has seen a precipitous  
22 decline.

23                 We do have enough budgeted to complete the  
24 entitlement process and to fund the design, and we have  
25 a fair amount set aside for construction, about \$43

1 million set aside for construction.

2 So all told of that 103 million, we have  
3 set aside \$60 million, and that includes to fund the  
4 demolition, to fund the design and a portion of the  
5 construction costs, and we're developing a strategy to  
6 address that revenue shortfall.

7 We know that construction cost escalation  
8 is going to affect that number. The longer you wait,  
9 the more that construction cost estimate can go up, and  
10 that costs really aren't going to be certain until the  
11 design is approved by the Planning Commission and/or the  
12 City Council if it gets appealed, and the Coastal  
13 Commission is going to have input on the design, as  
14 well. And then, of course, you need to go out to bid  
15 and see what the construction costs will be when you're  
16 going out to bid.

17 So with that I'm going to turn it over to  
18 LSA. They are our environmental consultants. This is  
19 an official EIR scoping meeting, so in addition to  
20 seeing the design, this body does need to hear about the  
21 environmental impact and walk through the environmental  
22 documents, so she'll be doing that for us.

23 MS. DAVIS: Good afternoon. My name is Ashley  
24 Davis. I'm with LSA, and on behalf of the City, we  
25 prepared the Environmental Impact Report, or EIR, and

1 today I'm going to briefly go over the CEQA process, the  
2 CEQA process and the findings of the EIR.

3 So these are the steps that we take when we  
4 start to prepare an EIR. We first prepare an initial  
5 study and notice of preparation. That was initially  
6 published and distributed April 18th to May 17th, 2013.  
7 And the purpose of an NOP is to get input from agencies  
8 and interested parties on what they want us to address  
9 in the EIR.

10 Subsequent to that, there were design  
11 changes, that we determined it was necessary to revise  
12 the NOP and redistribute, so that was sent out April 9th  
13 to May 8th, 2014.

14 During and after that period, the technical  
15 studies and Draft EIR were prepared and, as Tom said, we  
16 are now in the public review period for the EIR from  
17 April 13th through June 16th, 2016.

18 I want to make a note that the public  
19 review period for this project, the City extended it to  
20 65 days. Under CEQA the required review period is 45  
21 days, but due to the interest in the project the City is  
22 allowing an extra 20 days for review.

23 After that review period ends, we will  
24 respond to comments in writing and compile the final  
25 EIR, and then the project and EIR will move forward for

1 both project approval and EIR certification.

2 So where are we now in the process? You  
3 can see by the highlighted yellow-green box at the  
4 bottom we're in that 65-day public review. All four  
5 boxes along the bottom are the opportunities that the  
6 public and agencies have to comment on the project and  
7 the EIR process.

8 These are the topics, the 13 topics that  
9 were addressed in the Draft EIR, and of note I want to  
10 make a point that all impacts were mitigated to a less  
11 than significant level. So there are no impacts that  
12 are unavoidable and adverse, and the City does not have  
13 to adopt a statement of overriding considerations.

14 Here you have the four topics in red that  
15 were less than significant, they did not require  
16 mitigation. Briefly, air quality, both construction and  
17 operation, were below the thresholds, so there was no  
18 mitigation required.

19 Global climate change, greenhouse gas  
20 emissions. We actually take -- for construction, we  
21 take the emissions during construction and you amortize  
22 them over 30 years and add them to operational emissions  
23 because in order to determine impacts on global climate  
24 change, it's done as a long term cumulative impact.  
25 There were no impacts that required mitigation for that

1 subject either.

2                  Then land use. Since 1968, since the  
3 Olympic Trials, the project site and the former building  
4 were used for public recreational purposes. And so  
5 since that time, the site has been designated as public  
6 recreation, and the project is consistent with both  
7 general plan and local coastal program. It does require  
8 a height variance.

9                  And just one point of clarification. In  
10 the EIR, the building height is listed at 71 feet. That  
11 was from the plinth, the first level to the top of the  
12 building. If you took it from the ground level, it's a  
13 total of 78. The former building was 60, so it's  
14 approximately 18 feet higher, which you saw on the  
15 previous slide.

16                  Recreation. There were no adverse  
17 recreational impacts. It's considered a positive  
18 project and will provide continued aquatic recreation  
19 for the city and region.

20                  These are the topics in red that required  
21 mitigation, and the numbers in the parentheses are the  
22 number of measures that were required. I'll try to go  
23 through these quickly for you.

24                  Aesthetics. The project will alter the  
25 views, but the building will be comparable in mass scale

1 and height to the former structure, and it has been  
2 aligned to increase the coastal views as shown in the  
3 figure.

4                   Lighting. The structure would be  
5 illuminated from the inside and produce a glow, not a  
6 direct light. The building will close at 10:00 p.m.  
7 and, therefore, the building itself will not be lit past  
8 that point. There will be some security lighting on  
9 site.

10                  Construction fencing. It was determined  
11 that it could potentially serve as a target for graffiti  
12 and trash and, therefore, a need for mitigation measure  
13 which requires maintenance of those construction  
14 barriers throughout the whole construction to keep them  
15 clean and free of such items.

16                  Biological resources. There were no  
17 sensitive natural communities or special status species  
18 identified on site. However, due to the removal or  
19 relocation of the trees on site, there's a possibility  
20 that it could interfere with nesting birds and,  
21 therefore, two mitigation measures, one to avoid impacts  
22 to nesting birds during that nesting season, and the  
23 second would be to obtain a tree removal permit.

24                  Cultural resources. There are no known  
25 resources on the project site. However, should

1 excavation or construction go below 23 feet below grade,  
2 the City would be required to retain a paleontologist on  
3 call to determine whether or not to ensure that there  
4 are no resources at that depth.

5 Geology and soils. There are no geological  
6 hazards, and the project was determined to be feasible.  
7 There is one mitigation required, and that is to require  
8 conformance with the recommendations in the geotechnical  
9 study.

10 Hazards and hazardous materials. The site  
11 is not on any list, government list of hazardous  
12 materials sites, and there is no unusual use of  
13 hazardous materials during construction or operation.  
14 Any use of chlorine or pool cleaning materials would be  
15 -- comply with applicable regulations and, therefore, is  
16 not significant.

17 However, there are two mitigation measures  
18 required for things that could potentially happen during  
19 construction. First is a contingency plan in case  
20 unknown hazardous materials are encountered. That's a  
21 pretty standard mitigation. And the second is a  
22 pre-demolition survey for potential asbestos and lead  
23 that might be left over.

24 Hydrology and water quality. There is a  
25 potential for soil erosion during construction and

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1 dewatering, and so you have a mitigation measure for  
2 compliance with the general construction permit and a  
3 second one to obtain a ground water discharge permit.

4                 The project decreases the impervious area,  
5 but there is a potential for runoff to contain  
6 pollutants, and so the third mitigation is prepare a  
7 standard urban storm water mitigation plan.

8                 The drainage patterns would change, and  
9 therefore, the fourth mitigation, the City must prepare  
10 a hydrology report.

11                 In addition, a portion on the eastern half  
12 of this site is in the special flood zone area, and  
13 therefore, we are mitigating to require a flood plain  
14 report, and that will just ensure that there's no impact  
15 to the flood plain or the structures.

16                 Noise. The heavy construction equipment  
17 could cause noise impacts. Two mitigation measures are  
18 proposed to address this. The first is standard  
19 conditions for the construction equipment, such as  
20 mufflers, and the second is a preconstruction community  
21 meeting where they will advise the community of the  
22 construction dates and times and provide contact  
23 information number in case there's any problems during  
24 construction.

25                 The normal operations would not impact any

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1 sensitive uses, but special events at the outdoor pool  
2 could impact such uses with the noise. A special event  
3 has been defined as anything with more than four and a  
4 half thousand spectators.

5 MR. MODICA: You mean 450.

6 MS. DAVIS: 4500.

7 MR. MODICA: 4500? All right.

8 MS. DAVIS: Yeah, 4500.

9                 The mitigation required is to reduce the  
10 noise levels from the outdoor speakers to a level below  
11 the City thresholds, and that can be achieved by either  
12 actually reducing the noise level at the speakers,  
13 lowering the speakers to the ground, removing a speaker  
14 or two or having highly directional speakers so that  
15 they would ensure that the noise does not disturb any  
16 sensitive uses.

17                 The traffic. There's no construction  
18 traffic impacts, but we did require mitigation measure  
19 for a traffic management plan, and that will ensure that  
20 there's adequate emergency access to the site and  
21 surrounding neighborhoods during construction.

22                 For operations, all the study intersections  
23 were operating at an acceptable level of service.  
24 However, large, again, events over 4500 people or  
25 spectators would require mitigation, and that mitigation

1 would be an event traffic management plan, and that  
2 would be prepared specifically for that special event.

3 Utilities and service systems. All of the  
4 mitigation measures for the utilities and service  
5 systems are actually the same or repeat of measures in  
6 the hydrology and water quality. There's no new major  
7 facilities required. However, the ground water  
8 discharge permit, storm water plan, hydrology report  
9 will be required to reduce impacts.

10 The potential to encounter ground water  
11 during construction means that the mitigation measure  
12 for dewatering permits is applicable.

13 If there is a change in drainage pattern, a  
14 new storm water best management practices require an  
15 operations and maintenance program, and that would be  
16 adherence to the mitigation measure for the storm water  
17 plan, and hydrology report would address that.

18 As far as water demand, there's a slight  
19 increase in water demand that is a 0.027 percent of the  
20 Long Beach Water Department's water supply in 2015, and  
21 it is within available and projected water supplies of  
22 the Urban Water Management Plan.

23 There are less than significant impacts to  
24 electricity and natural gas, so no mitigation was  
25 required.

1                   Finally, the EIR also addressed  
2 alternatives to the project, and the first set that I'd  
3 like to talk about are the off-site alternatives. There  
4 were three of them.

5                   The Harry Bridges Memorial Park. However,  
6 this site is parkland mitigation for the Aquarium of the  
7 Pacific and Rainbow Harbor and was federally funded.  
8 There was a portion that was federally funded, and it  
9 must be used for outdoor recreation, so that was  
10 eliminated from further consideration.

11                  The Queen Mary site is the second off-site  
12 that was considered. However, there's a current lease  
13 to a private operator for another 40 years, so that was  
14 eliminated.

15                  Finally, the Elephant Lot at the Long Beach  
16 Convention Center was also considered, but again,  
17 there's a private lease on that, and it doesn't expire  
18 until 2030, so that was eliminated.

19                  A fourth alternative originally considered  
20 was to enclose all of the pool facilities within the  
21 Bubble structure. However, the size and mass of a  
22 structure that large would have been an impact that  
23 would have been much greater than the project, so that  
24 was also eliminated.

25                  Alternatives considered were these five:

1 The no project/no new development; alternative two,  
2 maintain the temporary pool with additional uses;  
3 alternative three, move the diving well to the outdoor  
4 pool area; alternative four, reduce the project with no  
5 outdoor components; and alternative five, reduce the  
6 project, no diving well and no outdoor components.

7                 The purpose of evaluating alternatives  
8 under CEQA is to reduce or eliminate any of the impacts  
9 you have from the project. So I won't read these to  
10 you. These are the project objectives.

11                 The one in red at the top is a primary  
12 objective, which was to replace the former pool facility  
13 with a state-of-the-art aquatics facility that would  
14 serve the recreational competitive venue for the  
15 community, city, region and state.

16                 And then you can see the others, some of  
17 the bulleted highlighted points, similar aquatic  
18 recreational purposes, a more modern facility, minimize  
19 the time period the community's without a structure or a  
20 facility, available to serve competitive events,  
21 increase the programmable water space, a signature  
22 design, generate revenue, meet the land use goals of the  
23 planned development area, maximize sustainability and  
24 energy efficiency, minimize view disruptions, maximize  
25 views of the ocean from inside, serve the existing users

1 and then drought tolerant and maintain or increase the  
2 amount of open space.

3 So those were the objectives we were  
4 shooting for with the project.

5 I'll go over briefly each of the five  
6 alternatives. The no project/no new development  
7 alternative is required under CEQA. It means that there  
8 would be no changes to the existing land uses and the  
9 conditions on-site would remain the same.

10 The temporary pool located in the parking  
11 area would continue to operate, but no pool facilities  
12 would be constructed. The existing backfilled sand area  
13 would remain unchanged, and eventually they would have  
14 to upgrade or maintain that temporary pool, possibly  
15 replacing it.

16 Alternative two, maintain the temporary  
17 pool with ancillary uses. This would involve  
18 improvements to construct a permanent foundation around  
19 the temporary pool, and then some uses such as  
20 administrative and support facilities, lockers,  
21 restrooms and snack bar would be added to the temporary  
22 pool. Again, the existing sand area would be removed,  
23 and open space park area could be expanded.

24 Alternative three, the outdoor diving well.  
25 This alternative would locate the diving well outside

1 the proposed enclosed Bubble area and would allow the  
2 building height to be reduced. However, there would  
3 still need -- a height variance would still be required.

4                   The other components included in this  
5 alternative would allow similar programming events as  
6 with the proposed project. However, this does not meet  
7 the project objectives to the same degree as the  
8 project.

9                   Alternative four is a reduced project with  
10 no outdoor components, so it could just be the indoor,  
11 the facilities inside the Bubble. This eliminates the  
12 outdoor pool and reduces the footprint of the structure.  
13 Open space and park areas could be increased, and  
14 although many of the amenities would remain, you still  
15 would need a height variance, and you could not serve as  
16 many -- there would not be as many programming needs  
17 that could be met by this alternative. So again, it  
18 does not meet the objectives to the same degree as the  
19 project.

20                   Alternative five is a reduced project, no  
21 diving well and no outdoor components. Similar to  
22 alternative four, but it would eliminate the indoor  
23 diving well along with the outdoor facilities. Again,  
24 this reduced the footprint and height of the structure,  
25 although there would still be a height variance

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1 required, and it would increase the open space and park  
2 areas. This, again, does not meet the objectives to the  
3 same degree as the project due to the lack of space,  
4 programmable space.

5 And finally, this site just tells you where  
6 the EIR is available to view, both online and at two  
7 libraries, and where to submit written comments at the  
8 City.

9 And with that I'm turning it back over to  
10 Amy.

11 MS. BODEK: Thank you, Ashley, Tom and Michael.  
12 We'll let the audience turn themselves around.  
13 Everybody stand up and stretch. Was a long PowerPoint,  
14 but I did want to make sure that you were all fully  
15 informed as the other groups that we're going to and  
16 certainly to open it up to any questions that the Chair  
17 would like.

18 CHAIRMAN DuREE: Peter Schnack.

19 COMMISSIONER SCHNACK: Peter Schnack.

20 And I just was curious from the architect's  
21 point of view, did you do anything about -- because it's  
22 really a cool project, by the way. Thought it was cool.

23 But acoustics on the inside, being the  
24 dome, does it -- did you guys look at any of the  
25 acoustical problems that could be associated with that?

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1                   MR. ROTONDI: Yeah, we're in the process of  
2 studying that, but intrinsic to a material that is  
3 somewhat flexible -- actually, what I didn't explain is  
4 that you can get very long span out of this material.

5                   What they do is they make it into pillows,  
6 two layers, and then they put air in between. And one  
7 of the first uses was in Devon, England, to make a  
8 biodome, and the spans were up to 60 feet, actually.  
9 These are a lot less, of course.

10                  But when the sound hits a soft material, it  
11 moves, so you don't get any vibration back, so -- and I  
12 think also just because of the volume.

13                  COMMISSIONER SCHNACK: Yeah.

14                  MR. ROTONDI: That doesn't take care of somebody  
15 screaming right next to you when you're sitting there.

16                  COMMISSIONER SCHNACK: Thank you.

17                  MR. ROTONDI: Yeah, you're welcome.

18                  CHAIRMAN DuREE: Jerry Avila.

19                  COMMISSIONER AVILA: Jerry Avila.

20                  First of all, I want to just commend  
21 everybody for their hard work, and the design is just  
22 beautiful. It really is.

23                  Just mine's a basic question. Occupancy.  
24 What's the difference between what we currently have in  
25 the old pool as far as -- it's probably for Tom, right?

1 -- to what we're going to have after the project is  
2 complete?

3 MR. MODICA: So Lori can probably give the numbers  
4 of actual people, but in terms of permanent seating,  
5 this will have 1,250. The old pool actually could be  
6 moved around and you could have up to 3,000, but it  
7 wasn't really the same type of level of seating where  
8 you'd be elevated and you can actually set up for  
9 competition.

10 I can tell you, though, we're going to have  
11 tremendously more opportunities for people to activate  
12 and use the facility.

13 One of the great things about this facility  
14 and this design is previously when we did a competition,  
15 we would essentially shut down the pool to the  
16 community. That would be the one thing the pool would  
17 do that day. You close it down, you do your  
18 competition, and nobody could get in.

19 Under this design, it's purposely been  
20 designed so that you could have a competition in the  
21 facility and still do recreation outdoors and segment  
22 off sections of the pool so we don't lose that  
23 capability.

24 Lori, anything to add in terms of numbers?

25 MS. JARMACZ: The occupancy of the former Belmont

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1 Plaza Pool in the natatorium was 2,500, and that was a  
2 combination of the elevated bleachers and then the  
3 bleachers that went on the other three sides of the  
4 facility, of the pool itself.

5           COMMISSIONER AVILA: Follow-up question would be  
6 is there any facility elsewhere to this extent that  
7 we're building right now in Long Beach that you're aware  
8 of, a pool near the parameters of the beach, the setup,  
9 this setup? Is there any other facility of this type?

10          MR. ROTONDI: A pool with facilities to this  
11 extent?

12          COMMISSIONER AVILA: Just like the one we're doing  
13 now.

14          MR. ROTONDI: Employee would be best answering  
15 that one. I don't think so.

16          MS. DAVIS: I would say no. We do think this is  
17 going to be incredibly unique given its location, the  
18 beautiful design and then also the variability of the  
19 programs. So we think it's going to be very popular  
20 both with the residents and then with the region, as  
21 well.

22          COMMISSIONER AVILA: Great. That's something I  
23 want to hear. I was just talking to Courtney yesterday  
24 at the facilities, and we're talking about bringing Long  
25 Beach back to life, and I just wanted to make sure that

1 this was, you knowm, something nowhere else. Thank you.

2 MR. ROTONDI: I think from the architect  
3 standpoint, Brent and myself, the one thing you try to  
4 do with projects of this scale is not just appropriate  
5 that size of land, which we know from shopping centers,  
6 but it's a place where I think primarily people will  
7 come to gather, and then while they're there they'll  
8 find many different things to do. And then the longer  
9 they stay, they start to find meaning in the  
10 relationships between each other.

11 And I think that's the one thing that  
12 really strikes me about this community, sailors and  
13 swimmers. And it seems, in my experience in meeting  
14 everybody, the one thing that everybody has in common is  
15 water, and it seems that there's a whole different set  
16 of ethos and a psyche in the people in Long Beach.

17 And so the building is really special in  
18 that way. And those are the sort of intangibles that  
19 we're always working on besides solving all the  
20 practical stuff, and we really, Brent and I, believe  
21 that this will be unique in the United States actually  
22 in that regard.

23 MR. MODICA: And that aspect is going to be  
24 important when we get to the Coastal Commission level.  
25 This needs to be a facility that welcomes people and

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1 also serves people that aren't going to pools, that are  
2 going to be down near the beach and enhance the beach  
3 experience. That really is their mission, to bring  
4 people to the coast and to have them enjoy themselves.

5 So this facility is going to be very much  
6 looking to enhance that experience.

7 MR. ROTONDI: I think what also might be unique  
8 about this is that one of the things that we've also  
9 been thinking about is when you look at swimmers' bodies  
10 and you look at either yachts or sailing boats, it's all  
11 about performance.

12 And the way you reach performance is  
13 through the efficiency and the elegance of form, which  
14 has to do with the mathematics of it, so that there's a  
15 weight to the material and the form that you use. That  
16 relationship gives you a higher performance. And then  
17 ultimately, one that actually works hopefully, it's  
18 beautiful.

19 COMMISSIONER AVILA: It's great. Thank you for  
20 answering my questions.

21 COMMISSIONER MAYES: Tom Mayes.

22 Is that dome material transparent?

23 MR. ROTONDI: It's pretty close to totally  
24 transparent, but it's sort of semi-transparent.

25 MR. MODICA: And one of the things that we'll be

1 looking at as time progresses is at what points would  
2 you maybe not want as much transparency. Diving in  
3 particular. When they're diving, we've heard from the  
4 diving groups, immediately above them they're going to  
5 have some issues if there's too much sunlight or if they  
6 can't spot where the water is going to be.

7 So we'll need to look at those and see if  
8 we can maybe use different levels of opacity at  
9 different areas.

10 MR. ROTONDI: Yeah, the way the opacity is that  
11 you print on the material itself. They call it  
12 fritting. So we can actually now, with computer  
13 modeling, we're going to be able to track the sun and  
14 track the views out from the inside.

15 CHAIRMAN DuREE: Ted.

16 COMMISSIONER KUHN: Ted Kuhn.

17 The material you're using for the roof  
18 that's transparent, what kind of a life expectancy do  
19 you have on that?

20 MR. ROTONDI: They give it a basic long term.  
21 There's a maintenance program that comes with it. Like,  
22 every five years they come out to climb over the top of  
23 it to check not the material itself, but to see how all  
24 the fasteners are wearing and all of that.

25 So the material is polymer, so it has a

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1 very, very long term.

2 COMMISSIONER PETERSON: Eric Peterson.

3 Just looking at the geology and the soils  
4 -- beautiful design, by the way -- you've taken into  
5 consideration the potential for liquefaction in the  
6 event of a major earthquake and the location is -- the  
7 structure's sound, as well as how it's anchored?

8 MS. DAVIS: Yes. There was a site-specific  
9 geotechnical report required, and as I mentioned, the  
10 mitigation, they have to adhere to all the  
11 recommendations in that. Basically, all structures will  
12 be built to the California Building Standards, so those  
13 all take into account seismic potential.

14 Can I correct one thing while I've got the  
15 floor? It was 450 spectators is a large event, not four  
16 and a half thousand. So I misspoke. It's 450. Just  
17 didn't seem like enough, but --

18 CHAIRMAN DuREE: You don't know our city.

19 COMMISSIONER SCHACHTER: Mike Schachter.

20 Do we have any figures from when the old  
21 pool was at its peak use how many events were held  
22 during a year and what that proposed number might be for  
23 the new facility?

24 MR. MODICA: I actually have that because we knew  
25 that we'd get asked. ESP.

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1                   So we believe that about 50 events per year  
2 are -- on average per year were held at the old  
3 facility. So that would be about ten large scale events  
4 like the PAC-12 and PAC-10 tournaments and  
5 championships, CIF, major high school championships and  
6 beach and shore aquatics.

7                   In terms of what it could hold, that really  
8 is going to be looked at on a case-by-case basis. It  
9 will have the ability to do really any event, but we  
10 have to be very mindful that it's a neighborhood and not  
11 to constantly have the burden of events on the  
12 neighbors. So it will be a trade-off, and basically,  
13 our Parks and Rec department will be in charge of  
14 permitting those and finding that right balance.

15                  COMMISSIONER SCHACHTER: Thank you.

16                  COMMISSIONER TURPIN: Two questions. Is Olympic  
17 Way a --

18                  MS. BODEK: Mark.

19                  COMMISSIONER TURPIN: Mark Turpin.

20                  Is Olympic Way an existing street or  
21 driveway or something like that?

22                  MS. BODEK: Yes, it is an -- Olympic Way is an  
23 existing street now.

24                  COMMISSIONER TURPIN: So since this is not going  
25 to be an Olympic venue, I just wanted to ask.

1                   Second one is for Mr. Rotondi. The Teflon  
2 roof structure you mentioned is a pillow structure. It  
3 has an air space in between. It's basically going to be  
4 a huge greenhouse with a large volume of air that even  
5 though it's maybe a dual glaze essentially structure,  
6 there's going to be a lot of hot air in there, barring  
7 any City people in there and stuff like that.

8                   But my question, it seems like that's --  
9 obviously, that's way down the road. That's  
10 construction documents and things like that, but how are  
11 you -- have you guys thought about how you're going to  
12 condition that large air space economically?

13                  MR. ROTONDI: Yes. Actually, one of the bigger  
14 problems -- that's definitely always an issue, how do  
15 you keep it cool, how do you keep it warm.

16                  The air movement inside of that, what's  
17 actually critical is the chemistry is coming off of the  
18 water, and keeping that moving, basically moving  
19 horizontally and in, up and out, but also the air  
20 circulation following the line of the bubble, the shape  
21 of the bubble, up and out, as well.

22                  So it will be like being in a performing  
23 arts facility. There will be slow movement of air.

24                  COMMISSIONER TURPIN: So more like a passive  
25 system?

1 MR. ROTONDI: Yeah.

2 MS. BODEK: It's also my understanding that the  
3 preliminary mechanical engineering on the system tells  
4 us that we're actually going to need to heat it more  
5 than we will have to cool it.

6 Is that correct; Brent?

7 MR. MILLER: Brent Miller with Harvey Ellis  
8 Devereaux, so partner with Michael on the propject.

9 And you're exactly right. That was one of  
10 our concerns from, you know, how do we create an  
11 efficient mechanical system that doesn't have to cool  
12 this entire volume within it.

13 So the mechanical system approach is to  
14 provide warm and cool air at the appropriate places  
15 where people are. So the zone of ten feet above the  
16 floor of the seating is really the focus for those  
17 systems.

18 So we're doing a lot of at-floor  
19 distribution, so it really cools and heats only at the  
20 places where the human beings need it. The larger  
21 volume isn't really air conditioned mechanically. It's  
22 really more of an exhaust system up high that will  
23 naturally exhaust the heated air that rises on its own  
24 out of the facility, which is also tied into the  
25 chemical exhaust of the pool system itself.

1                   MR. MODICA: And I think that will be something  
2 really unique about this facility. We've all been in  
3 pools where you walk in and the very first thing you  
4 notice is chlorine, and that is really something the  
5 team has looked at is how to eliminate that.

6                   And what a great user experience that would  
7 be to walk in and to have that performing art center  
8 type of atmosphere rather than the chlorine that we're  
9 all used to.

10                  COMMISSIONER TURPIN: You know, a lot of people  
11 are converting their home pools to salt water now. Is  
12 that something that's not feasible for this large of a  
13 venue?

14                  MR. MODICA: Correct. Health and safety  
15 regulations, because we are going to have so many users  
16 and children and others, we're going to have to make  
17 sure that we're using chlorine, unfortunately. But we  
18 did ask that question. I asked that same question.

19                  COMMISSIONER TURPIN: Then one last thing just to  
20 jack the hood up is has there been any consideration for  
21 solar?

22                  MR. MILLER: Once again, Brent Miller.

23                  So it was considered early on in the  
24 project because sustainability is, obviously, something  
25 the City was -- was very important to them. So it's a

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1 budgeted item, and if we can afford it, it would be  
2 great to have it on the project.

3 We're looking at other potential ways to  
4 provide sustainable measures that may be more cost  
5 effective for the City.

6 CHAIRMAN DuREE: Anyone else on this side of the  
7 room?

8 COMMISSIONER MAYES: Yeah. Tom Mayes again.

9 I'm curious about the resistance to  
10 ultraviolet ray damage for that dome material. We  
11 boaters know that that stuff pretty well destroys  
12 polymers of many kinds. So will that become opaque  
13 after a while?

14 MR. ROTONDI: The manufacturer says no. They've  
15 had it in place -- like, the dome in Devon is about 20  
16 years old right now, and it's still the same as it was  
17 then.

18 UNIDENTIFIED MAN: We get more sun than Devon.

19 COMMISSIONER MAYES: Thank you.

20 CHAIRMAN DuREE: Any member of the public in  
21 attendance, please?

22 MR. VATS: Was the old pool --

23 MS. BODEK: Sir --

24 CHAIRMAN DuREE: State your name.

25 MR. VATS: Bob Vats.

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1                   Was the old pool revenue neutral, or did it  
2 cost the City money to operate it, and what's the  
3 approach with the new pool?

4                   MR. MODICA: So every municipal pool who really is  
5 serving residents loses money. That really is not a  
6 Long Beach thing. That's not why cities make pools.  
7 They make pools to serve their residents.

8                   So the old one operated at a loss. The one  
9 we have there today operates at a loss just from, you  
10 know, revenue perspective and, of course, is supported  
11 by Tidelands dollars, not General Fund dollars. The new  
12 one would continue, as well.

13                  So that's something we're going to have to  
14 plan for and budget, and it would essentially come out  
15 of Tidelands funds and not out of General Fund in order  
16 to do that operation. But it's a good question.

17                  MR. GUTTMAN: How much is --

18                  THE REPORTER: Your name, please.

19                  MR. GUTTMAN: Richard Guttman.

20                  How much is added to the cost of this being  
21 that it's built on a liquefaction area? How much  
22 cheaper could it be built somewhere else is what I'm  
23 asking.

24                  MS. BODEK: That's not really an issue in terms of  
25 its exact location. We have to deal with liquefaction

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1 in a lot of areas of the city, so it's not an issue for  
2 us to design that. I'd say it's less than, you know,  
3 probably 1 percent or 2 percent.

4 MR. MILLER: If it's close to the foundation  
5 they're further affected by it, the actual site  
6 location.

7 COMMISSIONER SCHACHTER: Mike Schachter again.

8 Tom, you mentioned maintenance costs and  
9 ongoing costs are essentially Tidelands. How do we  
10 ensure that, that it doesn't become an issue for the  
11 General Fund?

12 MR. MODICA: Well, General Fund can be spent on  
13 anything, so any future Council could decide to do that.  
14 Just from history, we used Tidelands because it's there,  
15 and we've never used Tidelands -- I'm sorry -- General  
16 Fund to support the specific pool operations for all the  
17 time that it's been there.

18 I can't speak for what future Councils  
19 might decide to do, but most of the other Council  
20 members have other things they want to spend General  
21 Fund on rather than a pool on the beach, so I think  
22 that's probably a very good way to keep it Tidelands for  
23 Tidelands.

24 COMMISSIONER SCHACHTER: Good point.

25 CHAIRMAN DuREE: Anyone else from the public we'd

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1 like to hear?

2 MS. BODEK: Again, we really do want to thank you  
3 for the courtesy of allowing us to come here and present  
4 to you. I know we took a lot of your time today, but we  
5 do feel it's important that you as the Marine Advisory  
6 Commission understand the ins and outs of this project,  
7 and we are certainly available to come back to any  
8 future meeting and talk more about it at your desire.

9 So again, thank you very much for your  
10 time.

11 CHAIRMAN DuREE: Thank you. We appreciate it.

12 (Whereupon the proceeding adjourned at  
13 3:42 p.m.)

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1 STATE OF CALIFORNIA )  
2 COUNTY OF ORANGE ) ss.  
3

4 I, MARY E. PIERCE, Certified Shorthand Reporter  
5 No. 6143 in and for the State of California, do hereby  
6 certify:

7 That I attended the foregoing study session and  
8 that all comments made at the time of the proceedings  
9 were recorded stenographically by me and that the  
10 foregoing is a true record of the proceedings and all  
11 comments made at the time thereof.

12 I hereby certify that I am not interested in the  
13 event of the action.

14 IN WITNESS WHEREOF, I have subscribed my name  
15 this 20th day of May, 2016.

16  
17  
18  
19 \_\_\_\_\_  
20 Certified Shorthand Reporter in and  
21 for the State of California  
22  
23  
24  
25

## ATTACHMENT C

### STUDY SESSION CITY COUNCIL TRANSCRIPT (JUNE 14, 2016)

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, on 06/14/2016

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4 MEETING OF THE LONG BEACH CITY COUNCIL

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9 TRANSCRIPT OF DISCUSSION

10

11 STUDY SESSION REGARDING THE

12 BELMONT BEACH and AQUATIC CENTER

13

14

15

16 JUNE 14, 2016

17

4:06 P.M.

18

19 COUNCIL CHAMBERS, LONG BEACH CITY HALL

20

333 W. OCEAN BOULEVARD

21

LONG BEACH, CALIFORNIA

22

23

24 MARY E. PIERCE, CSR 6143

25

JOB NO.: 16-082

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, on 06/14/2016

1

2 CITY COUNCIL:

3 ROBERT GARCIA, Mayor  
4 SUJA LOWENTHAL, Vice Mayor, 2nd District  
5 LENA GONZALEZ, 1st District  
6 SUZIE PRICE, 3rd District  
7 DARYL SUPERNAW, 4th District  
8 STACY MUNGO, 5th District  
9 DEE ANDREWS, 6th District  
10 ROBERTO URANGA, 7th District  
11 AL AUSTIN, 8th District  
12 REX RICHARDSON, 9th District

8

9 CITY REPRESENTATIVES:

10 PATRICK WEST, City Manager  
11 TOM MODICA, Assistant City Manager  
12 CHARLES PARKIN, City Attorney  
13 AMY BODEK, Director of Development Services  
14 LORI JARMACZ, Recreation, Parks & Marine

13 CONSULTANTS:

14 MICHAEL ROTONDI, Roto Architects, Inc.  
15 BRENT MILLER, HED Design  
16 ASHLEY DAVIS, LSA

16

17 MEMBERS OF THE PUBLIC WHO ADDRESSED CITY COUNCIL:

18 LUCY JOHNSON  
19 BILL THOMAS  
20 ANNA CHRISTENSEN

21

22

23

24

25

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, on 06/14/2016

1                   THURSDAY, JUNE 14, 2016; LONG BEACH, CALIFORNIA;  
2                   4:06 P.M.  
3

4                   COUNCILMEMBER ANDREWS: Thank you very much.

5                   This study session, there will be no action  
6 taken by the Council, so we will just listen and watch  
7 what they're going to say about the EIR.

8                   So let's go to the City Manager, Mr. Pat  
9 West. Would you please give us an update on what we're  
10 going to do.

11                  CITY MANAGER WEST: Thank you, Acting Mayor  
12 Andrews.

13                  COUNCILMEMBER ANDREWS: Am I acting?

14                  CITY MANAGER WEST: Sorry. Sorry.

15                  Councilmembers, this is all part of the  
16 Draft Environmental Impact Report process. Our  
17 Assistant City Manager, Tom Modica, is going to walk us  
18 through this. We have our Development Services  
19 Director, as well, Amy Bodek, working with us, too, and  
20 LSA planning firm is going to be here, as well, to walk  
21 us through some of the planning aspects of this.

22                  I want to highlight before I hand it over  
23 to Tom, we've all been through this -- we've been going  
24 through this for the past couple years, two, three  
25 years, to do the Belmont Pool now, especially since

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1 we've had to tear down the old historic pool. But this  
2 truly is a labor of love for everyone.

3 Specifically, I can't say enough about  
4 Councilmember Price and the time and energy and sweat  
5 that she has put into this project to get it this far,  
6 and the community should certainly appreciate that.

7 But truly, at the end of the day this is a  
8 project that will be as large and as significant a  
9 project as any of us have ever worked on.

10 So with that I'm going to turn it over to  
11 Tom Modica.

12 MR. MODICA: Thank you, Mr. City Manager,  
13 Mr. Acting Mayor and members of the City Council. What  
14 we are going to do tonight is to go through and show you  
15 the actual pool and talk a little bit about the history,  
16 talk a little bit about where we came from and what the  
17 design is.

18 This is also a special meeting in that this  
19 is part of the EIR process, so we do have a court  
20 reporter here who is going to be taking this all down.  
21 And so you will also hear at the end of the presentation  
22 the environmental impact, and so that's important that  
23 we go through each one of those for you since this is a  
24 public body that needs to know that level of detail.

25 So talk a little bit about project history.

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1       The Belmont Pool has been such an important part of our  
2       history in Long Beach. We are an aquatics capital, an  
3       aquatics community, but we lost a very important piece  
4       of that history on January 10th, 2013, when we closed  
5       the Belmont Plaza Pool.

6                  Due to seismic issues, we had to close it  
7       immediately within 24 hours notice, and so that was a  
8       loss of an incredible space for our aquatics community.

9                  Due to the Mayor and City Council's  
10      commitment, within about ten months we actually had a  
11      temporary pool open, ready to receive people in December  
12      2013, which was a herculean feat.

13                 Council took very swift action to go out to  
14      design a new pool, and on March 4th, 2014, the Council  
15      approved the contract with our architects and design  
16      team, who you're going to hear from tonight, on the  
17      permanent pool.

18                 So as we did the programmatic requirements,  
19      as you start to develop what is a pool supposed to look  
20      like and what are the aspects a pool will have in it,  
21      it's really important to go out and do that public  
22      outreach.

23                 So we did a tremendous amount of public  
24      outreach, meeting with our aquatics groups in April  
25      2014, coming to the City Council and getting general

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1 input, but then also creating a stakeholder advisory  
2 committee.

3 This was a broad-based committee of  
4 aquatics people, but also residents and businesses and  
5 from a number of different areas that all came together  
6 to give specific input on what that programmatic  
7 requirement should be for the pool.

8 And so they also had a public meeting in  
9 September 2014, very well attended, over 200 people, and  
10 then recommended through staff a baseline programmatic  
11 requirement that this Council took action on on  
12 October 21, 2014.

13 So to give you a sense of the project site,  
14 it's down in a residential neighborhood. It is near the  
15 pier. It is near business. So it is a very unique  
16 site, and I think we've spent a lot of time focusing on  
17 that site and the Council is very familiar.

18 Just to remind you, on page five, this is  
19 the approved baseline programmatic requirements. It is  
20 essentially five different pools. We have our indoor in  
21 the natatorium 50 meter by 25 yard pool with a movable  
22 floor. There's a dive well. There's a teaching pool, a  
23 warm water teaching pool, a warm water whirlpool and an  
24 outdoor pool, 50 meters by 25 meters, that's an Olympic  
25 size pool, and then we also have an outdoor recreation

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1 pool. On the second floor, it was designed to have  
2 1,250 seats. That would be for spectator seating.

3 And so the project has been moving on since  
4 2014. We did get our Coastal Commission hearing and  
5 waiver to be able to demolish the old pool, and that has  
6 since been demolished.

7 And then since the Council has taken action  
8 in October, we really went through a process to get  
9 public outreach and public input on some of the design  
10 aspects and the design's elements that the committee  
11 would be interested in, that the architect should  
12 reaffirm the community is interested in so that the  
13 architect can take all that into account.

14 And so we did a public meeting, very well  
15 attended. We did a design survey with over 500  
16 responses. And then we've been working on the EIR or  
17 the Draft Environmental Impact Report over the last year  
18 or so.

19 So in our design survey, we used a tool to  
20 help capture that broad community input, and that really  
21 was to inform the architect so that he's developing  
22 something that has -- that can achieve community  
23 consensus. It wasn't a scientific survey, but it really  
24 is a good way to measure that general sentiment and what  
25 are the issues of importance.

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1                   Had 506 surveys completed with lots of  
2 input, and the architect and the team have been  
3 listening over the past two years to every community  
4 meeting that we go to.

5                   Some of the -- the entire survey's online  
6 for anyone interested, but some of the highlights that  
7 we heard for the features, that it include natural  
8 colors, that it have exposed structures, round edges,  
9 simple shapes, soaring trusses and a variety of shapes,  
10 and then on some of the materials, that we incorporate  
11 glass or exposed steel, concrete, polymer panels, wood  
12 and concrete block or brick.

13                  And so I'm going to talk and wrap up on the  
14 goals that the Council established and the goals that  
15 we've given the architect, and the architect is going to  
16 get into the actual design.

17                  But the project goals established by the  
18 City Council were to create a facility unlike any  
19 municipal aquatics facility on the West Coast. It  
20 should be a facility that's in harmony with the  
21 neighborhood, that employs an iconic and sustainable  
22 design, that meets the local needs of our local  
23 residents, but at the same time can support competitive  
24 events as desired.

25                  And then, of course, this is in the coastal

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1 area, and Coastal Commission plays a very large role, so  
2 it has to be able to support the Coastal Act.

3 So we gave a challenge to our architect.  
4 We said you need to incorporate the project goals that  
5 we just outlined, and you need to incorporate the  
6 community input, and you have to meet that programmatic  
7 outline, and you have to utilize appropriate materials  
8 for the site, and you're going to have to adhere to  
9 Coastal Commission requirements, and you're going to  
10 have to mitigate any environmental impacts, and finally,  
11 you're going to have to create a beautiful facility.

12 That's no small challenge, and we have an  
13 incredible design team that has risen to that challenge,  
14 and they're going to talk to you about the design in the  
15 next segment. Thank you.

16 MR. ROTONDI: My name is Michael Rotondi. I'm  
17 part of the team of architects. I'm with Roto  
18 Architects, and I'm working with Brent Miller. We're  
19 collaborating. He's from HED. And then a very large  
20 team of specialty consultants on the project.

21 As Tom Modica was saying, this is  
22 definitely a very special site. This is the kind of  
23 site that you would invent for a project like this, and  
24 you guys actually have a site like this.

25 It's also an extraordinary project not only

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1 because of the program and the scope of the project, but  
2 also because of how important it is to a very special  
3 city, Long Beach, and so many people have weighed in on  
4 what their aspirations are, as well as what their needs  
5 are.

6 So I'll take you through a little bit of  
7 the back story.

8 When we start a project, we're looking at  
9 all of the variables, and the variables go from the most  
10 practical aspects to what we call the poetic aspects.  
11 When you're asked to produce magic, to produce a really  
12 wonderful piece of architecture, that's where you go  
13 from the practical to the poetic.

14 I think in a city like this where water,  
15 both for recreation and competition, with all of these  
16 different generations of people doing all variety of  
17 things push it I think beyond the poetic into what makes  
18 a project profound.

19 The children playing, the wonderful history  
20 that the place has, how to honor that, the public space,  
21 which I think is more than just the beach. How do we  
22 bring the public space to the building and bring all of  
23 Long Beach, even if you're not interested in swimming,  
24 I'll show you in a minute.

25 That was one of our initial ideas. And

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1 then the events that are happening down here from the  
2 chalk painting to the sand constructions, et cetera.  
3 And then the site right there, which is -- that is it.  
4 It's a really extraordinary site.

5               When we're looking at a project, we're  
6 trying to figure out what we call, through economy of  
7 means, how do we get the most building with the least  
8 expenditure, how do we enclose the most space with the  
9 lease amount of building materials, which equates to  
10 time and material being the equation to less material,  
11 more efficient use of material and less time to build.

12              And what we're showing here is a spherical  
13 structure. There is the greatest amount of volume  
14 inside a spherical structure as opposed to a box.

15              The materials that we looked at were how do  
16 we find the material that can satisfy in exceptional  
17 ways all of the practical concerns which have to do with  
18 both code and expense, but also gives us a high  
19 performance in terms of durability, strength and  
20 transparency.

21              Usually the last part, the transparency,  
22 isn't really part of durability and strength. In this  
23 case we found a material that hits the mark on all of  
24 those.

25              Also, honoring both not only aquatic sports

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1 that we know of, which are the swimming, but also the  
2 boats and the sailing.

3                   We'll show you that we've used it in a  
4 couple of ways. One has to do with the beauty of that  
5 shape and the beauty of the sails themselves.

6                   Here you can see the hull of -- the  
7 RELIANCE was a very early phase of America's Cup. The  
8 boats have changed quite dramatically, but the  
9 performance criteria stays the same. It's a really  
10 beautiful hull. And then the hull of ships that are  
11 made from ribs we were looking at.

12                  And then the overall building, the enclosed  
13 part of the facility and the open part of the facility.  
14 There's the pool here and a pool there.

15                  The site was conceived of as solving an  
16 urban problem, not just the base of a building. We had  
17 to raise the building up off of the ground because of  
18 the flood plain from the ocean if it ever comes in with  
19 storms, and it's possible that it will.

20                  But what we decided to do was to leverage  
21 that and turn that into an asset rather than a  
22 liability. Instead of having walls that go straight up  
23 and the building sitting on top of that, we're basically  
24 stepping the walls back.

25                  And so you basically have very large

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1       staircases where people can sit and hang out, large  
2       apron areas all the way around for people to hang out,  
3       tents on this side, perhaps even tents here, Olympic  
4       Way, and then a very large soft green area. We actually  
5       have more green area now than we did before the building  
6       started.

7                 This is a cafe here, and then that's the  
8       boardwalk bicycle path. We also have a place here for  
9       about 200 bicycles to park.

10               The main entry is here. And you can --  
11       we'll show you a plan, but you go in here and then you  
12       can go look at the pools here or the pools there.

13               That's the site plan. Olympic Way here.  
14       Outdoor pool, indoor pools. This is all sort of a  
15       mixture of hard and soft, cafe, driveway in, drop off,  
16       all green area over here.

17               And then here we'll show you an image at  
18       the end of what we call a viewing porch. It's an  
19       outdoor area that's protected that you can sit and look  
20       in to whatever's happening on the inside.

21               So there's a lot of places you can sit and  
22       watch volleyball, you can sit and watch other people,  
23       you can look at the horizon, or you can look back into  
24       the pool. So there's many reasons for people to want to  
25       come here we believe.

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1                   Outdoor on this side, indoor on this side.  
2 This is the diving well here. That's the pool for  
3 either competition or recreation. Same over here. And  
4 then that's purely recreation pool, and then this is a  
5 therapy pool here for exercising and such.

6                   All of the facilities, lockers and offices  
7 and all the back house stuff is in the middle. And then  
8 this area here, we've provided for besides what's needed  
9 to move around the pool for events, that we have areas  
10 that you can actually hang out. Inside here and  
11 underneath here there's places to sit, and there's also  
12 little spot here.

13                  We're moving up to the first mezzanine.  
14 This is the seating right here. First mezzanine has a  
15 big flat area, very, very large, where it overlooks the  
16 pool on this side, and then it looks to the east, but  
17 it's an area that can be used for many events. That can  
18 be used for everything from exercise to yoga to even  
19 weddings right there. And then from here you pass  
20 through to the seating on this side.

21                  You move up. This is the second level that  
22 you come up either the stairs or the elevator, which is  
23 here, and then from up here you can drop down into the  
24 seats here, or you can come over to the edge here and  
25 here and look back over to that side and then restrooms

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1 and food.

2                   And then when you get up to the second  
3 mezzanine, which in the three dimensional I'll show you,  
4 it's like a ship in a bottle. This is like a ship's  
5 deck up in here.

6                   That's the glass wall that separates the  
7 inside from the outside, and then, weather permitting,  
8 that can be opened up and people can move back and  
9 forth. This can also be used for events.

10                  Then back to the overall. That's the  
11 second mezzanine up there. So this would be at pool  
12 level first deck up right there, and then that's the  
13 second deck up. So you can see that you could have a  
14 lot of people up here, here and all around.

15                  And then we'll just move around. This  
16 would be how most people would enter. This is if you're  
17 in the complex and you're looking to the northwest, pool  
18 deck, first mezzanine, second mezzanine right there.

19                  And then there's access from this mezzanine  
20 here, from the entry you can be -- you can be behind the  
21 glass wall, go up the stairs to here. So parents who  
22 drop their kids off for events can go directly up here  
23 and watch, or if you want to come down to the pool deck,  
24 you can come down right here. And then these  
25 staircases, of course, are both for fire, as well as

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1 easy access up and down.

2                   And then surrounding the outside pool is a  
3 12-foot high glass wall that works as a sound barrier  
4 and a wind barrier. And this is inside looking back  
5 towards the diving platforms that we haven't designed  
6 yet, but that's where it will be located.

7                   This is a place where you can sit here, and  
8 that's a place that you can sit or lay on the ground  
9 here. That's the second mezzanine on the upper deck, as  
10 we call it. You see the different background. That's a  
11 bulkhead that can move.

12                  From the beach side, the pool, as it moves  
13 down to this end, we put a big glass box here so that  
14 there's both views in and views out. There's access  
15 from the front up a slight ramp to what we call the  
16 viewing patio right there.

17                  This is Olympic Way. Then this is the  
18 viewing patio, which is semi-protected. You can still  
19 see in and out from this like a screen wall here. It  
20 allows us to actually put a segment of the big wooden  
21 ships, so to speak, on that backside there. So it gives  
22 it a bit of a nautical feeling.

23                  And then from here you can look in through  
24 this glass wall into all of the activities that's on the  
25 inside. So if you're here for events, you don't only

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1 have to sit out here. You can actually sit -- there's  
2 lots of places you could sit, actually. So no one is  
3 going to be worried about that, I think.

4 Looking back more or less out near the end  
5 of the pier, the amount of light that we're working on  
6 is just below full moonlight. So that is when the thing  
7 is in full glow, it still lets you see the stars.

8 Is this back to you, Tom?

9 MR. MODICA: Yep.

10 MR. ROTONDI: Okay. Thank you all.

11 MR. MODICA: So thank you very much, Michael, for  
12 walking us through that and the facility.

13 So to talk a little bit more about some of  
14 the elements that you saw there, one of the important  
15 things is to look at what the height of the facility  
16 was. And one of the things the architects did is really  
17 look at what was there before and then how can we  
18 improve some of the view corridors.

19 Even though this is a larger facility than  
20 what was there before, the way that they situated it  
21 onto the site, you can see it transposed here. This is  
22 the old facility, and transposed right above it is the  
23 new facility.

24 So while the new facility is about 18 feet  
25 higher at its apex, you've actually got a lot of areas

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1 that was blocked by the previous building that is no  
2 longer blocked by the new facility just given the way  
3 that it's situated.

4                 This is another way to look at it, looking  
5 at the pre- and post-view sheds. That's a very  
6 important aspect for coastal. We have actually been  
7 able to increase the view shed when you're near the  
8 facility even though it is that slightly larger size of  
9 a facility.

10                We wanted to get some context of what this  
11 would like like. This is a neighborhood that surrounds  
12 it, and it's important that it fit into that  
13 neighborhood context.

14                So you can see it here what it would look  
15 like from Ocean Boulevard at Prospect. This would be as  
16 you come up to the Belmont Veteran Memorial Pier parking  
17 lot at Midway Street, and you can see it over there on  
18 the left. And then as you approach it from the front of  
19 the facility, from Ocean Boulevard at Bennett.

20               One of the aspects to bear in mind -- and  
21 it was mentioned by Michael -- is that there are  
22 residents near it that are currently affected by noise  
23 from the outdoor pool, and it's one of the elements that  
24 we wanted to make sure was incorporated in the design.

25               So where elements are in the indoor

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1 facility, those will, obviously, be taken care of from  
2 the roof structure, but also we're being very cognizant  
3 to create a 12-foot transparent sound wall on the north  
4 and east sides of the pool, and also we have the ability  
5 to bring in temporary bleachers.

6 So this facility can host events up to  
7 3,000 people, but we would bring in bleachers. There is  
8 no permanent outdoor seating. Bring in bleachers for  
9 that special event, and also have speakers that would be  
10 aimed down toward the pool and not toward the  
11 neighborhood.

12 One of the really important aspects was the  
13 green space and the open space. This is currently an  
14 open space for the community that is very heavily  
15 utilized, and so we've looked at actually not only  
16 keeping the same amount of open space, but increasing  
17 it, and we were successful in doing that.

18 So 118,000 square feet of existing open  
19 space. Under the new design it would be 127,000 square  
20 feet. 45,000 of that was vegetated currently, and we're  
21 increasing that to 55,000.

22 And so we get asked questions about the  
23 funding and how much does the pool cost and when would  
24 that funding be available. So the City Council has  
25 approved a budget of 103.1 million, and that budget was

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1 set back in 2014. We do know that funding has been  
2 delayed due to the drop in oil price. That really was  
3 when oil was at about 90 to \$100 a barrel, and it's  
4 about 40 to 45 today.

5                   We are fully funded for the entitlement  
6 process and design all the way through construction  
7 documents, so that process is going. We have about 60  
8 million total set aside in cash that has been funding  
9 the demolition, the design and a portion towards that  
10 \$103 million for construction.

11                  We are continuing to develop strategies to  
12 address revenue shortfalls and really trying to be  
13 creative. Something Councilwoman Price has tasked us  
14 with is find ways to look for additional revenue, and we  
15 are fully embracing that.

16                  And again, the total cost is really going  
17 to be affected by the time that the dollars are in hand  
18 and also the ultimate design. And so construction cost  
19 escalation will affect the total cost. The sooner the  
20 funds are available, the less amount of cost escalation  
21 we will have.

22                  And so we are in that EIR phase right now.  
23 We are taking public comment. Public comments were  
24 started in April 2013. We've held meetings at a  
25 community meeting, Planning Commission, Marine Advisory

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1 Commission and now the City Council, and we're taking  
2 comments all the way through June 15th, 2016, and there  
3 is specific instructions on how to submit those  
4 comments.

5 So the remaining development process -- oh,  
6 2013 I need to correct for the record. 2016. Excuse  
7 me. Thank you, Amy.

8 And for the remaining project development  
9 process, there are a number of steps still to go. After  
10 the EIR comment period is final, we will be coming to  
11 Planning Commission for review and approval.

12 If it is appealed, it would then come to  
13 the City Council. And we also need to get budget  
14 approval. We would then be going to City and Coastal  
15 Commission for their process to go through a coastal  
16 development permit, prepare construction documents,  
17 identify funding, bid and award, and then go to  
18 construction, which is estimated to take about 18  
19 months.

20 This timeline is in your packet.  
21 Essentially, we do have an established timeline, but  
22 again, it's all predicated on the price of oil. And  
23 we're about there in the project timeline, so we still  
24 have a ways to go.

25 And so that is the presentation on the

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1 design. We do need to turn it over to our environmental  
2 consultants, who will then talk about the -- exactly  
3 what's in the EIR that you will be asked to take a look  
4 at later, and then we'll get to project questions from  
5 the Council or from the community.

6 MS. BODEK: Thank you, Tom. I'm going to  
7 introduce Ashley Davis from LSA Associates. She's the  
8 principal in charge and has been overseeing the  
9 environmental review process on behalf of the City.  
10 She'll walk through a brief presentation of what the EIR  
11 reviewed and basically the conclusions of that EIR.

12 Thank you.

13 MS. DAVIS: Good evening. As Amy said, I'm Ashley  
14 Davis with LSA. I want to start first with the steps  
15 that are involved with the Environmental Impact Report  
16 or EIR.

17 We start with the initial study and Notice  
18 of Preparation. You can see there all the steps all the  
19 way through project approval. The Notice of  
20 Preparation, the purpose of that is to let agencies and  
21 the interested parties and the public give their input  
22 on what they would like to see included in the document.

23 Where are we now in the process? You can  
24 see the highlighted yellow box is where we are right now  
25 after the NOP and public scoping meeting. We prepared

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1 the draft EIR, and now we're receiving comments.

2 I would like to note that the required  
3 review period is 45 days under CEQA. However, the City,  
4 due to the significance of this project, has allowed a  
5 65-day review period.

6 The boxes highlighted along the bottom are  
7 all of the opportunities the public has to give input on  
8 the project, the public scoping meeting, the review,  
9 Planning Commission and, if necessary, City Council.

10 There were 13 topics that we addressed in  
11 the EIR, and of note I want to make it very clear that  
12 all impacts would be able to be mitigated to a less than  
13 significant level. So there are no significant adverse  
14 impacts. There will be no need for adoption of a  
15 statement of overriding considerations.

16 So as you can see here, the topics in red  
17 were those that were less than significant and did not  
18 even require mitigation, those four topics. These  
19 topics now in red are the topics where we did require  
20 mitigation, but again, all the impacts can be reduced to  
21 a less than significant level. I'm going to go through  
22 these quickly.

23 Aesthetics. You can see it alters the  
24 view. It is aligned to increase coastal views by the  
25 shape of the building also, and there was one mitigation

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1 measure required for maintenance of the construction  
2 barriers.

3 Biological resources. There is no  
4 sensitive natural communities or species on site. There  
5 were two mitigation measures required for the trees and  
6 the nesting birds.

7 Cultural resources. No known resources  
8 were known to exist on the site. One mitigation measure  
9 is required in the event that resources are discovered.

10 Geology and soils. There's no geological  
11 hazards, and the project was deemed to be feasible.

12 Mitigation is required to conform with recommendations  
13 in the geotechnical study.

14 Hazards and hazardous materials. There's  
15 no hazardous materials on site and no unusual use of  
16 hazardous materials during construction or operations.  
17 Mitigation is required for contingency plan if they come  
18 across unknown materials and then also for  
19 pre-demolition surveys.

20 Hydrology and water quality. Due to the  
21 potential for soil erosion and dewatering, there are a  
22 couple mitigation measures to deal with those issues.  
23 There is a decrease in impervious area, but to address  
24 potential pollutants through the mitigation for storm  
25 water mitigation plan. And because drainage patterns

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1 would change, hydrology report will be prepared, a final  
2 one, and a flood plain report is also mitigation for the  
3 eastern half of the site.

4 Noise. There were no significant impacts.  
5 We have two mitigation measures during construction, one  
6 for standard conditions and one for preconstruction  
7 meeting. A third mitigation for noise, to reduce noise  
8 levels from outdoor speakers to below City levels. And  
9 this particularly applies during special events to  
10 ensure that there are no noise impacts.

11 Traffic. There were no construction or  
12 long term traffic impacts, but we did have mitigation  
13 for a traffic management plan during construction and a  
14 special event traffic management plan for large special  
15 events.

16 Utilities and service systems. We have  
17 three mitigation measures required here. There are no  
18 new major facilities, service facilities, required for  
19 the project site, but these measures address ground  
20 water and hydrology, as well as discharge permits.

21 So the alternative, also is required to  
22 look at alternatives. The first set of alternatives  
23 were off-site alternatives that were considered but  
24 rejected for various reasons. The three alternatives  
25 first were the Harry Bridges Memorial Park, the Queen

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1 Mary site and the Elephant Lot at the Long Beach  
2 Convention Center.

3                   Each of these was looked into and rejected  
4 for various reasons. Some of them were federally  
5 funded. Some were mitigation, a mitigation site for  
6 another project.

7                   The next set of alternatives that we did  
8 look into in more depth in the EIR, there were five of  
9 them. I'm going to go through each of those briefly.

10                  These are the project objectives, and the  
11 project objectives are important when we're looking at  
12 alternatives because we're trying to reduce or eliminate  
13 impacts, but we're also trying to meet the objectives  
14 with the alternatives.

15                  I won't read these all to you, but you can  
16 see that the primary alternative was or objective was to  
17 replace the former facility with a state-of-the-art  
18 aquatic facility.

19                  So the first alternative is no project/no  
20 new development alternative. No project alternative is  
21 required by CEQA. So that assumes that there's no  
22 changes, no new development on the site, that the  
23 temporary pool would remain, but no additional  
24 facilities would be opened. And the existing backfilled  
25 sand area would also remain unchanged.

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1                   Although that had fewer impacts, it did not  
2 meet any of the project objectives.

3                   Alternative two was to maintain the  
4 temporary pool with ancillary uses. So this would  
5 include improvements to construct a permanent foundation  
6 and some administrative and support facilities. The  
7 backfilled sand area would be removed and open space  
8 park would be expanded.

9                   This met some of the objectives but not to  
10 the same degree as the project, so it was also rejected.

11                  Alternative three was the outdoor diving  
12 well. This alternative is similar to the project, but  
13 would have the outdoor diving well outside the pool  
14 facility, allows the building height to be slightly  
15 reduced. All other components are included in this.

16                  However, outdoor diving well is not  
17 considered desirable by the swimming and aquatic  
18 community for several reasons, including sun and wind  
19 and weather for divers in concern of their safety.

20                  Alternative four is a reduced project with  
21 no outdoor components. This eliminates the outdoor  
22 pool, reduces the structure. Open space and park areas  
23 would be increased, and many of the facility venues  
24 would remain. However, again, this does not meet the  
25 community project objectives as the proposed project.

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1                   The fifth alternative was a reduced project  
2 with no diving well and no outdoor, so even a smaller  
3 project. It would eliminate the diving well, along with  
4 the outdoor facilities, reduces the footprint and height  
5 of the facility and increases open space and park areas.

6                   However, again, it does not meet the  
7 objectives and the programming needs of the community,  
8 so it was rejected.

9                   And finally, if you have a comment on the  
10 Draft EIR, I believe there's a handout upstairs with the  
11 process that you go through to where you can review the  
12 EIR and how to submit comments on it.

13                  Thank you.

14 MR. MODICA: So, Mr. Mayor and members of the City  
15 Council, that concludes our presentation. We stand  
16 available to answer questions. And before we get to  
17 questions, I just wanted to again thank our team. We  
18 have a fabulous team of both City staff and our  
19 architects and our environmental firm, and it takes a  
20 monumental task to get a project like this to you to get  
21 to this level. So thanks to them. They did a great  
22 job.

23                  Thank you.

24 COUNCILMEMBER ANDREWS: Excuse me. I see Vice  
25 Mayor Suja is back with us.

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1                   Councilwoman Price?

2                   COUNCILWOMAN LOWENTHAL: I think you're doing an  
3 excellent job.

4                   COUNCILMEMBER ANDREWS: Thank you.

5                   COUNCILWOMAN PRICE: Okay. Thank you.

6                   So first off, I want to thank City staff  
7 and our architect team for coming up with this design.  
8 I want to say that the part of this process that I am  
9 most pleased with is the process that we've taken to get  
10 to this point.

11                  As our Assistant City Manager mentioned on  
12 several occasions, this pool was and will be rebuilt in  
13 a residential community, and therefore, it was very  
14 important to me to make sure that we had input from our  
15 residents and the community as we moved forward on the  
16 design so that our architect could make this truly a  
17 facility that embodied the spirit of Long Beach, and he  
18 did that.

19                  So I want to thank him for that. He worked  
20 really hard to incorporate the elements that the public  
21 wanted included in terms of the design elements, but  
22 also our rich connection to the aquatics community, to  
23 the sailing community, all those things that enhance  
24 that particular area of the coastline.

25                  So I want to thank staff for having a very

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1 inclusive and transparent process, and I'm very happy  
2 about where we've landed on that.

3                 This is -- we are in the middle of the  
4 process now. We're in the thick of it now, and so I  
5 look forward to hearing comments from community members  
6 and finding out what the recommendations are in response  
7 to the comments that we receive from the public.

8                 I think that the features that I'm most  
9 excited about in regards to this project are really the  
10 spirit of the project in making sure that we are in  
11 conformity with the objectives of the Coastal Act with  
12 enhancing recreation opportunities for the general  
13 public along the coastline.

14                 Some of the things I want to note about  
15 this project that I think are really optimistic  
16 attributes of the project are the additional 8200 --  
17 thousands of square feet of open space that's going to  
18 be created by the design, the seating and passive space  
19 along the water that's going to be enhanced through this  
20 design, which will allow a lot more general public  
21 access.

22                 I'm not sure how many of you have gone out  
23 on the pedestrian path in the last, you know, six, seven  
24 months, but that path is always activated. There is so  
25 much going on on the beach, it's unbelievable.

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1                   Between volleyball and beach goers and the  
2 temporary pool and all the improvements that I know the  
3 Vice Mayor has been involved in, to the concession  
4 areas, to the bathrooms, that entire area is so  
5 activated.

6                   So to have additional seating and passive  
7 space for the general public to use in this area is  
8 going to really enhance the City of Long Beach's access  
9 to the general public to the coastline.

10                  When we think about this location, I think  
11 we're always thinking about ways to bring the public to  
12 the coastline and give them the access to this City  
13 asset that we have, and so we've increased opportunities  
14 for them to do that.

15                  We've also over the last year or so taken  
16 some policy direction as a Council to make it more  
17 affordable for youth and seniors to use our aquatics  
18 facilities. So Long Beach youth now swim for free, and  
19 they will do that here at the pool, as well.

20                  And our seniors are going to be partaking  
21 in swim exercise classes, water exercise classes at this  
22 facility once it's open, and that is a really great  
23 feature that we're able to hopefully pair up with the  
24 building of this structure, to make it a desired space  
25 for people throughout the city to come and use.

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1                   And I know that Parks, Rec & Marine is  
2 going to be enhancing its programmatic features at the  
3 pool, as well.

4                   I can tell you the temporary pool right now  
5 is completely at capacity. It is unbelievable how  
6 active that temporary pool is. It is getting the  
7 maximum allowable use for that facility right now. So  
8 the new facility will give some breathing room to the  
9 space and to the area because we'll be able to host a  
10 lot more recreational courses and competitive activities  
11 there.

12                  One of the things that's really great about  
13 the facility -- and I like what I've seen in the design  
14 -- is that it's currently programmed for the optimum  
15 recreational use, but it also has opportunities for  
16 competitive use, which is very, very important.

17                  For those who have youth who are in high  
18 school, in college and understand the importance of  
19 aquatics as a sport for the future of these children, it  
20 should be noteworthy for them to know that this facility  
21 will be an iconic facility that will be able to  
22 accommodate large scale swim competitions and really  
23 prepare these young athletes for a competitive stage as  
24 they move on to college and perhaps even Olympic trials.

25                  We have a very active aquatics community in

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1 the City of Long Beach, and when our students travel --  
2 and I know because my kids swim, as well. They're not  
3 as competitive as a lot of the youth in the area, but  
4 when we have to travel to a competition in another city,  
5 the aquatics facilities that we go to are all far  
6 superior to anything that we have in Long Beach, and  
7 that is really disappointing for us to drive inland to a  
8 place like Riverside and have a better aquatics facility  
9 than we have here in Long Beach where aquatics is such a  
10 big part of our culture and our life.

11                   We're really denying the youth in our  
12 community the opportunity of having a sense of pride  
13 when they go on to compete at the college level in the  
14 sport of swimming and diving and all things aquatic.

15                   So I think this facility is going to able  
16 to bring in a lot more recreational users, but also  
17 youth from throughout the nation to participate in  
18 competitions.

19                   And also we've created a lot of amenities.  
20 I was talking about the pedestrian path, but we've got  
21 the pier that we're currently doing some renovations to.  
22 We've got the Leeway Sailing Center that has so many  
23 offerings for our youth in terms of sailing, learning  
24 how to sail and volleyball. We've completely activated  
25 this entire space.

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1                   And Chief Medina was recently telling me  
2                   that the junior guard registrations are higher than last  
3                   year and that we have children enrolling in junior  
4                   guards from all over the city, much more so than we've  
5                   ever had in the past, which is unbelievable and  
6                   fantastic.

7                   So we'll be able to enhance this whole area  
8                   for students who are in the junior guards or summer  
9                   beach activities because the pool will be another  
10                  facility that they can use as part of that summer  
11                  programming.

12                  I do have a couple questions for staff.  
13                  You know, one of the comments we hear a lot from people  
14                  is a hundred million dollar pool. Why would you spend  
15                  so much money on a pool?

16                  And based on the research that I've done  
17                  and my intimate involvement with this project, it's my  
18                  understanding that the cost per square foot for this  
19                  facility is within line of the cost per square foot of  
20                  other competitive swim facilities throughout the nation.  
21                  So it's not something that's unique to Long Beach in  
22                  terms of the cost. Is that right?

23                  MR. MODICA: That's correct. So before the  
24                  Council even did the programmatic design, that question  
25                  came up, which is how much should we be spending on this

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1 pool and kind of justifying the cost.

2                   And so we did an analysis where we looked  
3 at the building cost in California, which is very  
4 different than the building cost in Missouri, for  
5 example, and tried to compare a number of like  
6 facilities and got a list of about ten facilities.

7                   We provided that to the Council, and if I  
8 recall correctly, we were about either number four or  
9 number five on that list in terms of not the highest,  
10 not the lowest, but in the middle.

11                  COUNCILWOMAN PRICE: And one of the reasons the  
12 cost is so high is because we're actually providing  
13 numerous sources of water through this facility.  
14 There's going to be multiple pools that will be able to  
15 accommodate lots of different needs.

16                  So whether it's activities designed for our  
17 seniors, our youth, our competitive use, we're actually  
18 designing a facility that's going to be able to  
19 accommodate all of that in one place.

20                  MR. MODICA: That's correct. And it's also very  
21 important to note that this is not General Fund money,  
22 but these are funds that are dedicated only to the beach  
23 environment. They can't be spent on police and fire or  
24 public works or streets or roads in other areas of the  
25 city. It's really for coastal dependent-type uses like

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1 this pool on this site.

2 COUNCILWOMAN PRICE: Now even though we have a  
3 funding gap, we would not be able -- let's say we had  
4 the money in hand today. Would we be able to start  
5 constructing the facility today?

6 MR. MODICA: No. There's still a number of steps  
7 we would have to go through. After we certify the EIR  
8 and that comes to the Planning Commission, we still do  
9 need to go to the Coastal Commission. They require a  
10 permit, as well.

11 They're going to have the ability to  
12 approve the design and make any type of modifications  
13 that they see fit. And then we would put together  
14 construction documents and go out to bid.

15 Right now with full funding, if we were  
16 ready today with funding, we likely would not start  
17 construction until about fall 2018, and that would be,  
18 of course, changed depending on the funding  
19 availability.

20 COUNCILWOMAN PRICE: So basically, we have between  
21 now and the fall of 2018 to come up with \$40 million to  
22 fund this project?

23 MR. MODICA: Roughly.

24 COUNCILWOMAN PRICE: Let's talk a little bit about  
25 cost escalation. How has the -- you know, I don't

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1 really think we've had a delay in the process because  
2 the process has continued to move forward despite the  
3 drop in oil prices, but what impact has that process had  
4 on our anticipated budget for this project?

5 MR. MODICA: So the budget is still set at  
6 103 million. What is going to be a factor is how long  
7 it takes for that funding to come in.

8 And so we are seeing construction cost  
9 escalation. The economy has rebounded since this  
10 project was first envisioned, and so we are seeing in  
11 other projects large increases in construction.

12 We don't have an actual number, this is  
13 exactly what the facility will cost yet. We want to be  
14 respectful of the design process, to go through that, if  
15 there are any modifications to go to Coastal, but we do  
16 expect increases every year.

17 We'd originally estimated, you know, a  
18 couple million dollars a year in construction escalation  
19 every year that it doesn't get built. So there is some  
20 pressure to make sure that we get this funded before  
21 cost escalation becomes too high.

22 COUNCILWOMAN PRICE: Okay. I want to thank the  
23 City staff again for the presentation. I think it was  
24 an excellent presentation. And again, at this juncture  
25 we're just going through the process.

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1                   I look forward to hearing the comments that  
2 the public provide as part of this EIR process, to see  
3 what changes and recommendations will be made to the  
4 design and the environmental impacts as the process  
5 unfolds.

6                   So I want to thank you for educating us.  
7 And again, the process in this particular design was  
8 perfect. So thank you.

9                   COUNCILMEMBER ANDREWS: Thank you.

10                  Councilman Uranga.

11                  COUNCILMAN URANGA: Thank you, Acting Mayor. The  
12 Mayor is here.

13                  MAYOR GARCIA: It's okay. He's got it.

14                  COUNCILMAN URANGA: Thank you for the excellent  
15 presentation, and I think that Councilmember Price  
16 mentioned a lot of things that I was going to talk about  
17 in terms of the Coastal Act, access, making sure that we  
18 do have programs that are going to be included in there  
19 that would have access for inner-city kids to be able to  
20 use the facility, as well. You talk about seniors.

21                  So I'm really happy that we're looking at  
22 the Coastal Act and its requirements to ensure that this  
23 project meets all those requirements because I'm sure  
24 that they will come up during the Coastal Commission  
25 hearing, whenever this project comes before it, because

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1 it is a very important aspect of projects that are on  
2 the coast.

3                   The other aspect that I really was pleased  
4 to hear about was the view shed of the project because  
5 there are -- it is abutting some neighborhoods, and  
6 their views are going to be affected by this project in  
7 regards to their views of the ocean.

8                   And I'm not so sure about the height of the  
9 project, so that might be something that you might want  
10 to revisit in regards to ensuring that those views from  
11 the developments across the street aren't, in fact,  
12 impacted by this -- by this project because it's going  
13 to be very important when it's reviewed.

14                  And then finally, I just want to comment  
15 about the water itself. You know, I mean, when you have  
16 pools, you have to have the water in there. What kind  
17 of impact is that going to have in regards to the City's  
18 possible access to water and the impact it's going to  
19 have around the neighborhoods in regards to water  
20 pressure and those types of issues.

21                  There was also a mention about the nesting  
22 that takes place, and that's also going to be very  
23 important. And it might affect the timeline for the  
24 project itself because there are some protected birds  
25 within that part of the district, and those are going to

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1 be very important to look at in terms of what the  
2 construction is going to have for them, as well as the  
3 noise impacts during construction, what that's going to  
4 have on the existing fauna, flora and all that that's  
5 nearby.

6 So just mentioning those to keep in mind  
7 because we will be addressing those, I'm sure, that they  
8 will be -- looking forward to the Coastal Commission and  
9 probably be addressed during the hearing. So I'm glad  
10 that they are thinking that part in advance to ensure  
11 that we cross every T and dot every I and put every  
12 period where it belongs.

13 Thank you very much.

14 COUNCILMEMBER ANDREWS: Councilman Richardson.

15 COUNCILMEMBER RICHARDSON: Thank you so much.

16 I just want to take a moment and say this  
17 is my first time looking at the design. I think it  
18 looks great. I think the community really has something  
19 to be excited about. So hats off to the architect.  
20 Hats off to Councilmember Suzie Price for making sure  
21 that, you know, the whole Council has been brought along  
22 every little decision here.

23 So that that's important because, you know,  
24 folks citywide are paying attention to this project, and  
25 I think it's great that we've been transparent.

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1                   So I want to jump in and say thank you  
2       folks, this is great, and I can't wait to see this  
3       completed product.

4                   COUNCILMEMBER ANDREWS: Thank you.

5                   Any more councilmembers would like to  
6       speak?

7                   I, too, would like to thank Councilwoman  
8       Price for this because the fact that you involved  
9       everyone, and I think this is going to be -- we talk  
10      about a Taj Mahal in the City of Long Beach, and I think  
11      it's just wonderful.

12                  I'd like to thank the architects also who  
13       got involved in this. This is going to be a great,  
14       great aquatics area we have in the City of Long Beach,  
15       and thank you again.

16                  Any more Council people like to speak? If  
17       not, we'd like to send it now to the public. Any public  
18       that would like to comment on this?

19                  Please state your name.

20                  LUCY JOHNSON: Mayor Garcia, members of the  
21       Council, my name is Lucy Johnson. I'm a resident of the  
22       5th District, and I have a few comments specific to the  
23       EIR.

24                  Sorry. I'm going to read this because I  
25       get nervous.

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1                   First, I wish to commend the City staff and  
2 the project team for all of their efforts in producing  
3 this massive draft, and I'm mostly pleased with its  
4 contents.

5                   I am a passionate advocate for the proposed  
6 Belmont Pool project with a strong desire to see Long  
7 Beach once again offering a world class,  
8 state-of-the-art aquatics facility, even better than the  
9 original Belmont Plaza Olympic pool was in its heyday.

10                  Beginning with its opening in 1968, I  
11 participated in numerous events at Belmont Plaza as a  
12 competitive swimmer, coach, meet director and spectator.

13                  However, my three greatest remaining  
14 concerns. The planned 1250 permanent seats for the  
15 indoor structure are not enough for a world class  
16 facility. There should be a minimum of 1500 permanent  
17 seats, preferably more, so Long Beach can compete with  
18 other facilities for the larger events other than  
19 Olympics, world championships and Olympic swim trials.

20                  Numbers two through five -- second.  
21 Numbers two through five of the alternatives under  
22 consideration should be eliminated from Section 5.3, as  
23 they do not meet the project objectives, nor are they in  
24 line with the unanimous City Council votes for the  
25 project on both February 12th, 2013 and October 21st,

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1       2014. Those four alternatives should be moved to  
2       Section 5.2 titled "Alternatives initially considered  
3       but rejected from further consideration."

4                  Number three, the proposed mitigation  
5       measure, Table 7.A, measure 4.12.1, for traffic is  
6       ludicrous. Requiring an event traffic management plan  
7       when expected attendance at larger events exceeds 450  
8       spectators is insane.

9                  There are over 1,000 parking spaces in the  
10      two lots flanking the project with at least 1250  
11      permanent seats planned. The former Belmont Plaza, with  
12      about 2,000 seats or more, routinely had over 450  
13      spectators with no requirement for a traffic management  
14      plan.

15                 I've attended and participated in numerous  
16      events since it opened in 1968, including being the  
17      person who reset the automatic timing equipment before  
18      each event at the 1968 Men's Olympic Trials.

19                 In my experience, those events never filled  
20      parking lots, nor were there traffic issues. The cynic  
21      in me says that such a requirement is simply a means for  
22      the City to charge additional fees to the event  
23      organizers.

24                 I hope you will seriously consider amending  
25      the Draft EIR to address my concerns. Thank you.

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1                   And one other question. Sorry. Tom Modica  
2 mentioned that the EIR comment session goes through  
3 June 15th, and Miss Davis talked about June 16th. So  
4 please clarify.

5                   COUNCILMEMBER ANDREWS: Thank you. Any more  
6 comments?

7                   Please state your name.

8                   BILL THOMAS: Good evening, Mayor and City  
9 Council. My name is Bill Thomas. I live in Alamitos  
10 Heights near the Colorado Lagoon, and we appreciate what  
11 the City has done for us in that area.

12                  I watched with sadness as the old pool came  
13 down so quickly and with trepidation as we wondered what  
14 was going to happen, and I was very elated to find out  
15 that you'd chosen the most qualified architect, Michael  
16 Rotondi, in this area of activity and have followed this  
17 for the last two years as you've moved along.

18                  And I'm sure there's little details, as the  
19 person in front of me stated, that need to be ironed  
20 out, but I can't find anybody in my 500-home  
21 neighborhood that has anything to complain about. They  
22 think it's fantastic, and we can't wait for you to find  
23 the other loose change that you need to get to be able  
24 to get this thing started as scheduled.

25                  Thank you very much.

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1 COUNCILMEMBER ANDREWS: Thank you.

2 COUNCILWOMAN PRICE: If I might add a comment.

3 Mr. Thomas, we might put you in charge of the  
4 fundraising effort since you're doing such a good job  
5 fundraising in other areas.

6 So if I were you, I would stop coming to  
7 these meetings unless you want to be nominated for  
8 something.

9 COUNCILMEMBER ANDREWS: Thank you again.

10 Next? Please state your name.

11 ANNA CHRISTENSEN: My name is Anna Christensen. I  
12 live up the street from the site of the pool. I just  
13 quickly want to point out some concerns about the EIR,  
14 which I consider to be somewhat inadequate.

15 First of all, this is either absolutely  
16 unclear or it shows a lack of understanding of the word  
17 "mitigate," but if under biological resources you're  
18 mitigating the negative impact of interfering with  
19 nesting birds by removing their trees, that's not how  
20 you mitigate it.

21 You don't -- do you understand? I mean, do  
22 you understand those two things don't belong together?  
23 If you want to -- you don't just destroy the trees in  
24 which they nest. That's not how you solve the problem  
25 that you're hurting nesting birds. So that's just a

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1 quick point there. All right?

2                 But in general, my concern is the limited  
3 view of terms such as "our community." I understand  
4 this is a celebration by apparently every City  
5 Councilman in Long Beach about the fact that we're going  
6 to get a pool, and we need a pool, but we don't just  
7 need a double wide, two Olympic pools, in the  
8 wealthiest, whitest part of the city.

9                 Now, you know, you really -- I'm sure we  
10 all looked in the "Grunion" last week and saw that a  
11 girl drowned -- practically drowned, a four-year-old.  
12 And it was a gal that I baby-sit that rescued her.

13                 You know, four-year-olds should know how to  
14 swim. They're perfectly capable of learning how to  
15 swim. But are we really building pools that -- where  
16 low income people have access?

17                 It's true. Mr. Uranga is right about the  
18 Coastal Commission. There seems to be a great sudden  
19 concern about, you know, diversity in terms of not only  
20 the staff, which cost the last commissioner his job,  
21 apparently, one of the reasons, but also what is the  
22 diversity here?

23                 If we don't even have the money to build  
24 this right now but we're going to have to find the  
25 change to build pools, why put two together? I mean,

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1 why can't we have a pool in North Long Beach?

2                   And even if you're using Tidelands oil  
3 money, the fact that these sites were just totally  
4 dismissed, these two sites or three sites, on really  
5 bogus grounds.

6                   I mean, one of the objections to one of the  
7 sites was that it couldn't have an iconic building  
8 because there was already one there in terms of the  
9 aquarium. You couldn't have two iconic buildings next  
10 to each other? Why not?

11                  It seems to me that -- I'm trying to figure  
12 out why even the aquatics community might not be  
13 concerned about spending so much -- all of our resources  
14 to put two facilities in one.

15                  I mean, I kind of feel like the grinder.  
16 You know, I'm going to grind here for a minute. I'm  
17 going to say what if?

18                  COUNCILMEMBER ANDREWS: Excuse me. Thank you.  
19 Your time is up.

20                  ANNA CHRISTENSEN: So that's the what if. What if  
21 we could have easy access for low income people. What  
22 if we could put pools not two in one place but two in  
23 two places.

24                  COUNCILMEMBER ANDREWS: Thank you.

25                  Okay. That's it. Thank you.

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1           MR. MODICA: And, Mr. Mayor, if I can correct for  
2 the record, the submission date is -- for the EIR is  
3 June 16th, and the year is 2016 on that.

4           COUNCILMEMBER ANDREWS: Thank you. No more? This  
5 meeting is adjourned.

6           COUNCILWOMAN LOWENTHAL: Mr. Chair, actually, may  
7 I just very briefly, if I can.

8           COUNCILMEMBER ANDREWS: Thank you.

9           COUNCILWOMAN LOWENTHAL: I appreciate the comments  
10 from the last speaker, and I think for anyone that has  
11 followed this process from the beginning, every one of  
12 these councilmembers, all of us has advocated for  
13 greater pool access, and it's not a bogus rule that  
14 Tidelands funding can only be used in the tidelands  
15 area.

16           I wish it were because I think there would  
17 have been a majority of councilmembers on this Council  
18 that would have voted to put the pool somewhere else if  
19 a hundred million dollars of Tidelands funding was  
20 available to do that.

21           And since it is not, the obligation rested  
22 on us to see how we can provide as easy an access as  
23 possible. And Mr. Modica, would you remind me what we  
24 did with the youth fair for access to pools?

25           Because if I recall, Councilmember Andrews

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1 and I worked pretty hard with Councilwoman Gonzalez, I  
2 believe, and others to try and make this as low cost as  
3 possible or free if possible.

4 MR. MODICA: Yes, certainly, Vice Mayor, the  
5 Council did take action to reduce those fees, and for  
6 the exact amount, I'm going to turn to Lori Jarmacz from  
7 Parks, Rec & Marine.

8 MS. JARMACZ: Good evening.

9 The fees were reduced by City Council for  
10 youth swimming to one dollar, and we will also be,  
11 thanks to support from the school district, will be able  
12 to offer admission to the swimming pools for youth this  
13 summer at no charge for the ten-week summer program, and  
14 then the fees will again go up to one dollar in the  
15 fall.

16 COUNCILWOMAN LOWENTHAL: I think that doesn't  
17 remove our obligation to continue to think of ways to  
18 make pools accessible, public pools accessible to our  
19 youth from throughout the city, and I'm happy that  
20 Councilman Andrews has pool facilities in the 6th  
21 District that actually provides some opportunities  
22 there.

23 So I don't think that you'll see that this  
24 Council rests on its laurels by reducing the fees to  
25 zero in the summer or to a very low cost the rest of

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1 year, but we have to be very clear that it is illegal to  
2 use these funds in any other way other than for projects  
3 along the Tidelands, and Council is aware of that.

4 COUNCILMEMBER ANDREWS: Thank you.

5 No more? This meeting is adjourned.

6 (Whereupon the meeting adjourned at  
7 5:08 p.m.)

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1 STATE OF CALIFORNIA )  
2 COUNTY OF ORANGE ) ss.  
3

4 I, MARY E. PIERCE, Certified Shorthand Reporter  
5 No. 6143 in and for the State of California, do hereby  
6 certify:

7 That I attended the foregoing study session and  
8 that all comments made at the time of the proceedings  
9 were recorded stenographically by me and that the  
10 foregoing is a true record of the proceedings and all  
11 comments made at the time thereof.

12 I hereby certify that I am not interested in the  
13 event of the action.

14 IN WITNESS WHEREOF, I have subscribed my name  
15 this 17th day of June, 2016.

16

17

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19

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Certified Shorthand Reporter in and  
for the State of California

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## ATTACHMENT D

### MITIGATION MONITORING AND REPORTING PROGRAM

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## 7.0 MITIGATION, MONITORING, AND REPORTING PROGRAM

### 7.1 MITIGATION MONITORING REQUIREMENTS

Public Resources Code (PRC) Section 21081.6 (enacted by the passage of Assembly Bill 3180) mandates that the following requirements shall apply to all reporting or mitigation monitoring programs:

- The public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation. For those changes which have been required or incorporated into the project at the request of a responsible agency or a public agency having jurisdiction by law over natural resources affected by the project, that agency shall, if so requested by the lead agency or a responsible agency, prepare and submit a proposed reporting or monitoring program.
- The lead agency shall specify the location and custodian of the documents or other material which constitute the record of proceedings upon which its decision is based.
- A public agency shall provide the measures to mitigate or avoid significant effects on the environment that are fully enforceable through permit conditions, agreements, or other measures. Conditions of project approval may be set forth in referenced documents which address required mitigation measures or in the case of the adoption of a plan, policy, regulation, or other project, by incorporating the mitigation measures into the plan, policy, regulation, or project design.
- Prior to the close of the public review period for a draft environmental impact report (EIR) or mitigated negative declaration (MND), a responsible agency, or a public agency having jurisdiction over natural resources affected by the project, shall either submit to the lead agency complete and detailed performance objectives for mitigation measures which would address the significant effects on the environment identified by the responsible agency or agency having jurisdiction over natural resources affected by the project, or refer the lead agency to appropriate, readily available guidelines or reference documents. Any mitigation measures submitted to a lead agency by a responsible agency or an agency having jurisdiction over natural resources affected by the project shall be limited to measures which mitigate impacts to resources which are subject to the statutory authority of, and definitions applicable to, that agency. Compliance or noncompliance by a responsible agency or agency having jurisdiction over natural resources affected by a project with that requirement shall not limit that authority of the responsible agency or agency having jurisdiction over natural resources affected by a project, or the authority of the lead agency, to approve, condition, or deny projects as provided by this division or any other provision of law.

## 7.2 MITIGATION MONITORING PROCEDURES

The mitigation monitoring and reporting program has been prepared in compliance with PRC Section 21081.6. It describes the requirements and procedures to be followed by the City of Long Beach (City) to ensure that all mitigation measures adopted as part of the proposed Belmont Pool Revitalization Project (proposed Project) will be carried out as described in this EIR.

Table 7.A lists each of the mitigation measures specified in this EIR and identifies the party or parties responsible for implementation and monitoring of each measure.

**Table 7.A: Mitigation and Monitoring Reporting Program**

Mitigation Measures	Responsible Party	Timing for Mitigation Measure
<b>4.1 Aesthetics</b>		
<b>Mitigation Measure 4.1.1:</b> <b>Maintenance of Construction Barriers.</b> Prior to issuance of any construction permits, the City of Long Beach Development Services Director, or designee, shall verify that construction plans include the following note: During construction, the Construction Contractor shall ensure, through appropriate postings and daily visual inspections, that no unauthorized materials are posted on any temporary construction barriers or temporary pedestrian walkways, and that any such temporary barriers and walkways are maintained in a visually attractive manner. In the event that unauthorized materials or markings are discovered on any temporary construction barrier or temporary pedestrian walkway, the Construction Contractor shall remove such items within 48 hours.	Construction Contractor/ City of Long Beach Development Services Director, or designee	Prior to issuance of any construction permits and ongoing during construction
<b>4.2 Air Quality</b> The proposed Project would not result in any potentially significant impacts to air quality. No mitigation is required.		
<b>4.3 Biology</b>		
<b>Mitigation Measure 4.3.1:</b> <b>Migratory Bird Treaty Act.</b> Tree and vegetation removal shall be restricted to outside the likely active nesting season (January 15 through September 1) for those bird species present or potentially occurring within the proposed Project area. That time period is inclusive of most other birds' nesting periods, thus maximizing avoidance of impacts to any nesting birds. If construction is proposed between January 15 and September 1, a qualified biologist familiar with local avian species and the requirements of the Migratory Bird Treaty Act (MBTA) and the California Fish and Game Code shall conduct a preconstruction survey for nesting birds no more than 3 days prior to construction. The survey shall include the entire area that will be disturbed. The results of the survey shall be recorded in a memorandum and submitted to the City of Long Beach (City) Parks, Recreation, and Marine Director within 48 hours. If the survey is positive, and the nesting species are subject to the MBTA or the California Fish and Game Code, the	City of Long Beach Parks, Recreation, and Marine Director or designee	No more than 3 days prior to commencement of grading activities, if construction is proposed between January 15 and August 31.

**Table 7.A: Mitigation and Monitoring Reporting Program**

Mitigation Measures	Responsible Party	Timing for Mitigation Measure
memorandum shall be submitted to the California Department of Fish and Wildlife (CDFW) to determine appropriate action. If nesting birds are present, a qualified biologist shall be retained to monitor the site during initial vegetation clearing and grading, as well as during other activities that would have the potential to disrupt nesting behavior. The monitor shall be empowered by the City to halt construction work in the vicinity of the nesting birds if the monitor believes the nest is at risk of failure or the birds are excessively disturbed.		
<b>Mitigation Measure 4.3.2:</b> <b>Local Tree Removal Ordinances.</b> Prior to the start of any demolition or construction activities, the City of Long Beach (City) Parks, Recreation, and Marine Director, or designee, shall obtain a tree removal permit from the City's Director of Public Works. A City-approved Construction Plan shall be submitted with the permit to remove tree(s). The City approved Plan shall show that the existing City (parkway) tree has a direct impact on the design and function of the proposed Project. The City shall incur all removal costs, including site cleanup, make any necessary repair of hardscape damage, and replace the tree. The removed tree shall be replaced with an approved 15-gallon tree and payment of a fee that is equivalent to a City-approved 15-gallon tree.	City of Long Beach Parks, Recreation, and Marine Director, or designee	Prior to the start of any demolition or construction activities
<b>4.4 Cultural Resources</b>		
<b>Mitigation Measure 4.4.1:</b> <b>Paleontological Resources Impact Mitigation Program.</b> Prior to commencement of any grading or excavation activity on site, the City of Long Beach (City) Development Services Director, or designee, shall verify that a paleontologist has been retained on an on-call basis for all excavation from the surface to depths of 23 feet (ft) below the surface. Once a depth of 23 ft is reached, the paleontologist shall visit the site and determine if there is a potential for the sediments at this depth to contain paleontological resources.  A paleontologist shall not be required on site if excavation is only	City of Long Beach Development Services Director, or designee	Prior to commencement of any grading or excavation activity on site

**Table 7.A: Mitigation and Monitoring Reporting Program**

Mitigation Measures	Responsible Party	Timing for Mitigation Measure
<p>occurring in depths of less than 23 ft, unless there are discoveries at shallower depths that warrant the presence of a paleontological monitor. In the event that there are any unanticipated discoveries, the on-call paleontologist shall be called to the site to assess the find for significance, and if necessary, prepare a Paleontological Resources Impact Mitigation Program (PRIMP) as outlined below.</p> <p>If excavation will extend deeper than 23 ft, exclusive of pile-driving and vibro-replacement soil stabilization techniques, the paleontologist shall prepare a PRIMP for the proposed Project. The PRIMP should be consistent with the guidelines of the Society of Vertebrate Paleontologists (SVP, 1995 and 2010) and shall include but not be limited to the following:</p> <ul style="list-style-type: none"><li>• Attendance at the pre-grade conference or weekly tailgate meeting if the PRIMP is initiated after the commencement of grading, in order to explain the mitigation measures associated with the Project.</li><li>• During construction excavation, a qualified vertebrate paleontological monitor shall initially be present on a full-time basis whenever excavation shall occur within the sediments that have a high paleontological sensitivity rating. Based on the significance of any recovered specimens, the qualified paleontologist may set up conditions that shall allow for monitoring to be scaled back to part-time as the Project progresses. However, if significant fossils begin to be recovered after monitoring has been scaled back, conditions shall also be specified that would allow increased monitoring as necessary. The monitor shall be equipped to salvage fossils and/or matrix samples as they are unearthed in order to avoid construction delays. The monitor shall be empowered to temporarily halt or divert equipment in the area of the find in</li></ul>		

**Table 7.A: Mitigation and Monitoring Reporting Program**

Mitigation Measures	Responsible Party	Timing for Mitigation Measure
<p>order to allow removal of abundant or large specimens.</p> <ul style="list-style-type: none"><li>• The underlying sediments may contain abundant fossil remains that can only be recovered by a screening and picking matrix; therefore, these sediments shall occasionally be spot-screened through 1/8 to 1/20-inch mesh screens to determine whether microfossils exist. If microfossils are encountered, additional sediment samples (up to 6,000 pounds) shall be collected and processed through 1/20-inch mesh screens to recover additional fossils. Processing of large bulk samples is best accomplished at a designated location within the Project that shall be accessible throughout the Project duration but shall also be away from any proposed cut or fill areas. Processing is usually completed concurrently with construction, with the intent to have all processing completed before, or just after, Project completion. A small corner of a staging or equipment parking area is an ideal location. If water is not available, the location should be accessible for a water truck to occasionally fill containers with water.</li><li>• Preparation of recovered specimens to a point of identification and permanent preservation. This includes the washing and picking of mass samples to recover small invertebrate and vertebrate fossils and the removal of surplus sediment from around larger specimens to reduce the volume of storage for the repository and the storage cost.</li><li>• Identification and curation of specimens into a museum repository with permanent retrievable storage, such as the Natural History Museum of Los Angeles County (LACM).</li><li>• Preparation of a report of findings with an appended itemized inventory of specimens. When submitted to the City Development Services Director, or designee, the report and</li></ul>		

**Table 7.A: Mitigation and Monitoring Reporting Program**

Mitigation Measures	Responsible Party	Timing for Mitigation Measure
inventory would signify completion of the program to mitigate impacts to paleontological resources.		
<b>4.5 Geology and Soils</b> <b>Mitigation Measure 4.5.1:</b> <b>Conformance with the Project Geotechnical Studies.</b> All grading operations and construction shall be conducted in conformance with the recommendations included in the <i>Report of Preliminary Geotechnical Investigation for the Proposed Belmont Plaza Olympic Pool Revitalization Project</i> , prepared by MACTEC (April 14, 2009); the <i>Geotechnical Investigation for the Temporary Myrtha Pool and Associated Improvements, Belmont Plaza Revitalization</i> , prepared by GMU Geotechnical, Inc. (April 3, 2013); the <i>Preliminary Geotechnical Report for the Belmont Plaza Pool Rebuild-Revitalization</i> prepared by AESCO (April 24, 2014); and <i>Soil Corrosivity Evaluation for the Belmont Plaza Pool Facility Rebuild/Revitalization Project</i> , prepared by HDR Schiff (April 23, 2014), which together are referred to as the <i>Geotechnical Evaluations</i> . Design, grading, and construction shall be performed in accordance with the requirements of the City of Long Beach (City) Municipal Code (Title 18) and the California Building Code (CBC) applicable at the time of grading, appropriate local grading regulations, and the requirements of the Project geotechnical consultant as summarized in a final written report, subject to review and approval by the City's Development Services Director, or designee, prior to commencement of grading activities.  Specific requirements in the Final Geotechnical Report shall address:  1. Seismic design considerations and requirements for structures and nonstructural components permanently attached to structures	City of Long Beach Development Services Director, or designee	Prior to commencement of grading activities

**Table 7.A: Mitigation and Monitoring Reporting Program**

Mitigation Measures	Responsible Party	Timing for Mitigation Measure
<p>2. Foundations including ground improvements (deep soil mixing and stone columns) and shallow foundation design</p> <p>3. Earthwork, including site preparation for structural areas (building pad) and sidewalks, pavements, and other flatwork areas; fill material; temporary excavations; and trench backfill</p> <p>4. Liquefaction</p> <p>5. Site drainage</p> <p>6. Slabs-on-grade and pavements</p> <p>7. Retaining walls</p> <p>Additional site testing and final design evaluation shall be conducted by the Project geotechnical consultant to refine and enhance these requirements, if necessary. The City shall require the Project geotechnical consultant to assess whether the requirements in that report need to be modified or refined to address any changes in the Project features that occur prior to the start of grading. If the Project geotechnical consultant identifies modifications or refinements to the requirements, the City shall require appropriate changes to the final Project design and specifications.</p> <p>Grading plan review shall also be conducted by the City's Development Services Director, or designee, prior to the start of grading to verify that the requirements developed during the geotechnical design evaluation have been appropriately incorporated into the Project plans. Design, grading, and construction shall be conducted in accordance with the specifications of the Project geotechnical consultant as summarized in a final report based on the CBC applicable at the time of grading and building and the City Building Code. On-site inspection during</p>		

**Table 7.A: Mitigation and Monitoring Reporting Program**

Mitigation Measures	Responsible Party	Timing for Mitigation Measure
<p>grading shall be conducted by the Project geotechnical consultant and the City Building Official to ensure compliance with geotechnical specifications as incorporated into Project plans.</p>		
<p><b>Mitigation Measure 4.5.2:</b> <b>Corrosive Soils.</b> Prior to issuance of any building permits, the City of Long Beach Development Services Director, or designee, shall verify that structural design conforms to the requirements of the geotechnical study with regard to the protection of ferrous metals and copper that will come into contact with on-site soil. In addition, on-site inspections shall be conducted during construction by the Project geotechnical consultant and/or City Building Official to ensure compliance with geotechnical specifications as incorporated into Project plans.</p> <p>The measures specified in the geotechnical study for steel pipes, iron pipes, copper tubing, plastic and vitrified clay pipe, other pipes, concrete, post tensioning slabs, concrete piles, and steel piles shall be incorporated into the structural design and Project plans where ferrous metals (e.g., iron or steel) and/or copper may come into contact with on-site soils.</p>	City of Long Beach Development Services Director, or designee/Geotechnical Consultant or City Building Official	Prior to issuance of any building permits; inspections during project construction
<b>4.6 Global Climate Change and Greenhouse Gas Emissions</b>		
The proposed Project would not result in potentially significant impacts related to Greenhouse Gases. No mitigation is required.		
<b>4.7 Hazards and Hazardous Resources</b>		
<p><b>Mitigation Measure 4.7.1:</b> <b>Contingency Plan.</b> Prior to issuance of any excavation or grading permits or activities, the City of Long Beach (City) Fire Department (LBFD), or designee, shall review and approve a contingency plan that addresses the potential to encounter on-site unknown hazards or hazardous substances during construction activities. The plan shall require that if construction workers encounter underground tanks, gases, odors, uncontained spills, or other unidentified substances, the contractor shall stop work, cordon off the affected area, and notify the LBFD. The LBFD responder shall determine the next steps regarding possible site evacuation, sampling, and disposal of</p>	City of Long Beach Fire Department, or designee	Prior to issuance of any excavation or grading permits or activities

**Table 7.A: Mitigation and Monitoring Reporting Program**

Mitigation Measures	Responsible Party	Timing for Mitigation Measure
<p>the substance consistent with local, State, and federal regulations.</p> <p><b>Mitigation Measure 4.7.2:</b> <b>Predemolition Surveys.</b> Prior to commencement of demolition and/or construction activities, the City LBFD, or designee, shall verify that predemolition surveys for asbestos-containing materials (ACMs) and lead (including sampling and analysis of all suspected building materials) shall be performed. All inspections, surveys, and analyses shall be performed by appropriately licensed and qualified individuals in accordance with applicable regulations (i.e., American Society for Testing and Materials E 1527-05, and 40 Code of Federal Regulations [CFR], Subchapter R, Toxic Substances Control Act [TSCA], Part 716). If the predemolition surveys do not find ACMs or lead-based pipes (LBPs), the inspectors shall provide documentation of the inspection and its results to the City LBFD, or designee, to confirm that no further abatement actions are required.</p> <p>If the predemolition surveys find evidence of ACMs or lead, all such materials shall be removed, handled, and properly disposed of by appropriately licensed contractors according to all applicable regulations during demolition of structures (40 CFR, Subchapter R, TSCA, Parts 745, 761, and 763). Air monitoring shall be completed by appropriately licensed and qualified individuals in accordance with applicable regulations both to ensure adherence to applicable regulations (e.g., South Coast Air Quality Management District [SCAQMD]) and to provide safety to workers. The City shall provide documentation (e.g., all required waste manifests, sampling, and air monitoring analytical results) to the LBFD showing that abatement of any ACMs or lead identified in these structures has been completed in full compliance with all applicable regulations and approved by the appropriate regulatory agencies (40 CFR, Subchapter R, TSCA, Parts 716, 745, 761, 763, and 795 and California Code of Regulations Title 8, Article 2.6). An Operating</p>	City of Long Beach Fire Department, or designee	Prior to commencement of demolition and/or construction activities

**Table 7.A: Mitigation and Monitoring Reporting Program**

Mitigation Measures	Responsible Party	Timing for Mitigation Measure
and Maintenance Plan shall be prepared for any ACM or lead to remain in place and shall be reviewed and approved by the LBFD.		
<b>4.8 Hydrology and Water Quality</b>		
<p><b>Mitigation Measure 4.8.1:</b> <b>Construction General Permit.</b> Prior to issuance of a grading permit, the City of Long Beach (City) shall obtain coverage for the proposed Project under the State Water Resources Control Board National Pollutant Discharge Elimination System <i>General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities</i> (Order No. 2009-0009-DWQ, Permit No. CAS000002), as amended by Order Nos. 2010-0004-DWQ and 2012-0006-DWQ (Construction General Permit), or subsequent issuance. For projects with a disturbed area of 5 or more acres, a Storm Water Pollution Prevention Plan (SWPPP) with construction Best Management Plans (BMPs) is required to be submitted to both the Los Angeles Regional Water Quality Control Board (RWQCB) and the City.</p> <p>The City shall provide the Waste Discharge Identification Numbers to the Development Services Director to demonstrate proof of coverage under the Construction General Permit. A SWPPP shall be prepared and implemented for the proposed Project in compliance with the requirements of the Construction General Permit. The SWPPP shall identify construction BMPs to be implemented to ensure that the potential for soil erosion and sedimentation is minimized and to control the discharge of pollutants in storm water runoff as a result of construction activities.</p>	City of Long Beach Development Services Director, or designee	Prior to issuance of a grading permit
<p><b>Mitigation Measure 4.8.2:</b> <b>Dewatering During Construction Activities.</b> During project construction, the City of Long Beach Development Services Director, or designee, shall ensure that any dewatering activities during construction shall comply with the requirements of the <i>Waste Discharge Requirements for Discharges of Groundwater from Construction and Project Dewatering to Surface Waters in</i></p>	City of Long Beach Development Services Director, or designee	Ongoing during any dewatering activities during project construction

**Table 7.A: Mitigation and Monitoring Reporting Program**

Mitigation Measures	Responsible Party	Timing for Mitigation Measure
<p><i>Coastal Watersheds of Los Angeles and Ventura Counties</i> (Order No. R4-2013-0095, Permit No. CAG994004) (Groundwater Discharge Permit) or subsequent permit. This Groundwater Discharge Permit shall include submission of a Notice of Intent (NOI) for coverage under the permit to the Los Angeles RWQCB at least 45 days prior to the start of dewatering and compliance with all applicable provisions in the permit, including water sampling, analysis, and reporting of dewatering-related discharges. If dewatered groundwater cannot meet the discharge limitations specified in the Groundwater Discharge Permit, a permit shall be obtained from the Los Angeles County Sanitation District (LACSD) to discharge groundwater to the sewer per LACSD's Wastewater Ordinance.</p>		
<p><b>Mitigation Measure 4.8.3:</b> <b>Standard Urban Stormwater Mitigation Plan.</b> Prior to issuance of grading permits, the City shall submit a Final Standard Urban Stormwater Mitigation Plan (SUSMP) for the proposed Project to the Development Services Director for review and approval. Project-specific site Design, Source Control, and Treatment Control BMPs contained in the Final SUSMP shall be incorporated into final design. The BMPs shall be consistent with the requirements of the <i>Low Impact Development (LID) Best Management Practices (BMP) Design Manual</i>. Additionally, the BMPS shall be designed and maintained to target pollutants of concern and reduce runoff from the Project site. The SUSMP shall include an operations and maintenance plan for the prescribed Treatment Control BMPs to ensure their long-term performance.</p>	City of Long Beach Development Services Director, or designee	Prior to issuance of grading permits
<p><b>Mitigation Measure 4.8.4:</b> <b>Hydrology Reports.</b> Prior to issuance of grading permits, the City shall submit a final hydrology report for the proposed Project to the Development Services Director, or designee, for review and approval. The hydrology report shall demonstrate, based on hydrologic calculations, that the proposed Project's on-site storm conveyance and detention and infiltration facilities are designed in</p>	City of Long Beach Development Services Director, or designee	Prior to issuance of grading permits

**Table 7.A: Mitigation and Monitoring Reporting Program**

<b>Mitigation Measures</b>		<b>Responsible Party</b>	<b>Timing for Mitigation Measure</b>
accordance with the requirement of the Los Angeles County Department of Public Works Hydrology Manual.			
<b>Mitigation Measure 4.8.5:</b>	<b>Floodplain Report.</b> During final design, the Project engineer shall prepare and submit a floodplain/hydrology report to the City Development Services Director, or designee, to address any potential impacts to the floodplain and, if required, reduce those impacts. The report shall comply with City and Federal Emergency Management Agency (FEMA) regulations and shall not increase the base flood elevation by more than 1 foot. Detailed analysis shall be conducted to ensure that the Project design specifically addresses floodplain issues so that the proposed Project complies with local and FEMA regulations on floodplains.	Project Engineer/City of Long Beach Development Services Director, or designee	During final design
<b>4.9 Land Use</b> The proposed Project would not result in potentially significant impacts related to land use. No mitigation is required.			
<b>4.10 Noise</b>			
<b>Mitigation Measure 4.10.1:</b>	Prior to issuance of the occupancy permit, the City of Long Beach's (City) Development Services Director, or designee, shall verify that a sound engineer has designed the permanent and temporary sound systems such that the City's exterior noise standards (daytime exterior noise level of 50 dBA L <sub>50</sub> ) are not exceeded at the surrounding sensitive land uses. Measures capable of reducing the noise levels include, but are not limited to: <ul style="list-style-type: none"> <li>• Reducing the source levels;</li> <li>• Reducing the speaker elevations;</li> <li>• Directing the speakers away from adjacent noise-sensitive land uses; and</li> <li>• Using highly directional speakers.</li> </ul>	City of Long Beach Development Services Director, or designee	Prior to issuance of the occupancy permit
<b>Mitigation Measure 4.10.2:</b>	Prior to issuance of demolition or grading permits, the City of Long Beach's (City) Development Services Director, or designee, shall verify that construction and grading plans include the following conditions to reduce potential construction noise impacts on nearby sensitive receptors:	City of Long Beach Development Services Director, or designee	Prior to issuance of demolition or grading permits

**Table 7.A: Mitigation and Monitoring Reporting Program**

Mitigation Measures	Responsible Party	Timing for Mitigation Measure
<ul style="list-style-type: none"><li>During all site excavation and grading, the construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards;</li><li>The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the Project site;</li><li>The construction contractor shall locate equipment staging to create the greatest distance between construction-related noise sources and noise-sensitive receptors nearest the Project site during all Project construction;</li><li>The construction contractor shall ensure that engine idling from construction equipment (i.e., bulldozers and haul trucks) is limited to a maximum of 5 minutes at any given time; and</li><li>The construction contractor shall ensure that all construction activities are scheduled to avoid operating several pieces of heavy equipment simultaneously.</li><li>Construction, drilling, repair, remodeling, alteration, or demolition work shall be limited to the hours of 7:00 a.m. to 7:00 p.m. Monday through Friday, and 9:00 a.m. to 6:00 p.m. on Saturday. In accordance with City standards, no construction activities are permitted outside of these hours.</li></ul>		
<b>Mitigation Measure 4.10.3:</b>  Prior to issuance of a grading permit, the City of Long Beach Tidelands Capital Improvement Division shall hold a community preconstruction meeting in concert with the construction contractor to provide information to the public regarding the construction schedule. The construction schedule information shall include the duration of each construction activity and the specific location, days, frequency, and duration of the pile driving that will occur	City of Long Beach Tidelands Capital Improvement Division	Prior to issuance of a grading permit

**Table 7.A: Mitigation and Monitoring Reporting Program**

Mitigation Measures	Responsible Party	Timing for Mitigation Measure
during each phase of the Project construction. Public notification of this meeting shall be undertaken in the same manner as the Notice of Availability mailings for this Draft Environmental Impact Report.		
<b>4.11 Recreation</b> With implementation of Mitigation Measure 4.12.2, as identified in the Transportation and Traffic section, short-term construction-related impacts on recreational resources would be less than significant.		
<b>4.12 Transportation and Traffic</b>		
<b>Mitigation Measure 4.12.1:</b> <b>Event Traffic Management Plan.</b> In the event that a large special event (defined as more than 450 spectators) is held at Belmont Pool, the City of Long Beach (City) Parks and Recreation Director, or designee, shall develop an Event Traffic Management Plan for review and approval by the City Traffic Engineer. The plan shall be designed by a registered Traffic Engineer and shall address potential impacts to traffic circulation and the steps necessary to minimize potential impacts (e.g., active traffic management and/or off-site parking and shuttles) during the large special event.	City of Long Beach Parks and Recreation Department Director, or designee/City Traffic Engineer	Prior to any large special event (defined as more than 450 spectators)
<b>Mitigation Measure 4.12.2:</b> <b>Construction Traffic Management Plan.</b> Prior to the issuance of any demolition permits, the City of Long Beach (City) Parks and Recreation Director, or designee, shall develop a Construction Traffic Management Plan for review and approval by the City Traffic Engineer. The plan shall be designed by a registered Traffic Engineer and shall address traffic control for any street closure, detour, or other disruption to traffic circulation and public transit routes and shall ensure that emergency vehicle access is maintained. The plan shall identify the routes that construction vehicles shall use to access the site, the hours of construction traffic, traffic controls and detours, and off-site staging areas. The plan shall also require that a minimum of one travel lane in each direction on Ocean Boulevard be kept open during construction activities. Access to Belmont Veterans' Memorial Pier, the Shoreline Beach Bike Path, and the beach shall be maintained at all times. The	City of Long Beach Parks and Recreation Director, or designee/ City Traffic Engineer	Prior to the issuance of any demolition permits

**Table 7.A: Mitigation and Monitoring Reporting Program**

Mitigation Measures	Responsible Party	Timing for Mitigation Measure
Construction Traffic Management Plan shall also require that access to the pier, the bike path, and the beach be kept open during construction activities. The plan shall also require the City to keep all haul routes clean and free of debris including, but not limited to, gravel and dirt		
<b>4.13 Utilities and Service Systems</b> With implementation of Mitigation Measures 4.8.2 and 4.8.4, as identified in the Hydrology and Water Quality Section, impacts with respect to hydrology and water quality would be less than significant.		



AGENDA ITEM No.

# CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Boulevard, 5th Floor • Long Beach, CA 90802 • (562) 570-6194 FAX (562) 570-6068

March 2, 2017

CHAIR AND PLANNING COMMISSIONERS  
City of Long Beach  
California

**RECOMMENDATION:**

Certify Environmental Impact Report 01-16 and approve Site Plan Review, Conditional Use Permit, Standards Variance, and Local Coastal Development Permit entitlements in conjunction with the construction and operation of the Belmont Beach and Aquatic Center, an indoor/outdoor pool facility with an adjacent passive park and café and restroom buildings at 4000 E. Olympic Plaza. (District 3)

**APPLICANT:** City of Long Beach  
333 W. Ocean Boulevard  
Long Beach, CA 90802  
(Application No. 1405-01)

**DISCUSSION**

This item was continued by the Planning Commission at their September 1, 2016 public hearing to allow for the approval and construction of a story pole installation at the project site. Per Section 21.21.302 – Noticing Requirements for Hearings, an on-site story pole installation is required for all projects requesting a building height Standards Variance. Owing to the site's Coastal Zone location, a Local Coastal Development Permit for the story pole installation was needed. The Planning Commission approved a Local Coastal Development Permit for the on-site story pole installation at their December 15, 2016 public hearing. The California Coastal Commission did not appeal the Local Coastal Development Permit approval. The story pole installation is required to stand at the site for no less than 14 days prior to the project public hearing. The required installation was installed at the site on Monday, February 13, 2017; it will remain in place through the end of the project's appeal period.

The Belmont Beach and Aquatic Center project involves the construction of a 125,500-square-foot pool complex consisting of indoor and outdoor aquatic facilities, 55,745 square feet of passive park and landscape area, and freestanding cafe and restroom buildings (Exhibit A – Location Map). The project would provide a venue for public recreational swimming, aquatics sports training, and competitive swimming and diving

events. The project would redevelop the City-owned site of the former Belmont Plaza Pool and represent the newest chapter in the City's proud aquatic history.

The Belmont Beach and Aquatic Center would act as the replacement facility for the Belmont Plaza Pool. The Belmont Plaza Pool, which opened in 1968, consisted of a 60-foot-tall natatorium housing a 14,010-square-foot indoor pool for swimming and diving, a 5,665-square-foot restaurant and banquet hall, and locker room and office areas. The grounds of the facility also included two outdoor pools and 45,160 square feet of passive parkland. The natatorium was closed to the public in January 2013, after studies found major seismic and structural deficiencies that were deemed an imminent threat to public safety. For purposes of providing aquatic services until a replacement facility could be built, a temporary outdoor pool was constructed in the Beach Parking Lot, adjacent to the facility, in December 2013. In February 2015, the Belmont Plaza Pool natatorium was demolished. The area of the former pool has been backfilled, compacted, and at the request of the California Coastal Commission, covered with a shallow layer of sand. The two outdoor pools and the passive park are still currently open to the public. As part of the project, the two original outdoor pools and the temporary outdoor pool would be demolished. Their removal would be phased so that there is continual access to pools for swim programming until the new facility is constructed and operational. Upon demolition, the area of the temporary outdoor pool would be resurfaced, restriped, and reincorporated into the Beach Parking Lot for additional parking for the new facility.

Required project entitlements consist of a Site Plan Review (for new construction over 500 square feet on City land), a Conditional Use Permit (for a café use in the Park zone), a Standards Variance (for a building height exceeding 25 feet-30 feet in PD-2 and Park zones, respectively), and a Local Coastal Development Permit (for development within the Coastal Zone). Additionally, the City has prepared the Belmont Pool Revitalization Project Environmental Impact Report (EIR) to analyze the potential environmental impacts of the project, discuss alternatives, and to propose mitigation measures for identified potentially significant impacts that would minimize, offset, or otherwise reduce or avoid those environmental impacts.

The Belmont Beach and Aquatic Center would occupy a 5.8-acre project site that is split-zoned, with areas in both the Belmont Pier Planned Development District (PD-2) and the Park (P) zoning district. The PD-2 zoning designation encompasses the northern portion of the project site, which abuts Olympic Plaza and the Belmont Veteran's Memorial Pier parking lot, and the P zoning designation encompasses the southern portion of the project site, which abuts the beach. The active recreational nature of the facility is consistent with uses permitted in each zoning district. The project site is split similarly between two General Plan Land Use Districts. The northern portion of the project site is designated as Mixed-Uses (Land Use Designation No. 7), and the southern portion of the project site is designated as Open Space and Parks (Land Use Designation No. 11). Both Land Use Districts identify public recreation uses and facilities as intended uses, and the proposed PlaceType for the site in the forthcoming Land Use Element is "Waterfront," which would allow for recreational projects like the

subject project. Like the Belmont Plaza Pool, the Belmont Beach and Aquatic Center would be open to the public. Classes and other programs would be offered year-round to various populations including children, youth, and seniors.

Land uses surrounding the site include one-to-two-story commercial uses immediately to the north, across Olympic Plaza; the predominately residential Belmont Shore neighborhood to the northeast, across Ocean Boulevard; the Beach Parking Lot and City Marine Maintenance Yard to the east; bicycle and pedestrian paths, volleyball courts, the beach, and Pacific Ocean to the south; and the Belmont Veterans Memorial Pier, Pier Parking Lot, and a four-story, multi-family residential building to the west.

The project would consist of three main areas: the pool facility, a landscaped passive park area, and outdoor cafe and public restroom buildings (Exhibit B – Project Plans). The pool facility, the primary component of the project, would cover the majority of the project site. The passive park area would be located on the western and northern portions of the project site, between the pool facility and the Pier Parking Lot (west) and the pool facility and Ocean Boulevard commercial uses (north), and near the cafe and restroom buildings, which would be located east of the pool adjacent to the beach and Beach Parking Lot.

The project has been designed using a comprehensive sustainability strategy. Site design, building material selections, pool equipment and lighting selections, and other project features were carefully studied to maximize energy efficiency and lower water consumption. The project intends to meet Leadership in Energy and Environmental Design (LEED) Gold certification status.

#### The Pool Facility

The most prominent feature of the Belmont Beach and Aquatic Center would be the structure housing the indoor pools and fixed spectator seating area, the natatorium. The natatorium would stand 71 feet above a 7-foot plinth, reaching a maximum height of 78 feet. The natatorium would feature a contemporary and unique elliptical design resembling a bubble. The structure would be comprised of a web of structural steel, infilled with ethylene tetrafluoroethylene (ETFE) plastic, creating a curved shell over the indoor pool and spectator seating areas. ETFE is a low-maintenance, largely self-cleansing plastic with properties similar to Teflon. Deposits of sand, dirt, dust, and bird droppings would remain unattached to the plastic's low-friction surface and be removed naturally through rain and wind processes. The use of ETFE as a roofing material would allow diffused sunlight to enter the facility, reducing energy costs. The roof structure would not form a complete bubble; at its eastern end the bubble would be cut off, forming a facade. This edge would mark the separation of indoor and outdoor pool areas. The outdoor pool areas would be open to the sky and surrounded by a transparent plexiglass barrier ranging in height from 8-15 feet for access control, sound attenuation, and aesthetics.

The architecture and scale of the natatorium stands in stark contrast to the former Belmont Plaza Pool. The former pool was built in a traditional style that emphasized

height and scale. Its broad sides (north and south elevations) measured 230 feet long and featured a uniform 60-foot height. The curved elliptical shape of the proposed natatorium, in conjunction with the high degree of transparency provided by its ETFE roofing material, would feature a reduced sense of scale and mass when compared to the former pool facility. The curvature of the roof allows for the elimination of building corners, increasing views of the coastline from vantage points north of the site. While the natatorium would exceed the 25- and 30-foot height restrictions of the PD-2 and Park zones, respectively, the former Belmont Pool Facility was also in excess of these standards. The structure's domed nature would result in only a single point of maximum height, with the majority of remaining portions of the structure lower in height than the former Belmont Pool facility (Exhibit C – Findings of Approval). The pool facility's shaping is reflective of the City's aggressive push for iconic, context-sensitive architecture. The building's innovative architectural design brings value to the site, addresses community concerns over access to viewsheds, and contributes to the development character of the City's coastal environment.

The main entrance to the pool facility would be from the north, off the passive park. The facility's first level would sit atop a 7-foot plinth, high enough above the beach grade to protect against the anticipated maximum ocean high-water event mark. The plinth level would form the foundation of the entire structure and contain the pool decks, the building's lobby area, and support functions for the indoor and outdoor pools, including locker room areas, offices, storage and supply rooms, stairways and elevators. A view deck on the south elevation would afford spectators panoramic views of the City's coastline and the Pacific Ocean.

The facility's pool areas have been designed to meet international competition standards. The pool features within the natatorium, totaling approximately 18,610 square feet of pool surface area, would consist of:

- A 50-meter, competition-sized pool with a movable floor to allow for floor depth adjustments ranging from zero feet, zero inches to eight feet, six inches (8'-6") deep. The pool's 25-yard width would accommodate twenty-one (21), 7'-6" swimming lanes. Two 6-foot movable bulkheads would be provided to divide the pool for various programmatic uses. The total pool surface area would measure approximately 13,220 square feet.
- A dive pool, located north of the competition pool, featuring a dive tower with platforms at 1, 3, 5, 7.5, and 10 meter heights. The dive pool would also feature two, 3-meter springboards and two, 1-meter springboards. The total pool surface area would measure approximately 4,205 square feet.
- A teaching and therapy pool with a depth of 3-6 feet. The total pool surface area would measure approximately 820 square feet.
- A whirlpool pool spa with a depth of 3 feet. The total spa surface area would measure approximately 250 square feet.
- A whirlpool dive spa, located adjacent to the dive pool, with a depth of 3 feet. The total spa surface area would measure approximately 250 square feet.

The outdoor pool component would consist of two separate pools with a combined water surface area of approximately 17,840 square feet. Though no permanent spectator seating is provided for the outdoor pools, the outdoor pool area has been designed to accommodate temporary seating for up to 3,000 spectators. Outdoor pool features would include:

- A 50-meter, competition-sized pool ranging in depth from eight feet, six inches (8'-6") to 10 feet. Similar to the indoor competition-sized pool, twenty-one 7'-6" swimming lanes would be provided; the outdoor pool, however, would feature a pool width of 25 meters. A 6-foot movable bulkhead would be provided to divide the pool for various programmatic uses. The total pool surface area would measure approximately 14,120 square feet.
- A recreational pool with a depth of 4 feet. This pool would be used for numerous recreational activities and include movable lifeguard stands and an ADA lift for accessibility.

The project includes approximately 36,450 square feet of pool surface area, an 18,040-square-foot increase of surface water area from the Belmont Plaza Pool facility, which featured a surface water area of 18,410 square feet. This increase in pool surface area would allow for simultaneous recreational and competitive activities to occur in the indoor and outdoor pool areas, something which the former facility was unable to accommodate.

Above the plinth level would sit a mezzanine level. The plinth level mezzanine would be located adjacent to the outdoor pool deck and contain an exterior patio measuring approximately 6,000 square feet, public toilet facilities, and mechanical rooms. The facility's second level measures approximately 14,300 square feet and is the primary spectator area. Bleacher seating for up to 1,250 spectators would be distributed evenly across the length of the competition pool and dive pool areas. The 1,250-person seating area meets the minimum seating capacity necessary to host large events such as the NCAA Division Championships, NCAA Conference Championships, and the USA Swimming Club Nationals. Behind the spectator seating area would be concession stands and restroom facilities. The highest publicly-accessible area of the facility would be a second level mezzanine. The second level mezzanine area would measure approximately 4,850 square feet and consist of flexible programming spaces overlooking both the indoor and outdoor pool areas.

The project would include the installation of new directional LED lighting to facilitate outdoor competitive aquatic events and evening recreational swimming, as well as provide for a safe and comfortable experience for those gathering in or passing through the open areas adjacent to the pool facility. All exterior lighting fixtures would be shielded so that lighting is focused downward to restrict spillover and light-related impacts on the potentially light-sensitive residential uses in proximity to the site. Illumination of the natatorium would be from the structure's interior and would not include direct light shining outward. At night, the structure would have the potential to be illuminated in any color. The light, however, would be diffused by the translucent

outer layer of the bubble structure. While this would create an additional source of light in the area, it would be indirect in nature and automated to be limited to the facility's operating hours (until 10:00 p.m.).

Levels of combined crowd and public address system noise emanating from the natatorium would not result in noise levels that would exceed the City's daytime interior noise standard. Since the project is not expected to be used after 10:00 p.m., no nighttime operational noise would occur. Combined levels of crowd and public address system noise emanating from the outdoor pool area have been found to potentially exceed the City's daytime exterior noise level requirement. Project mitigation requiring speaker alterations to bring noise levels below current exterior standards has been incorporated (Exhibit D – Conditions of Approval).

#### Passive Park and Open Space

Passive park and open space areas would surround the pool facility on its north, west, and east sides. These areas would include approximately 127,085 square feet of open space, approximately 55,745 square feet of which would be landscaped. These figures exceed the former pool facility's open space and landscaped areas, which stood at 118,790 square feet and 45,160 square feet, respectively. The design of the open space and landscape areas creates a unique public space that's universally accessible with defined paths of travel. These areas are designed to accommodate the large crowds anticipated during busy events but also function as an attractive social space during non-event times. Landscaping would contain a mixture of native- and non-native drought-tolerant species that have been selected for their climate resiliency and contribution to the overall project aesthetic.

Olympic Walk, a 26-foot-wide pedestrian walkway that doubles as an emergency vehicle access lane, spans the north end of the site and acts as the primary means of cross-lot pedestrian travel north of the pool facility. Olympic Walk would be located in the area of the existing Olympic Plaza right-of-way, a 60-foot-wide right-of-way with two traffic lanes and sidewalks that would be closed and integrated into the project's open space area. The closure of Olympic Plaza is identified in the Local Coastal Program's Improvement Plan for the Belmont Pier area for improved public safety and public use of the area. Olympic Walk would be bounded by tree habitat areas that would help attract visitors from Termino and Bennett Avenues and direct pedestrian traffic flows to the main lobby entry. A row of bicycle parking stalls east of the lobby entry would provide convenient accommodation to those arriving by bicycle. A large assembly area for swim teams and spectator groups to assemble before and after events is proposed between the outdoor pool area and the Beach Parking Lot, adjacent to the parking lot's loading area. This area would be partially lined with a linear strip of native dune grass landscaping. The building's western elevation would feature a terraced public lawn area, suitable for picnics and small group gatherings, that gradually climbs to the building's entrance level. The terraced lawn area would connect with a turf-covered viewing deck at the building's southwestern edge. This area, referred to as the sunset lawn, would provide a natural beach overlook and function as an additional gathering spot for visitors.

The project site does not currently function as a wildlife movement corridor. However, migratory nesting birds have been documented at the site. Bird species identified in the project area are accustomed to human intrusion and thus anticipated to reestablish themselves in the relocated trees or in the new trees to be planted as part of the project. Removal of the site's existing trees (30 total) would be in a manner consistent with City policy and restricted to non-nesting seasons (autumn and winter) to limit any potential disturbance.

#### Cafe and Restroom Buildings

The freestanding cafe and restroom buildings would measure 1,500 square feet and 600 square feet, respectively. The café building, located east of the pool facility and south of the Beach Parking Lot in the area of the site zoned P, would be leased by the City to a private operator and offer food and beverages to pool facility visitors, beachgoers, and users of the bicycle and pedestrian paths. Picnic tables and umbrellas for public use would be installed adjacent to the café in an area of hardscape that would feature interactive chalk circles for public engagement and enhancement of the beach experience. The café use will require a Conditional Use Permit owing to its location in the P zone. Its visitor-serving nature and site location complement the adjacent pool facility and contributes to the success of the overall project. The restroom facility would be located at the southern end of the Beach Parking Lot, immediately north of the cafe. Use of the restroom facility would be offered to the general public.

Parking for the proposed facility would be provided by the two existing pay lots adjacent to the project site. The Pier Parking Lot, located west of the project site and accessed from Termino Avenue, and the Beach Parking Lot, located east of the site and accessed from Bennett Avenue, contain a combined total of approximately 1,050 parking stalls. The Ocean Boulevard entrance to the Beach Parking Lot would be reconfigured to provide a safe and suitably-sized drop-off and loading area for automobiles and buses. To mitigate potential traffic-related impacts, events with more than 450 spectators would be required to provide an Event Traffic Management Plan, which would include active traffic management strategies such as off-site parking procurement and shuttle services to these locations. The project site is also served by Long Beach Transit and the Class I off-street bicycle path that spans from the Los Angeles River on the City's western end to 54<sup>th</sup> Place on the Alamitos Bay Peninsula. The project would include new bicycle parking locations north of the pool facility entrance and adjacent to the cafe building to encourage various modes of travel to the facility.

#### Coastal Considerations

The project site is located entirely within the Coastal Zone. The northern portion of the project site is located in the City permit jurisdiction (appealable to the Coastal Commission) and the southern portion of the site is located in the Coastal Commission permit jurisdiction. Development at the project site requires compliance with the California Coastal Act and the City's Local Coastal Program.

The California Coastal Act was adopted in 1976, with the aim of protecting, maintaining, and enhancing the coastal environment and its resources and maximizing public access

and public recreational opportunities in coastal areas. The Coastal Act also sought to encourage State and local agency cooperation in preparing procedures to implement these goals. Following Coastal Act adoption, the City adopted its Local Coastal Program in 1980. The Local Coastal Program functions as the action plan for implementation of the Coastal Act while acknowledging the development pattern of our highly urbanized shoreline and the unique challenges that are presented as it redevelops.

Chapter 3 of the Coastal Act contains the standards used by the California Coastal Commission in the review of Coastal Development Permits. The project is consistent with Chapter 3 Coastal Act policies. The oceanfront project site is suitable for a public recreation facility, as evidenced by the 45-year lifespan of the former pool facility which occupied the site. The new facility would represent a larger, more modern incarnation of the use that would remain open to the public and offer aquatic programming that would serve the same populations, in larger numbers, as the former facility. The facility would be fully compliant with current ADA accessibility requirements, thereby increasing public access and improving public safety. Existing public access to the coastline would be maintained and enhanced through incorporation of on-site landscaped walking paths and circulation areas north, east, and west of the facility and proposed linkages to the beach bicycle and pedestrian paths located south of the site. The increased spectator seating potential for the new facility and the nature of competitive events – ranging from local to national levels – would elevate the facility to a regional public amenity, thereby increasing the potential for new visitors to our coastal areas. Local access to the site would be improved through the provision of on-site bicycle amenities and hardscape improvements that would better connect the site to existing rights-of-way.

The Local Coastal Program contains policies that generally mirror those of the California Coastal Act and specific policies for various planning areas of the City's coastal zone. The project site is located within Area C – Belmont Heights Neighborhoods of the Local Coastal Program, an area containing a mixture of residential housing types, a node of commercial uses south of Ocean Boulevard at Livingston Drive, and the Belmont Pier, Belmont Pool, and Colorado Lagoon recreation areas. The project furthers Local Coastal Program policies that call for enhancement of coastal zone public recreation and public access, and an increase in public use of coastal resources. Project compliance with Area C-specific policies would also be achieved. These policies include retention of existing Termino Avenue and Bennett Avenue view corridors (achieved, and enhanced from the former box-shaped facility, with the facility's bubble shape and use of transparent building material) and the closure of Olympic Plaza at the north-end of the site (the area would be converted into a landscaped pedestrian circulation and emergency fire access path).

Construction of the pool facility would feature a deep pile foundation. The deep, below grade piles would support a system of beams and vertical structures that would support the pool, walls, floors, and roof structure. In the event of a wave uprush scenario, the deep piles would not be exposed to wave activity. Exposed elements of the foundation, namely the vertical walls of the facility, would act as a barrier to water flow, including

wave action, should waves reach the structure. The south face of the pool facility would be designed to be impermeable, resulting in deflection and/or reflection of waves in the event of a wave uprush scenario. Overland water flows around the facility would be directed primarily to the adjacent Pier Parking Lot and Beach Parking Lot. A Sea Level Rise erosion analysis performed for the project found that in a wave uprush scenario the facility would not exacerbate erosion in adjacent beach areas until the berm fronting the facility is completely eroded away, something the study does not foresee occurring even in the most conservative sea level rise and breakwater modification scenarios studied.

### **PUBLIC HEARING NOTICE**

Public hearing notices were distributed on February 13, 2017, in accordance with the requirements of Chapter 21.21 of the Long Beach Municipal Code. Additionally, a story pole installation tied to the project's building height Standards Variance request was installed at the site on February 13, 2017. Any public comments received following preparation of this report will be provided to the Planning Commission as soon as possible, up to 5:00 pm on the day of the scheduled hearing.

### **ENVIRONMENTAL REVIEW**

In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, an Environmental Impact Report (Exhibit E – EIR 01-16, State Clearinghouse No. 2013041063) was prepared for the project.

A Notice of Preparation (NOP) and Initial Study (IS) were made available for a 30-day public comment period that started on April 18, 2013, and ended on May 17, 2013. The purpose of this public comment period was to seek input from public agencies and interested individuals on the environmental issues to be analyzed in the EIR. After close of this NOP/IS comment period, changes were made to the project site design that required revision and recirculation of the NOP and IS for a 30-day public comment period from April 9, 2014, to May 8, 2014. Appendix A of the EIR includes the revised 2014 NOP and IS.

Key environmental issues raised in the NOP/IS public comment periods included: 1) potential for increased traffic; 2) potential for discovery of cultural resources; 3) potential for air quality impacts; 4) increases in wastewater discharges; 5) potential for impacts to storm drain facilities; and 6) concerns regarding pool design and amenities meeting the overall desires of the swimming community.

On June 17, 2014, the City Council conducted a Study Session on the project programmatic requirements and conceptual plans. Pursuant to City Council direction, a Stakeholder Advisory Committee was formed that included representatives for local residents, business interests, aquatics community, competitive pool users, recreational pool users, and the general public. This Committee conducted three workshops in July and August 2014, to prioritize optional project components through collaborative

discussions. Based on this Committee's recommendations, a public conceptual design meeting was held on September 17, 2014, at Rogers Middle School. At a public meeting held on October 21, 2014, the City Council unanimously approved the recommended programmatic requirements recommended primarily by this Stakeholder Committee. Based on input from the City Council, the Stakeholders Advisory Committee, the general public, and the California Coastal Commission, the major common issues of concern included: 1) loss of park space; 2) wildlife; 3) parking; 4) noise; 5) aesthetics; 6) geologic stability; 7) design features; and 8) cost.

The EIR addresses all areas of concern raised in the 2014 NOP/IS comment period, examines project-related and cumulative environmental impacts, identifies significant adverse environmental impacts, and proposes mitigation measures designed to reduce or eliminate potentially significant project impacts. The Draft EIR and Notice of Availability (NOA) were released for a public comment period that started on April 13, 2016, and ended on June 16, 2016. During this public comment period, three Study Sessions were held on the Draft EIR: 1) Planning Commission Study Session on May 5, 2016; 2) Marine Advisory Committee Study Session on May 12, 2016; and 3) City Council Study Session on June 14, 2016. The Draft EIR determined that after inclusion of all recommended mitigation measures, the project would not result in any significant adverse environmental impacts.

The City received a total of 60 comments during or immediately after the Draft EIR public comment period: four from State and local agencies (California Department of Transportation, California Coastal Commission, State Clearinghouse, and the County Sanitation Districts of Los Angeles County) and 56 from interested individuals. Among the concerns raised in these comments, there were three issues that were frequently addressed: the quantity of permanent indoor seating; the possibility of including outdoor diving facilities proposed in Alternative 3; and the necessity of requiring an Event Traffic Management Plan as a mitigation measure for special events.

Section 2.1, Frequent Comments and Common Responses, of the Final EIR provides a description of these issues and the accompanying responses. Since the amount of permanent indoor seats affects building size and design criteria, seating was balanced with various project constraints as part of the baseline programmatic project requirements and as a result, the project was designed with 1,250 permanent indoor seats. However, the project would also allow for temporary seating for up to 3,000 spectators at the outdoor pool, bringing seating capability for both indoor and outdoor pools for up to 4,250 spectators.

In regard to the Alternative 3 outdoor diving well component, this feature was considered in the Alternatives analysis to address visual impacts associated with pool building height. While this Alternative incrementally reduced project environmental impacts, Alternative 3 was determined to meet only a few of the Project Objectives, and to a lesser degree than the project. Alternative 3 was not identified as the Environmentally Superior Alternative nor was it identified as the Preferred Alternative. Therefore, the project proposal under consideration for approval would locate the diving well inside the

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pool building.

Several comments expressed concerns over the proposed mitigation measure required for special events, defined as events with 450 or more spectators, to prepare an Event Traffic Management Plan for review and approval by the City Traffic Engineer. The commenters maintained that the adjacent public parking lots provide sufficient parking supply and therefore this mitigation measure is unnecessary. The threshold of 450 spectators, which based on typical average vehicle occupancy of 1.5 passengers per vehicle, was chosen as a very conservative number for the definition of a large special event. The Event Traffic Management Plan required by Mitigation Measure 4.12.1 may include active traffic management and/or off-site parking and shuttles. Implementation of this measure was determined to reduce potential impacts associated with special events at the project site to a less than significant level.

None of the comments received on the Draft EIR provide significant new information that identify any new potentially significant environmental issues not analyzed in the EIR, substantially increase the severity of impacts analyzed in the EIR, identify feasible project alternatives or mitigation measures not addressed in the EIR, or show that the EIR was fundamentally inadequate and conclusory in nature. Therefore, recirculation of the Draft EIR is not required under CEQA.

Section 3.0, Errata, of the Final EIR provides changes in the Draft EIR made to clarify, correct or add to the environmental impact analysis. These are minor changes that do not constitute significant new information that would alter the impact analysis determinations or require recirculation of the EIR.

The continuance of this item from the September 1, 2016 Planning Commission public hearing does not require any additional CEQA procedures or documentation. The preparation and public availability of this EIR has been done in compliance with the provisions of CEQA and the CEQA Guidelines, and staff therefore recommends the Planning Commission certify EIR 01-16.

Respectfully submitted,

*Linda F. Tatum*

LINDA F. TATUM, AICP  
PLANNING BUREAU MANAGER

*Apprenden*

AMY J. BODEK, AICP  
DIRECTOR OF DEVELOPMENT SERVICES

AJB:LFT:mh

Attachments:

- Exhibit A – Location Map
- Exhibit B – Project Plans
- Exhibit C – Findings of Approval
- Exhibit D – Conditions of Approval
- Exhibit E – EIR 01-16, State Clearinghouse No. 2013041063

## **SITE PLAN REVIEW FINDINGS**

**4000 E. Olympic Plaza**

**Application No. 1405-01**

**March 2, 2017**

Pursuant to Section 21.25.506 of the Zoning Ordinance, the Site Plan Review Committee or the Planning Commission shall not approve a Site Plan Review unless the following findings are made. These findings and staff analysis are presented for consideration, adoption, and incorporation into the record of proceedings.

**A. THE DESIGN IS HARMONIOUS, CONSISTENT, AND COMPLETE WITHIN ITSELF AND IS COMPATIBLE IN DESIGN, CHARACTER, AND SCALE WITH NEIGHBORING STRUCTURES AND THE COMMUNITY IN WHICH IT IS LOCATED;**

The proposed Belmont Beach and Aquatic Center development consists of a 125,500-square-foot pool complex containing indoor and outdoor aquatic facilities, 55,745 square feet of passive park and landscape area, and freestanding café and restroom buildings on a 5.8-acre site. The design of the project is harmonious, consistent, and complete within itself. Through a comprehensive and iterative planning process that relied heavily on community input, the developer has carefully designed a project that would fit within the context of its coastal setting.

The primary component of the project is the pool facility, which consists of the natatorium and an outdoor pool area. The natatorium and outdoor pool deck will be located atop a seven-foot-tall plinth. The natatorium will rise 71 feet from plinth level, giving the facility a total height of 78 feet. The facility is situated at the southern end of the project site, thereby maximizing its distance from the residential uses of Belmont Shore and allowing it to be surrounded on four sides by open space. The abandonment of the Olympic Plaza roadway, at the northern edge of the site, will provide additional project open space and a buffer from neighboring uses. The facility is oriented towards the north, with a distinct and visible main entry located in the center of this elevation. Direct paths of travel to the main entrance from the Pier Parking Lot (located to the west), the landscaped passive park area (located to the north), and the Beach Parking Lot (located to the south) have been provided for efficient pedestrian circulation. An area of bicycle parking is provided east of the entrance, and an elevated terrace of turf-covered seatwalls for public assembly would occupy areas west of the entrance. The project's open space areas would feature primarily non-invasive and climate-adapted plantings that meet the City's landscape requirements thereby beautifying the site and creating an attractive and inviting pedestrian-friendly environment. The café and restroom buildings would be located east of the pool facility, across an area of hardscape designed to accommodate large group gatherings. This area would include additional bicycle parking and interactive pedestrian features such as outdoor table seating and interactive sandbox features.

The most prominent feature of the project is the proposed natatorium, the structure that would house the indoor pools and spectator seating areas. The natatorium features a curved elliptical shape with a structural steel and ethylene tetrafluoroethylene (ETFE) plastic roofing system. The transparency of this roofing material and the rounded, natural shape of the natatorium combine to create a contemporary, iconic structure that will serve as a Long Beach landmark. The innovative shape and material composition of the structure will result in a reduced sense of scale and mass when compared to the former facility that stood at the site, the Belmont Plaza Pool, thereby enhancing area viewsheds.

The project demonstrates an understanding of the City's sustainability goals and policies and has been designed to meet the Leadership in Energy and Environmental Design (LEED) Gold certification.

**B. THE DESIGN CONFORMS TO ANY APPLICABLE SPECIAL DESIGN GUIDELINES ADOPTED BY THE PLANNING COMMISSION OR SPECIFIC PLAN REQUIREMENTS, SUCH AS THE DESIGN GUIDELINES FOR R-3 AND R-4 MULTI-FAMILY DEVELOPMENT, THE DOWNTOWN DESIGN GUIDELINES, PD GUIDELINES, OR THE GENERAL PLAN;**

The project site is located in the Belmont Pier Planned Development District (PD-2) and the coastal zone. PD-2 seeks to revitalize the area surrounding Belmont Pier through a combination of flexibility of regulation and detailed development standards. The plan places heavy emphasis on maintaining (or enhancing) physical, visual, and psychological access to the coast. The codified design language applicable to development on the project site is contained within PD-2's General Development and Use Standards and the specific Building Design standards for Subarea 1, location of the project site.

The Belmont Beach and Aquatic Center development reflects an understanding of the PD-2 design criteria. The project's natatorium, with its transparent ETFE roof membrane, is consistent with the document's call for "open" and "airy" buildings. Furthermore, the elliptical shape of the natatorium reflects a more natural form than the former box-shaped natatorium it would replace. This shift in architecture would result in a less imposing, more "coastal oriented" style. Views of the ocean would be improved as compared to the previous pool facility because of a reduction in overall building massing. The PD's goals of preserving area view corridors, including the specified Termino Avenue and Bennett Avenue view corridors providing ocean views from vantage points north of the project site, would be met with the proposed project. Landscaping and hardscape improvements that surround the pool facility on its north, east, and west sides have been carefully considered to create a lush, park-like setting that functions as a flexible space with the ability to accommodate large, event-related crowds. Plant selections would consist primarily of native and drought-tolerant species that are suitable for the project site's coastal habitat. The building and landscape design establishes

physical, visual, and psychological access to the coast. Therefore, the project meets the goals of PD-2.

**C. THE DESIGN WILL NOT REMOVE SIGNIFICANT MATURE TREES OR STREET TREES, UNLESS NO ALTERNATIVE IS POSSIBLE;**

The 5.8-acre project site currently consists of a temporary, shallow backfilled sand area where the former pool facility stood and a passive park and landscape area containing turf grass, hardscape improvements, and mature ornamental trees. Ornamental tree species that are currently found on site include eucalyptus, ficus, oak, and paperbark. Some of the existing trees on site may be relocated, depending on their condition and potential to survive relocation. These are not significant or protected trees, however, and the proposed project would comply with all City on- and off-site landscaping requirements including the installation of a full landscape palette of trees, shrubs, and groundcover plants.

**D. THERE IS AN ESSENTIAL NEXUS BETWEEN THE PUBLIC IMPROVEMENT REQUIREMENTS ESTABLISHED BY THIS ORDINANCE AND THE LIKELY IMPACTS OF THE PROPOSED DEVELOPMENT; AND**

The proposed project would improve City-owned land and be operated by the Department of Parks, Recreation, and Marine. The proposed public improvements in and around the project site, including within the Beach Parking Lot, have been promoted and directed by City staff and been found to be necessary for the project's function and success. The project necessitates these public improvements to ensure that development does not adversely impact other public and private facilities and services.

**E. THE PROJECT CONFORMS TO ALL REQUIREMENTS SET FORTH IN CHAPTER 21.64 (TRANSPORTATION DEMAND MANAGEMENT).**

**Table 25-1**  
**Transportation Demand Management Ordinance Requirements**

TDM Requirements	New Nonresidential Development 25,000+ Square Feet	50,000+ Square Feet	100,000+ Square Feet
Transportation information area	*	*	*
Preferential carpool/vanpool parking		*	*
Parking designed to admit vanpools		*	*
Bicycle parking		*	*
Carpool/vanpool loading zones			*
Efficient pedestrian access			*
Bus stop improvements			*
Safe bike access from street to bike parking			*
Transit review	For all residential and nonresidential projects subject to EIR		

The proposed project contains more than 100,000 square feet of new, nonresidential development (125,500 square feet) and is therefore subject to the Transportation Demand Management Ordinance requirements. A condition of project approval will require all measures listed above be incorporated into the final project design to the satisfaction of the Director of Development Services.

Environmental Impact Report 01-16 was prepared for the project, and within the document potential project-related traffic and transit-related impacts were analyzed. The analysis found that normal operational traffic generated by the project is not expected to conflict with any applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the area circulation system. A study of 10 area intersections found that all study area intersections would operate at a Level of Service (LOS) that is considered acceptable by the City of Long Beach (LOS "D" or better).

Project mitigation will require a Construction Traffic Management Plan and an Event Traffic Management Plan. The Construction Traffic Management Plan would be required to ensure that emergency vehicles would be able to navigate through streets adjacent to the project site without interference due to construction activities. The plan would identify traffic control for any potential street closures, detours, or other disruption to traffic circulation or public transit routes. Additionally, the plan would require the use of trained traffic management personnel (flag men) to assist in emergency response by restricting or controlling the movement of traffic that could interfere with emergency vehicle access. The Event Traffic Management Plan would be required for all events expected to draw more than 450 spectators. The plan would include active traffic management and/or off-site parking and shuttle service. All Event Traffic Management Plans would be subject to review and approval by the City Traffic Engineer. The implementation of this plan would reduce event-related traffic impacts to the surrounding residents and businesses.

**CONDITIONAL USE PERMIT FINDINGS**  
**4000 E. Olympic Plaza**  
**Application No. 1405-01**  
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Pursuant to Section 21.25.206 of the Long Beach Municipal Code, a Conditional Use Permit can be granted only when positive findings are made consistent with the following criteria set forth in the Zoning Ordinance. These findings and staff analysis are presented for consideration, adoption and incorporation into the record of proceedings:

- 1. THE APPROVAL IS CONSISTENT WITH AND CARRIES OUT THE GENERAL PLAN, ANY APPLICABLE SPECIFIC PLANS SUCH AS THE LOCAL COASTAL PROGRAM AND ALL ZONING REGULATIONS OF THE APPLICABLE DISTRICT;**

The 5.8-acre project site is located in two General Plan Land Use Districts (LUD). The northern portion of the site is designated as LUD #7 – Mixed Use District. The LUD #7 designation is found in large, vital activity centers that blend a mix of uses such as employment centers (including retail, restaurant, and office uses), high-density residential, visitor-serving facilities, and recreational facilities. Construction and operation of the proposed freestanding, 1,500-square-foot cafe building would thus be compatible with LUD #7. The southern portion of the site is designated as LUD #11 – Open Space and Parks. The LUD #11 designation intends to preserve open space areas and provide additional recreational opportunities for residents and visitors. The proposed cafe would function primarily as a supporting facility for area recreation facilities, namely the adjacent coastal beach and proposed Belmont Beach and Aquatic Center. It is included as part of the pool facility project as a visitor-serving amenity. The proposed cafe is therefore consistent with the General Plan.

The project site is located in two zoning districts. The northern portion of the site is located in the Belmont Pier Planned Development District (PD-2), Subarea 1. Subarea 1 identifies restaurants, delicatessens, and snack bar uses as permitted by-right uses. The southern portion of the site is located in the Park (P) zoning district. The P zoning district permits restaurant uses with the approval of a Conditional Use Permit.

The project site is also located in the Coastal Zone. The northern portion of the site is located in the City permit jurisdiction (appealable to the California Coastal Commission) and the southern portion of the site is located in the California Coastal Commission jurisdiction. The proposed cafe use furthers California Coastal Act and Local Coastal Program policies by providing an accessible, visitor-serving use that promotes visits to both the coastal beach and the Belmont Beach and Aquatic Center.

- 2. THE PROPOSED USE WILL NOT BE DETRIMENTAL TO THE SURROUNDING COMMUNITY INCLUDING PUBLIC HEALTH, SAFETY OR GENERAL WELFARE, ENVIRONMENTAL QUALITY OR QUALITY OF LIFE; AND**

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The proposed cafe use would be utilized primarily by visitors to the adjacent coastal beach and the Belmont Beach and Aquatic Center. It's intended to provide ready-to-eat food and drink to visitors in a manner similar to that of the two existing beach cafe uses on Alamitos Beach, which are located west of the project site. The cafe would be situated approximately 450 feet south of the nearest residential use, across the Beach Parking Lot and Ocean Boulevard, and have restricted operating hours, thereby limiting its potential for detrimental impacts on the surrounding community. Alcohol sales would be prohibited, and future tenants within the cafe building would have to comply with all applicable City business license and Health Department requirements and be subject to City inspections.

**3. THE APPROVAL IS IN COMPLIANCE WITH THE SPECIAL CONDITIONS FOR SPECIFIC CONDITIONAL USES, AS LISTED IN CHAPTER 21.52.**

There are no Special Conditions for cafe or ready-to-eat restaurant uses that do not sell alcohol or are located outside the High-Rise, High-Density Multi-Family Residential District (R-4-H).

**STANDARDS VARIANCE FINDINGS**  
**4000 E. Olympic Plaza**  
**Application No. 1405-01**  
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Pursuant to Chapter 21.25 (Specific Procedures), Division III of the Long Beach Municipal Code, the Standards Variance procedure is established to allow for flexibility in the Zoning Regulations. This flexibility is necessary because not all circumstances relative to all lots can be foreseen and evaluated in the writing of such regulations. In order to prevent abuse of the flexibility, certain findings of fact must be made before any variance can be granted. These findings have been incorporated in the Long Beach Municipal Code.

**1. THE SITE OR THE IMPROVEMENTS ON THE SITE ARE PHYSICALLY UNIQUE COMPARED TO THE OTHER SITES IN THE SAME ZONE;**

The project site is unique in that it is split-zoned. The northern portion of the site is located in the Belmont Pier Planned Development District (PD-2), while the southern portion of the site is located in the Park (P) zone. The maximum building heights allowed in PD-2 and the P zone are 25 feet and 30 feet, respectively. The proposed Belmont Beach and Aquatic Center will reach a maximum height of 78 feet and be built over a portion of each zoning district.

The 5.8-acre project site was formerly developed with the Belmont Plaza Pool, a public pool facility which opened in 1968. The Belmont Plaza Pool facility consisted of a 60-foot-tall natatorium that housed a 14,010-square-foot competition pool for swimming and diving, a 5,665-square-foot restaurant and banquet hall, and locker room and office areas. The facility also included two outdoor pools and 45,160 square feet of passive parkland. The natatorium was closed in January 2013, and demolished in February 2015, after studies found it suffered from major seismic and structural deficiencies. Following demolition of the former pool facility, the area of the project site where the former facility stood was backfilled, compacted, and at the request of the California Coastal Commission, covered with a thin layer of sand. The remainder of the project site consists of paving (Olympic Plaza right-of-way, parking lot areas, walkways and pathways), vegetation (primarily grasses and trees), and the aforementioned outdoor pools. The diverse range of project site conditions is thus unique when compared with other sites in the PD-2 and P zone.

Commercially developed parcels are located north of the site, across Olympic Plaza; bicycle and pedestrian pathways, volleyball courts, and the beach are located south of the site; the Beach Parking Lot and City Maintenance Yard are located east of the site; and the Belmont Veterans Memorial Pier, Pier Parking Lot, and a four-story multi-family residential building are located west of the site. The presence and location of these existing improvements act as site constraints that limit possible design options, including the ability to design a facility in compliance with applicable height limitations. Furthermore, the proposed closure of Olympic Plaza – it's to be integrated into the passive park and landscaping component of the project – would leave the site uniquely without a street frontage.

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The Long Beach General Plan's Open Space and Recreation Element (OSRE) and Chapter 21.35 of the Zoning Regulations, *Park District*, both classify the Belmont Pool Complex as a designated Special Use Park. Per the OSRE, Special Use Parks "provide unique cultural heritage and/or educational features which attract a broad audience from near and far." The proposed replacement pool facility would retain this unique designation and continue the site's demonstrated, 45-year ability to support a swimming facility capable of accommodating local, regional, and national aquatic events.

**2. THE UNIQUE SITUATION CAUSES THE APPLICANT TO EXPERIENCE HARDSHIP THAT DEPRIVES THE APPLICANT OF A SUBSTANTIAL RIGHT TO USE OF THE PROPERTY AS OTHER PROPERTIES IN THE SAME ZONE ARE USED AND WILL NOT CONSTITUTE A GRANT OF SPECIAL PRIVILEGE INCONSISTENT WITH LIMITATIONS IMPOSED ON SIMILARLY ZONED PROPERTIES OR INCONSISTENT WITH THE PURPOSE OF THE ZONING REGULATIONS;**

From 1968 – 2015, the project site was improved with the 60-foot-tall Belmont Plaza Pool. When the need for a replacement pool facility was identified, the Long Beach City Council and a Stakeholder Advisory Committee, with input from the California Coastal Commission, identified specific objectives for the facility. These objectives identified the need for a facility on the same site with increased aquatic programming that could accommodate up to 4,250 spectators and minimized view disruptions when compared to the former facility. The objectives also called for a pool complex with a signature design that is distinctive yet appropriate for the site's seaside location, and one that provided greater amount of on-site open space and passive park / landscaped area than the former facility. Achieving these diverse project objectives with the spatial constraints identified in Finding 1 necessitates a facility that would stand taller than the site's 25- and 30-foot height limitations.

Construction and operation of the 78-foot-tall Belmont Beach and Aquatic Center would not grant the applicant a special privilege inconsistent with limitations imposed on similarly zoned properties. The Belmont Plaza Pool functioned as a public, region-serving pool facility, the only one of its kind in the City. Like the proposed facility, its 60-foot height exceeded the site's 25- and 30-foot height limitations. With the site's established history of accommodating an over-height flagship pool facility, approval of the subject variance request would therefore not constitute a grant of special privilege.

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**3. THE VARIANCE WILL NOT CAUSE SUBSTANTIAL ADVERSE EFFECTS UPON THE COMMUNITY; AND**

The over-height component of the project, the pool facility, will not cause substantial adverse effects upon the community. The natatorium and outdoor pool deck will be located atop a 7-foot-tall plinth. The natatorium will rise 71 feet from plinth level, giving the facility a total height of 78 feet. The curved, elliptical shape of the natatorium would result in a reduced sense of mass and scale when compared to the natatorium of the former Belmont Plaza Pool, which was built in a traditional style that emphasized height and scale. The rectangular former natatorium stood 60 feet tall for its entire 230-foot length. Its broad sides faced north and south, hindering views of the coast from northern vantage points. Only the peak of the proposed natatorium would exceed the height of the former facility. From this peak, the roof of the natatorium would taper downward, resulting in the majority of the structure being of a lower height than the former facility. Additionally, the natatorium would be comprised of a web of structural steel infilled with ethylene tetrafluoroethylene (ETFE) plastic, a roof system that would allow for a higher degree of transparency than the former facility. The increased visibility through the site and less imposing, more coastally-oriented style of the proposed natatorium would represent an improvement in the visual quality of the site and as such will not cause substantial impacts upon the community.

In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, Environmental Impact Report (EIR) 01-16 was prepared for the proposed project. The EIR analyzed the project for potential environmental impacts, discussed alternatives, and proposed mitigation measures for identified potentially significant impacts. The purpose of the mitigation measures is to minimize, offset, or otherwise reduce or avoid these identified impacts. Mitigation measures proposed for the project include sound engineer designing of the facility's sound systems – both temporary and permanent – to ensure noise levels from the venue do not exceed City standards at the site's surrounding sensitive land uses and the filing, review, and approval of an Event Traffic Management Plan to address potential traffic circulation impacts during large special events (450+ spectators). Special, project-specific conditions of approval would also serve to limit adverse impacts upon the community. Among these conditions are a requirement that the facility cease operations and illumination of the natatorium at 10:00 p.m., nightly, a prohibition on alcohol sales, and the requirement of a facility lighting plan.

**4. IN THE COASTAL ZONE, THE VARIANCE WILL CARRY OUT THE LOCAL COASTAL PROGRAM AND NOT INTERFERE WITH PHYSICAL, VISUAL AND PSYCHOLOGICAL ASPECTS OF ACCESS TO OR ALONG THE COAST.**

The Local Coastal Program contains specific policies for various planning areas of the City's coastal zone. The project site is located within Area C – Belmont Heights Neighborhoods of the Local Coastal Program, an area containing a mixture of

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residential housing types, a node of commercial uses south of Ocean Boulevard at Livingston Drive, and the Belmont Pier, Belmont Pool, and Colorado Lagoon recreation areas. The project furthers Local Coastal Program policies that call for enhancement of coastal zone public recreation and public access, and an increase in public use of coastal resources. These policies are achieved with the expanded, more modern facility. The facility provides an increase in the amount of programmable water surface area, spectator seating, and on-site open space from the former facility that stood at the site. Project compliance with Area C-specific policies would also be achieved. These policies include retention of existing Termino Avenue and Bennett Avenue view corridors (achieved, and enhanced from the former box-shaped facility, with the proposed facility's bubble shape and use of transparent building material) and the closure of Olympic Plaza at the north-end of the site (the area would be converted into a landscaped pedestrian circulation and emergency fire access path).

**LOCAL COASTAL DEVELOPMENT PERMIT FINDINGS**  
**4000 E. Olympic Plaza**  
**Application No. 1405-01**  
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**THE PROPOSED DEVELOPMENT CONFORMS TO THE CERTIFIED LOCAL COASTAL PROGRAM INCLUDING BUT NOT LIMITED TO ALL REQUIREMENTS FOR REPLACEMENT OF LOW AND MODERATE-INCOME HOUSING; AND**

The 5.8-acre project site is located entirely within the Coastal Zone. The northern portion of the project site is located in the City permit jurisdiction (appealable to the Coastal Commission) and the southern portion of the site located is in the Coastal Commission permit jurisdiction. Development at the project site would require compliance with the California Coastal Act and the City's Local Coastal Program.

The California Coastal Act was adopted in 1976, with the aim of protecting, maintaining, and enhancing the coastal environment and its resources and maximizing public access and public recreational opportunities in coastal areas. The Coastal Act also sought to encourage state and local agency cooperation in preparing procedures to implement these goals. The City adopted its Local Coastal Program in 1980. The Local Coastal Program functions as the action plan for effecting implementation of the Coastal Act while acknowledging of our highly urbanized shoreline and the unique challenges that are presented as it redevelops.

The Local Coastal Program contains general policies that generally mirror those of the California Coastal Act and specific policies for various planning areas of the City's coastal zone. The project site is located within Area C – Belmont Heights Neighborhoods of the Local Coastal Program, an area containing a mixture of residential housing types, a node of commercial uses south of Ocean Boulevard at Livingston Drive, and the Belmont Pier, Belmont Pool, and Colorado Lagoon recreation areas. The proposed project furthers Local Coastal Program policies that call for enhancement of coastal zone public recreation and public access, and an increase in public use of coastal resources. Project compliance with Area C-specific policies would also be achieved. These policies include retention of existing Termino Avenue and Bennett Avenue view corridors (achieved, and enhanced from the former box-shaped facility, with the proposed facility's bubble shape and use of transparent building material) and the closure of Olympic Plaza at the north-end of the site (the area would be converted into a landscaped pedestrian circulation and emergency fire access path).

**THE PROPOSED DEVELOPMENT CONFORMS TO THE PUBLIC ACCESS AND RECREATION POLICIES OF CHAPTER 3 OF THE COASTAL ACT. THIS SECOND FINDING APPLIES ONLY TO DEVELOPMENT LOCATED SEAWARD OF THE NEAREST PUBLIC HIGHWAY TO THE SHORELINE.**

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Chapter 3 of the Coastal Act contains the standards used by the California Coastal Commission in the review of Coastal Development Permits. The chapter provides the basis for state and local government beach access requirements with a stated objective of prohibiting development projects that restrict public access to the beach and/or water resources. The proposed facility is consistent with Chapter 3 Coastal Act policies. The oceanfront project site is suitable for a public recreation facility, as evidenced by the 45-year lifespan of the former pool facility which occupied the site. The new facility would represent a larger, more modern incarnation of the use that would remain open to the public and offer aquatic programming that would serve the same populations, in larger numbers, as the former facility. The facility would be fully compliant with current ADA accessibility requirements, thereby increasing public access and improving public safety. Existing public access to the coastline would be maintained and enhanced through incorporation of on-site landscaped walking paths and circulation areas north, east, and west of the facility and proposed linkages to the beach bicycle and pedestrian paths located south of the site. The increased spectator seating potential for the new facility and nature of competitive events – ranging from local to national levels – would elevate the facility to a regional public amenity, thereby increasing the potential for new visitors to our coastal areas. Local access to the site would be improved through the provision of on-site bicycle amenities and hardscape improvements that would better connect the site to existing rights-of-way. The increased accessibility and recreational nature of the project is thus consistent with Chapter 3 Coastal Act policies.

**CONDITIONS OF APPROVAL**  
4000 E. Olympic Plaza  
(Belmont Beach and Aquatic Center)  
Application No. 1405-01  
March 2, 2017

**Special Conditions:**

1. Approved under this permit are Certification of EIR 01-16 and Site Plan Review, Conditional Use Permit, Standards Variance, and Local Coastal Development Permit entitlements in conjunction with the Belmont Beach and Aquatic Center project, a 125,500-square-foot pool complex consisting of indoor and outdoor aquatic facilities, 55,745 square feet of passive park and landscape area, and freestanding café and restroom buildings.
2. Pool and café operations shall not extend beyond 10:00 p.m., nightly. Internal illumination of the natatorium shall be limited to operational hours only.
3. A package identifying the location, copy, and design of all on-site signage, including wayfinding signage, shall be subject to Directors of Development Services and Parks, Recreation and Marine review and approval prior to the issuance of building permit for the natatorium. Signage shall include UV, vandal-resistant coating, where feasible.
4. A detailed plan of the Ocean Boulevard-adjacent sound wall shall be subject to Director of Development Services review and approval prior to the issuance of a building permit for the natatorium.
5. A lighting plan identifying the location and design of all new light poles and fixtures and their proposed illuminance shall be subject to Directors of Development Services and Parks, Recreation and Marine review and approval prior to the issuance of a building permit for the natatorium.
6. Raised planters, benches, and other hardscape elements in publicly-accessible areas of the project site shall be designed with notches or be fitted with attractively designed and tamper-resistant skateboard deterrent devices to the satisfaction of the Directors of Development Services and Parks, Recreation, & Marine.
7. A comprehensive open space drainage plan, compliant with all applicable provisions of the low impact development ordinance and best practices for stormwater management, shall be subject to Building Official review and approval prior to the issuance of grading permit(s).
8. All on-site bollards shall be K-12 rated and their size and location subject to Director of Development Services review and approval prior to installation.
9. All Transportation Demand Management measures stipulated in Chapter 21.64 of the Long Beach Municipal Code shall be instituted into project design and function to the satisfaction of the Director of Development Services.
10. A temporary construction staging and equipment plan shall be subject to Building Official and Directors of Public Works and Parks, Recreation and Marine review and approval prior

to the commencement of any demolition and construction activities.

11. Prior to issuance of a grading permit, the developer shall submit a proposed haul route for all construction truck trips to the Director of Development Services and the City Engineer for review. The Director of Development Services and/or City Engineer may modify this proposed haul route as they deem necessary throughout the entirety of project construction.
12. The Department of Public Works submits the following requirements for the development of the proposed Belmont Beach and Aquatic Center. For additional information regarding off-site improvements, contact the Plan Check Coordinator, Jorge Magana, at (562) 570-6678.
  - a. All work embraced herein shall be done in accordance with "Standard Specifications for Public Works Construction" (the Greenbook) together with the City of Long Beach (COLB) amendments to said specifications, City of Long Beach Standard Plans (all as most recently adopted by the City), and Standard Plans For Public Works Construction (SPPWC), 2009 Edition.
  - b. Stormdrain work shall be performed in accordance with City of Long Beach ordinance requirements which specify the work must be done by a state and city licensed contractor under an excavation permit obtained from the Public Works counter, 10th Floor of City Hall, 333 West Ocean Boulevard, telephone (562) 570-6784, after City insurance requirements have been satisfied.
  - c. Prior to issuance of the appropriate permit, the contractor shall obtain a permit from California Division of Industrial Safety for the construction of trenches or excavations which are five feet or deeper. Sheetings, shoring and bracing for the trench excavation shall conform to the requirements of "Construction Safety Orders," Title 8, Division of Industrial Safety, State of California.
  - d. Permits to perform work within the public right-of-way must be obtained from the Public Works counter, 10th Floor of City Hall, 333 West Ocean Boulevard, telephone (562) 570- 6784. All work within the public right-of-way must be performed by a contractor holding a valid State of California contractor's license and City of Long Beach Business License sufficient to qualify the contractor to do the work. Contractor shall have on file with the City Engineer a Certification of general liability insurance and an endorsement evidencing minimum limits of required general liability insurance.
  - e. Prior to City approval of street work, the contractor shall furnish the City Engineer with signed, stamped and dated grade sheets prepared by a civil engineer or land surveyor for surface improvements and drainage structures. Invert elevations at connections with existing drainage lines shall be confirmed before submittal to the City. The required signature shall be preceded by the following note: "This approved grade sheet was prepared by me or under my directions, and to the best of my knowledge, is true and mathematically correct."
  - f. Approval of this plan by the City of Long Beach does not constitute a representation as to the accuracy of the location or the existence or non-existence of any underground utility pipe or structure within the limits of this project. The contractor is

required to take due precautionary measures to protect the utility lines shown and any other line not on record or not shown on these plans. All utility lines and structures that may be damaged on account to the contractor's operations shall be repaired or replaced at contractor's expense, to the satisfaction of the City.

- g. The contractor shall notify the Public Works Inspection Section at (562) 570-5160 at least 48 hours prior to the start of construction.
- h. The contractor shall notify all utility companies 48 hours prior to the start of construction of the improvements shown on these plans.
  - 1. Underground Service Alert (USA/SC) Telephone: (800) 227-2600.
  - 2. City of Long Beach Water Department or USA/SC (Water, Sewer and Storm Drain Facilities) Operations Service Center Telephone: (562) 570-2389 or (562) 570-2390.
  - 3. City of Long Beach Gas and Oil Department or USA/SC Telephone: (562) 570-2030.
  - 4. City of Long Beach Bureau of Traffic and Transportation, Traffic Signals Coordinator, Operations Division Telephone: (562) 570-2762
  - 5. City Light and Power, Inc. (Street Light Facilities) Telephone: (562) 983-2000.
  - 6. City of Long Beach Parks, Recreation and Marine Department, Marine Bureau Manager: (562) 570-3242.
- i. Removal, adjustment or relocation of utilities or any work on the area of their recorded easements shall be done only with approval of the utility owners, obtained before starting the work.
- j. Any revisions made to approved plans shall need subsequent approval by the City Engineer and the Director of Parks, Recreation and Marine before starting the work.
- k. Within 72 hours after final surfacing is placed, all manholes and valve box frames and covers shall be adjusted by the contractor to finish grade except those owned by the Gas and Oil Department, which will be adjusted by the department's crew. In the case of the Water Department, the adjustment shall be made by the contractor in association with the Department, all at contractor's expense.
  - l. Top of manholes shall conform to approved street or alley grades, with a minimum of two adjustment rings.
  - m. Cold-mill asphalt concrete where joining existing pavement as shown on the Standard Plans or as directed by the City Engineer.
  - n. Asphalt concrete surface course shall be PG64-10.

- o. Provide a minimum of 4 feet wide Portland cement concrete (PCC) strip adjacent to the property line and across the driveway (cross slope of 2 percent, maximum) for use as a disabled access. (Specify the value of the "X", "Y" and "W" dimensions on driveways in accordance with City of Long Beach Standard Plan No.105)
- p. Contact the Long Beach Transit Company before doing any work at transit bus stops, shelters, signs, or appurtenances.
- q. Storm drain connector pipe shall be reinforced concrete pipe (RCP) with a minimum D load of D-1750.
- r. The maximum trench width shall be the outside diameter of the pipe plus 20 inches. If exceeded, contractor shall be required to construct special bedding acceptable to the City Engineer.
- s. Concrete backfill shall be used at any location with less than 24 inches of cover from top of pipe to finish grade, unless otherwise approved by the City Engineer.
- t. Bedding shall be per Section 306-1.2.1 of the Standard Specifications for Public Works Construction (the "Greenbook", and City of Long Beach Standard Plan No. 634).
- u. Backfill shall be mechanically compacted to 90 percent minimum relative density per Section 306-1.3 of the Standard Specifications for Public Works Construction (the "Greenbook") and shall have a minimum sand equivalent of 15.
- v. Trench excavation requirements shall be in accordance with City of Long Beach Standard Plan No. 127 and No. 634.
- w. Private storm drains shall have the City of Long Beach identification eliminated from the manhole covers. Only the letters "SD" shall be shown on the manhole cover.
- x. If soils tests have been taken, information relating to the soils suitability for backfill and bedding shall be stated on the plans and the groundwater table shall be plotted on the drawing profile.
- y. The contractor shall contact the Street Tree Division of the Department of Public Works, at (562) 570-2770, prior to beginning the tree well construction, tree planting and irrigation system work. The Street Tree Division will assist with the size, type and manner in which the street trees are to be installed.
- z. Proposed utilities and tree wells shall be in place before concreting the public sidewalk.
- aa. Existing traffic loop detectors and traffic striping damaged during construction shall be repaired to the satisfaction of the City Engineer.

## EIR Mitigation Measures

13. The developer shall comply with all mitigation measures set forth in Belmont Pool Revitalization Project EIR 01-16:

### a. Aesthetics

- i. **Mitigation Measure 4.1.1: Maintenance of Construction Barriers.** Prior to issuance of any construction permits, the Development Services Director, or designee, shall verify that construction plans include the following note: During construction, the Construction Contractor shall ensure, through appropriate postings and daily visual inspections, that no unauthorized materials are posted on any temporary construction barriers or temporary pedestrian walkways, and that any such temporary barriers and walkways are maintained in a visually attractive manner. In the event that unauthorized materials or markings are discovered on any temporary construction barrier or temporary pedestrian walkway, the Construction Contractor shall remove such items within 48 hours.

### b. Biological Resources

- i. **Mitigation Measure 4.3.1: Migratory Bird Treaty Act.** Tree and vegetation removal shall be restricted to outside the likely active nesting season (January 15 through September 1) for those bird species present or potentially occurring within the proposed Project area. That time period is inclusive of most other birds' nesting periods, thus maximizing avoidance of impacts to any nesting birds. If construction is proposed between January 15 and September 1, a qualified biologist familiar with local avian species and the requirements of the Migratory Bird Treaty Act (MBTA) and the California Fish and Game Code shall conduct a preconstruction survey for nesting birds no more than 3 days prior to construction. The survey shall include the entire area that will be disturbed. The results of the survey shall be recorded in a memorandum and submitted to the City of Long Beach (City) Parks, Recreation, and Marine Director within 48 hours. If the survey is positive, and the nesting species are subject to the MBTA or the California Fish and Game Code, the memorandum shall be submitted to the California Department of Fish and Wildlife (CDFW) to determine appropriate action. If nesting birds are present, a qualified biologist shall be retained to monitor the site during initial vegetation clearing and grading, as well as during other activities that would have the potential to disrupt nesting behavior. The monitor shall be empowered by the City to halt construction work in the vicinity of the nesting birds if the monitor believes the nest is at risk of failure or the birds are excessively disturbed.

- ii. **Mitigation Measure 4.3.2: Local Tree Removal Ordinances.** Prior to the start of any demolition or construction activities, the City of Long Beach (City) Parks, Recreation, and Marine Director, or

designee, shall obtain a tree removal permit from the City's Public Works Director. A City-approved Construction Plan shall be submitted with the permit to remove tree(s). The City-approved Plan shall show that the existing City (parkway) tree has a direct impact on the design and function of the proposed Project. The City shall incur all removal costs, including site cleanup, make any necessary repair of hardscape damage, and replace the tree. The removed tree shall be replaced with an approved 15-gallon tree and payment of a fee that is equivalent to a City-approved 15-gallon tree.

c. Cultural Resources

- i. **Mitigation Measure 4.4.1: Paleontological Resources Impact Mitigation Program.** Prior to commencement of any grading or excavation activity on site, the City of Long Beach (City) Development Services Director, or designee, shall verify that a paleontologist has been retained on an on-call basis for all excavation from the surface to depths of 23 feet (ft) below the surface. Once a depth of 23 ft is reached, the paleontologist shall visit the site and determine if there is a potential for the sediments at this depth to contain paleontological resources.

A paleontologist shall not be required on site if excavation is only occurring in depths of less than 23 ft, unless there are discoveries at shallower depths that warrant the presence of a paleontological monitor. In the event that there are any unanticipated discoveries, the on-call paleontologist shall be called to the site to assess the find for significance, and if necessary, prepare a Paleontological Resources Impact Mitigation Program (PRIMP) as outlined below.

If excavation will extend deeper than 23 ft, exclusive of pile-driving and vibro-replacement soil stabilization techniques, the paleontologist shall prepare a PRIMP for the proposed Project. The PRIMP should be consistent with the guidelines of the Society of Vertebrate Paleontologists (SVP, 1995 and 2010) and shall include but not be limited to the following:

- Attendance at the pre-grade conference or weekly tailgate meeting if the PRIMP is initiated after the commencement of grading, in order to explain the mitigation measures associated with the Project.
- During construction excavation, a qualified vertebrate paleontological monitor shall initially be present on a full-time basis whenever excavation shall occur within the sediments that have a high paleontological sensitivity rating. Based on the significance of any recovered specimens, the qualified paleontologist may set up conditions that shall allow for monitoring to be scaled back to part-time as the Project progresses. However, if significant fossils begin to be recovered after monitoring has been scaled back, conditions shall also be specified that would allow increased monitoring as necessary. The monitor shall be equipped to salvage fossils and/or matrix samples as they are unearthed in order to avoid construction delays. The monitor shall be empowered to temporarily halt or divert equipment in the area of the find in order to allow removal of abundant or large specimens.
- The underlying sediments may contain abundant fossil remains that can only be recovered by a screening and picking matrix; therefore, these sediments shall occasionally be spot-screened through 1/8 to 1/20-inch mesh screens to determine whether microfossils exist. If microfossils are encountered, additional sediment samples (up to 6,000 pounds) shall be collected and processed through 1/20-inch mesh screens to recover additional fossils. Processing of large bulk samples is best accomplished at a designated location within the Project that shall be accessible throughout the Project duration but shall also be away from any proposed cut or fill areas. Processing is usually completed concurrently with construction, with the intent to have all processing completed before, or just after, Project completion. A small corner of a staging or equipment parking area is an ideal location. If water is not available, the location should be accessible for a water truck to occasionally fill containers with water.
- Preparation of recovered specimens to a point of identification and permanent preservation. This includes the washing and picking of mass samples to recover small invertebrate and vertebrate fossils and the removal of surplus sediment from around larger specimens to reduce the volume of storage for the repository and the storage cost.
- Identification and curation of specimens into a museum repository with permanent retrievable storage, such as the Natural History Museum of Los Angeles County (LACM).

- Preparation of a report of findings with an appended itemized inventory of specimens. When submitted to the City Development Services Director, or designee, the report and inventory would signify completion of the program to mitigate impacts to paleontological resources.

**d. Geology and Soils**

- i. Mitigation Measure 4.5.1: Conformance with the Project Geotechnical Studies.** All grading operations and construction shall be conducted in conformance with the recommendations included in the Report of Preliminary Geotechnical Investigation for the Proposed Belmont Plaza Olympic Pool Revitalization Project, prepared by MACTEC (April 14, 2009); the Geotechnical Investigation for the Temporary Myrtha Pool and Associated Improvements, Belmont Plaza Revitalization, prepared by GMU Geotechnical, Inc. (April 3, 2013); the Preliminary Geotechnical Report for the Belmont Plaza Pool Rebuild-Revitalization prepared by AESCO (April 24, 2014); and Soil Corrosivity Evaluation for the Belmont Plaza Pool Facility Rebuild/Revitalization Project, prepared by HDR Schiff (April 23, 2014), which together are referred to as the Geotechnical Evaluations. Design, grading, and construction shall be performed in accordance with the requirements of the City of Long Beach (City) Municipal Code (Title 18) and the California Building Code (CBC) applicable at the time of grading, appropriate local grading regulations, and the requirements of the Project geotechnical consultant as summarized in a final written report, subject to review and approval by the Development Services Director, or designee, prior to commencement of grading activities.

Specific requirements in the Final Geotechnical Report shall address:

1. Seismic design considerations and requirements for structures and nonstructural components permanently attached to structures
2. Foundations including ground improvements (deep soil mixing and stone columns) and shall foundation design
3. Earthwork, including site preparation for structural areas (building pad) and sidewalks, pavements, and other flatwork areas; fill material; temporary excavations; and trench backfill
4. Liquefaction
5. Site drainage
6. Slabs-on-grade and pavements
7. Retaining walls

Additional site testing and final design evaluation shall be conducted by the Project geotechnical consultant to refine and enhance these requirements, if necessary. The City shall require the Project geotechnical consultant to assess whether the requirements in that report need to be modified or refined to address any changes in the Project features that occur prior to the start of grading. If the Project geotechnical consultant identifies modifications or refinements to the requirements, the City shall require appropriate changes to the final Project design and specifications.

Grading plan review shall also be conducted by the City's Development Services Director, or designee, prior to the start of grading to verify that the requirements developed during the geotechnical design evaluation have been appropriately incorporated into the Project plans. Design, grading, and construction shall be conducted in accordance with the specifications of the Project geotechnical consultant as summarized in a final report based on the CBC applicable at the time of grading and building and the City Building Code. On-site inspection during grading shall be conducted by the Project geotechnical consultant and the City Building Official to ensure compliance with geotechnical specifications as incorporated into Project plans.

- ii. **Mitigation Measure 4.5.2: Corrosive Soils.** Prior to issuance of any building permits, the City of Long Beach (City) Development Services Director, or designee, shall verify that structural design conforms to the requirements of the geotechnical study with regard to the protection of ferrous metals and copper that will come into contact with on-site soil. In addition, on-site inspections shall be conducted during construction by the Project geotechnical consultant and/or City Building Official to ensure compliance with geotechnical specifications as incorporated into Project plans.

The measures specified in the geotechnical study for steel pipes, iron pipes, copper tubing, plastic and vitrified clay pipe, other pipes, concrete, post tensioning slabs, concrete piles, and steel piles shall be incorporated into the structural design and Project plans where ferrous metals (e.g., iron or steel) and/or copper may come into contact with on-site soils.

#### e. Hazards and Hazardous Resources

- i. **Mitigation Measure 4.7.1: Contingency Plan.** Prior to issuance of any excavation or grading permits or activities, the City of Long Beach (City) Fire Department (LBFD), or designee, shall review and approve a contingency plan that addresses the potential to encounter on-site unknown hazards or hazardous substances during construction activities. The plan shall require that if construction workers encounter underground tanks, gases, odors, uncontained spills, or other unidentified substances, the contractor shall stop work, cordon off the affected area, and notify the LBFD. The LBFD

responder shall determine the next steps regarding possible site evacuation, sampling, and disposal of the substance consistent with local, State, and federal regulations.

- ii. **Mitigation Measure 4.7.2: Predemolition Surveys.** Prior to commencement of demolition and/or construction activities, the City LBFD, or designee, shall verify that predemolition surveys for asbestos-containing materials (ACMs) and lead (including sampling and analysis of all suspected building materials) shall be performed. All inspections, surveys, and analyses shall be performed by appropriately licensed and qualified individuals in accordance with applicable regulations (i.e., American Society for Testing and Materials E 1527-05, and 40 Code of Federal Regulations [CFR], Subchapter R, Toxic Substances Control Act [TSCA], Part 716). If the predemolition surveys do not find ACMs or lead-based pipes (LBPs), the inspectors shall provide documentation of the inspection and its results to the City LBFD, or designee, to confirm that no further abatement actions are required.

If the predemolition surveys find evidence of ACMs or lead, all such materials shall be removed, handled, and properly disposed of by appropriately licensed contractors according to all applicable regulations during demolition of structures (40 CFR, Subchapter R, TSCA, Parts 745, 761, and 763). Air monitoring shall be completed by appropriately licensed and qualified individuals in accordance with applicable regulations both to ensure adherence to applicable regulations (e.g., South Coast Air Quality Management District [SCAQMD]) and to provide safety to workers. The City shall provide documentation (e.g., all required waste manifests, sampling, and air monitoring analytical results) to the LBFD showing that abatement of any ACMs or lead identified in these structures has been completed in full compliance with all applicable regulations and approved by the appropriate regulatory agencies (40 CFR, Subchapter R, TSCA, Parts 716, 745, 761, 763, and 795 and California Code of Regulations Title 8, Article 2.6). An Operating and Maintenance Plan shall be prepared for any ACM or lead to remain in place and shall be reviewed and approved by the LBFD.

f. **Hydrology and Water Quality**

- i. **Mitigation Measure 4.8.1: Construction General Permit.** Prior to issuance of a grading permit, the City of Long Beach (City) shall obtain coverage for the proposed Project under the State Water Resources Control Board National Pollutant Discharge Elimination System General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Order No. 2009-0009-DWQ, Permit No. CAS000002), as amended by Order Nos. 2010-0004-DWQ and 2012-0006-DWQ (Construction General Permit), or subsequent issuance. For projects with a disturbed area of 5 or more acres, a Storm Water Pollution Prevention Plan (SWPPP) with

construction Best Management Plans (BMPs) is required to be submitted to both the Los Angeles Regional Water Quality Control Board (RWQCB) and the City.

The City shall provide the Waste Discharge Identification Numbers to the Development Services Director to demonstrate proof of coverage under the Construction General Permit. A SWPPP shall be prepared and implemented for the proposed Project in compliance with the requirements of the Construction General Permit. The SWPPP shall identify construction BMPs to be implemented to ensure that the potential for soil erosion and sedimentation is minimized and to control the discharge of pollutants in storm water runoff as a result of construction activities.

- ii. **Mitigation Measure 4.8.2: Dewatering During Construction Activities.** During project construction, the City of Long Beach Development Services Director, or designee, shall ensure that any dewatering activities during construction shall comply with the requirements of the Waste Discharge Requirements for Discharges of Groundwater from Construction and Project Dewatering to Surface Waters in Coastal Watersheds of Los Angeles and Ventura Counties (Order No. R4-2013-0095, Permit No. CAG994004) (Groundwater Discharge Permit) or subsequent permit. This Groundwater Discharge Permit shall include submission of a Notice of Intent (NOI) for coverage under the permit to the Los Angeles RWQCB at least 45 days prior to the start of dewatering and compliance with all applicable provisions in the permit, including water sampling, analysis, and reporting of dewatering-related discharges. If dewatered groundwater cannot meet the discharge limitations specified in the Groundwater Discharge Permit, a permit shall be obtained from the Los Angeles County Sanitation District (LACSD) to discharge groundwater to the sewer per LACSD's Wastewater Ordinance.
- iii. **Mitigation Measure 4.8.3: Standard Urban Stormwater Mitigation Plan.** Prior to issuance of grading permits, the City shall submit a Final Standard Urban Stormwater Mitigation Plan (SUSMP) for the proposed Project to the Development Services Director for review and approval. Project-specific site Design, Source Control, and Treatment Control BMPs contained in the Final SUSMP shall be incorporated into final design. The BMPs shall be consistent with the requirements of the *Low Impact Development (LID) Best Management Practices (BMP) Design Manual*. Additionally, the BMPs shall be designed and maintained to target pollutants of concern and reduce runoff from the Project site. The SUSMP shall include an operations and maintenance plan for the prescribed Treatment Control BMPs to ensure their long-term performance.
- iv. **Mitigation Measure 4.8.4: Hydrology Reports.** Prior to issuance of grading permits, the City shall submit a final hydrology report for

the proposed Project to the City Development Services Director, or designee, for review and approval. The hydrology report shall demonstrate, based on hydrologic calculations, that the proposed Project's on-site storm conveyance and detention and infiltration facilities are designed in accordance with the requirement of the Los Angeles County Department of Public Works Hydrology Manual.

- v. **Mitigation Measure 4.8.5: Floodplain Report.** During final design, the Project engineer shall prepare and submit a floodplain/hydrology report to the City Development Services Director, or designee, to address any potential impacts to the floodplain and, if required, reduce those impacts. The report shall comply with City and Federal Emergency Management Agency (FEMA) regulations and shall not increase the base flood elevation by more than 1 foot. Detailed analysis shall be conducted to ensure that the Project design specifically addresses floodplain issues so that the proposed Project complies with local and FEMA regulations on floodplains.

g. Noise

- i. **Mitigation Measure 4.10.1:** Prior to issuance of the occupancy permit, the City of Long Beach's (City) Development Services Director, or designee, shall verify that a sound engineer has designed the permanent and temporary sound systems such that the City's exterior noise standards (daytime exterior noise level of 50 dBA L<sub>50</sub>) are not exceeded at the surrounding sensitive land uses. Measures capable of reducing the noise levels include, but are not limited to:
  - Reducing the source levels;
  - Reducing the speaker elevations;
  - Directing the speakers away from adjacent noise-sensitive land uses, and;
  - Using highly directional speakers.
- ii. **Mitigation Measure 4.10.2:** Prior to issuance of demolition or grading permits, the City of Long Beach's (City) Development Services Director, or designee, shall verify that construction and grading plans include the following conditions to reduce potential construction noise impacts on nearby sensitive receptors:
  - During all site excavation and grading, the construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards;
  - The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the Project site;

- The construction contractor shall locate equipment staging to create the greatest distance between construction-related noise sources and noise-sensitive receptors nearest the Project site during all Project construction;
  - The construction contractor shall ensure that engine idling from construction equipment (i.e., bulldozers and haul trucks) is limited to a maximum of 5 minutes at any given time; and
  - Construction, drilling, repair, remodeling, alteration, or demolition work shall be limited to the hours of 7:00 a.m. to 7:00 p.m. Monday through Friday, and 9:00 a.m. to 6:00 p.m. on Saturday. In accordance with City standards, no construction activities are permitted outside of these hours.
- iii. **Mitigation Measure 4.10.3:** Prior to issuance of a grading permit, the City of Long Beach Tidelands Capital Improvement Division shall hold a community preconstruction meeting in concert with the construction contractor to provide information to the public regarding the construction schedule. The construction schedule information shall include the duration of each construction activity and the specific location, days, frequency, and duration of the pile driving that will occur during each phase of the Project construction. Public notification of this meeting shall be undertaken in the same manner as the Notice of Availability mailings for this Draft Environmental Impact Report.

h. Transportation and Traffic

- i. **Mitigation Measure 4.12.1: Event Traffic Management Plan.** In the event that a large special event (defined as more than 450 spectators) is held at Belmont Pool, the City of Long Beach (City) Parks and Recreation Director, or designee, shall develop an Event Traffic Management Plan for review and approval by the City Traffic Engineer. The plan shall be designed by a registered Traffic Engineer and shall address potential impacts to traffic circulation and the steps necessary to minimize potential impacts (e.g., active traffic management and/or off-site parking and shuttles) during the large special event.
- ii. **Mitigation Measure 4.12.2: Construction Traffic Management Plan.** Prior to the issuance of any demolition permits, the City Parks and Recreation Director, or designee, shall develop a Construction Traffic Management Plan for review and approval by the City Traffic Engineer. The plan shall be designed by a registered Traffic Engineer and shall address traffic control for any street closure, detour, or other disruption to traffic circulation and public transit routes and shall ensure that emergency vehicle access is maintained. The plan shall identify the routes that construction vehicles shall use to access the site, the hours of construction traffic, traffic controls and detours, and off-site staging areas. The plan shall also require that a minimum of one travel lane in each direction on

Ocean Boulevard be kept open during construction activities. Access to Belmont Veterans' Memorial Pier, the Shoreline Beach Bike Path, and the beach shall be maintained at all times. The Construction Traffic Management Plan shall also require that access to the pier, the bike path, and the beach be kept open during construction activities. The plan shall also require the City to keep all haul routes clean and free of debris including, but not limited to, gravel and dirt.

**Standard Conditions – Plans, Permits, and Construction:**

14. Prior to the issuance of a building permit the applicant shall submit a revised set of plans reflecting all of the design changes, if any, impacting these conditions of approval, to the satisfaction of the Director of Development Services.
15. All conditions of approval must be printed verbatim on a page or pages within all sets of plans submitted for plan review to the Department of Development Services. These conditions must be printed on the site plan or a subsequent reference page.
16. The plans submitted for plan review must explicitly call out and describe all materials, textures, accents, colors, window, door, planter, and paving details that were approved by the Site Plan Review Committee or the Planning Commission. No substantial changes shall be made without prior written approval of the Site Plan Review Committee or the Planning Commission.
17. Prior to the issuance of a building permit, the applicant must depict all utility apparatus, such as, but not limited to, backflow devices and Edison transformers, on both the site plan and the landscape plan. These devices shall not be located in prominent locations within any front, side, or rear yard area that is adjacent to a public street or beach. Furthermore, these devices shall be screened by landscaping or another screening method approved by the Director of Development Services.
18. The Director of Development Services is authorized to approve minor modifications to the approved design plans or to any of the conditions of approval if such modifications shall not significantly change or alter the approved project. Any major modifications shall be reviewed by the Zoning Administrator, Site Plan Review Committee, Planning Commission, Parks and Recreation Commission, or Marine Advisory Commission, respectively.
19. All rooftop mechanical equipment excluding photovoltaic panels and communication antennas shall be fully screened from public view. Said screening must be architecturally compatible with the building in terms of theme, materials, colors and textures. If the screening is not specifically designed into the building, a rooftop mechanical equipment screening plan must be submitted for approval by the Director of Development Services prior to the issuance of a building permit.

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20. Upon plan approval and prior to issuance of a building permit, the applicant shall submit a reduced-size set of final construction plans for the project file.
21. A permit from the Department of Public Works shall be required for any work to be performed in or over the public right-of-way.
22. Any off-site improvements found to be damaged as a result of construction activities related to this project shall be replaced to the satisfaction of the Director of Public Works.
23. Separate building permits are required for fences, retaining walls, flagpoles, and pole mounted yard lighting foundations.
24. The applicant shall file a separate plan check submittal to the Long Beach Fire Department for review and approval prior to the issuance of a building permit.
25. Prior to the issuance of a building permit, the applicant shall submit architectural, landscaping and lighting drawings for the review and approval of the Police Department for their determination of compliance with Police Department security recommendations.
26. All structures shall conform to the Long Beach Building Code requirements. Notwithstanding this subject permit, all other required permits from the Building Bureau must be secured.
27. Site development, including landscaping, shall conform to the approved plans on file with the Department of Development Services. At least one set of approved plans containing Planning, Building, Fire, and, if applicable, Health Department stamps shall be maintained at the job site, at all times for reference purposes during construction and final inspection.
28. For new construction, all landscaped areas shall comply with the State of California's model landscape ordinance. Landscaped areas shall be planted with drought tolerant plant materials and shall be provided with water conserving automatic irrigation systems designed to provide complete and adequate coverage to sustain and promote healthy plant life. The irrigation system shall not cause water to spray or flow across a public sidewalk.
29. All landscaping irrigation systems shall use high efficiency sprinkler nozzles. The models used and flow rates shall be specified on the landscaping plan. For residential-type or small-scale sprinkler systems, sprinkler head flow rates shall not exceed 1.00 GPM and shall be of the rotating type. Where feasible, drip irrigation shall be used instead. If an in-ground irrigation system is to be installed, such system shall be controlled by an automatic self-adjusting weather-based irrigation controller.
30. Permeable pavement shall be utilized where feasible, to the satisfaction of the Director of Development Services. Public right-of-way improvements shall be

exempt from this requirement. If the feasibility of using permeable pavement is uncertain, it shall be the developer's responsibility to demonstrate that a given application of permeable pavement is not feasible, to the satisfaction of the Director of Development Services.

31. All outdoor fountains or water features shall utilize water recycling or re-circulation systems. The plans submitted for review shall specifically identify such systems.
32. Energy conserving equipment, lighting, and construction features shall be utilized in this project to the satisfaction of the Building Official.
33. Low-flow fixtures shall be used for all lavatory faucets, kitchen faucets, showerheads, toilets, and urinals. Toilets may be either low-flow or dual flush. Maximum flow rates for each fixture type shall be as follows: lavatory faucet – 2.75 GPM, kitchen faucet – 2.20 GPM, showerhead – 2.00 GPM, toilet – 1.3 GPF, dual flush toilet – 0.8/1.6 GPF, urinal – 1.0 GPF. Plans submitted for review shall specifically identify such fixtures and flow rates.
34. Demolition, site preparation, and construction activities are limited to the following (except for the pouring of concrete which may occur as needed) unless a modification is granted by the City's Noise Control Officer:
  - i. Weekdays and federal holidays: 7:00 a.m. to 7:00 p.m.;
  - j. Saturday: 9:00 a.m. - 6:00 p.m.; and
  - k. Sundays: not allowed

**Standard Conditions – General:**

35. This permit shall be invalid if the owner(s) and/or applicant(s) have failed to return written acknowledgment of their acceptance of the conditions of approval on the *Conditions of Approval Acknowledgment Form* supplied by the Planning Bureau. This acknowledgment must be submitted within 30 days from the effective date of approval (final action date or, if in the appealable area of the Coastal Zone, 21 days after the local final action date).
36. If, for any reason, there is a violation of any of the conditions of this permit or if the use/operation is found to be detrimental to the surrounding community, including public health, safety or general welfare, environmental quality or quality of life, such shall cause the City to initiate revocation and termination procedures of all rights granted herewith.

37. This approval is required to comply with these conditions of approval as long as the use is on the subject site. As such, the site shall allow periodic re-inspections, at the discretion of city officials, to verify compliance.
38. In the event of transfer of ownership of the property involved in this application, the new owner shall be fully informed of the permitted use and development of said property as set forth by this permit together with all conditions that are a part thereof. These development conditions must be recorded with all title conveyance documents at time of closing escrow.
39. Approval of this development project is expressly conditioned upon payment (prior to building permit issuance or prior to Certificate of Occupancy, as specified in the applicable Ordinance or Resolution for the specific fee) of impact fees, connection fees and other similar fees based upon additional facilities needed to accommodate new development at established City service level standards, including, but not limited to, sewer capacity charges, Park Fees and Transportation Impact Fees.
40. No publicly accessible telephones shall be maintained on the exterior of the premises. Any existing publicly accessible telephones shall be removed.
41. The property shall be developed and maintained in a neat, quiet, and orderly condition and operated in a manner so as not to be detrimental to adjacent properties and occupants.
42. The operator of the approved use shall prevent loitering in all public areas around the facility. The operator must clean the parking, plaza, and landscaping areas of trash and debris on a daily basis. Failure to do so shall be grounds for permit revocation. If loitering problems develop, the Director of Development Services or Director of Parks, Recreation and Marine may require additional preventative measures, such as but not limited to, additional lighting or private security guards.
43. Exterior security bars and roll-up doors applied to windows and pedestrian building entrances shall be prohibited.
44. Any graffiti found on site must be removed within 24 hours of its appearance.
45. All required utility easements shall be provided to the satisfaction of the concerned department, agency, or utility company.
46. All trash and refuse containers shall be fully screened from public view to the satisfaction of the Director of Development Services.

Conditions of Approval  
Application No. 1405-01  
March 2, 2017

47. As a condition of any City approval, the applicant shall defend, indemnify, and hold harmless City and its agents, officers, and employees from any claim, action, or proceeding against City or its agents, officers, and employees to attack, set aside, void, or annul the approval of City, concerning the processing of the proposal/entitlement or any action relating to, or arising out of, such approval. At the discretion of the City and with the approval of the City Attorney, a deposit of funds by the applicant may be required in an amount sufficient to cover the anticipated litigation costs.
48. The Department of Parks, Recreation and Marine submits the following requirements for the development of the proposed Belmont Beach and Aquatic Center.
  - a. All required approvals from the Parks and Recreation Commission must be secured prior to permit issuance.
  - b. Plans, at each stage of plan check, shall be routed to the Department of Parks, Recreation and Marine.
    - 1) Address plans to Park Development Officer, 2760 Studebaker Road, Long Beach, CA 90815.
  - c. Prior to the ordering of materials, the developer shall provide all submittals to the Department of Parks, Recreation and Marine for review.
    - 1) Address plans to Park Development Officer, 2760 Studebaker Road, Long Beach, CA 90815.
  - d. Any park or beach improvements found to be damaged as a result of construction activities related to this project shall be replaced to the satisfaction of the Director of Parks, Recreation and Marine.
  - e. Prior to certificate of completion, the following shall be provided by the developer to the Department of Parks, Recreation and Marine:
    - 1) Final as-built plans (two printed copies, and one electronic PDF and one cad file),
    - 2) Property documentation, including but not limited to, site survey, recorded deed, final map, soils report (one electronic PDF)
    - 3) Address all documents to Park Development Officer, 2760 Studebaker Road, Long Beach, CA 90815.
  - f. Landscaping & Irrigation
    - 1) The irrigation control system shall be designed to City standard (CalSense 3200 model for automatic irrigation control with modem) and connected to the City's central irrigation control system.

- 2) All landscape related piping under concrete shall be sleeved.
- 3) The project's plant palette shall be subject to Director of Parks, Recreation and Marine's review and approval prior to the issuance of a building permit for the natatorium.
- 4) Prior to tree planting, and installation landscaping and irrigation system, the developer shall contact the City Park Landscape Maintenance Superintendent in the Department of Parks, Recreation and Marine, at (562) 570-4879. Department staff will inspect and accept all tree and plant specimens placed prior to planting.
- 5) Prior to final inspection, the developer shall contact the City Park Landscape Maintenance Superintendent in the Department of Parks, Recreation and Marine, at (562) 570-4879, following all tree planting, landscaping, and irrigation system installation. Department staff will perform a final inspection, identify any items for a contractor punch list and will accept all tree planting, landscaping, and irrigation system placed in the park.

g. Facility

- 1) Prior to installation of facility systems, the developer shall contact the City Marine Maintenance Superintendent in the Department of Parks, Recreation and Marine, at (562) 570-1583. Department staff will inspect and accept all system components prior to installation.
- 2) Prior to final inspection, the developer shall contact the City Marine Maintenance Superintendent in the Department of Parks, Recreation and Marine, at (562) 570-1583, following installation of all facility systems. Department staff will perform a final inspection, identify any items for a contractor punch list and will accept all tree planting, landscaping, and irrigation system placed in the park.
- 3) The developer shall provide a sample of all final interior and exterior finish materials selected for construction for review by the Director of Parks, Recreation and Marine.
- 4) The construction staging plan shall be subject to Director of Parks, Recreation and Marine's review and approval prior to the issuance of a building permit for the natatorium.

1                   RESOLUTION NO.  
2

3                   A RESOLUTION OF THE CITY COUNCIL OF THE  
4                   CITY OF LONG BEACH CERTIFYING THAT THE FINAL  
5                   ENVIRONMENTAL IMPACT REPORT FOR THE BELMONT  
6                   POOL REVITALIZATION PROJECT (STATE CLEARING-  
7                   HOUSE NO. 2013041063) HAS BEEN COMPLETED IN  
8                   ACCORDANCE WITH THE PROVISIONS OF THE  
9                   CALIFORNIA ENVIRONMENTAL QUALITY ACT AND  
10                  STATE AND LOCAL GUIDELINES, AND MAKING CERTAIN  
11                  FINDINGS AND DETERMINATIONS RELATIVE THERETO;  
12                  AND ADOPTING SITE PLAN REVIEW, CONDITIONAL USE  
13                  PERMIT, STANDARDS VARIANCE, AND LOCAL COASTAL  
14                  DEVELOPMENT PERMIT FINDINGS; AND DENYING  
15                  APPEALS

16  
17                  WHEREAS, the City of Long Beach has proposed the Belmont Pool  
18                  Revitalization Project ("Project") which would replace the former Belmont Plaza Olympic  
19                  Pool (Belmont Pool) facility with a larger and more modern pool complex. The proposed  
20                  Project is located in the Belmont Shore Beach Park in southeast Long Beach. The  
21                  Project proposes the construction and operation of an approximately 125,500 square foot  
22                  (sf) pool complex that includes indoor and outdoor pool components and an  
23                  approximately 1,500 square foot café. Permanent indoor seating for approximately 1,250  
24                  spectators would be provided to view competitive events at the indoor 50-Meter  
25                  Competition Pool and the Dive Pool. Temporary outdoor seating would be provided for  
26                  larger events at the outdoor 50-Meter Competition Pool with a maximum seating capacity  
27                  of up to 3,000 spectators. The proposed Project would allow for recreational and  
28                  competitive activities to occur simultaneously, if necessary. The proposed project would

1 consist of three main areas: the pool facility; the open space/park area; and the outdoor  
2 café area, including a public restroom facility. The pool facility consists of the  
3 recreational and competitive aquatic components and would be the central focus of the  
4 Project site. The passive park area would be situated along the western and northern  
5 portions of the Project site and near the outdoor café on the east side, and would be  
6 intended for general park purposes, similar to the uses at the existing passive park.

7                 Said Project is more fully described in the Belmont Pool Revitalization  
8 Project Draft Environmental Impact Report (SCH #2013041063) (DEIR), a copy of which  
9 DEIR, including the complete proposed Project description, is incorporated herein by this  
10 reference as though set forth in full, word for word.

11                 WHEREAS, Project implementation will require certification of the Final  
12 Environmental Impact Report (FEIR).

13                 WHEREAS, the City began an evaluation of the proposed project by issuing  
14 a Notice of Preparation (NOP) that was circulated from April 18, 2013 to May 17, 2013,  
15 and from April 9, 2014 to May 8, 2014. A Notice of Completion was prepared and filed  
16 with the State Office of Planning and Research on April 13, 2016. The DEIR was  
17 completed on April 13, 2016, and circulated between April 13, 2016 and June 16, 2016.

18                 WHEREAS, three Study Sessions were held on the DEIR. A Planning  
19 Commission Study Session was held on May 5, 2016, a Marine Advisory Commission  
20 Study Session was held on May 12, 2016, and a City Council Study Session was held on  
21 June 14, 2016.

22                 WHEREAS, on March 2, 2017, the Planning Commission conducted a duly  
23 noticed public hearing on the DEIR and FEIR and the Project. At said time, the Planning  
24 Commission determined that the DEIR and FEIR were fully compliant with CEQA and the  
25 CEQA Guidelines, certified the DEIR and FEIR as being fully compliant with CEQA and  
26 approved all applied for project entitlements, as previously described in this resolution  
27 and in the DEIR.

28                 WHEREAS, implementation and construction of the Project constitutes a

1 "project" as defined by CEQA, Public Resources Code Sections 21000 et seq., and the  
2 City of Long Beach is the Lead Agency for the Project under CEQA;

3               WHEREAS, it was determined during the initial processing of the Project  
4 that it could have potentially significant effects on the environment, requiring the  
5 preparation of an EIR;

6               WHEREAS, the City prepared full and complete responses to the  
7 comments received on the DEIR, and distributed the responses in accordance with  
8 Public Resources Code section 21092.5;

9               WHEREAS, the City Council has reviewed and considered the information  
10 in and the comments to the DEIR and the responses thereto, and the FEIR at a duly  
11 noticed City Council meeting held on May 16, 2017, at which time evidence, both written  
12 and oral, was presented to and considered by the City Council;

13               WHEREAS, the City Council has read and considered all environmental  
14 documentation comprising the FEIR, including the DEIR, comments and the responses to  
15 comments, and errata (if any) included in the FEIR, and has determined that the DEIR  
16 and FEIR consider all potentially significant environmental impacts of the Project and are  
17 complete and adequate and fully comply with all requirements of CEQA; and

18               WHEREAS, the City Council has evaluated and considered all significant  
19 impacts, mitigation measures, and project alternatives identified in the DEIR and FEIR.

20               NOW, THEREFORE, the City Council of the City of Long Beach does  
21 hereby find, determine and resolve that:

22               Section 1. All of the above recitals are true and correct and are  
23 incorporated herein as though fully set forth.

24               Section 2. The DEIR and FEIR are adequate and have been completed  
25 in compliance with CEQA and the State CEQA Guidelines.

26               Section 3. The FEIR, which reflects the City Council's independent  
27 judgment and analysis, is hereby adopted, approved, and certified as complete and  
28 adequate under CEQA.

1                   Section 4. Pursuant to Public Resources Code Section 21081 and State  
2 CEQA Guidelines section 15091, the City Council has reviewed and hereby adopts the  
3 CEQA Findings and Facts in Support of Findings for the Belmont Pool Revitalization  
4 Project as shown on the attached Exhibit "A", which document is incorporated herein by  
5 reference as though set forth in full, word for word.

6                   Section 5. The FEIR identifies certain significant environmental effects  
7 that would result if the Project is approved. All environmental effects can feasibly be  
8 avoided or mitigated and will be avoided or mitigated by the imposition of mitigation  
9 measures included with the FEIR. Pursuant to Public Resources Code section 21081.6,  
10 the City Council has reviewed and hereby adopts the Mitigation Monitoring and Reporting  
11 Program (MMRP) as shown on Exhibit "B", which document is incorporated herein by  
12 reference as though set forth in full, word for word, together with any adopted corrections  
13 or modifications thereto, and further finds that the mitigation measures identified in the  
14 FEIR are feasible, and specifically makes each mitigation measure a condition of project  
15 approval.

16                  Section 6. Pursuant to State CEQA Guidelines section 15091(e), the  
17 record of proceedings relating to this matter has been made available to the public at,  
18 among other places, the Department of Development Services, 333 West Ocean  
19 Boulevard, 5th Floor, Long Beach, California, and is, and has been, available for review  
20 during normal business hours.

21                  The information provided in the various staff reports submitted in connection with  
22 the Project, the corrections and modifications to the DEIR and FEIR made in response to  
23 comments and any errata which were not previously re-circulated, and the evidence  
24 presented in written and oral testimony at the public hearing, do not represent significant  
25 new information so as to require re-circulation of the DEIR and FEIR pursuant to the  
26 Public Resources Code.

27                  Section 7. The City Council hereby formally adopts in full, as though set  
28 forth herein, those certain Site Plan Review Findings, Conditional Use Permit Findings,

1 Standard Variance Findings, and Local Coastal Development Permit Findings, as set  
2 forth in the Staff Report for the subject City Council agenda item and as set forth in the  
3 Planning Commission Staff Report of March 2, 2017; and

4                   Section 8. The City Council hereby denies the appeals of Jeff Miller,  
5 Melinda Cotton, Gordana Kajer, Anna Christensen, the Long Beach Area Peace Network,  
6 Joe Weinstein, and Ann Cantrell, and "CARP;" and hereby approves the land use  
7 entitlements including the State Plan Review, Conditional Use Permit, Standards  
8 Variance, and Local Coastal Development Permit.

9                   Section 9. The City Clerk shall certify to the passage of this ordinance by  
10 the City Council and cause it to be posted in three (3) conspicuous places in the City of  
11 Long Beach, and it shall take effect on the thirty-first (31st) day after it is approved by the  
12 Mayor.

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I hereby certify that the foregoing ordinance was adopted by the City  
Council of the City of Long Beach at its meeting of \_\_\_\_\_, 20\_\_\_\_, by the  
following vote:

Ayes: Councilmembers:

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Noes: Councilmembers:

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Absent: Councilmembers:

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City Clerk

Approved: \_\_\_\_\_  
(Date)

Mayor

**FINDINGS OF FACT IN SUPPORT OF FINDINGS FOR THE  
FINAL ENVIRONMENTAL IMPACT REPORT**

**BELMONT POOL REVITALIZATION PROJECT**

**STATE CLEARINGHOUSE NO. 2013041063**

**I. BACKGROUND**

The California Environmental Quality Act (CEQA) requires decision-makers to balance the benefits of the Belmont Pool Revitalization Project (proposed Project) against its unavoidable environmental impacts when determining whether to approve the project. If the benefits of the project outweigh the unavoidable adverse effects, those effects may be considered “acceptable” (*State CEQA Guidelines* Section 15093[a]). CEQA requires the decision-making agency to support, in writing, the specific reasons for considering a project acceptable when significant impacts are infeasible to mitigate. Such reasons must be based on substantial evidence in the Final Environmental Impact Report (EIR) or elsewhere in the administrative record (*State CEQA Guidelines* Section 15093 [b]).

**A. PROJECT SUMMARY**

The Project site is located in the Belmont Shore Beach Park in southeast Long Beach. The approximately 5.8-acre site is bordered on the south by the Pacific Ocean, the beach, bicycle and pedestrian pathways, and volleyball courts; on the west by Belmont Veterans Memorial Pier, Belmont Beach, and the Pier Parking Lot; and on the northwest by Surf Terrace Apartments, Belmont Shores Condominiums, and a Jack in the Box restaurant; on the north by several businesses located along the northern side of East Olympic Plaza; on the northeast by the Belmont Shore neighborhood; on the east by the City of Long Beach (City) beach maintenance yard, the temporary outdoor pool, Rosie’s Dog Beach, a boat launch, and the Beach Parking Lot.

The proposed Project would replace the former Belmont Pool facility and provide the City with a revitalized and modern pool complex. The Project proposes the construction and operation of an approximately 125,500 square foot (sf) pool complex that includes indoor and outdoor pool components and an approximately 1,500 sf outdoor café. Permanent indoor seating for approximately 1,250 spectators would be provided to view competitive events at the indoor 50-Meter Competition Pool and the Dive Pool. Temporary outdoor seating would be provided for larger events at the outdoor 50-Meter Competition Pool with a maximum seating capacity of up to 3,000 spectators. The proposed Project does not include any permanent outdoor seating designed for spectator viewing.

The proposed Project would consist of three main areas: the pool facility; the open space/park area; and the outdoor café area, including a public restroom facility. The pool facility consists of the recreational and competitive aquatic components and would be the central focus of the Project site. The passive park area would be situated along the western and northern portions of the Project site and near the outdoor café on the east side, and would be intended for general park uses, similar to the uses at the existing passive park.

A pick-up and drop-off area would be located along the eastern boundary and would be adjacent to the café/restroom area at the southeastern corner of the Project site. East Olympic Plaza would be closed to vehicular traffic.

The purpose of the proposed Project is to replace the former Belmont Pool facility with a state-of-the-art aquatic facility to continue to serve as a recreational and competitive venue for the community, City, region, and State. In addition, the design scope requires that facility be designed to Leadership in Energy and Environmental Design (LEED) Gold certification standards (or the equivalent). The following objectives have been established for the proposed Project and would aid decision-makers in their review of the proposed Project and its associated environmental impacts:

1. Redevelop the City-owned site of the former Belmont Pool with similar aquatic recreational purposes, consistent with the original ballot measure;
2. Replace the former Belmont Pool with a more modern facility that better meets the needs of the local community, region, and State's recreational and competitive swimmers, divers, aquatic sports participants, and additional pool users due to the tremendous demand for these services in the local community, region, and State;
3. Minimize the time period that the community is without a permanent recreation and competitive pool facility;
4. Provide a facility that supports recreation, training, and all competitive events for up to 4,250 spectators (1,250 permanent interior seats, up to 3,000 temporary exterior seats);
5. Increase programmable water space for recreational swimming to minimize scheduling conflicts with team practices and events;
6. Provide a signature design in a new pool complex that is distinctive, yet appropriate for its seaside location;
7. Accommodate swimming, diving, and water polo national/international events by reflecting current competitive standards, in accordance with FINA regulations;
8. Operate a pool facility that would generate revenue to help offset the ongoing operations and maintenance costs;
9. Implement the land use goals of Planned Development PD-2;
10. Provide a facility that maximizes sustainability and energy efficiency through the use of selected high performance materials;
11. Minimize view disruptions compared to the former Belmont Pool facility;
12. Maximize views to the ocean from inside the facility;
13. Locate the pool in an area that serves the existing users;
14. Design the passive open space with drought tolerant and/or native landscaping and include areas suitable for general community use; and
15. Maintain or increase the amount of open space compared to the former Belmont Pool facility.

## B. ENVIRONMENTAL REVIEW PROCESS

In conformance with CEQA, the *State CEQA Guidelines*, and the City of Long Beach policies regarding the implementation of CEQA, the City conducted an extensive environmental review of the proposed Project.

- The City prepared an Initial Study (IS) for the proposed Project to determine the level of environmental documentation required for the proposed Project. The analysis contained in the IS

found that the Project may result in significant environmental impacts without the implementation of mitigation. As such, City staff determined that an EIR was the appropriate environmental document to be prepared for the proposed Project. The IS was prepared and circulated, along with a Notice of Preparation (NOP), from April 18 to May 17, 2013. Subsequent to issuance of the IS/NOP, changes were made to the site design that required the City to revise and reissue the IS. The revised IS was recirculated for public review from April 9 to May 8, 2014. Chapter 2.0, Introduction, of the Draft EIR, describes the issues identified for analysis in the Draft EIR based on the analysis included in the IS, the NOP, and from soliciting public comment.

- The City Council conducted a study session on June 17, 2014, to discuss the programmatic requirements and conceptual plans for the proposed Project. The City Council suggested that a community stakeholder committee be convened to prioritize optional components of the conceptual plan for the City Council to consider for approval. The Stakeholder Advisory Committee consisted of representatives from a number of different stakeholders and representatives for the community at large. The Stakeholder Advisory Committee conducted three workshops in July and August 2014 and explored various issues related to the pool in a collaborative discussion. The Stakeholder Advisory Committee recommended a conceptual design and held a public meeting on September 17, 2014. Draft input was also sought from California Coastal Commission (CCC) local staff. Another public City Council meeting was held October 21, 2014, at which the City Council unanimously approved the recommended programmatic requirement recommended by City staff, and based primarily on the recommendations of the Stakeholder Advisory Committee.

Prior to the release of the Draft EIR, the City conducted an additional three study sessions with the City's Planning Commission (May 5, 2016), Marine Advisory Commission (May 12, 2016), and City Council (June 14, 2016). The primary intent of these meetings was to engage citizen participation in developing in the proposed Project.

- The City prepared a Draft EIR, which was made available for a 65-day public review period, beginning on April 13, 2016, to June 16, 2016. The City prepared a Final EIR, including the Responses to Comments to the Draft EIR and the Findings of Fact. The Final EIR/Response to Comments contains comments on the Draft EIR, responses to those comments, revisions to the Draft EIR, and appended documents.

## C. RECORD OF PROCEEDINGS

For purposes of CEQA and these Findings, the Record of Proceedings for the proposed Project consists of the following documents and other evidence, at a minimum:

- The NOP and all other public notices issued by the City in conjunction with the proposed Project;
- The Final EIR for the proposed Project;
- The Draft EIR for the proposed Project;
- All written comments submitted by agencies or members of the public during the public review comment period on the Draft EIR;
- All responses to written comments submitted by agencies or members of the public during the public review comment period on the Draft EIR;
- All written and verbal public testimony presented during a noticed public hearing for the proposed Project;
- The Mitigation Monitoring and Reporting Program (MMRP);

- The reports and technical memoranda included or referenced in the Response to Comments;
- All documents, studies, EIRs, or other materials incorporated by reference in the Draft EIR and Final EIR;
- The Resolutions adopted by the City in connection with the proposed Project, and all documents incorporated by reference therein, including comments received after the close of the comment period and responses thereto;
- Matters of common knowledge to the City, including but not limited to federal, State, and local laws and regulations;
- Any documents expressly cited in these Findings; and
- Any other relevant materials required to be in the record of proceedings by Public Resources Code (PRC) Section 21167.6(e).

## **D. CUSTODIAN AND LOCATION OF RECORDS**

The documents and other materials that constitute the administrative record for the City's actions related to the proposed Project are located at the City of Long Beach City Hall, 333 West Ocean Boulevard, 5<sup>th</sup> Floor, Long Beach, California 90802. The City Development Services Department is the custodian of the administrative record for the proposed Project. Copies of these documents, which constitute the record of proceedings, are and at all relevant times have been and will be available upon request at the offices of the Development Services Department. This information is provided in compliance with PRC Section 21081.6(a)(2) and Guidelines Section 15091(e).

## **II. FINDINGS OF FACT**

### **A. ENVIRONMENTAL EFFECTS WHICH WERE DETERMINED NOT TO BE POTENTIALLY AFFECTED BY THE PROPOSED PROJECT**

As a result of the IS that was circulated with the NOP by the City on April 9, 2014, the City determined, based upon the threshold criteria for significance, that the proposed Project would not result in significant potential environmental impacts in several areas; therefore, the City determined that these potential environmental effects would not be addressed in the Draft EIR. Based upon the environmental analysis presented in the Final EIR, and the comments received by the public on the Draft EIR, no substantial evidence has been submitted to or identified by the City that indicates that the proposed Project would have an impact on the following environmental areas:

Aesthetics: Scenic Resources. There are no State Scenic Highways in the City of Long Beach. Although Ocean Boulevard is a proposed Local Scenic Route, it has not been officially designated as a Scenic Route or Scenic Highway. Therefore, the proposed Project would not result in impacts related to the damage of scenic resources within a State scenic highway. No impacts are anticipated.

Agricultural and Forestry Resources. The Project site is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. In addition, the Project site is not zoned, designated, or used for agricultural uses, and no Williamson Act contracts exist for the site. The Project site has previously been graded and has historically been utilized for the Belmont Pool aquatic facilities; it is not, and has not, been used for agricultural purposes. Neither the Project site nor the surrounding areas is zoned or used as forest land, timberland, or for timberland production. The proposed Project would not

result in the conversion of farmland to nonagricultural use nor would it result in the conversion of forest land to a non-forest land use. No impacts are anticipated.

Air Quality: Odors. Objectionable odors may be generated during the operation of diesel-powered construction equipment and/or asphalt paving during Project construction. Those odors would be temporary and would not result in long-term odor impacts. Operation of the proposed Project may also result in the generation of odors related to food service; however, these odors are not expected to be objectionable and would not result in permanent impacts related to odors on adjacent sensitive receptors. No impacts are anticipated.

Biological Resources: Riparian, Sensitive Natural Communities, Wetlands. The Project site is a previously developed property in a heavily urbanized coastal area and is not within a riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife (CDFW) or the United States Fish and Wildlife Service (USFWS). No impacts are anticipated.

Biological Resources: Conflict with any Applicable Habitat Conservation Plan. There is no adopted Habitat Conservation Plan (HCP), Natural Community Conservation Plan (NCCP), or other habitat conservation plan in the City of Long Beach; therefore, the proposed Project would not conflict with any such plans. No impacts are anticipated.

Cultural Resources: Historic Resources. Due to the age of the former Belmont Pool structures and facilities at the time of the NOP (approximately 45 years old), the complex was not considered a historic structure, and no further historic resource evaluation was required. In addition, the former indoor pool was demolished in February 2015, as it was determined to be an imminent threat to public safety. The demolition of the structure was conducted under an emergency permit. As a result, the proposed Project will not cause a substantial change in the significance of a historical resource as defined in PRC Section 15064.5. No impacts are anticipated.

Cultural Resources: Archaeological Resources. An archaeological and historical records review and literature search was conducted on April 4, 2013. The results of the records search indicate that there are no sites within 0.25 mile of the Project site. Based on these results, the potential for on-site archeological resources was determined to be minimal. No impacts are anticipated.

Cultural Resources: Human Remains. There are no known human remains interred on the Project site. In the unlikely event that human remains are encountered during construction, the proper authorities would be notified, and standard procedures for the respectful handling of the human remains activities would be adhered to in compliance with State Health and Safety Code Section 7050.5 and PRC Section 5097.98. No impacts are anticipated.

Geology and Soils: Landslides. The proposed Project would not result in impacts associated with landslides because the Project site is relatively flat, and there are no substantial hillsides or unstable slopes immediately adjacent to the site boundary. No impacts are anticipated.

Geology and Soils: Septic Tanks. The proposed Project will not include the use of septic tanks or alternative methods for disposal of wastewater into subsurface soils. No on-site sewage disposal systems (e.g., septic tanks) are planned. The proposed Project would connect to existing public wastewater infrastructure. Therefore, the proposed Project would not result in any impacts related to septic tanks or alternative wastewater disposal methods. No impacts are anticipated.

Hazards and Hazardous Materials: Public Airport or Private Airstrip. There are no public airports, private airports, or private airstrips within 2 miles of the Project site. As a result, the proposed Project would not affect or be affected by aviation activities associated with private airports or airstrips. No impacts are anticipated.

Hazards and Hazardous Materials: Emergency Access. The proposed Project would not result in changes in the circulation system that would adversely affect the ability of the City of Long Beach Fire Department (LBFD) to implement an emergency response plan or emergency evacuation plan in this area of the City. No impacts are anticipated.

Hazards and Hazardous Materials: Wildland Fires. Wildland fires occur in geographic areas that contain the types and conditions of vegetation, topography, weather, and structure density susceptible to risks associated with uncontrolled fires that can be started by lightning, improperly managed camp fires, cigarettes, sparks from automobiles, and other ignition sources. The Project site and the surrounding areas are developed in urban and suburban uses and do not include brush- and grass-covered areas typically found in areas susceptible to wildfires. As a result, the proposed Project would not expose people or structures to a significant risk of loss, injury, or death associated with wildland fires. No impacts are anticipated.

Hydrology and Water Quality: Housing or Other Structures within 100-year Flood Hazard Area. The proposed Project does not propose the provision of any housing on the Project site. As a result, the proposed Project would not result in the placement of housing or structures within the limits of the 100-year flood. No impacts are anticipated.

Land Use: Divide an Established Community. The existing Project site was previously developed with the former Belmont Pool complex and is surrounded by existing development. The proposed Project would redevelop the Project site with new and expanded Belmont Pool facilities. Therefore, the proposed Project would not result in any impacts related to the division of an established community.

Land Use: Conflict with any Applicable Habitat Conservation Plan. There is no adopted HCP, NCCP, or other habitat conservation plan within the City of Long Beach; therefore, the proposed Project would not conflict with any such plans. No impacts are anticipated.

Mineral Resources. According to the City's General Plan Conservation Element (1973), the primary mineral resources within the City have historically been oil and natural gas. However, over the last century, oil and natural gas extractions have diminished as the resources have become increasingly depleted. The Project site does not contain oil extraction operations and has no other known mineral resources. In addition, implementation of the proposed Project is not anticipated to interfere with resource recovery from other sites that are identified in any general, specific, or land use plan. Therefore, Project implementation would have no impact on mineral resources. No impacts are anticipated.

Noise: Located within an Airport Land Use Plan or within the Vicinity of a Private Airstrip. The Project site is not located within 2 miles of a public airport, within the vicinity of a private airstrip, or within an airport land use plan. The proposed Project would not expose employees or visitors of the Project to aviation-related noise levels that would be substantially different from existing conditions. No impacts are anticipated.

Population and Housing: Displace a Substantial Number of People or Housing Units. The proposed Project would not induce substantial population growth because it would not provide new homes or businesses. Furthermore, the proposed Project would not generate a substantial number of new jobs. The

proposed Project would not result in the removal of any existing housing and, therefore, would not require the construction of replacement housing elsewhere. Because the proposed Project will not displace any existing housing units, it will not displace any residents. As a result, the proposed Project would not result in growth-inducing impacts, displacement of housing or residents, or impacts resulting from the construction of replacement housing. No impacts are anticipated.

Public Services: Police and Fire. The proposed Project would result in an increase in the size and capacity of the Belmont Pool complex. However, as a City facility, it will be staffed by the appropriate number of trained staff, and any incremental increase in both staffing at the site and visitors to the site compared to the existing facility demands would be less than significant and would not warrant new police or fire protection facilities to maintain acceptable response times. No impacts are anticipated.

Public Services: Schools. The proposed Project does not include any residential uses. Pursuant to California Education Code Section 17620(a)(1), the governing board of any school district is authorized to levy a fee, charge, dedication, or other requirement against any construction within the boundaries of the district for the purpose of funding the construction or reconstruction of school facilities. The City would be required to pay such fees to avoid or reduce any impacts of new nonresidential development on school services as provided in Section 65995 of the California Government Code. Pursuant to California Government Code Section 65995, payment of the development fees required by State law provides full and complete mitigation of the Project's impacts on school facilities. No impacts are anticipated.

Public Services: Other Public Facilities (e.g., Libraries). The proposed Project does not include any residential uses and, as such, would not induce substantial population growth that would generate an increased demand for public facilities (e.g., libraries). The proposed Project would not result in a significant increase in staff time for the City's Parks, Recreation, and Marine Department either during construction or operation. Any increases in staff time would be less than significant because the proposed Project is the replacement of the former Belmont Pool facility, which was previously staged by the City's Parks, Recreation, and Marine Department. Therefore, any project-related increase in staff needed to serve the Project would be less than significant and would represent a minor part of the total Department staffing needs. No impacts are anticipated.

Recreation. The Project proposes replacing the currently closed Belmont Pool complex with a new complex that would be able to serve Long Beach residents as well as accommodate a wider range of national and international water sports events. The increased capacity of the Belmont Pool complex as a result of the proposed Project would not result in increased demand at other parks and recreational resources in the City. The proposed Project would not provide any new housing and would not increase the population in the City. Therefore, the proposed Project would not result in substantial deterioration of other parks or recreation resources. No impacts are anticipated.

Transportation/Traffic: Result in a Change in Air Traffic Patterns. The Project site is approximately 3 miles southeast of Long Beach Municipal Airport. The heights of the pool building, light standards, and other project features on the site would not be sufficient to require modifications to the existing air traffic patterns at the airport and, therefore, would not affect aviation traffic levels or otherwise result in substantial aviation-related safety risks. No impacts are anticipated.

Transportation/Traffic: Hazard due to a Design Feature. The proposed Project would not result in hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment) as these types of features and uses are not included in the proposed Project. No impacts are anticipated.

## **B. ENVIRONMENTAL EFFECTS WHICH WERE DETERMINED TO BE LESS THAN SIGNIFICANT**

The Final EIR identified certain less than significant effects that could result from implementation of the proposed Project. No mitigation is required to reduce or avoid such impacts because they would not exceed applicable thresholds of significance.

### **Aesthetics**

**Impact: Have a substantial adverse effect on a scenic vista.** There are no locally designated scenic vistas on or surrounding the Project site yet expansive ocean views from public rights-of-way can generally be considered to have aesthetic value. The proposed pool complex would be located generally on the same building footprint of the former Belmont Pool facility. The proposed placement and alignment of the Bubble would allow for increased views of the coastline that were previously blocked by the former Belmont Pool structure. Additionally, the curved elliptical shape of the Bubble reduces the structural scale and mass, when compared to a traditional rectangular building, by eliminating the corners of the building, allowing for an increase in viewable area. Therefore, the change in the building alignment on the site, in combination with the reduced structural mass from the Bubble's elliptical design, would not result in a substantial adverse effect on scenic vistas and a less than significant impact would occur. No mitigation is required.

**Impact: Create a new source of substantial light and glare that would affect day or nighttime views.** With adherence to existing Long Beach Municipal Code (LBMC) regulations, light resulting from construction activities would not substantially impact sensitive uses, substantially alter the character of off-site areas surrounding the construction area, or interfere with the performance of an off-site activity. Although operation of the proposed Project would increase the overall intensity of lighting on the site, the increase in lighting would not signify substantial increases in light intensity at off-site locations. Additionally, while the proposed Project's building accents may include metal or other highly polished surfaces around building entrances, such accents would be small relative to the size of the facade and would be partially blocked by landscaping buffers. Additionally, daytime glare and nighttime glare would be reduced due to the obstruction from the proposed landscaping in the interior portions of the Project site. The nighttime glare produced by the signage, exterior lighting, and vehicular headlights would be similar to the existing nighttime glare produced by the surrounding residential and commercial uses and would not result in enough glare to be considered substantial or substantially affect nighttime views. In addition, the interior lighting of the Bubble would not be considered a glare-producing light because the structure would be illuminated from the inside, which would produce a glow and not a direct light. Therefore, the increase in ambient lighting and glare would not interfere with activities or nighttime views in the area, and impacts related to new sources of light and glare would be less than significant.

**Impact: Result in a cumulatively considerable contribution to a significant aesthetic impact.** The proposed Project is located in an urban area with a number of existing sources of light and glare. Because the proposed Project would replace the former Belmont Pool with a modernized pool complex, light and glare as a result of the proposed Project would be consistent with the baseline conditions in the area and would not substantially impact existing views in the area. The potential aesthetic impacts to scenic vistas, scenic resources, and existing visual character were evaluated and found to be less than significant. Therefore, the contribution of the proposed Project to potential cumulative visual/aesthetic impacts in the study area is considered less than cumulatively considerable.

## Air Quality

**Impact:** Conflict with or obstruct implementation of the applicable air quality plan. Because of the region's nonattainment status for ozone ( $O_3$ ), particulate matter less than 2.5 microns in diameter ( $PM_{2.5}$ ), and particulate matter less than 10 microns in diameter ( $PM_{10}$ ), if Project-generated emissions of either of the  $O_3$  precursor pollutants (i.e., reactive organic gases [ROG] and nitrogen oxides [ $NO_x$ ]),  $PM_{2.5}$ , or  $PM_{10}$  exceed the South Coast Air Quality Management District's (SCAQMD's) significance thresholds, then the proposed Project would be considered to conflict with the attainment plans. However, the proposed Project would not result in significant operational air quality impacts, contribute to an  $O_3$  exceedance at a nearby monitoring station, or cause the area to be inconsistent with the regional Air Quality Management Plan (AQMP). Furthermore, because the proposed Project does not require a General Plan Amendment and is consistent with the current site's General Plan land use designation, emissions associated with the proposed Project are not anticipated to exceed the General Plan projections or contribute to air quality deterioration beyond SCAQMD projections. The proposed Project would, however, be required to adhere to Standard Conditions 4.2.1 and 4.2.2, which include a variety of measures aimed at controlling dust during Project construction, consistent with the General Plan Air Quality Element Policy 6.1. In addition, the proposed Project would be built to meet LEED Gold certification standards (or the equivalent) and would implement a variety of conservation and sustainability features aimed at reducing energy consumption, consistent with General Plan policies. Therefore, the proposed Project would be consistent with the General Plan and Final 2012 AQMP, and related impacts would be less than significant.

**Standard Condition 4.2.1:**

**Construction Emissions.** The proposed Project is required to comply with regional rules that assist in reducing short-term air pollutant emissions. The South Coast Air Quality Management District (SCAQMD) Rule 403 requires that fugitive dust be controlled with best available control measures so that the presence of such dust does not remain visible in the atmosphere beyond the property line of the emission source. In addition, SCAQMD Rule 402 requires implementation of dust suppression techniques to prevent fugitive dust from creating a nuisance off site. Applicable dust suppression techniques from Rules 403 and 402 are summarized below. Implementation of these dust suppression techniques can reduce the fugitive dust generation (and thus the particulate matter less than 10 microns in diameter [ $PM_{10}$ ] component).

**Standard Condition 4.2.2:**

**Applicable Rules 403 and 402 Measures.** The Project construction contractor shall develop and implement dust-control methods that shall achieve this control level in a SCAQMD Rule 403 dust control plan, designate personnel to monitor the dust control program, and order increased watering, as necessary, to ensure a 55 percent control level. Those duties shall include holiday and weekend periods when work may not be in progress. Additional control measures to reduce fugitive dust shall include, but are not limited to, the following:

- Apply water twice daily, or nontoxic soil stabilizers according to manufacturers' specifications, to all unpaved parking or staging areas or unpaved road surfaces or as needed to areas where soil is disturbed.

- Use low-sulfur fuel for stationary construction equipment. This is required by SCAQMD Rules 431.1 and 431.2.
- During earthmoving or excavation operations, fugitive dust emissions shall be controlled by regular watering or other dust-preventive measures using the following procedures:
  - All material excavated shall be sufficiently watered to prevent excessive amounts of dust. Watering, with complete coverage, shall occur at least twice daily, preferably in the late morning and after work is done for the day.
  - All earthmoving or excavation activities shall cease during periods of high winds (i.e., winds greater than 20 miles per hour [mph] averaged over 1 hour).
  - All material transported off site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust.
  - The area disturbed by earthmoving or excavation operations shall be minimized at all times.
- After earthmoving or excavation operations, fugitive dust emissions shall be controlled using the following measures:
  - Portions of the construction area to remain inactive longer than a period of 3 months shall be revegetated and watered until cover is grown.
  - All active portions of the construction site shall be watered to prevent excessive amounts of dust.
- At all times, fugitive dust emissions shall be controlled using the following procedures:
  - On-site vehicle speed shall be limited to 15 mph.
  - Road improvements shall be paved as soon as feasible, watered periodically, or chemically stabilized.
- At all times during the construction phase, ozone precursor emissions from mobile equipment shall be controlled using the following procedures:
  - Equipment engines shall be maintained in good condition and in proper tune according to manufacturers' specifications.
  - On-site mobile equipment shall not be left idling for a period longer than 60 seconds.
- Outdoor storage piles of construction materials shall be kept covered, watered, or otherwise chemically stabilized with a chemical wetting agent to minimize fugitive dust emissions and wind erosion.

**Impact:** Violate any air quality standard or contribute to an existing or projected air quality violation. The use of construction equipment on the site would result in localized exhaust emissions. However, the proposed Project would be required to adhere to a variety of measures aimed at controlling

dust during Project construction as required by Standard Conditions 4.2.1 and 4.2.2. Therefore, with incorporation of these SCAQMD Rules and emission control measures, construction emissions would not exceed any of SCAQMD's thresholds. The proposed Project's emissions (from both stationary sources and vehicular sources) would not exceed SCAQMD daily emissions thresholds. Therefore, the long-term air quality impacts of the proposed Project would be less than significant.

**Standard Condition 4.2.1:** **Construction Emissions.** The proposed Project is required to comply with regional rules that assist in reducing short-term air pollutant emissions. The South Coast Air Quality Management District (SCAQMD) Rule 403 requires that fugitive dust be controlled with best available control measures so that the presence of such dust does not remain visible in the atmosphere beyond the property line of the emission source. In addition, SCAQMD Rule 402 requires implementation of dust suppression techniques to prevent fugitive dust from creating a nuisance off site. Applicable dust suppression techniques from Rules 403 and 402 are summarized below. Implementation of these dust suppression techniques can reduce the fugitive dust generation (and thus the particulate matter less than 10 microns in diameter [PM<sub>10</sub>] component).

**Standard Condition 4.2.2:** **Applicable Rules 403 and 402 Measures.** The Project construction contractor shall develop and implement dust-control methods that shall achieve this control level in a SCAQMD Rule 403 dust control plan, designate personnel to monitor the dust control program, and order increased watering, as necessary, to ensure a 55 percent control level. Those duties shall include holiday and weekend periods when work may not be in progress. Additional control measures to reduce fugitive dust shall include, but are not limited to, the following:

- Apply water twice daily, or nontoxic soil stabilizers according to manufacturers' specifications, to all unpaved parking or staging areas or unpaved road surfaces or as needed to areas where soil is disturbed.
- Use low-sulfur fuel for stationary construction equipment. This is required by SCAQMD Rules 431.1 and 431.2.
- During earthmoving or excavation operations, fugitive dust emissions shall be controlled by regular watering or other dust-preventive measures using the following procedures:
  - All material excavated shall be sufficiently watered to prevent excessive amounts of dust. Watering, with complete coverage, shall occur at least twice daily, preferably in the late morning and after work is done for the day.
  - All earthmoving or excavation activities shall cease during periods of high winds (i.e., winds greater than 20 miles per hour [mph] averaged over 1 hour).
  - All material transported off site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust.

- The area disturbed by earthmoving or excavation operations shall be minimized at all times.
- After earthmoving or excavation operations, fugitive dust emissions shall be controlled using the following measures:
  - Portions of the construction area to remain inactive longer than a period of 3 months shall be revegetated and watered until cover is grown.
  - All active portions of the construction site shall be watered to prevent excessive amounts of dust.
- At all times, fugitive dust emissions shall be controlled using the following procedures:
  - On-site vehicle speed shall be limited to 15 mph.
  - Road improvements shall be paved as soon as feasible, watered periodically, or chemically stabilized.
- At all times during the construction phase, ozone precursor emissions from mobile equipment shall be controlled using the following procedures:
  - Equipment engines shall be maintained in good condition and in proper tune according to manufacturers' specifications.
  - On-site mobile equipment shall not be left idling for a period longer than 60 seconds.
- Outdoor storage piles of construction materials shall be kept covered, watered, or otherwise chemically stabilized with a chemical wetting agent to minimize fugitive dust emissions and wind erosion.

**Impact: Expose sensitive receptors to substantial pollutant concentrations.**

**Fugitive Dust.** Fugitive dust emissions would occur during construction of the proposed Project; however, the proposed Project would be required to comply with SCAQMD Standard Conditions and Rule 403. With adherence to SCAQMD Standard Conditions 4.2.1 and 4.2.2, fugitive dust emissions (particulate matter) would not exceed SCAQMD thresholds of significance. Therefore, no significant impacts to sensitive receptors related to fugitive dust during Project construction would occur.

**Other Criteria Pollutants.** Carbon monoxide (CO) and NO<sub>x</sub> emissions during construction and operation would not exceed SCAQMD thresholds or applicable federal or State ambient air quality standards. Therefore, the proposed Project would result in less than significant air quality impacts related to CO, NO<sub>x</sub>, or other criteria pollutants and would not expose sensitive receptors to substantial pollutant concentrations.

**Long-Term Microscale (CO Hot Spot) Analysis.** Because the intersections evaluated for the proposed Project would not be congested and the Project area has low background CO levels, the likelihood for CO concentrations to reach unhealthful levels is low. Therefore, the proposed Project would not have a significant impact on local air quality for CO.

**Standard Condition 4.2.1:**

**Construction Emissions.** The proposed Project is required to comply with regional rules that assist in reducing short-term air pollutant emissions. The South Coast Air Quality Management District (SCAQMD) Rule 403 requires that fugitive dust be controlled with best available control measures so that the presence of such dust does not remain visible in the atmosphere beyond the property line of the emission source. In addition, SCAQMD Rule 402 requires implementation of dust suppression techniques to prevent fugitive dust from creating a nuisance off site. Applicable dust suppression techniques from Rules 403 and 402 are summarized below. Implementation of these dust suppression techniques can reduce the fugitive dust generation (and thus the particulate matter less than 10 microns in diameter [PM<sub>10</sub>] component).

**Standard Condition 4.2.2:**

**Applicable Rules 403 and 402 Measures.** The Project construction contractor shall develop and implement dust-control methods that shall achieve this control level in a SCAQMD Rule 403 dust control plan, designate personnel to monitor the dust control program, and order increased watering, as necessary, to ensure a 55 percent control level. Those duties shall include holiday and weekend periods when work may not be in progress. Additional control measures to reduce fugitive dust shall include, but are not limited to, the following:

- Apply water twice daily, or nontoxic soil stabilizers according to manufacturers' specifications, to all unpaved parking or staging areas or unpaved road surfaces or as needed to areas where soil is disturbed.
- Use low-sulfur fuel for stationary construction equipment. This is required by SCAQMD Rules 431.1 and 431.2.
- During earthmoving or excavation operations, fugitive dust emissions shall be controlled by regular watering or other dust-preventive measures using the following procedures:
  - All material excavated shall be sufficiently watered to prevent excessive amounts of dust. Watering, with complete coverage, shall occur at least twice daily, preferably in the late morning and after work is done for the day.
  - All earthmoving or excavation activities shall cease during periods of high winds (i.e., winds greater than 20 miles per hour [mph] averaged over 1 hour).
  - All material transported off site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust.
  - The area disturbed by earthmoving or excavation operations shall be minimized at all times.
- After earthmoving or excavation operations, fugitive dust emissions shall be controlled using the following measures:

- Portions of the construction area to remain inactive longer than a period of 3 months shall be revegetated and watered until cover is grown.
  - All active portions of the construction site shall be watered to prevent excessive amounts of dust.
- At all times, fugitive dust emissions shall be controlled using the following procedures:
  - On-site vehicle speed shall be limited to 15 mph.
  - Road improvements shall be paved as soon as feasible, watered periodically, or chemically stabilized.
- At all times during the construction phase, ozone precursor emissions from mobile equipment shall be controlled using the following procedures:
  - Equipment engines shall be maintained in good condition and in proper tune according to manufacturers' specifications.
  - On-site mobile equipment shall not be left idling for a period longer than 60 seconds.
- Outdoor storage piles of construction materials shall be kept covered, watered, or otherwise chemically stabilized with a chemical wetting agent to minimize fugitive dust emissions and wind erosion.

**Impact: Result in a cumulatively considerable contribution to a significant air quality impact.** The cumulative study area for air quality analysis is the South Coast Air Basin (Basin), and air quality conformance is overseen by the SCAQMD. Each project in the Basin is required to comply with SCAQMD rules and regulations. The proposed Project would not result in significant operational air quality impacts, contribute to an O<sub>3</sub> exceedance at a nearby monitoring station, be in noncompliance with the AQMP, or result in a significant health risk for any of the analyzed pollutants. Therefore, the proposed Project's air quality emissions, when considered in combination with the cumulative projects within the Project vicinity, would be incremental and would be considered less than cumulatively considerable. No mitigation would be required.

### Biological Resources

**Impact: Result in a substantial adverse effect on any special-status species.** No sensitive natural community or special-status plant species were identified on the Project site, and no designated critical habitat is located in the Project site. Although the on-site vegetation is nonnative, Allen's hummingbirds were observed foraging on the Project site. However, bird species known to be utilizing the site, including Allen's hummingbird, would be able to relocate to other hunting and foraging habitats once the proposed Project is implemented. The loss of disturbed nonnative habitat and the associated reduction of locally common wildlife populations are not considered a significant impact. The removal of on-site vegetation is not expected to have a significant adverse effect on candidate, sensitive, or special-status species, as defined by the CDFW or the USFWS. Therefore, any impacts to sensitive or special-status species would be less than significant, and no mitigation is required.

## **Geology and Soils**

**Impact: Result in substantial adverse effects related to the rupture of a known earthquake fault.** There are no known active or potentially active faults or fault traces crossing the site. The Project site is not located within a designated Alquist-Priolo Earthquake Fault Zone and there is no evidence of active faulting on or around the immediate Project site. Therefore, the potential for ground rupture to affect the Project site is considered to be less than significant. No mitigation is required.

**Impact: Be located on soil that is subject to subsidence.** Subsidence began to occur in the City of Long Beach, which sits over the Wilmington Oil Field, in the 1940s, with the pumping of groundwater at the Terminal Island Naval Shipyard. By 1958, the affected area was 20 square miles and extended beyond the Harbor District. Total subsidence reached 29 feet (ft) in the center of the Subsidence Bowl. Water injection was begun in 1958 to repressurize the former oil field and the area has since been stabilized and, therefore, is not expected to result in subsidence at the Project site. As a result, subsidence-related impacts are considered to be less than significant, and no mitigation is required.

**Impact: Be located on expansive soil.** The on-site granular soil depths of at least 8 ft are non-expansive, while the underlying clay can be classified as having a moderate expansion potential based on the assessment of the soil classifications in the Geotechnical Evaluations. Therefore, the soils on the Project site are considered to have a non-expansive potential. Impacts related to expansive soils would be less than significant, and no mitigation is required.

## **Greenhouse Gas Emissions**

**Impact: Generate greenhouse gas emissions that may have a significant impact on the environment.** The proposed Project would generate greenhouse gas (GHG) emissions from area and mobile sources and indirect emissions from stationary sources associated with energy consumption. The proposed Project would produce an estimated 1,600 metric tons (MT) of carbon dioxide equivalent (CO<sub>2</sub>e) per year when compared to the existing condition. This does not include any credits for the LEED Gold certification Project features that would reduce energy use and, therefore, reduce GHG emissions from the Project. The proposed Project would produce approximately 2,900 MT of CO<sub>2</sub>e per year (when accounting for existing emissions), which would not exceed the Tier 3 criterion of 3,000 MT of CO<sub>2</sub>e per year for commercial/residential projects. Therefore, operational emissions would be below the screening threshold and Project operations would be considered to have a less than significant impact related to GHG emissions, and no mitigation is required.

**Impact: Conflict with any applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.** The GHG emissions reduction goals in Assembly Bill (AB 32) are scoped to manage total statewide GHG emissions of approximately 496.95 million metric tons (MMT) of CO<sub>2</sub>e per year. The proposed Project is estimated to produce approximately 1,600 MT of CO<sub>2</sub>e per year over existing conditions, representing approximately 0.002 MMT of CO<sub>2</sub>e per year of the State's reduction goals. Therefore, the proposed Project is not considered to result in GHG emission levels that would substantially conflict with implementation of the GHG reduction goals under AB 32, Executive Order (EO) S-03-05, or other State regulations. The proposed Project would have a less than significant impact related to potential conflicts with regulations outlined in the California Green Buildings Standard Code and GHG emissions reduction goals in AB 32. No mitigation is required.

**Impact: Result in a cumulative greenhouse gas emission impacts.** The proposed Project emphasizes energy efficiency and water conservation and would be consistent with the AB 32 reduction goals for 2020; the proposed Project would not generate GHG emissions that exceed any applicable threshold of

significance; and the proposed Project would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs. As a result, the proposed Project's climate change impacts with regard to GHG emissions would not be considered cumulatively considerable because they would not contribute to GHG emissions that exceed the AB 32 Statewide reduction goals. Additionally, the proposed Project's long-term operational emissions would not exceed SCAQMD daily thresholds. The proposed Project would result in a GHG emission profile that would not exceed the Tier 3 criterion of 3,000 MT of CO<sub>2</sub>e per year for commercial/residential projects, and is lower than the service population thresholds as allowed under Tier 4 analysis (4.8 MT of CO<sub>2</sub>e per year per service population). Additionally, since climate change is a global issue, it is unlikely that the proposed Project would generate enough GHG emissions to influence global climate change on its own. Therefore, the contribution of the proposed Project GHG emissions to potential cumulative GHG emission impacts in the City of Long Beach is considered less than cumulatively significant, and no mitigation is required.

According to the Wave Uprush Study (*Wave Uprush Study for Belmont Pool Plaza*, Moffatt & Nichol, October 2014), prepared for the proposed Project, wave run-up for the high 2060 and 2100 sea level rise scenarios would result in a run up elevation up to 8.2 ft and 10.4 ft (or greater), respectively, at the Project site. The modeled scenario does not account for shore protection measures such as beach nourishment, storm berm construction, or other shore protection structures. Furthermore, because the main pool deck would be elevated 17 ft above mean sea level, the pool deck would be set 8.8 ft and 6.6 ft above the projected high water level in 2060 and 2100, respectively. Additional GHG reduction strategies implemented at the State, national, and international levels could reduce sea-level rise. Therefore, impacts related to climate change and sea level rise would not be cumulatively significant.

### Hazards and Hazardous Materials

**Impact:** The project site is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. The Project site is not included on any hazardous materials sites pursuant to Government Code Section 65962.5, including the Cortese List, and would not create a significant hazard to the public or the environment. Impacts would be less than significant, and no mitigation is required.

### Hydrology and Water Quality

**Impact:** Substantially deplete groundwater supplies or interfere with groundwater recharge. Due to the depth of groundwater (i.e., 6 to 9 ft below existing grades) and the anticipated depth of excavation (up to 13 ft below existing grade), groundwater dewatering is anticipated to be required during removal of the remaining wooden piles, and construction of the pools. However, groundwater-dewatering activities would be temporary, and the volume of groundwater removed would not be substantial. In addition, grading and construction activities would compact soil, which can decrease infiltration during construction. However, construction activities would also be temporary, and the reduction in infiltration would not be substantial. Therefore, construction of the proposed Project would not substantially deplete groundwater or interfere with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level.

Operation of the proposed Project would not require groundwater extraction. The proposed Project would not directly utilize local groundwater but would continue to use water from the local municipal supply. Additionally, the proposed Project would replace the existing facility with a similar facility. As discussed previously, the proposed Project would decrease impervious surface by 0.5 acre, which would increase infiltration. As a result, the proposed Project would not constitute interference with groundwater recharge.

such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level. Impacts related to groundwater supplies would be less than significant, and no mitigation is required.

**Impact: Flooding as a result of the failure of a levee or dam.** The Project site is located within the dam inundation area for the Whittier Narrows Dam, which received a Dam Safety Action Class II rating in December 2008. This rating is assigned to dams where failure could begin during normal operations or be initiated as the consequence of a natural event (e.g., an earthquake). Because of the Project site's location at the furthest point away from the Whittier Narrows Dam within the inundation area, flooding would significantly dissipate by the time it reached the Project site. In addition, the City would have ample time to notify on-site users to evacuate and on-site users would have ample time to evacuate before waters reached the Project site. Additionally, the proposed Project does not propose the development of habitable structures on site, thereby further minimizing the risk to life and property in the event of a dam failure. Furthermore, the United States Army Corps of Engineers (USACE) has implemented the following Interim Risk Reduction Measures to reduce impacts to life and property in the event of dam failure: remote monitoring, inspection and monitoring, flood mapping, updating the Emergency Action Plan annually, inspecting toe drain and gallery, and initiating a Dam Safety Modification Study. The City has also developed emergency preparedness plans that would help the public be prepared for these types of emergency situations. In addition, the County of Los Angeles has regional catastrophic preparedness planning and regional evacuation routes. Therefore, because the USACE, the City, and the County have implemented mitigation plans, emergency preparedness plans, and evacuation routes, impacts associated with the failure of a dam or levee would be less than significant, and no mitigation is required.

**Impact: Inundation by seiche, tsunami, or mudflow.** The Project site is not located in the vicinity of any large enclosed bodies of water that could adversely affect the Project site in the event of earthquake-induced seiches. Therefore, the risk associated with possible seiche waves is not considered a potential constraint or a potentially significant impact of the proposed Project, and no mitigation is necessary.

The proposed Project is adjacent to the beach and is within a tsunami inundation zone. However, the proposed Project is replacing an existing use and would not create a new risk of a tsunami occurring. The City has adopted the 2015 Draft Hazard Mitigation Plan (as well as emergency preparedness plans) for the purpose of protecting the community and the environment from natural hazards. In addition, the County of Los Angeles has developed regional catastrophic preparedness planning and regional evacuation routes. Therefore, the risks associated with tsunamis are considered less than significant, and no mitigation is required.

The Project site is relatively level and the absence of nearby slopes precludes any slope stability hazards. Furthermore, the site is not in a State Earthquake-Induced Landslide Hazard Zone. Therefore, the proposed Project would result in less than significant impacts related to flooding as a result of inundation by mudflow, and no mitigation is required.

**Cumulative Hydrology and Water Quality Impacts.** Future development within the Project vicinity would be subject to National Pollutant Discharge Elimination System (NPDES) and Municipal Separate Storm Sewer System (MS4) Permit requirements for both construction and operation. Each project would be required to develop a Storm Water Pollution Prevention Plan (SWPPP) and/or a Standard Urban Stormwater Mitigation Plan (SUSMP) to target site-specific pollutants of concern. Each project would also be evaluated individually to determine appropriate BMPs to minimize impacts to surface water quality. Each of the cumulative projects would be required to comply with City and Federal Emergency Management Agency (FEMA) regulations and prepare a Floodplain Report during final design to address any potential impacts to the floodplain, and if required, reduce those impacts. In addition, the City Development Services Director reviews all development projects on a case-by-case basis to ensure that

sufficient local and regional drainage capacity is available. Thus, the proposed Project's contribution to cumulative impacts to hydrology and water quality would be less than cumulatively significant.

## **Land Use**

**Impact: Conflict with any applicable land use plan, policy, or regulation adopted for purpose of avoiding or mitigating an environmental impact.**

**California Coastal Commission/California Coastal Act/Local Coastal Program:** The proposed Project is consistent with the policies and guidelines contained in the City's Local Coastal Program (LCP) and the policies within Chapter 3 of the California Coastal Act. Therefore, impacts are considered less than significant. No mitigation is required.

**Southern California Association of Governments Regional Comprehensive Plan:** The Southern California Association of Governments (SCAG) maintains an Intergovernmental Review Criteria List to assist agencies in determining whether a project is considered regionally significant. The proposed Project is not listed by SCAG as a project of regional significance. In addition, SCAG's Regional Comprehensive Plan (RCP) aims to reduce emissions and increase mobility through strategic land use changes. The proposed Project is a replacement/expansion of previous recreational facilities and would not alter the designated or previous land uses on the Project site. Therefore, the proposed Project would be consistent with the intent of the goals and policies outlined in SCAG's RCP, and no mitigation is required.

**General Plan Land Use Element:** The City's General Plan land use designations for the Project site are Land Use Division (LUD) No. 7, Mixed-Use, and LUD No. 11, Open Space and Parks. LUD No. 7 is intended for large vital activity centers, including visitor-serving uses and recreation uses. Permitted uses within LUD No. 11 include visitor-serving facilities and recreational uses, among other uses. The proposed Project includes the replacement of the former facility and construction of the new Belmont Pool complex, which is a visitor-serving recreational use consistent with both LUD No. 7 and LUD No. 11. The proposed Project also includes an open space/park area (a park use), an outdoor café (a retail use) and gathering area, and public restrooms, consistent with permitted land uses as allowed within LUD No. 7. Therefore, the proposed Project would be consistent with the General Plan land use designations for the Project Site. The proposed Project would also be consistent with applicable goals and policies outlined in the City's current General Plan Land Use Element and with the goals, policies, and designations outlined in the City's proposed Land Use Element. Therefore, implementation of the proposed Project would not result in significant land use compatibility issues with the City's General Plan Land Use Element.

**General Plan Open Space and Recreation Element:** The City's Open Space and Recreation Element defines the Belmont Pool complex as a special-use park because of the numerous recreational amenities and specialized aquatic uses it has provided. The proposed Project would be consistent with the objectives and policies established in the General Plan Open Space and Recreation Element for the Project area because the proposed Project would enhance recreation opportunities and facilities on the Project site. Therefore, no adverse impacts to open space and recreation amenities would result, and mitigation would not be required.

**Impact: Result in a cumulatively considerable contribution to a significant land use impact.** The Development of the proposed Project would be consistent with the existing General Plan land use designations. The land use patterns around the Project site have been long established with recreational, open space, and small areas of retail (food and concession areas) development. The proposed Project

involves replacement of a former pool facility and would be compatible with development in the immediate area surrounding the Project site. Therefore, the construction of the new Belmont Pool facilities would not result in a potential inconsistency with the City General Plan or other land planning documents, nor would the proposed Project result in significant land use compatibility issues. Implementation of the proposed Project would not result in, or contribute to, a cumulatively significant land use impact, and no mitigation is required.

## Noise

**Impact: Expose persons to or generate noise levels in excess of standards established by the City of Long Beach.**

**Traffic Noise.** Project-related traffic noise levels would have a traffic noise increase of up to 2.4 A-weighted decibels (dBA), except for Bennett Avenue south of Ocean Boulevard. Although traffic noise levels along Bennett Avenue south of Ocean Boulevard would increase by up to 7.2 dBA, this roadway segment is the entrance to the proposed Project, and there are no off-site noise-sensitive land uses adjacent to this segment of the road. The traffic noise increases of up to 2.4 dBA along other roadway segments in the vicinity of the Project site are less than the 3 dBA threshold normally perceptible by the human ear in an outdoor environment. Therefore, no significant traffic noise impacts would occur on off-site noise-sensitive land uses.

**Long-Term Operation.** Noise levels generated from the outdoor pool under normal operations would be less than 50 dBA L<sub>eq</sub> (equivalent continuous sound level measured in A-weighted decibels) at the perimeter of the facility. Noise levels generated from the indoor pool would not impact the closest residences at the Belmont Shore Condominiums, which is approximately 180 ft from the building edge of the proposed Project because the combination of building attenuation and distance attenuation would be 46 dBA. Therefore, noise generated under normal operations and from the indoor pool would not have the potential to impact nearby noise-sensitive uses.

**Interior Noise.** Noise levels at the outdoor seating area would not exceed any of the City's daytime interior standards at either the Belmont Shores Children's Center or the two residential locations. In addition, because the proposed Project would not be used after 10:00 p.m., no nighttime operational noise would occur and, therefore, no violation of the City's nighttime noise standards would occur.

**Impact: Expose persons to or generate excess groundborne vibration or groundborne noise.** The primary source of vibration during construction would be generated by front-end loaders, small bulldozers, dump trucks, hydraulic hammers, and pile drivers. The estimated vibration level at the closest receptors would be 0.049 inch/second and 0.097 inch/second, for residences to the northeast and northwest, respectively, and 0.101 inch/second at the Belmont Shores Children's Center and other commercial buildings. These construction vibration levels are below the damage threshold of 0.3 inch/second for older residential buildings and 0.5 inch/second for modern industrial commercial buildings. Therefore, the proposed Project would result in a less than significant impact, and no mitigation is required.

**Impact: Result in a substantial permanent increase in ambient noise levels.** Project-related traffic noise levels would have a traffic noise increase of up to 2.4 dBA, except for Bennett Avenue south of Ocean Boulevard. Although traffic noise levels along Bennett Avenue south of Ocean Boulevard would increase by up to 7.2 dBA, this roadway segment is the entrance to the proposed Project and there are no off-site noise-sensitive land uses adjacent to it. The traffic noise increases of up to 2.4 dBA along other roadway segments in the Project area are less than the 3 dBA threshold normally perceptible by the

human ear in an outdoor environment. Therefore, no significant traffic noise impacts or permanent increase in ambient noise levels would occur in the Project vicinity or to off-site noise-sensitive land uses.

**Impact: Result in a cumulatively considerable contribution to a significant noise impact.** There are no proposed or approved (but not yet fully constructed) projects within the cumulative noise study area for the proposed Project. Because construction noise and vibration are localized and rapidly attenuate within an urban environment, other related projects are located too far from the Project site to contribute to cumulative impacts related to noise levels due to construction activities. Construction activity at any related Project site would not result in a noticeable increase in noise to sensitive receptors adjacent to the proposed Project site. Furthermore, all related projects would be required to comply with the City's Noise Control Ordinance. Therefore, construction noise impacts would be less than cumulatively significant.

Operations associated with the proposed Project are not anticipated to lead to a substantial increase in the number of visitors and vehicles to the Project site. Therefore, the long-term ambient noise levels associated with increased traffic are not anticipated to be significant as a result of the proposed Project, would not contribute substantially to cumulative roadway noise impacts, and would have a less than cumulatively considerable impact. Also, since no cumulative projects were identified for the cumulative noise study area, the proposed Project would not contribute to off-site cumulative noise impacts from on-site activities and would have a less than cumulatively considerable noise impact.

## Recreation

**Impact: Result in a cumulative recreation impact.** The proposed Project, in conjunction with the cumulative projects in the City, would contribute to the recreational opportunities in the City. The proposed Project is not anticipated to significantly increase the use or need for additional City park facilities. Furthermore, the proposed Project does not include any residential housing or a substantial increase in long-term employment opportunities that would increase the population in the City. Therefore, the proposed Project would not, with any other planned or proposed projects, cumulatively contribute to the increased use of or need for additional or expanded recreational facilities in the City. Therefore, the proposed Project would not contribute to adverse cumulative impacts related to recreation when combined with other foreseeable projects that are planned or expected to occur in the City of Long Beach or the region.

## Transportation and Circulation

**Impact: Conflict with an applicable congestion management program.** None of the arterial monitoring stations identified the 2010 Congestion Management Plan (CMP) for the County of Los Angeles are located near the Project site, and the proposed Project is not anticipated to conflict with standards established for CMP-designated roads or highways. The proposed Project would have a less than significant impact relative to the adopted CMP, and no mitigation is required.

**Impact: Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities.** The proposed Project would reconstruct the Belmont Pool at the existing location, which is near a public transit stop and a Class I bike path. Existing pathways through the passive park would be rerouted to East Olympic Plaza to allow for utilization of the proposed pedestrian and bicycle enhancements. The facility would continue to be accessible for users of transit, bicycle, and pedestrian modes of travel because the site design allows for pedestrian linkages. The proposed pool facility would continue to be accessed via Long Beach Transit bus service as well as sidewalks and the Shoreline Beach

Bike Path. The proposed Project would have less than significant impacts relative to public transit, bicycle, or pedestrian facilities, and no mitigation is required.

**Impact: Result in a cumulatively significant transportation/traffic impact.** One project was identified within the cumulative Project study area: the Leeway Sailing Center Pier Replacement. This project is proposing to reconstruct the existing pier without expanding the size of the existing operation. Therefore, this project will not contribute new traffic to any of the study area intersections. Because no additional traffic from cumulative projects is anticipated at the study area intersections, no additional cumulative operational traffic impacts would occur. No mitigation is required.

## Utilities

**Impact:** The following impacts are discussed together in the Draft EIR and Final EIR; each bullet point represents a potential environmental impact that is discussed below.

- **Require or result in construction of new water facilities or the expansion of existing facilities**
- **Necessitate new or expanded water entitlements.**

The Long Beach Water Department (LBWD) provided water services to the previous pool complex and pool facilities and would continue to provide water to the Project site. A short-term demand for water would occur during construction associated with excavation, grading, and other construction-related activities on the Project site. However, this short-term demand is anticipated to be less than significant, and no mitigation is required.

The proposed Project would result in an increase in water service/demand, which would represent approximately 0.027 percent of the LBWD water supply, which would be within the available and projected water supplies of the 2010 Urban Water Management Plan (UWMP). In addition, the proposed Project would comply with State law regarding water conservation measures and would also incorporate additional water conservation measures to meet the standards associated with the LEED Gold rating. Therefore, impacts associated with the long-term operation of the proposed Project would be less than significant, and no mitigation is required.

The proposed Project would be required to pay fees pursuant to Chapter 18.23 of the Fire Code and the implementation of applicable building code requirements in accordance with the California Fire Code, thereby ensuring the LBFD would be able to maintain acceptable performance ratios and fire flow requirements following Project implementation. Potential impacts related to fire flow would be less than significant, and no mitigation is required.

- **Result in a determination by the wastewater treatment provider which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments.**

Groundwater-dewatering activities during Project construction would be temporary, and the volume of groundwater removed would not be substantial. In addition, the Los Angeles County Sanitation District (LACSD) would ensure they have adequate capacity to accommodate the discharged groundwater prior to issuing a permit. Therefore, potential impacts to wastewater treatment and wastewater conveyance infrastructure would be less than significant during construction, and no mitigation is required.

Wastewater flow from the proposed Project would require approximately 0.33 percent of the existing available design capacity of the Anaheim Street Trunk Sewer and 0.27 percent of the existing available design capacity Joint Outfall C Unit Trunk Sewer. Both trunk sewers have sufficient capacity to accommodate anticipated wastewater flows from the proposed Project. The anticipated increase in daily wastewater flow would also represent 0.06 percent of the anticipated available daily capacity of the Joint Water Pollution Control Plant (JWPCP). The proposed Project would not substantially or incrementally exceed the current or future scheduled capacity of the JWPCP by generating flows greater than those anticipated. In addition, the projected wastewater flow calculations for the proposed Project do not account for the implementation of water conservation measures proposed by the City, which would further reduce wastewater flows beyond the projections noted above. Impacts related to wastewater treatment would be less than significant, and no mitigation is required.

**Impact: Insufficient permitted capacity at landfill.** Construction and operational solid waste would be disposed of at the Southeast Resource Recovery Facility (SERRF) because it is the closest active solid waste facility to the Project site. The Solid Waste Facility Permit from the County of Los Angeles Solid Waste Management Program for the SERRF authorizes the disposal of a maximum of 2,240 tons of waste per day. Currently, the SERRF accepts approximately 1,320 tons of waste per day. The volume of solid waste that would be generated by the proposed Project would require approximately 0.11 percent of the currently available daily capacity at the SERRF. Any solid waste considered unprocessable by SERRF would likely be taken to the Mesquite Landfill. The Mesquite Landfill is authorized to accept approximately 20,000 tons of waste per day. The anticipated increase in solid waste disposal attributable to the proposed Project would require 0.005 percent of the available daily disposal capacity at the Mesquite Landfill. Impacts related to solid waste would be less than significant. No mitigation is required.

**Impact: Fail to comply with federal, State, and local statutes and regulations regarding solid waste.** Waste diversion for the proposed Project is anticipated to be consistent with other similar development within the City and divert a high percentage of trash from landfills based on compliance with standard City practices and regulations. In addition, the Project would adhere to a Construction & Demolition (C&D) waste recycling program during construction. The City's C&D Debris Recycling Program requires at least 60 percent of C&D waste (e.g., concrete, metals, and asphalt) to be recycled. Additionally, the proposed Project would include on-site recycling containers and adequate storage area for such containers. All containers and storage areas on the Project site would be sized in accordance with the applicable provisions in the LBMC, including Sections 8.60.025 and 8.60.020, which establish standards and guidelines regarding refuse and recycling receptacles. Based on these considerations, the proposed Project would be consistent with the State Solid Waste Reuse and Recycling Access Act of 1991. Therefore, with compliance with applicable City codes and State regulations, the proposed Project would not conflict with solid waste regulations, plans, and programs. Impacts related to consistency with applicable federal, State, and local statutes and regulations addressing solid waste would be less than significant. No mitigation is required.

**Impact: Substantial adverse physical impact associated with the provision of new or physically altered energy transmission facilities.**

**Electricity.** New development on site would result in an increase in long-term demand for electricity. The anticipated increase in Project-related annual electricity consumption would represent approximately 0.0004 percent of the forecasted net energy load for the Southern California Edison (SCE) service. Based on these estimates, sufficient transmission and distribution capacity exists, and off-site improvements would not be necessary. Furthermore, because the Project site is currently served by all utilities and has

previously operated with the same land use as proposed, no new off-site service lines or substations would be required to serve the proposed Project. Therefore, impacts related to the provision of electricity services to the proposed Project would be less than significant, and the proposed Project would not require new or physically altered transmission facilities (other than those facilities needed for on-site distribution and hook-up into the existing system). Similarly, no significant impacts to local or regional supplies of electricity would occur as a result of the proposed Project, and no mitigation is required.

**Natural Gas.** The proposed Project, which has a larger building area than the former pool complex, would result in an increase in long-term demand for natural gas. The proposed Project would generate an annual natural gas demand of 0.00229 billion cubic feet (bcf) per year, which is an increase of 0.00133 bcf per year, which would fall well within the capacity of the service provider, Long Beach Gas & Oil (LBGO) until at least the year 2035. The proposed Project would further reduce natural gas consumption through the installation of high-efficiency direct fire heating and pool blankets. No new off-site service lines or substations would be required to serve the proposed Project. Therefore, impacts related to the provision of natural gas services to the proposed Project would be less than significant, and the proposed Project would not require new or physically altered transmission facilities (other than those facilities needed for on-site distribution and hook-up into the existing system). Similarly, no significant impacts to local or regional supplies of natural gas would occur as a result of the proposed Project, and no mitigation is required.

**Impact: Result in a cumulatively considerable contribution to a significant utilities and service system impact.**

**Electricity.** The geographic area for the cumulative analysis of impacts to the provision of electricity is the service territory of SCE. Although the proposed Project has the potential to increase electrical demand in the area, SCE has identified adequate capacity to handle increase in electrical demand, and any increase in electrical demand resulting from the proposed Project would be incremental compared to an increase in regional electrical demand. Compliance with Title 24 of the California Administrative Code regulates energy consumption in new construction and regulates building energy consumption for heating, cooling, ventilation, water heating, and lighting for the proposed Project and all future projects. In addition, the proposed Project would be designed to meet LEED Gold standards, including a number of energy-efficient measures to further reduce energy consumption. Therefore, in relation to the cumulative study area, the proposed Project's incremental contribution to increased demand for electricity would not be cumulatively considerable, and no mitigation is required.

**Natural Gas.** The geographic area for the cumulative analysis of impacts to the provision of natural gas is the service territory for the LBGO. According to the 2014 California Gas Report, the City's gas use is expected to remain constant through 2035. Sufficient gas supplies and infrastructure capacity are available, or have already been planned, to serve past, present, and reasonably foreseeable projects. Further, all future projects would be subject to Title 24 requirements and would be evaluated on a case-by-case basis to determine the need for specific distribution infrastructure improvements. As there is adequate capacity and additional development within LBGO's service area that would comply with Title 24, the proposed Project's contribution to cumulative natural gas impacts would be considered less than significant.

**Solid Waste.** The geographic area for the cumulative analysis of impacts to solid waste disposal capacity is the County of Los Angeles. The proposed Project in combination with other past, present, and reasonably foreseeable projects within the County would create an increased demand on landfills and solid waste services for the County. The construction and operation of the proposed Project would be

served by the SERRF, a refuse-to-energy waste facility with sufficient permitted capacity to accommodate the Project's solid waste disposal needs. Solid waste considered unprocessable by SERRF would be taken to landfills in Orange, San Bernardino, and Riverside Counties. Therefore, the proposed Project would not have a significant Project-specific or cumulative impact on waste disposal capacity at County transformation facilities and landfills. In addition, the City complies with all federal, State, and local statutes and regulations related to solid waste, and no mitigation is required.

**Wastewater.** The geographic area for the cumulative analysis for wastewater treatment is defined as the City and the LACSD service territory. Because LACSD projects that its existing and planned wastewater treatment capacity would be sufficient to accommodate the growth forecasted by the United States Census Bureau within its service area, development that is generally consistent with this forecast can be adequately served by LACSD facilities. The proposed Project would replace and improve the previous Belmont Pool Facilities; no change in land use is proposed. LACSD existing facilities have the capacity to accommodate past, present, and reasonably foreseeable projects. The proposed Project would not contribute wastewater that would exceed the service capacity of LACSD. Therefore, the proposed Project would not significantly contribute to or cause cumulative impacts to wastewater services, and no mitigation is required.

**Water.** The geographic area for the cumulative analysis of water infrastructure includes the Project site and the service territory of the City. According to the City's UWMP, the Metropolitan Water District of Southern California's (MWDSC) future water supplies are fairly reliable as documented in its 2010 Regional UWMP, because the MWDSC current allocation plan guarantees an amount of water close to the LBWD's need for water, and because the LBWD has a preferential right to the MWDSC supplies in excess of its need for that water. In addition, LBWD projects that there are sufficient groundwater supplies to meet any future demand requirements in the City. Therefore, existing water systems have sufficient capacity to meet the additional maximum day and peak-hour domestic water demand and fire flow demand from the proposed Project and other proposed projects within the City's service territory through 2020. As such, the potential cumulative impacts from past, present, and reasonably foreseeable projects related to water supply within the City would be less than significant.

## C. ENVIRONMENTAL EFFECTS WHICH WERE DETERMINED TO BE LESS THAN SIGNIFICANT WITH MITIGATION

The Final EIR identified certain potentially significant effects that could result from the proposed Project. However, the Long Beach Planning Commission finds for each of the significant or potentially significant impacts identified in this section, based upon substantial evidence in the record, that changes or alterations have been required or incorporated into the proposed Project that avoid or substantially lessen the significant effects as identified in the Final EIR. As a result, adoption of the mitigation measures set forth below would reduce the identified significant effects to a less than significant level.

### Aesthetics

**Impact:** Substantially degrade the existing visual character or quality of the site and its surroundings.

During construction, temporary fencing would be placed along the perimeter of the site to screen construction activities from the street level. It is recognized that construction fencing could potentially serve as a target for graffiti if not appropriately monitored. Such graffiti could result in the degradation of the existing visual character or quality of the site and its surroundings. Mitigation Measure 4.1.1 would

require that temporary barriers and walkways are maintained in a visually attractive manner throughout the construction period. Mitigation requiring the maintenance of the Project site fencing would ensure that impacts associated with unwanted debris and graffiti would be less than significant.

As a result of implementation of the proposed Project, the existing visual character of the Project site would be changed because the proposed design would be dramatically different than the former Belmont Pool facility. Although the proposed development represents a substantial change from the existing condition, the proposed Project design has a comparable mass, scale, and height and would also be aligned to provide for increased coastal views. Additionally, the proposed Project would replace one large recreational pool complex with another recreational pool complex and although the design would be different, the visual character of the Project site would not be substantially degraded with the implementation of the proposed Project. Project impacts would be less than significant impacts, and no mitigation is required.

**Mitigation Measure 4.1.1:** **Maintenance of Construction Barriers.** Prior to issuance of any construction permits, the City of Long Beach (City) Development Services Director, or designee, shall verify that construction plans include the following note: During construction, the Construction Contractor shall ensure, through appropriate postings and daily visual inspections, that no unauthorized materials are posted on any temporary construction barriers or temporary pedestrian walkways, and that any such temporary barriers and walkways are maintained in a visually attractive manner. In the event that unauthorized materials or markings are discovered on any temporary construction barrier or temporary pedestrian walkway, the Construction Contractor shall remove such items within 48 hours.

**Finding:** The mitigation measure is feasible and would avoid or substantially reduce potentially significant impacts related to the degradation of the existing visual character or quality of the site during construction to a less than significant level for the reasons set forth in the Final EIR.

## Biological Resources

**Impact: Result in substantial interference with the movement or migration of wildlife species or wildlife nursery sites.** Existing landscaping may provide suitable habitat for nesting birds including those protected by the Migratory Bird Treaty Act (MBTA). A total of 30 trees on the Project site would be removed or relocated under the proposed Project. These existing trees may provide habitat for nesting birds. Therefore, implementation of the proposed Project would be subject to the provisions of the MBTA, which prohibits disturbing or destroying active nests. With implementation of Mitigation Measure 4.3.1, potentially significant impacts to nesting birds would be reduced to a level considered less than significant.

**Mitigation Measure 4.3.1:** **Migratory Bird Treaty Act.** Tree and vegetation removal shall be restricted to outside the likely active nesting season (January 15 through September 1) for those bird species present or potentially occurring within the proposed Project area. That time period is inclusive of most other birds' nesting periods, thus maximizing avoidance of impacts to any nesting birds. If construction is proposed between January 15 and September 1, a qualified biologist familiar with local avian species and the requirements of the Migratory Bird Treaty Act (MBTA) and the

California Fish and Game Code shall conduct a preconstruction survey for nesting birds no more than 3 days prior to construction. The survey shall include the entire area that will be disturbed. The results of the survey shall be recorded in a memorandum and submitted to the City of Long Beach (City) Parks, Recreation, and Marine Director within 48 hours. If the survey is positive, and the nesting species are subject to the MBTA or the California Fish and Game Code, the memorandum shall be submitted to the California Department of Fish and Wildlife (CDFW) to determine appropriate action. If nesting birds are present, a qualified biologist shall be retained to monitor the site during initial vegetation clearing and grading, as well as during other activities that would have the potential to disrupt nesting behavior. The monitor shall be empowered by the City to halt construction work in the vicinity of the nesting birds if the monitor believes the nest is at risk of failure or the birds are excessively disturbed.

**Finding:** The mitigation measure is feasible and would avoid or substantially reduce potentially significant impacts related to the movement or migration of wildlife species or wildlife nursery sites to a less than significant level for the reasons set forth in the Final EIR.

**Impact: Conflict with a tree preservation policy or ordinance.** Construction of the pool facilities as currently planned would result in removal or relocation of 30 trees. In accordance with Chapter 14.28 of the City's Municipal Code, a ministerial permit from the Public Works Director would be required before the removal of any trees on City-owned property. The City's Tree Maintenance Policy requires a 1:1 replacement ratio and payment of a fee that is equivalent to the cost of a City-approved 15-gallon tree. Therefore, with implementation of Mitigation Measure 4.3.2, impacts related to the City's tree protection ordinance would be reduced to a less than significant level.

**Mitigation Measure 4.3.2: Local Tree Removal Ordinances.** Prior to the start of any demolition or construction activities, the City of Long Beach (City) Parks, Recreation, and Marine Director, or designee, shall obtain a tree removal permit from the City's Public Works Director. A City-approved Construction Plan shall be submitted with the permit to remove tree(s). The City-approved Plan shall show that the existing City (parkway) tree has a direct impact on the design and function of the proposed Project. The City shall incur all removal costs, including site cleanup, make any necessary repair of hardscape damage, and replace the tree. The removed tree shall be replaced with an approved 15-gallon tree and payment of a fee that is equivalent to a City-approved 15-gallon tree.

**Finding:** The mitigation measure is feasible and would avoid or substantially reduce potentially significant impacts related to conflicts with a tree removal ordinance to a less than significant level for the reasons set forth in the Final EIR.

**Impact: Result in a cumulative impact to biological resources.** The proposed Project would be required to comply with Mitigation Measures 4.3.1 and 4.3.2, requiring avoidance of construction during nesting season and replacement of removed trees at a 1:1 ratio and payment of a fee, and would reduce potential impacts to migratory bird species to a less than significant level. Therefore, overall adverse impacts to nesting migratory bird species would not be cumulatively significant.

The Project site does not contain any native habitat, and is in an area with substantial urban development and limited native habitat. Therefore, loss of potential habitat on the Project site would not be a substantial impact. As a result, when considered with the potential effects of other development in this part of the City on biological resources, the proposed Project would not contribute appreciably to cumulative adverse impacts on biological resources. Therefore, the contribution of the proposed Project to cumulative adverse impacts on biological resources would be considered less than cumulatively considerable.

**Mitigation Measure 4.3.1:**

**Migratory Bird Treaty Act.** Tree and vegetation removal shall be restricted to outside the likely active nesting season (January 15 through September 1) for those bird species present or potentially occurring within the proposed Project area. That time period is inclusive of most other birds' nesting periods, thus maximizing avoidance of impacts to any nesting birds. If construction is proposed between January 15 and September 1, a qualified biologist familiar with local avian species and the requirements of the Migratory Bird Treaty Act (MBTA) and the California Fish and Game Code shall conduct a preconstruction survey for nesting birds no more than 3 days prior to construction. The survey shall include the entire area that will be disturbed. The results of the survey shall be recorded in a memorandum and submitted to the City of Long Beach (City) Parks, Recreation, and Marine Director within 48 hours. If the survey is positive, and the nesting species are subject to the MBTA or the California Fish and Game Code, the memorandum shall be submitted to the California Department of Fish and Wildlife (CDFW) to determine appropriate action. If nesting birds are present, a qualified biologist shall be retained to monitor the site during initial vegetation clearing and grading, as well as during other activities that would have the potential to disrupt nesting behavior. The monitor shall be empowered by the City to halt construction work in the vicinity of the nesting birds if the monitor believes the nest is at risk of failure or the birds are excessively disturbed.

**Mitigation Measure 4.3.2:**

**Local Tree Removal Ordinances.** Prior to the start of any demolition or construction activities, the City of Long Beach (City) Parks, Recreation, and Marine Director, or designee, shall obtain a tree removal permit from the City's Public Works Director. A City-approved Construction Plan shall be submitted with the permit to remove tree(s). The City-approved Plan shall show that the existing City (parkway) tree has a direct impact on the design and function of the proposed Project. The City shall incur all removal costs, including site cleanup, make any necessary repair of hardscape damage, and replace the tree. The removed tree shall be replaced with an approved 15-gallon tree and payment of a fee that is equivalent to a City-approved 15-gallon tree.

**Finding:** Mitigation Measures 4.3.1 and 4.3.2 are feasible and would avoid or substantially reduce potentially significant cumulative impacts related to biological resources to a less than significant level for the reasons set forth in the Final EIR.

## Cultural Resources

**Impact: Destroy a unique paleontological resource or site or unique geologic feature.** During Project construction, there is a potential for significant fossil remains to be encountered during grading activities at depths of 23 ft or greater. Mitigation Measure 4.4.1 requires a qualified paleontologist to be retained to monitor grading activities. Implementation of Mitigation Measure 4.4.1 would ensure that impacts to paleontological resources are reduced to a less than significant level.

**Mitigation Measure 4.4.1:**

**Paleontological Resources Impact Mitigation Program.** Prior to commencement of any grading or excavation activity on site, the City of Long Beach (City) Development Services Director, or designee, shall verify that a paleontologist has been retained on an on-call basis for all excavation from the surface to depths of 23 feet (ft) below the surface. Once a depth of 23 ft is reached, the paleontologist shall visit the site and determine if there is a potential for the sediments at this depth to contain paleontological resources.

A paleontologist shall not be required on site if excavation is only occurring in depths of less than 23 ft, unless there are discoveries at shallower depths that warrant the presence of a paleontological monitor. In the event that there are any unanticipated discoveries, the on-call paleontologist shall be called to the site to assess the find for significance, and if necessary, prepare a Paleontological Resources Impact Mitigation Program (PRIMP) as outlined below.

If excavation will extend deeper than 23 ft, exclusive of pile-driving and vibro-replacement soil stabilization techniques, the paleontologist shall prepare a PRIMP for the proposed Project. The PRIMP should be consistent with the guidelines of the Society of Vertebrate Paleontologists (SVP, 1995 and 2010) and shall include but not be limited to the following:

- Attendance at the pre-grade conference or weekly tailgate meeting if the PRIMP is initiated after the commencement of grading, in order to explain the mitigation measures associated with the Project.
- During construction excavation, a qualified vertebrate paleontological monitor shall initially be present on a full-time basis whenever excavation shall occur within the sediments that have a high paleontological sensitivity rating. Based on the significance of any recovered specimens, the qualified paleontologist may set up conditions that shall allow for monitoring to be scaled back to part-time as the Project progresses. However, if significant fossils begin to be recovered after monitoring has been scaled back, conditions shall also be specified that would allow increased monitoring as necessary. The monitor shall be equipped to salvage fossils and/or matrix samples as they are unearthed in order to avoid construction delays. The monitor shall be empowered to temporarily halt or divert equipment in the area of the find in order to allow removal of abundant or large specimens.

- The underlying sediments may contain abundant fossil remains that can only be recovered by a screening and picking matrix; therefore, these sediments shall occasionally be spot-screened through 1/8 to 1/20-inch mesh screens to determine whether microfossils exist. If microfossils are encountered, additional sediment samples (up to 6,000 pounds) shall be collected and processed through 1/20-inch mesh screens to recover additional fossils. Processing of large bulk samples is best accomplished at a designated location within the Project that shall be accessible throughout the Project duration but shall also be away from any proposed cut or fill areas. Processing is usually completed concurrently with construction, with the intent to have all processing completed before, or just after, Project completion. A small corner of a staging or equipment parking area is an ideal location. If water is not available, the location should be accessible for a water truck to occasionally fill containers with water.
- Preparation of recovered specimens to a point of identification and permanent preservation. This includes the washing and picking of mass samples to recover small invertebrate and vertebrate fossils and the removal of surplus sediment from around larger specimens to reduce the volume of storage for the repository and the storage cost.
- Identification and curation of specimens into a museum repository with permanent retrievable storage, such as the Natural History Museum of Los Angeles County (LACM).
- Preparation of a report of findings with an appended itemized inventory of specimens. When submitted to the City Development Services Director, or designee, the report and inventory would signify completion of the program to mitigate impacts to paleontological resources.

**Finding:** The mitigation measure is feasible and would avoid or substantially reduce potentially significant impacts related to paleontological resources discovered during Project construction to a less than significant level for the reasons set forth in the Final EIR.

**Impact: Result in a cumulatively considerable contribution to a significant cultural resources impact.** The proposed Project, in conjunction with other past, present, or reasonably foreseeable future projects, has the potential to contribute to a cumulative impact due to the loss of undiscovered paleontological and archaeological resources during grading and construction activity. Incorporation of Mitigation Measure 4.4.1 will reduce the proposed Project's incremental contribution to this potential cumulative impact to a less than significant level.

**Mitigation Measure 4.4.1: Paleontological Resources Impact Mitigation Program.** Prior to commencement of any grading or excavation activity on site, the City of Long Beach (City) Development Services Director, or designee, shall verify that a paleontologist has been retained on an on-call basis for all excavation from the surface to depths of 23 feet (ft) below the surface. Once a depth of 23 ft is reached, the paleontologist shall visit the site and determine if there is a potential for the sediments at this depth to contain paleontological resources.

A paleontologist shall not be required on site if excavation is only occurring in depths of less than 23 ft, unless there are discoveries at shallower depths that warrant the presence of a paleontological monitor. In the event that there are any unanticipated discoveries, the on-call paleontologist shall be called to the site to assess the find for significance, and if necessary, prepare a Paleontological Resources Impact Mitigation Program (PRIMP) as outlined below.

If excavation will extend deeper than 23 ft, exclusive of pile-driving and vibro-replacement soil stabilization techniques, the paleontologist shall prepare a PRIMP for the proposed Project. The PRIMP should be consistent with the guidelines of the Society of Vertebrate Paleontologists (SVP, 1995 and 2010) and shall include but not be limited to the following:

- Attendance at the pre-grade conference or weekly tailgate meeting if the PRIMP is initiated after the commencement of grading, in order to explain the mitigation measures associated with the Project.
- During construction excavation, a qualified vertebrate paleontological monitor shall initially be present on a full-time basis whenever excavation shall occur within the sediments that have a high paleontological sensitivity rating. Based on the significance of any recovered specimens, the qualified paleontologist may set up conditions that shall allow for monitoring to be scaled back to part-time as the Project progresses. However, if significant fossils begin to be recovered after monitoring has been scaled back, conditions shall also be specified that would allow increased monitoring as necessary. The monitor shall be equipped to salvage fossils and/or matrix samples as they are unearthed in order to avoid construction delays. The monitor shall be empowered to temporarily halt or divert equipment in the area of the find in order to allow removal of abundant or large specimens.
- The underlying sediments may contain abundant fossil remains that can only be recovered by a screening and picking matrix; therefore, these sediments shall occasionally be spot-screened through 1/8 to 1/20-inch mesh screens to determine whether microfossils exist. If microfossils are encountered, additional sediment samples (up to 6,000 pounds) shall be collected and processed through 1/20-inch mesh screens to recover additional fossils. Processing of large bulk samples is best accomplished at a designated location within the Project that shall be accessible throughout the Project duration but shall also be away from any proposed cut or fill areas. Processing is usually completed concurrently with construction, with the intent to have all processing completed before, or just after, Project completion. A small corner of a staging or equipment parking area is an ideal location. If water is not available, the location should be accessible for a water truck to occasionally fill containers with water.

- Preparation of recovered specimens to a point of identification and permanent preservation. This includes the washing and picking of mass samples to recover small invertebrate and vertebrate fossils and the removal of surplus sediment from around larger specimens to reduce the volume of storage for the repository and the storage cost.
- Identification and curation of specimens into a museum repository with permanent retrievable storage, such as the Natural History Museum of Los Angeles County (LACM).
- Preparation of a report of findings with an appended itemized inventory of specimens. When submitted to the City Development Services Director, or designee, the report and inventory would signify completion of the program to mitigate impacts to paleontological resources.

**Finding:** The mitigation measure is feasible and would avoid or substantially reduce the proposed Project's contribution to a significant cumulative impact to cultural resources to a less than significant level for the reasons set forth in the Final EIR.

### Geology and Soils

**Impact: Result in substantial adverse effects related to strong seismic ground shaking.** The site is located approximately 1.5 miles southwest of the Newport-Inglewood Structural Zone. Significant ground shaking or secondary seismic ground deformation effects could occur at the site should a major seismic event occur along the Newport-Inglewood Structural Zone. As with most areas in Southern California, damage to the proposed Belmont Pool facilities and infrastructure could be expected as a result of significant ground shaking during a strong seismic event in the region. However, the proposed Project structures would be designed and built in conformance with the most current adopted California Building Code (CBC), including seismic safety standards. Mitigation Measure 4.5.1 requires the City to comply with the recommendations of the Geotechnical Evaluations and the most current CBC, which stipulates appropriate seismic design provisions that shall be implemented with Project design and construction. With implementation of Mitigation Measure 4.5.1, potential Project impacts related to seismic ground shaking would be reduced to a less than significant level.

#### Mitigation Measure 4.5.1:

**Conformance with the Project Geotechnical Studies.** All grading operations and construction shall be conducted in conformance with the recommendations included in the *Report of Preliminary Geotechnical Investigation for the Proposed Belmont Plaza Olympic Pool Revitalization Project*, prepared by MACTEC (April 14, 2009); the *Geotechnical Investigation for the Temporary Myrtha Pool and Associated Improvements, Belmont Plaza Revitalization*, prepared by GMU Geotechnical, Inc. (April 3, 2013); the *Preliminary Geotechnical Report for the Belmont Plaza Pool Rebuild-Revitalization* prepared by AESCO (April 24, 2014); and *Soil Corrosivity Evaluation for the Belmont Plaza Pool Facility Rebuild/Revitalization Project*, prepared by HDR Schiff (April 23, 2014), which together are referred to as the *Geotechnical Evaluations*. Design, grading, and construction shall be performed in accordance with the requirements of the City of Long Beach (City) Municipal Code (Title 18) and the California Building Code (CBC) applicable at the time of grading, appropriate local grading

regulations, and the requirements of the Project geotechnical consultant as summarized in a final written report, subject to review and approval by the Development Services Director, or designee, prior to commencement of grading activities.

Specific requirements in the Final Geotechnical Report shall address:

1. Seismic design considerations and requirements for structures and nonstructural components permanently attached to structures
2. Foundations including ground improvements (deep soil mixing and stone columns) and shallow foundation design
3. Earthwork, including site preparation for structural areas (building pad) and sidewalks, pavements, and other flatwork areas; fill material; temporary excavations; and trench backfill
4. Liquefaction
5. Site drainage
6. Slabs-on-grade and pavements
7. Retaining walls

Additional site testing and final design evaluation shall be conducted by the Project geotechnical consultant to refine and enhance these requirements, if necessary. The City shall require the Project geotechnical consultant to assess whether the requirements in that report need to be modified or refined to address any changes in the Project features that occur prior to the start of grading. If the Project geotechnical consultant identifies modifications or refinements to the requirements, the City shall require appropriate changes to the final Project design and specifications.

Grading plan review shall also be conducted by the City's Development Services Director, or designee, prior to the start of grading to verify that the requirements developed during the geotechnical design evaluation have been appropriately incorporated into the Project plans. Design, grading, and construction shall be conducted in accordance with the specifications of the Project geotechnical consultant as summarized in a final report based on the CBC applicable at the time of grading and building and the City Building Code. On-site inspection during grading shall be conducted by the Project geotechnical consultant and the City Building Official to ensure compliance with geotechnical specifications as incorporated into Project plans.

**Finding:** The mitigation measures are feasible and would avoid or substantially reduce potentially significant impacts related to strong seismic ground shaking to a less than significant level for the reasons set forth in the Final EIR.

**Impact: Result in substantial adverse effects related to seismic-related ground failure, including liquefaction.** The Project site is within a State of California Hazard Zone for Liquefaction. The

liquefaction evaluation performed as part of the Draft Geotechnical Study determined there is potential for liquefaction in the loose- to medium-dense sandy silt, silty sand, and sand at the Project site. As a result, the Project site and the development proposed for the Project site would be subject to impacts related to liquefaction of the on-site soils as a result of seismic shaking, and mitigation is required. Mitigation Measure 4.5.1 requires the City to comply with the recommendations of the Project Geotechnical Study, which stipulates appropriate seismic design provisions that shall be implemented with Project design and construction. With implementation of Mitigation Measure 4.5.1, potential Project impacts related to seismic-related ground failure, including liquefaction, would be reduced to a less than significant level.

**Mitigation Measure 4.5.1:**

**Conformance with the Project Geotechnical Studies.** All grading operations and construction shall be conducted in conformance with the recommendations included in the *Report of Preliminary Geotechnical Investigation for the Proposed Belmont Plaza Olympic Pool Revitalization Project*, prepared by MACTEC (April 14, 2009); the *Geotechnical Investigation for the Temporary Myrtha Pool and Associated Improvements, Belmont Plaza Revitalization*, prepared by GMU Geotechnical, Inc. (April 3, 2013); the *Preliminary Geotechnical Report for the Belmont Plaza Pool Rebuild-Revitalization* prepared by AESCO (April 24, 2014); and *Soil Corrosivity Evaluation for the Belmont Plaza Pool Facility Rebuild/Revitalization Project*, prepared by HDR Schiff (April 23, 2014), which together are referred to as the *Geotechnical Evaluations*. Design, grading, and construction shall be performed in accordance with the requirements of the City of Long Beach (City) Municipal Code (Title 18) and the California Building Code (CBC) applicable at the time of grading, appropriate local grading regulations, and the requirements of the Project geotechnical consultant as summarized in a final written report, subject to review and approval by the Development Services Director, or designee, prior to commencement of grading activities.

Specific requirements in the Final Geotechnical Report shall address:

1. Seismic design considerations and requirements for structures and nonstructural components permanently attached to structures
2. Foundations including ground improvements (deep soil mixing and stone columns) and shallow foundation design
3. Earthwork, including site preparation for structural areas (building pad) and sidewalks, pavements, and other flatwork areas; fill material; temporary excavations; and trench backfill
4. Liquefaction
5. Site drainage
6. Slabs-on-grade and pavements
7. Retaining walls

Additional site testing and final design evaluation shall be conducted by the Project geotechnical consultant to refine and enhance these requirements, if necessary. The City shall require the Project

geotechnical consultant to assess whether the requirements in that report need to be modified or refined to address any changes in the Project features that occur prior to the start of grading. If the Project geotechnical consultant identifies modifications or refinements to the requirements, the City shall require appropriate changes to the final Project design and specifications.

Grading plan review shall also be conducted by the City's Development Services Director, or designee, prior to the start of grading to verify that the requirements developed during the geotechnical design evaluation have been appropriately incorporated into the Project plans. Design, grading, and construction shall be conducted in accordance with the specifications of the Project geotechnical consultant as summarized in a final report based on the CBC applicable at the time of grading and building and the City Building Code. On-site inspection during grading shall be conducted by the Project geotechnical consultant and the City Building Official to ensure compliance with geotechnical specifications as incorporated into Project plans.

**Finding:** The mitigation measure is feasible and would avoid or substantially reduce potentially significant impacts related to seismic-related ground failure including liquefaction to a less than significant level for the reasons set forth in the Final EIR.

**Impact: Result in substantial soil erosion or the loss of topsoil.** During construction of the proposed Project, there is a potential for disruption of the soils on the entire Project site. Construction activities could potentially result in erosion and loss of topsoil. However, all excavation, trenching, and compaction activities would be performed under the observation of a qualified engineer and the Project would be required to adhere to all applicable construction standards with regard to erosion control. Standard Condition 4.2.2 (Applicable Rules 403 and 402 Measures) and Mitigation Measure 4.8.1 (Construction General Permit) would be implemented to reduce potential significant impacts related to soil erosion. Therefore, with implementation of Standard Condition 4.2.2 and Mitigation Measure 4.8.1, impacts would be considered less than significant.

**Standard Condition 4.2.2:**

**Applicable Rules 403 and 402 Measures.** The Project construction contractor shall develop and implement dust-control methods that shall achieve this control level in a SCAQMD Rule 403 dust control plan, designate personnel to monitor the dust control program, and order increased watering, as necessary, to ensure a 55 percent control level. Those duties shall include holiday and weekend periods when work may not be in progress. Additional control measures to reduce fugitive dust shall include, but are not limited to, the following:

- Apply water twice daily, or nontoxic soil stabilizers according to manufacturers' specifications, to all unpaved parking or staging areas or unpaved road surfaces or as needed to areas where soil is disturbed.
- Use low-sulfur fuel for stationary construction equipment. This is required by SCAQMD Rules 431.1 and 431.2.

- During earthmoving or excavation operations, fugitive dust emissions shall be controlled by regular watering or other dust-preventive measures using the following procedures:
  - All material excavated shall be sufficiently watered to prevent excessive amounts of dust. Watering, with complete coverage, shall occur at least twice daily, preferably in the late morning and after work is done for the day.
  - All earthmoving or excavation activities shall cease during periods of high winds (i.e., winds greater than 20 miles per hour [mph] averaged over 1 hour).
  - All material transported off site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust.
  - The area disturbed by earthmoving or excavation operations shall be minimized at all times.
- After earthmoving or excavation operations, fugitive dust emissions shall be controlled using the following measures:
  - Portions of the construction area to remain inactive longer than a period of 3 months shall be revegetated and watered until cover is grown.
  - All active portions of the construction site shall be watered to prevent excessive amounts of dust.
- At all times, fugitive dust emissions shall be controlled using the following procedures:
  - On-site vehicle speed shall be limited to 15 mph.
  - Road improvements shall be paved as soon as feasible, watered periodically, or chemically stabilized.
- At all times during the construction phase, ozone precursor emissions from mobile equipment shall be controlled using the following procedures:
  - Equipment engines shall be maintained in good condition and in proper tune according to manufacturers' specifications.
  - On-site mobile equipment shall not be left idling for a period longer than 60 seconds.
- Outdoor storage piles of construction materials shall be kept covered, watered, or otherwise chemically stabilized with a chemical wetting agent to minimize fugitive dust emissions and wind erosion.

**Mitigation Measure 4.8.1:**

**Construction General Permit.** Prior to issuance of a grading permit, the City of Long Beach (City) shall obtain coverage for the proposed Project under the State Water Resources Control Board National Pollutant Discharge Elimination System General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Order No. 2009-0009-DWQ, Permit No. CAS000002), as

amended by Order Nos. 2010-0004-DWQ and 2012-0006-DWQ (Construction General Permit), or subsequent issuance. For projects with a disturbed area of 5 or more acres, a Storm Water Pollution Prevention Plan (SWPPP) with construction Best Management Plans (BMPs) is required to be submitted to both the Los Angeles Regional Water Quality Control Board (RWQCB) and the City.

The City shall provide the Waste Discharge Identification Numbers to the Development Services Director to demonstrate proof of coverage under the Construction General Permit. A SWPPP shall be prepared and implemented for the proposed Project in compliance with the requirements of the Construction General Permit. The SWPPP shall identify construction BMPs to be implemented to ensure that the potential for soil erosion and sedimentation is minimized and to control the discharge of pollutants in storm water runoff as a result of construction activities.

**Finding:** The standard conditions and mitigation measure are feasible and would avoid or substantially reduce potentially significant impacts related to the loss of topsoil to a less than significant level for the reasons set forth in the Final EIR.

**Impact: Result in a project that is located on a geologic unit or soil that is unstable or that would become unstable as a result of the project.**

**Landslides and Unstable Slopes.** Although the Project site is relatively flat and landslides or other forms of natural slope instability do not represent a significant hazard to the proposed Project, grading activities during construction would produce temporary construction slopes in some areas. Mitigation Measure 4.5.1 requires that planned grading and shoring conform to the recommendations of the Preliminary Geotechnical Investigation (2014), which contains specific recommendations for addressing potential slope instability during construction. With implementation of these recommendations in accordance with Mitigation Measure 4.5.1, potential impacts related to slope instability during construction would be reduced to a less than significant level.

**Lateral Spreading and Liquefaction.** The Project site is located within a Liquefaction Hazard Zone and the Preliminary Geotechnical Report concluded that the proposed Project would experience a high liquefaction or lateral spreading potential due to its location, historical high groundwater levels, and the presence of soil conditions common to liquefaction areas. Compliance with applicable building codes and the incorporation of the design recommendations in the final geotechnical report into final design plans would reduce potential impacts related to liquefaction to a less than significant level. With implementation of Mitigation Measure 4.5.1, potential Project impacts related to liquefaction would be reduced to a less than significant level.

The Geotechnical Evaluations determined that several feet of lateral spreading toward the Pacific Ocean could occur in the event of earthquake ground motions. However, the Geotechnical Evaluations concluded that the proposed Project is feasible with implementation of the final engineering design recommendations and compliance with the most current CBC. Therefore, Mitigation Measure 4.5.1 requiring compliance with the recommendations contained in the Geotechnical Evaluations and the final geotechnical report would ensure that potential impacts related to lateral spreading are reduced to less than significant levels.

**Mitigation Measure 4.5.1:**

**Conformance with the Project Geotechnical Studies.** All grading operations and construction shall be conducted in conformance with the recommendations included in the *Report of Preliminary Geotechnical Investigation for the Proposed Belmont Plaza Olympic Pool Revitalization Project*, prepared by MACTEC (April 14, 2009); the *Geotechnical Investigation for the Temporary Myrtha Pool and Associated Improvements, Belmont Plaza Revitalization*, prepared by GMU Geotechnical, Inc. (April 3, 2013); the *Preliminary Geotechnical Report for the Belmont Plaza Pool Rebuild-Revitalization* prepared by AESCO (April 24, 2014); and *Soil Corrosivity Evaluation for the Belmont Plaza Pool Facility Rebuild/Revitalization Project*, prepared by HDR Schiff (April 23, 2014), which together are referred to as the *Geotechnical Evaluations*. Design, grading, and construction shall be performed in accordance with the requirements of the City of Long Beach (City) Municipal Code (Title 18) and the California Building Code (CBC) applicable at the time of grading, appropriate local grading regulations, and the requirements of the Project geotechnical consultant as summarized in a final written report, subject to review and approval by the Development Services Director, or designee, prior to commencement of grading activities.

Specific requirements in the Final Geotechnical Report shall address:

1. Seismic design considerations and requirements for structures and nonstructural components permanently attached to structures
2. Foundations including ground improvements (deep soil mixing and stone columns) and shallow foundation design
3. Earthwork, including site preparation for structural areas (building pad) and sidewalks, pavements, and other flatwork areas; fill material; temporary excavations; and trench backfill
4. Liquefaction
5. Site drainage
6. Slabs-on-grade and pavements
7. Retaining walls

Additional site testing and final design evaluation shall be conducted by the Project geotechnical consultant to refine and enhance these requirements, if necessary. The City shall require the Project geotechnical consultant to assess whether the requirements in that report need to be modified or refined to address any changes in the Project features that occur prior to the start of grading. If the Project geotechnical consultant identifies modifications or refinements to the requirements, the City shall require appropriate changes to the final Project design and specifications.

Grading plan review shall also be conducted by the City's Development Services Director, or designee, prior to the start of grading to verify that

the requirements developed during the geotechnical design evaluation have been appropriately incorporated into the Project plans. Design, grading, and construction shall be conducted in accordance with the specifications of the Project geotechnical consultant as summarized in a final report based on the CBC applicable at the time of grading and building and the City Building Code. On-site inspection during grading shall be conducted by the Project geotechnical consultant and the City Building Official to ensure compliance with geotechnical specifications as incorporated into Project plans.

**Corrosive Soils.** Corrosive soils could potentially create a significant hazard to the proposed Project by weakening the structural integrity of the concrete and metal used to construct the building and potentially lead to structural instability. Laboratory testing indicates that on-site soils could be severely corrosive to ferrous metals. Mitigation Measure 4.5.2 requires protection of ferrous metals and copper against corrosion. Corrosion protection may include, but is not limited to, sacrificial metal, the use of protective coatings, and/or cathodic protection. With implementation of Mitigation Measure 4.5.2, potential impacts related to corrosive soils would be reduced to a less than significant level.

**Mitigation Measure 4.5.2:**

**Corrosive Soils.** Prior to issuance of any building permits, the City of Long Beach (City) Development Services Director, or designee, shall verify that structural design conforms to the requirements of the geotechnical study with regard to the protection of ferrous metals and copper that will come into contact with on-site soil. In addition, on-site inspections shall be conducted during construction by the Project geotechnical consultant and/or City Building Official to ensure compliance with geotechnical specifications as incorporated into Project plans.

The measures specified in the geotechnical study for steel pipes, iron pipes, copper tubing, plastic and vitrified clay pipe, other pipes, concrete, post tensioning slabs, concrete piles, and steel piles shall be incorporated into the structural design and Project plans where ferrous metals (e.g., iron or steel) and/or copper may come into contact with on-site soils.

**Finding:** The mitigation measures are feasible and would avoid or substantially reduce potentially significant impacts related to unstable geologic units or soil to a less than significant level for the reasons set forth in the Final EIR.

**Impact: Result in a cumulative impact with respect to geology and soils.** New development projects in the project area would also be required to meet similar engineering standards to reduce their own potential geologic impacts to a less than significant level. There are no other known activities or projects with activities that would affect the geology and soils at the Project site. Furthermore, there are no geotechnical conditions on site that would prohibit construction, and no activities associated with the Project that would contribute to any cumulative geological effects in the Project vicinity. Implementation of Mitigation Measure 4.5.1 ensures that the proposed Project complies with recommendations in the Geotechnical Evaluations, and Mitigation Measure 4.5.2 requires protection of ferrous metals and copper against corrosion; adherence to these measures would ensure that the proposed Project would have a less than significant impact on Geology and Soils. Therefore, with implementation of the proposed mitigation, the proposed Project's geological impacts are considered less than cumulatively considerable.

**Mitigation Measure 4.5.1:**

**Conformance with the Project Geotechnical Studies.** All grading operations and construction shall be conducted in conformance with the recommendations included in the *Report of Preliminary Geotechnical Investigation for the Proposed Belmont Plaza Olympic Pool Revitalization Project*, prepared by MACTEC (April 14, 2009); the *Geotechnical Investigation for the Temporary Myrtha Pool and Associated Improvements, Belmont Plaza Revitalization*, prepared by GMU Geotechnical, Inc. (April 3, 2013); the *Preliminary Geotechnical Report for the Belmont Plaza Pool Rebuild-Revitalization* prepared by AESCO (April 24, 2014); and *Soil Corrosivity Evaluation for the Belmont Plaza Pool Facility Rebuild/Revitalization Project*, prepared by HDR Schiff (April 23, 2014), which together are referred to as the *Geotechnical Evaluations*. Design, grading, and construction shall be performed in accordance with the requirements of the City of Long Beach (City) Municipal Code (Title 18) and the California Building Code (CBC) applicable at the time of grading, appropriate local grading regulations, and the requirements of the Project geotechnical consultant as summarized in a final written report, subject to review and approval by the Development Services Director, or designee, prior to commencement of grading activities.

Specific requirements in the Final Geotechnical Report shall address:

1. Seismic design considerations and requirements for structures and nonstructural components permanently attached to structures
2. Foundations including ground improvements (deep soil mixing and stone columns) and shallow foundation design
3. Earthwork, including site preparation for structural areas (building pad) and sidewalks, pavements, and other flatwork areas; fill material; temporary excavations; and trench backfill
4. Liquefaction
5. Site drainage
6. Slabs-on-grade and pavements
7. Retaining walls

Additional site testing and final design evaluation shall be conducted by the Project geotechnical consultant to refine and enhance these requirements, if necessary. The City shall require the Project geotechnical consultant to assess whether the requirements in that report need to be modified or refined to address any changes in the Project features that occur prior to the start of grading. If the Project geotechnical consultant identifies modifications or refinements to the requirements, the City shall require appropriate changes to the final Project design and specifications.

Grading plan review shall also be conducted by the City's Development Services Director, or designee, prior to the start of grading to verify that

the requirements developed during the geotechnical design evaluation have been appropriately incorporated into the Project plans. Design, grading, and construction shall be conducted in accordance with the specifications of the Project geotechnical consultant as summarized in a final report based on the CBC applicable at the time of grading and building and the City Building Code. On-site inspection during grading shall be conducted by the Project geotechnical consultant and the City Building Official to ensure compliance with geotechnical specifications as incorporated into Project plans.

**Mitigation Measure 4.5.2:**

**Corrosive Soils.** Prior to issuance of any building permits, the City of Long Beach (City) Development Services Director, or designee, shall verify that structural design conforms to the requirements of the geotechnical study with regard to the protection of ferrous metals and copper that will come into contact with on-site soil. In addition, on-site inspections shall be conducted during construction by the Project geotechnical consultant and/or City Building Official to ensure compliance with geotechnical specifications as incorporated into Project plans.

The measures specified in the geotechnical study for steel pipes, iron pipes, copper tubing, plastic and vitrified clay pipe, other pipes, concrete, post tensioning slabs, concrete piles, and steel piles shall be incorporated into the structural design and Project plans where ferrous metals (e.g., iron or steel) and/or copper may come into contact with on-site soils.

**Finding:** The mitigation measures are feasible and would avoid or substantially reduce potentially significant cumulative impacts related to geology and soils to a less than significant level for the reasons set forth in the Final EIR.

### Hazards and Hazardous Materials

**Impacts:** The following impacts are discussed together in the Draft EIR and the Final EIR; each bullet point represents a potential environmental impact that is discussed below.

- Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.
- Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.

Construction activities would involve the use of potentially hazardous materials, including vehicle fuels, oils, and transmission fluids. All potentially hazardous materials would be contained, stored, and used in accordance with manufacturers' instructions and handled in compliance with existing federal, State, and local regulations to ensure that the amounts of these materials present during construction would be limited and would not pose a significant adverse hazard to workers or the environment. Furthermore, the construction contractor would be required to implement standard BMPs regarding hazardous materials storage, handling, and disposal during construction in compliance with the State Construction General Permit to protect water quality (Mitigation Measure 4.8.1). Therefore, potential impacts associated with

the routine transport, use, or disposal of potentially hazardous materials during construction of the proposed Project would be less than significant.

Based on the distance to known oil wells in the vicinity of the Project site, the potential presence of methane at the Project site is low. The low potential for encountering methane during excavation for the pool would be managed through compliance with a Contingency Plan (Mitigation Measure 4.7.1) that addresses the potential to encounter unknown hazards or hazardous substances during construction activities that would be approved by the LBFD. Therefore, with implementation of Mitigation Measure 4.7.1, impacts related to the potential to encounter methane during construction would be less than significant.

A site reconnaissance survey of the site revealed that asbestos-containing materials (ACMs) may be present in subsurface building materials at the site. While the majority of the buildings on the site were previously demolished under an emergency permit (Statutory Exemption SE14-01), several subsurface structures which may contain ACMs are currently present on the site. In addition to the potential to encounter ACMs in subsurface structures present on the site, the site reconnaissance survey indicated that the tile liners of the two outdoor pools to be demolished might contain lead. Mitigation Measure 4.7.2 requires the preparation of predemolition surveys to identify the presence of ACMs and lead in the existing on-site structures and outlines precautions to ensure the materials are properly removed. Therefore, with implementation of Mitigation 4.7.2, potential hazardous impacts associated with ACMs and lead would be reduced to a less than significant level.

There is a potential to encounter dissolved metals levels in groundwater in excess of the allowable limits for discharge to the storm drain system. This will be addressed through compliance with the applicable NPDES permit or the Los Angeles Regional Water Quality Control Board's (RWQCB's) Groundwater Discharge Permit, which would require testing and treatment (as necessary) of groundwater encountered during groundwater dewatering prior to release to the storm drain system. If dewatered groundwater cannot meet the discharge limitations specified in the Groundwater Discharge Permit, groundwater would be disposed of in the sewer system and would have to meet LACSD discharge limits prior to release to the storm drain system.

The potential that groundwater is impacted by petroleum hydrocarbons beneath the site is low. The low potential for encountering petroleum hydrocarbons in groundwater during excavation for the pool would be managed through compliance with a Contingency Plan that addresses the potential to encounter unknown hazards or hazardous substances during construction activities that would be approved by the LBFD. This Contingency Plan requirement is included as Mitigation Measure 4.7.1. Therefore, with implementation of Mitigation Measure 4.7.1, impacts related to the potential to encounter petroleum hydrocarbons in groundwater during construction would be less than significant.

Operation of the proposed Project would not include uses with the potential to generate large quantities of hazardous and/or toxic materials, and would, therefore, have less than significant impacts related to the potential to cause fires or result in serious accidents from hazardous materials and substances. Pool and building maintenance associated with the proposed Project may include the use of chemicals that can be hazardous if not properly used, stored, or disposed. However, the use, storage, and handling of these pool maintenance hazardous materials is regulated by the United States Environmental Protection Agency (EPA), the CBC, the County of Los Angeles Department of Environmental Health, the LBFD, and the California Occupational Safety and Health Administration (Cal/OSHA). Compliance with applicable regulations would ensure that potential hazardous material impacts associated with the operation of the proposed Project would be less than significant.

**Mitigation Measure 4.7.1:**

**Contingency Plan.** Prior to issuance of any excavation or grading permits or activities, the City of Long Beach (City) Fire Department (LBFD), or designee, shall review and approve a contingency plan that addresses the potential to encounter on-site unknown hazards or hazardous substances during construction activities. The plan shall require that if construction workers encounter underground tanks, gases, odors, uncontained spills, or other unidentified substances, the contractor shall stop work, cordon off the affected area, and notify the LBFD. The LBFD responder shall determine the next steps regarding possible site evacuation, sampling, and disposal of the substance consistent with local, State, and federal regulations.

**Mitigation Measure 4.7.2:**

**Predemolition Surveys.** Prior to commencement of demolition and/or construction activities, the City LBFD, or designee, shall verify that predemolition surveys for asbestos-containing materials (ACMs) and lead (including sampling and analysis of all suspected building materials) shall be performed. All inspections, surveys, and analyses shall be performed by appropriately licensed and qualified individuals in accordance with applicable regulations (i.e., American Society for Testing and Materials E 1527-05, and 40 Code of Federal Regulations [CFR], Subchapter R, Toxic Substances Control Act [TSCA], Part 716). If the predemolition surveys do not find ACMs or lead-based pipes (LBPs), the inspectors shall provide documentation of the inspection and its results to the City LBFD, or designee, to confirm that no further abatement actions are required.

If the predemolition surveys find evidence of ACMs or lead, all such materials shall be removed, handled, and properly disposed of by appropriately licensed contractors according to all applicable regulations during demolition of structures (40 CFR, Subchapter R, TSCA, Parts 745, 761, and 763). Air monitoring shall be completed by appropriately licensed and qualified individuals in accordance with applicable regulations both to ensure adherence to applicable regulations (e.g., South Coast Air Quality Management District [SCAQMD]) and to provide safety to workers. The City shall provide documentation (e.g., all required waste manifests, sampling, and air monitoring analytical results) to the LBFD showing that abatement of any ACMs or lead identified in these structures has been completed in full compliance with all applicable regulations and approved by the appropriate regulatory agencies (40 CFR, Subchapter R, TSCA, Parts 716, 745, 761, 763, and 795 and California Code of Regulations Title 8, Article 2.6). An Operating and Maintenance Plan shall be prepared for any ACM or lead to remain in place and shall be reviewed and approved by the LBFD.

**Mitigation Measure 4.8.1:**

**Construction General Permit.** Prior to issuance of a grading permit, the City of Long Beach (City) shall obtain coverage for the proposed Project under the State Water Resources Control Board National Pollutant Discharge Elimination System General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Order No. 2009-0009-DWQ, Permit No. CAS000002), as

amended by Order Nos. 2010-0004-DWQ and 2012-0006-DWQ (Construction General Permit), or subsequent issuance. For projects with a disturbed area of 5 or more acres, a Storm Water Pollution Prevention Plan (SWPPP) with construction Best Management Plans (BMPs) is required to be submitted to both the Los Angeles Regional Water Quality Control Board (RWQCB) and the City.

The City shall provide the Waste Discharge Identification Numbers to the Development Services Director to demonstrate proof of coverage under the Construction General Permit. A SWPPP shall be prepared and implemented for the proposed Project in compliance with the requirements of the Construction General Permit. The SWPPP shall identify construction BMPs to be implemented to ensure that the potential for soil erosion and sedimentation is minimized and to control the discharge of pollutants in storm water runoff as a result of construction activities.

**Finding:** The mitigation measures are feasible and would avoid or substantially reduce potentially significant impacts related to hazards and hazardous materials (routine transport, use, or disposal of hazardous materials) to a less than significant level for the reasons set forth in the Final EIR.

**Impact: Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.**

Construction activities would involve the use of potentially hazardous materials, including vehicle fuels, oils, and transmission fluids. All potentially hazardous materials would be contained, stored, and used in accordance with manufacturers' instructions and handled in compliance with existing federal, State, and local regulations to ensure that the amounts of these materials present during construction would be limited and would not pose a significant adverse hazard to workers or the environment. Furthermore, with implementation of Mitigation Measure 4.8.1, as well as Mitigation Measure 4.7.2, any associated risk would be adequately reduced to a level that is less than significant through compliance with these mitigation measures and applicable standards and regulations. Therefore, the limited use and storage of hazardous materials during construction of the proposed Project would not pose a significant hazard to the public or the environment, including the Belmont Shore Children's Center.

Operation of the proposed Project would not include uses with the potential to generate large quantities of hazardous and/or toxic materials and, therefore, the potential to cause fires or result in serious accidents from hazardous materials and substances during operations is less than significant. The proposed Project would not produce any significant amounts of hazardous emissions; any hazardous materials on site would be handled in accordance with all applicable regulations, including containment, reporting, and remediation requirements, in the event of a spill or accidental release. Therefore, operation of the proposed Project would not result in a significant impact associated with hazardous emissions or the handling of hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school, and no mitigation is required.

**Mitigation Measure 4.8.1:** **Construction General Permit.** Prior to issuance of a grading permit, the City of Long Beach (City) shall obtain coverage for the proposed Project under the State Water Resources Control Board National Pollutant Discharge Elimination System General Permit for Storm Water

Discharges Associated with Construction and Land Disturbance Activities (Order No. 2009-0009-DWQ, Permit No. CAS000002), as amended by Order Nos. 2010-0004-DWQ and 2012-0006-DWQ (Construction General Permit), or subsequent issuance. For projects with a disturbed area of 5 or more acres, a Storm Water Pollution Prevention Plan (SWPPP) with construction Best Management Plans (BMPs) is required to be submitted to both the Los Angeles Regional Water Quality Control Board (RWQCB) and the City.

The City shall provide the Waste Discharge Identification Numbers to the Development Services Director to demonstrate proof of coverage under the Construction General Permit. A SWPPP shall be prepared and implemented for the proposed Project in compliance with the requirements of the Construction General Permit. The SWPPP shall identify construction BMPs to be implemented to ensure that the potential for soil erosion and sedimentation is minimized and to control the discharge of pollutants in storm water runoff as a result of construction activities.

**Mitigation Measure 4.7.2:**

**Predemolition Surveys.** Prior to commencement of demolition and/or construction activities, the City LBFD, or designee, shall verify that predemolition surveys for asbestos-containing materials (ACMs) and lead (including sampling and analysis of all suspected building materials) shall be performed. All inspections, surveys, and analyses shall be performed by appropriately licensed and qualified individuals in accordance with applicable regulations (i.e., American Society for Testing and Materials E 1527-05, and 40 Code of Federal Regulations [CFR], Subchapter R, Toxic Substances Control Act [TSCA], Part 716). If the predemolition surveys do not find ACMs or lead-based pipes (LBPs), the inspectors shall provide documentation of the inspection and its results to the City LBFD, or designee, to confirm that no further abatement actions are required.

If the predemolition surveys find evidence of ACMs or lead, all such materials shall be removed, handled, and properly disposed of by appropriately licensed contractors according to all applicable regulations during demolition of structures (40 CFR, Subchapter R, TSCA, Parts 745, 761, and 763). Air monitoring shall be completed by appropriately licensed and qualified individuals in accordance with applicable regulations both to ensure adherence to applicable regulations (e.g., South Coast Air Quality Management District [SCAQMD]) and to provide safety to workers. The City shall provide documentation (e.g., all required waste manifests, sampling, and air monitoring analytical results) to the LBFD showing that abatement of any ACMs or lead identified in these structures has been completed in full compliance with all applicable regulations and approved by the appropriate regulatory agencies (40 CFR, Subchapter R, TSCA, Parts 716, 745, 761, 763, and 795 and California Code of Regulations Title 8, Article 2.6). An Operating and Maintenance Plan shall be prepared for any ACM or lead to remain in place and shall be reviewed and approved by the LBFD.

**Finding:** The mitigation measures are feasible and would avoid or substantially reduce potentially significant impacts related to hazardous materials, substances, and waste emitted within 0.25 mile of a school to a less than significant level for the reasons set forth in the Final EIR.

**Impact: Result in a cumulatively considerable contribution to a significant hazards and hazardous materials impact.** There are no known projects adjacent to or in the vicinity of the Project site that could be affected by on-site handling of hazardous materials or that could result in significant hazards or hazardous materials impacts on site. The contribution of hazardous materials use and hazardous waste disposal with implementation of the proposed Project is minimal, and combined hazardous materials effects from past, present, and reasonably foreseeable projects within the City would not be significant.

Impacts associated with removal of unknown hazardous materials during Project construction and use of hazardous materials on site would be controlled through application of the procedures set forth in Mitigation Measures 4.7.1 and 4.7.2. Accordingly, the proposed Project's contribution to hazardous materials impacts would be less than cumulatively significant with implementation of mitigation.

**Mitigation Measure 4.7.1:** **Contingency Plan.** Prior to issuance of any excavation or grading permits or activities, the City of Long Beach (City) Fire Department (LBFD), or designee, shall review and approve a contingency plan that addresses the potential to encounter on-site unknown hazards or hazardous substances during construction activities. The plan shall require that if construction workers encounter underground tanks, gases, odors, uncontained spills, or other unidentified substances, the contractor shall stop work, cordon off the affected area, and notify the LBFD. The LBFD responder shall determine the next steps regarding possible site evacuation, sampling, and disposal of the substance consistent with local, State, and federal regulations.

**Mitigation Measure 4.7.2:** **Predemolition Surveys.** Prior to commencement of demolition and/or construction activities, the City LBFD, or designee, shall verify that predemolition surveys for asbestos-containing materials (ACMs) and lead (including sampling and analysis of all suspected building materials) shall be performed. All inspections, surveys, and analyses shall be performed by appropriately licensed and qualified individuals in accordance with applicable regulations (i.e., American Society for Testing and Materials E 1527-05, and 40 Code of Federal Regulations [CFR], Subchapter R, Toxic Substances Control Act [TSCA], Part 716). If the predemolition surveys do not find ACMs or lead-based pipes (LBPs), the inspectors shall provide documentation of the inspection and its results to the City LBFD, or designee, to confirm that no further abatement actions are required.

If the predemolition surveys find evidence of ACMs or lead, all such materials shall be removed, handled, and properly disposed of by appropriately licensed contractors according to all applicable regulations during demolition of structures (40 CFR, Subchapter R, TSCA, Parts 745, 761, and 763). Air monitoring shall be completed by appropriately licensed and qualified individuals in accordance with applicable

regulations both to ensure adherence to applicable regulations (e.g., South Coast Air Quality Management District [SCAQMD]) and to provide safety to workers. The City shall provide documentation (e.g., all required waste manifests, sampling, and air monitoring analytical results) to the LBFD showing that abatement of any ACMs or lead identified in these structures has been completed in full compliance with all applicable regulations and approved by the appropriate regulatory agencies (40 CFR, Subchapter R, TSCA, Parts 716, 745, 761, 763, and 795 and California Code of Regulations Title 8, Article 2.6). An Operating and Maintenance Plan shall be prepared for any ACM or lead to remain in place and shall be reviewed and approved by the LBFD.

**Finding:** The mitigation measures are feasible and would avoid or substantially reduce potentially significant impacts related to the proposed Project's contribution to a potentially significant hazards and hazardous materials impact to a less than significant level for the reasons set forth in the Final EIR.

## Hydrology and Water Quality

**Impacts:** The following impacts are discussed together in the Draft EIR and the Final EIR; each bullet point represents a potential environmental impact that is discussed below.

- **Violate any water quality standards or waste discharge requirements.**
- **Otherwise substantially degrade water quality.**

Pollutants of concern during construction include sediments, trash, petroleum products, concrete waste, sanitary waste, and chemicals. The Project site would be graded and/or excavated, resulting in exposed soil which would result in an increased potential for soil erosion compared to existing conditions. In addition, chemicals, liquid products, petroleum products and concrete-related waste may be spilled or leaked and have the potential to be transported via storm runoff into downstream receiving waters (i.e., the beach and, ultimately, the Pacific Ocean). Furthermore, due to the anticipated depth of excavation and the depth of groundwater, groundwater is anticipated to be encountered during excavation, which would require groundwater dewatering. Groundwater may contain high levels of total dissolved solids and other constituents that could be introduced to surface waters. Implementation of Mitigation Measures 4.8.1 and 4.8.2, which require compliance with the General Construction Permit and the Groundwater Discharge Permit, including implementation of BMPs to target pollutants of concern, would reduce potential construction impacts related to violation of water quality standards or waste discharge requirements and degradation of water quality to less than significant levels.

Pollutants of concern during operation of the proposed on-site uses could potentially include pathogens, metals, nutrients, pesticides, organic compounds, sediment, trash and debris, oxygen-demanding substances, and oil and grease. The proposed Project would result in a permanent decrease in impervious surface area of approximately 0.5 acre and an increase in pervious area of approximately 0.5 acre. A decrease in impervious area would decrease the volume of runoff during a storm. As specified in Mitigation Measure 4.8.3, a SUSMP would be developed for the proposed Project, which would include the BMPs that would be consistent with the requirements of the City of Long Beach Low Impact Development (LID) BMP Design Manual and would target pollutants of concern from the Project site. In addition, the SUSMP would include an operations and maintenance plan for the bioswales, drywell, filtration strip, and an underground detention basin to ensure their long-term performance. Implementation of BMPs that target pollutants of concern in runoff from the Project site, as required by

Mitigation Measure 4.8.3, would reduce potential operational impacts related to violation of water quality standards or waste discharge requirements and degradation of water quality to less than significant levels.

**Mitigation Measure 4.8.1:**

**Construction General Permit.** Prior to issuance of a grading permit, the City of Long Beach (City) shall obtain coverage for the proposed Project under the State Water Resources Control Board National Pollutant Discharge Elimination System General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Order No. 2009-0009-DWQ, Permit No. CAS000002), as amended by Order Nos. 2010-0004-DWQ and 2012-0006-DWQ (Construction General Permit), or subsequent issuance. For projects with a disturbed area of 5 or more acres, a Storm Water Pollution Prevention Plan (SWPPP) with construction Best Management Plans (BMPs) is required to be submitted to both the Los Angeles Regional Water Quality Control Board (RWQCB) and the City.

The City shall provide the Waste Discharge Identification Numbers to the Development Services Director to demonstrate proof of coverage under the Construction General Permit. A SWPPP shall be prepared and implemented for the proposed Project in compliance with the requirements of the Construction General Permit. The SWPPP shall identify construction BMPs to be implemented to ensure that the potential for soil erosion and sedimentation is minimized and to control the discharge of pollutants in storm water runoff as a result of construction activities.

**Mitigation Measure 4.8.2:**

**Dewatering During Construction Activities.** During project construction, the City of Long Beach Development Services Director, or designee, shall ensure that any dewatering activities during construction shall comply with the requirements of the Waste Discharge Requirements for Discharges of Groundwater from Construction and Project Dewatering to Surface Waters in Coastal Watersheds of Los Angeles and Ventura Counties (Order No. R4-2013-0095, Permit No. CAG994004) (Groundwater Discharge Permit) or subsequent permit. This Groundwater Discharge Permit shall include submission of a Notice of Intent (NOI) for coverage under the permit to the Los Angeles RWQCB at least 45 days prior to the start of dewatering and compliance with all applicable provisions in the permit, including water sampling, analysis, and reporting of dewatering-related discharges. If dewatered groundwater cannot meet the discharge limitations specified in the Groundwater Discharge Permit, a permit shall be obtained from the Los Angeles County Sanitation District (LACSD) to discharge groundwater to the sewer per LACSD's Wastewater Ordinance.

**Mitigation Measure 4.8.3:**

**Standard Urban Stormwater Mitigation Plan.** Prior to issuance of grading permits, the City shall submit a Final Standard Urban Stormwater Mitigation Plan (SUSMP) for the proposed Project to the Development Services Director for review and approval. Project-specific site Design, Source Control, and Treatment Control BMPs contained in the Final SUSMP shall be incorporated into final design. The BMPs shall

be consistent with the requirements of the *Low Impact Development (LID) Best Management Practices (BMP) Design Manual*. Additionally, the BMPS shall be designed and maintained to target pollutants of concern and reduce runoff from the Project site. The SUSMP shall include an operations and maintenance plan for the prescribed Treatment Control BMPs to ensure their long-term performance.

**Finding:** The mitigation measures are feasible and would avoid or substantially reduce potentially significant impacts related to hydrology and water quality (water quality standards, waste discharge requirements, and degradation of water quality) to a less than significant level for the reasons set forth in the Final EIR.

**Impacts:** The following impacts are discussed together in the Draft EIR and the Final EIR; each bullet point represents a potential environmental impact that is discussed below.

- Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site.
- Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site.

There are no on-site streams or rivers. Therefore, the proposed Project would not alter the course of a stream or river.

During construction, there is the potential for the drainage pattern on the Project site to be altered temporarily. During a storm event, soil erosion and sedimentation could occur at an accelerated rate. In addition, grading and construction activities would compact soil, which can increase runoff during construction. Implementation of Mitigation Measure 4.8.1, which requires compliance with the requirements of the Construction General Permit and implementation of BMPs during construction, would reduce potential construction impacts related to erosion, siltation, and flooding to less than significant levels.

The proposed Project would decrease the overall impervious area by 0.5 acre and increase the pervious area by 0.5 acre, resulting in an increase in on-site percolation. The proposed Project would also include a comprehensive drainage system to convey on-site storm flows, including on-site detention and infiltration BMPs. In the proposed condition, the impervious surface areas would not be prone to erosion or siltation. With implementation of Mitigation Measure 4.8.3, which requires the implementation of Treatment BMPs to control runoff, and Mitigation Measure 4.8.4, which requires the development of a hydrology report to ensure flows would not exceed the capacity of existing storm drain facilities, the proposed Project would not contribute to an increase in downstream erosion, siltation, or flooding.

**Mitigation Measure 4.8.1:** **Construction General Permit.** Prior to issuance of a grading permit, the City of Long Beach (City) shall obtain coverage for the proposed Project under the State Water Resources Control Board National Pollutant Discharge Elimination System General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Order No. 2009-0009-DWQ, Permit No. CAS000002), as amended by Order Nos. 2010-0004-DWQ and 2012-0006-DWQ

(Construction General Permit), or subsequent issuance. For projects with a disturbed area of 5 or more acres, a Storm Water Pollution Prevention Plan (SWPPP) with construction Best Management Plans (BMPs) is required to be submitted to both the Los Angeles Regional Water Quality Control Board (RWQCB) and the City.

The City shall provide the Waste Discharge Identification Numbers to the Development Services Director to demonstrate proof of coverage under the Construction General Permit. A SWPPP shall be prepared and implemented for the proposed Project in compliance with the requirements of the Construction General Permit. The SWPPP shall identify construction BMPs to be implemented to ensure that the potential for soil erosion and sedimentation is minimized and to control the discharge of pollutants in storm water runoff as a result of construction activities.

**Mitigation Measure 4.8.3:** **Standard Urban Stormwater Mitigation Plan.** Prior to issuance of grading permits, the City shall submit a Final Standard Urban Stormwater Mitigation Plan (SUSMP) for the proposed Project to the Development Services Director for review and approval. Project-specific site Design, Source Control, and Treatment Control BMPs contained in the Final SUSMP shall be incorporated into final design. The BMPs shall be consistent with the requirements of the *Low Impact Development (LID) Best Management Practices (BMP) Design Manual*. Additionally, the BMPS shall be designed and maintained to target pollutants of concern and reduce runoff from the Project site. The SUSMP shall include an operations and maintenance plan for the prescribed Treatment Control BMPs to ensure their long-term performance.

**Mitigation Measure 4.8.4:** **Hydrology Reports.** Prior to issuance of grading permits, the City shall submit a final hydrology report for the proposed Project to the City Development Services Director, or designee, for review and approval. The hydrology report shall demonstrate, based on hydrologic calculations, that the proposed Project's on-site storm conveyance and detention and infiltration facilities are designed in accordance with the requirement of the Los Angeles County Department of Public Works Hydrology Manual.

**Finding:** The mitigation measures are feasible and would avoid or substantially reduce potentially significant impacts related to hydrology and water quality (off-site or downstream flooding, erosion, or siltation) to a less than significant level for the reasons set forth in the Final EIR.

**Impact: Create or contribute to runoff water that would exceed the capacity of the storm drain system.**

The proposed Project has the potential to introduce pollutants into the storm water drainage system through erosion, siltation, and accidental spills. Furthermore, due to the depth of groundwater (i.e., 6 to 9 ft below existing grades) and the anticipated depth of excavation (up to 13 ft below existing grade), groundwater dewatering is anticipated to be required during the removal of the remaining wooden piles

and construction of the pools. With implementation of Mitigation Measures 4.8.1 and 4.8.2, which require compliance with the General Construction Permit and the Groundwater Discharge Permit, construction impacts related to exceeding the capacity of, and providing additional sources of polluted runoff to, storm water drainage systems would be reduced to less than significant levels.

The proposed Project would decrease impervious surface area by 0.5 acre and increase the pervious area by approximately 0.5 acre, which would decrease the volume and velocity of runoff on the site. The proposed Project would also include a comprehensive drainage system to convey on-site storm flows. With implementation of Mitigation Measure 4.8.3, which requires the implementation of Treatment BMPs to control runoff, and Mitigation Measure 4.8.4, which requires the development of a hydrology report to ensure flows would not exceed the capacity of existing storm drain facilities, operational impacts related to exceedance of the capacity of, and providing additional sources of polluted runoff to, storm water drainage systems would be reduced to a less than significant level.

**Mitigation Measure 4.8.1:**

**Construction General Permit.** Prior to issuance of a grading permit, the City of Long Beach (City) shall obtain coverage for the proposed Project under the State Water Resources Control Board National Pollutant Discharge Elimination System General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Order No. 2009-0009-DWQ, Permit No. CAS000002), as amended by Order Nos. 2010-0004-DWQ and 2012-0006-DWQ (Construction General Permit), or subsequent issuance. For projects with a disturbed area of 5 or more acres, a Storm Water Pollution Prevention Plan (SWPPP) with construction Best Management Plans (BMPs) is required to be submitted to both the Los Angeles Regional Water Quality Control Board (RWQCB) and the City.

The City shall provide the Waste Discharge Identification Numbers to the Development Services Director to demonstrate proof of coverage under the Construction General Permit. A SWPPP shall be prepared and implemented for the proposed Project in compliance with the requirements of the Construction General Permit. The SWPPP shall identify construction BMPs to be implemented to ensure that the potential for soil erosion and sedimentation is minimized and to control the discharge of pollutants in storm water runoff as a result of construction activities.

**Mitigation Measure 4.8.2:**

**Dewatering During Construction Activities.** During project construction, the City of Long Beach Development Services Director, or designee, shall ensure that any dewatering activities during construction shall comply with the requirements of the Waste Discharge Requirements for Discharges of Groundwater from Construction and Project Dewatering to Surface Waters in Coastal Watersheds of Los Angeles and Ventura Counties (Order No. R4-2013-0095, Permit No. CAG994004) (Groundwater Discharge Permit) or subsequent permit. This Groundwater Discharge Permit shall include submission of a Notice of Intent (NOI) for coverage under the permit to the Los Angeles RWQCB at least 45 days prior to the start of dewatering and compliance with all applicable provisions in the permit, including water sampling, analysis, and reporting of dewatering-related discharges. If dewatered

groundwater cannot meet the discharge limitations specified in the Groundwater Discharge Permit, a permit shall be obtained from the Los Angeles County Sanitation District (LACSD) to discharge groundwater to the sewer per LACSD's Wastewater Ordinance.

**Mitigation Measure 4.8.3:**

**Standard Urban Stormwater Mitigation Plan.** Prior to issuance of grading permits, the City shall submit a Final Standard Urban Stormwater Mitigation Plan (SUSMP) for the proposed Project to the Development Services Director for review and approval. Project-specific site Design, Source Control, and Treatment Control BMPs contained in the Final SUSMP shall be incorporated into final design. The BMPs shall be consistent with the requirements of the *Low Impact Development (LID) Best Management Practices (BMP) Design Manual*. Additionally, the BMPs shall be designed and maintained to target pollutants of concern and reduce runoff from the Project site. The SUSMP shall include an operations and maintenance plan for the prescribed Treatment Control BMPs to ensure their long-term performance.

**Mitigation Measure 4.8.4:**

**Hydrology Reports.** Prior to issuance of grading permits, the City shall submit a final hydrology report for the proposed Project to the City Development Services Director, or designee, for review and approval. The hydrology report shall demonstrate, based on hydrologic calculations, that the proposed Project's on-site storm conveyance and detention and infiltration facilities are designed in accordance with the requirement of the Los Angeles County Department of Public Works Hydrology Manual.

**Finding:** The mitigation measures are feasible and would avoid or substantially reduce potentially significant impacts related to hydrology and water quality (exceed capacity of existing or planned storm drain system) to a less than significant level for the reasons set forth in the Final EIR.

**Impact: Place within a 100-year flood hazard area structures which would impede or redirect flood flows.**

The eastern half of the Project site is located within Zone A, a Special Flood Hazard Area (SFHA) subject to inundation by the 1-percent annual chance of flood, and the western half of the Project site is located within Zone X, areas determined to be outside the 0.2-percent chance (500-year) floodplain. The City is a participant in the National Flood Insurance Program (NFIP), which allows City property owners to obtain federally backed flood insurance. FEMA requires that all projects within Zone A enforce NFIP floodplain management regulations and purchase mandatory flood insurance. Implementation of Mitigation Measure 4.8.5 would require a floodplain report to be prepared in order to reduce impacts related to flood hazards. Compliance with City and FEMA regulations and implementation of Mitigation Measure 4.8.5 would ensure that the proposed Project would not expose people or structures to the risk of flooding, create floodplains, or result in an increase in the base flood elevation. Therefore, impacts associated with flood hazard areas would be less than significant.

**Mitigation Measure 4.8.5:**

**Floodplain Report.** During final design, the Project engineer shall prepare and submit a floodplain/hydrology report to the City Development Services Director, or designee, to address any potential impacts to the floodplain and, if required, reduce those impacts. The report shall comply with City and Federal Emergency Management Agency (FEMA) regulations and shall not increase the base flood elevation by more than 1 foot. Detailed analysis shall be conducted to ensure that the Project design specifically addresses floodplain issues so that the proposed Project complies with local and FEMA regulations on floodplains.

**Finding:** The mitigation measure is feasible and would avoid or substantially reduce potentially significant impacts related to hydrology and water quality (placement of structures within a 100-year flood zone which would impede or redirect flood flows) to a less than significant level for the reasons set forth in the Final EIR.

**Noise**

**Impact: Expose persons to or generate noise levels in excess of standards established by the City of Long Beach.**

**Crowd, Spectator, and Public Address System Noise.** Noise levels generated from the outdoor pool during special events would have the potential to impact nearby noise-sensitive uses because these events would involve a substantial number of spectators, whistles from officiating water polo games, starting horns, and the use of a public address sound system.

**Exterior Noise.** Spectator noise levels from the temporary outdoor seating would not exceed any of the City's daytime exterior noise levels at the Belmont Shores Children's Center or the closest residences; therefore, no violation of the City's daytime noise standards would occur. However, the playground associated with the Belmont Shores Children's Center, outdoor living areas associated with residences to the northeast (across from Ocean Boulevard), and residences to the northwest (across from Termino Avenue) may be subject to exterior noise levels from speaker noise and combined noise levels from the crowd and speaker noise. Speaker noise levels would potentially exceed the City's daytime exterior standard at the playground of the Belmont Shores Children's Center, and at the two residential locations. Implementation of Mitigation Measure 4.10.1, which requires measures to reduce noise levels from the speakers, would reduce the combined noise level to below the City's exterior noise standards. Therefore, this impact would be less than significant after mitigation.

**Mitigation Measure 4.10.1:**

Prior to issuance of the occupancy permit, the City of Long Beach's (City) Development Services Director, or designee, shall verify that a sound engineer has designed the permanent and temporary sound systems such that the City's exterior noise standards (daytime exterior noise level of 50 dBA L<sub>50</sub>) are not exceeded at the surrounding sensitive land uses. Measures capable of reducing the noise levels include, but are not limited to:

- Reducing the source levels;
- Reducing the speaker elevations;

- Directing the speakers away from adjacent noise-sensitive land uses; and
- Using highly directional speakers.

**Finding:** The mitigation measure is feasible and would avoid or substantially reduce potentially significant impacts related to noise (complying with City noise standards) to a less than significant level for the reasons set forth in the Final EIR.

**Impact: Result in a substantial temporary or periodic increase in ambient noise levels.** The closest existing sensitive receptors would be subject to short-term construction noise levels that would be higher than existing ambient noise levels in the Project area but would no longer occur once construction of the proposed Project is completed. In addition, noise generated from construction activities would be intermittent and temporary. Section 8.80.202 of the City's Municipal Code allows elevated construction-related noise levels as long as the construction activities are limited to the hours specified. Adherence to the City's noise regulations and implementation of Mitigation Measures 4.10.2 and 4.10.3, which require standard conditions for construction and conducting a preconstruction community meeting, would reduce construction noise impacts to sensitive receptors. Therefore, temporary increases in ambient noise levels in the proposed Project vicinity associated with Project construction would be reduced to less than significant levels.

**Mitigation Measure 4.10.2:** Prior to issuance of demolition or grading permits, the City of Long Beach's (City) Development Services Director, or designee, shall verify that construction and grading plans include the following conditions to reduce potential construction noise impacts on nearby sensitive receptors:

- During all site excavation and grading, the construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards;
- The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the Project site;
- The construction contractor shall locate equipment staging to create the greatest distance between construction-related noise sources and noise-sensitive receptors nearest the Project site during all Project construction;
- The construction contractor shall ensure that engine idling from construction equipment (i.e., bulldozers and haul trucks) is limited to a maximum of 5 minutes at any given time; and
- The construction contractor shall ensure that all construction activities are scheduled to avoid operating several pieces of heavy equipment simultaneously.
- Construction, drilling, repair, remodeling, alteration, or demolition work shall be limited to the hours of 7:00 a.m. to 7:00 p.m. Monday through Friday, and 9:00 a.m. to 6:00 p.m. on Saturday. In

accordance with City standards, no construction activities are permitted outside of these hours.

**Mitigation Measure 4.10.3:**

Prior to issuance of a grading permit, the City of Long Beach Tidelands Capital Improvement Division shall hold a community preconstruction meeting in concert with the construction contractor to provide information to the public regarding the construction schedule. The construction schedule information shall include the duration of each construction activity and the specific location, days, frequency, and duration of the pile driving that will occur during each phase of the Project construction. Public notification of this meeting shall be undertaken in the same manner as the Notice of Availability mailings for this Draft Environmental Impact Report.

**Finding:** The mitigation measures are feasible and would avoid or substantially reduce potentially significant impacts related to noise (temporary or periodic increase in ambient noise levels) to a less than significant level for the reasons set forth in the Final EIR.

**Recreation**

**Impact:** **Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.**

Although the proposed Project would enhance the City's existing recreational facilities and open space uses, the proposed Project could potentially result in significant impacts related to interference with the public's ability to access open space and recreational areas adjacent to the Project site. Specifically, access to the Belmont Veteran's Memorial Pier, parking lots, beach areas, and the pedestrian/bicycle path may be subject to disruption during construction of the proposed Project, Mitigation Measure 4.12.2 (see Section 4.12, Traffic and Circulation, of this Draft EIR) requires that a Construction Traffic Management Plan be implemented to ensure that construction activities do not prevent access to the Belmont Veteran's Memorial Pier, beach access, and nearby pedestrian/bicycle path facilities in the Project vicinity. With implementation of the Construction Traffic Management Plan, construction activities are expected to have less than significant impacts on access to the surrounding off-site recreational facilities. Therefore, with implementation of Mitigation Measure 4.12.2, short-term construction-related impacts on recreational resources would be less than significant.

**Mitigation Measure 4.12.2:**

**Construction Traffic Management Plan.** Prior to the issuance of any demolition permits, the City of Long Beach (City) Parks and Recreation Director, or designee, shall develop a Construction Traffic Management Plan for review and approval by the City Traffic Engineer. The plan shall be designed by a registered Traffic Engineer and shall address traffic control for any street closure, detour, or other disruption to traffic circulation and public transit routes and shall ensure that emergency vehicle access is maintained. The plan shall identify the routes that construction vehicles shall use to access the site, the hours of construction traffic, traffic controls and detours, and off-site staging areas. The plan shall also require that a minimum of one travel lane in each direction on Ocean Boulevard be kept open during construction activities. Access to Belmont Veterans' Memorial Pier, the Shoreline Beach Bike Path, and the beach shall be maintained at all times. The

Construction Traffic Management Plan shall also require that access to the pier, the bike path, and the beach be kept open during construction activities. The plan shall also require the City to keep all haul routes clean and free of debris including, but not limited to, gravel and dirt.

**Finding:** The mitigation measure is feasible and would avoid or substantially reduce potentially significant impacts related to recreation to a less than significant level for the reasons set forth in the Final EIR.

### Traffic and Circulation

**Impact: Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system.**

The proposed Project would not result in a significant impact related to construction traffic with implementation of mitigation measures and all study area intersections are also anticipated to operate at Level-of-Service (LOS) C or better in the future with new traffic generated as a result of the proposed Project. However, in the event that a large special event (i.e., any event with more than 450 spectators) is held at Belmont Pool, an Event Traffic Management Plan would need to be developed that addresses potential impacts to traffic circulation and the steps necessary to avoid potential significant traffic congestion and parking impacts. Mitigation Measure 4.12.1 requires the City to prepare and implement an Event Traffic Management Plan that requires traffic and control measures for special events to be reviewed and approved by the City Traffic Engineer. Implementation of Mitigation Measure 4.12.1 would reduce event-related traffic impacts to the surrounding residences and businesses to less than significant levels.

**Mitigation Measure 4.12.1: Event Traffic Management Plan.** In the event that a large special event (defined as more than 450 spectators) is held at Belmont Pool, the City of Long Beach (City) Parks and Recreation Director, or designee, shall develop an Event Traffic Management Plan for review and approval by the City Traffic Engineer. The plan shall be designed by a registered Traffic Engineer and shall address potential impacts to traffic circulation and the steps necessary to minimize potential impacts (e.g., active traffic management and/or off-site parking and shuttles) during the large special event.

**Finding:** The mitigation measure is feasible and would avoid or substantially reduce potentially significant impacts related to conflicts with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation to a less than significant level for the reasons set forth in the Final EIR.

**Impact: Result in inadequate emergency access.**

While the proposed Project would be designed to allow for emergency access to/from the site, potential temporary lane closures during Project construction could restrict access for emergency vehicles. Mitigation Measure 4.12.2 requires that a Construction Traffic Management Plan be prepared for the proposed Project, which would ensure that emergency vehicles would be able to navigate through streets adjacent to the Project site that may experience congestion due to construction activities. With implementation of Mitigation Measure 4.12.2, potential impacts related to emergency access during construction would be less than significant.

**Mitigation Measure 4.12.2:** **Construction Traffic Management Plan.** Prior to the issuance of any demolition permits, the City Parks and Recreation Director, or designee, shall develop a Construction Traffic Management Plan for review and approval by the City Traffic Engineer. The plan shall be designed by a registered Traffic Engineer and shall address traffic control for any street closure, detour, or other disruption to traffic circulation and public transit routes and shall ensure that emergency vehicle access is maintained. The plan shall identify the routes that construction vehicles shall use to access the site, the hours of construction traffic, traffic controls and detours, and off-site staging areas. The plan shall also require that a minimum of one travel lane in each direction on Ocean Boulevard be kept open during construction activities. Access to Belmont Veterans' Memorial Pier, the Shoreline Beach Bike Path, and the beach shall be maintained at all times. The Construction Traffic Management Plan shall also require that access to the pier, the bike path, and the beach be kept open during construction activities. The plan shall also require the City to keep all haul routes clean and free of debris including, but not limited to, gravel and dirt.

**Finding:** The mitigation measure is feasible and would avoid or substantially reduce potentially significant impacts related to emergency access to a less than significant level for the reasons set forth in the Final EIR.

## Utilities

**Impact: Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board (RWQCB).**

Wastewater from the Project site would be treated at the LACSD Joint Water Pollution Control Plant (JWPCP). Due to the depth to groundwater (between 6 and 9 ft below ground surface) and the anticipated depth of excavation (up to 13 ft below existing grade), there is a potential for the groundwater table to be encountered during excavation, which may require groundwater dewatering. As specified in Mitigation Measure 4.8.2, any groundwater dewatering during excavation would be conducted in accordance with the Los Angeles RWQCB's Groundwater Discharge Permit, which would require testing and treatment (as necessary) of groundwater encountered during groundwater dewatering prior to release to a storm drain. If groundwater used during construction of the proposed Project cannot meet discharge limitations specified in the Ground Water Discharge Permit, a permit would be obtained from LACSD to dispose of the groundwater in the sewer system. The groundwater would have to meet LACSD discharge limitations prior to discharge to the sewer system. In addition, LACSD would ensure they have adequate capacity to accommodate the discharged groundwater prior to issuing a permit. Therefore, since the capacity and discharge limitations of the treatment facility that serve the proposed Project would not be exceeded, impacts regarding the ability of the treatment facility to treat and dispose of wastewater would be less than significant.

**Mitigation Measure 4.8.2: Dewatering During Construction Activities.** During project construction, the City of Long Beach Development Services Director, or designee, shall ensure that any dewatering activities during construction shall comply with the requirements of the Waste Discharge Requirements for Discharges of Groundwater from Construction and

Project Dewatering to Surface Waters in Coastal Watersheds of Los Angeles and Ventura Counties (Order No. R4-2013-0095, Permit No. CAG994004) (Groundwater Discharge Permit) or subsequent permit. This Groundwater Discharge Permit shall include submission of a Notice of Intent (NOI) for coverage under the permit to the Los Angeles RWQCB at least 45 days prior to the start of dewatering and compliance with all applicable provisions in the permit, including water sampling, analysis, and reporting of dewatering-related discharges. If dewatered groundwater cannot meet the discharge limitations specified in the Groundwater Discharge Permit, a permit shall be obtained from the Los Angeles County Sanitation District (LACSD) to discharge groundwater to the sewer per LACSD's Wastewater Ordinance.

**Finding:** The mitigation measure is feasible and would avoid or substantially reduce potentially significant impacts related to the exceedance of wastewater treatment requirements to a less than significant level for the reasons set forth in the Final EIR.

**Impact:** Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, which could cause significant environmental effects.

The proposed Project would result in a permanent decrease in impervious surface area which would decrease the volume of runoff during a storm. The proposed Project would also include a comprehensive drainage system to convey on-site storm flows, including on-site detention and infiltration systems. A detailed hydrology report would be prepared for the proposed Project to ensure that the on-site storm drain facilities are designed in accordance with the requirement of the County of Los Angeles Department of Public Works Hydrology Manual to ensure that the runoff from the Project site does not exceed existing conditions (Mitigation Measure 4.8.4). With implementation of Mitigation Measure 4.8.4, runoff from the Project site would not exceed the capacity of the existing storm water drainage system and the proposed Project would not require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects. Therefore, impacts related to new or expanded storm water facilities would be less than significant with implementation of Mitigation Measure 4.8.4.

**Mitigation Measure 4.8.4:**

**Hydrology Reports.** Prior to issuance of grading permits, the City shall submit a final hydrology report for the proposed Project to the City Development Services Director, or designee, for review and approval. The hydrology report shall demonstrate, based on hydrologic calculations, that the proposed Project's on-site storm conveyance and detention and infiltration facilities are designed in accordance with the requirement of the Los Angeles County Department of Public Works Hydrology Manual.

**Finding:** The mitigation measure is feasible and would avoid or substantially reduce potentially significant impacts related to the construction of new storm water drainage facilities or expansion of existing facilities to a less than significant level for the reasons set forth in the Final EIR.

**Impact:** Include a new or retrofitted storm water treatment control Best Management Practice (BMP), the operation of which could result in significant environmental effects.

The proposed project will include treatment BMPs, such as biofiltration swales (bioswales), a filtration strip, an underground detention basin, and a drywell. As specified in Mitigation Measure 4.8.3, an SUSMP would be prepared for the proposed Project. The SUSMP would include an operations and maintenance plan for the bioswales, drywell, filtration strip, and an underground detention basin to ensure their long-term performance and prevent odor and vector issues from developing. Because the BMPs would be designed, inspected, and maintained as specified in Mitigation Measure 4.8.3 to prevent vectors and odors, impacts related to operation of storm water BMPs would be reduced to a less than significant level.

**Mitigation Measure 4.8.3:**

**Standard Urban Stormwater Mitigation Plan.** Prior to issuance of grading permits, the City shall submit a Final Standard Urban Stormwater Mitigation Plan (SUSMP) for the proposed Project to the Development Services Director for review and approval. Project-specific site Design, Source Control, and Treatment Control BMPs contained in the Final SUSMP shall be incorporated into final design. The BMPs shall be consistent with the requirements of the Low Impact Development (LID) Best Management Practices (BMP) Design Manual. Additionally, the BMPs shall be designed and maintained to target pollutants of concern and reduce runoff from the Project site. The SUSMP shall include an operations and maintenance plan for the prescribed Treatment Control BMPs to ensure their long-term performance.

**Finding:** The mitigation measure is feasible and would avoid or substantially reduce potentially significant impacts related to the inclusion of storm water treatment control BMPs to a less than significant level for the reasons set forth in the Final EIR.

**D. SIGNIFICANT ENVIRONMENTAL EFFECTS THAT CANNOT BE MITIGATED TO A LESS THAN SIGNIFICANT LEVEL**

The proposed Project would not result in significant environmental impacts that cannot be mitigated to a less than significant level.

**III. ALTERNATIVES TO THE PROPOSED PROJECT**

CEQA requires that an EIR describe a reasonable range of alternatives to the proposed Project or to its location that could feasibly attain most of the basic Project objectives, but would avoid or substantially lessen any of the significant effects, and that it evaluate the comparative merits of each of the alternatives. Section 15126.6(b) of the *State CEQA Guidelines* states that the “... discussion of alternatives shall focus on alternatives to the proposed Project or its location which are capable of avoiding or substantially lessening any significant effects of the Project, even if these alternatives would impede to some degree the attainment of the Project objectives, or would be more costly.” The following section discusses the Project alternatives that were considered and analyzed in the EIR and summarizes the consistency of these alternatives with the objectives of the proposed Project.

The Final EIR identified five alternatives as follows:

- Alternative 1: No Project/No Development

- Alternative 2: Maintain Temporary Pool with Ancillary Uses
- Alternative 3: Outdoor Diving Well
- Alternative 4: Reduced Project – No Outdoor Components
- Alternative 5: Reduced Project – No Diving Well and No Outdoor Components

The City's findings and facts in support of findings with respect to each of the alternatives considered are provided below. In making these findings, the City certifies that it has independently reviewed and considered the information on alternatives provided in the Final EIR, including the information provided in comments on the Draft EIR and the responses to those comments in the Final EIR. The Final EIR's discussion and analysis of these alternatives considered in the Final EIR is not repeated in total in these findings, but the discussion and analysis of the alternatives in the Final EIR are incorporated in these findings by reference to supplement the analysis here. The City also certifies that it has independently reviewed and considered all other information in the administrative record.

### **No Project/No Development Alternative**

**Description:** This alternative, which is required by CEQA, assumes that the Project site would remain in the same condition as it was at the time the NOP was published (April 2014). The setting of the site, at the time the NOP was published, is described throughout Chapter 4.0 of the EIR with respect to individual environmental issues, and forms the baseline of the impact assessment of the proposed Project.

This alternative would involve no changes to the existing land uses and conditions on the Project site. No new development on the Project site would occur. The temporary pool located in the parking area would continue to operate but no new pool facilities or open space would be constructed. The existing backfilled sand area where the previous building was located would remain unchanged.

**Environmental Effects:** The No Project/No Development Alternative assumes that the on-site conditions, including the backfilled sand area where the former building stood, the existing open space areas, and the temporary pool would remain unchanged except for reasonably foreseeable pool and park maintenance activities. All required permits and standard conditions related to demolition were addressed in the emergency permit processed as a separate project. As this alternative would not include the construction or operation of a new pool facility, it would eliminate all construction activities and any increase in operations, resulting in reduced environmental impacts when compared to the proposed Project.

Existing views of and from the site and the visual character of the area would not be altered. No new air pollutant emissions or GHG emissions would be generated by new visitors, and no short-term construction emissions would occur since no new construction is proposed. The existing vegetation and wildlife on site would not be disturbed compared with existing conditions. Unknown potential subsurface archaeological and paleontological resources would remain undisturbed. There would be no impacts related to geology, soils, or hazardous materials. No short-term construction noise impacts or new long-term operational noise impacts would occur to the surrounding area. The No Project/No Development Alternative would enhance views in comparison to the proposed Project because the site where the former Belmont Pool facility stood would remain vacant and no new structures would be constructed. No additional requirements for fire or police services would occur. No additional vehicle trips would be generated by the site, no new sources of solid waste would be created by this alternative, and no increase in demand for energy would occur as a result of development.

However, under the No Project/No Development Alternative, the temporary pool would remain in place and would continue to degrade until it reaches the end of its operational lifespan, increasing the maintenance costs associated with operation of the facilities. There would be no change to the proposed Project site with regard to the percentage of the site that would remain pervious or the volume of runoff during a storm event, and runoff treatment from BMPs that are included in the proposed Project would not be implemented, resulting in incrementally greater hydrology/water quality impacts as compared to the proposed Project. In addition, the land use goals of the PD-2 designation (regulations specific to the use of the site for the Belmont Pool and Pier) would not be implemented and, therefore, the No Project/No Development Alternative would be in conflict with the City's land use plans for the site and have greater land use impacts as compared to the proposed Project. The foreseeable impacts of the No Project/No Development Alternative include the permanent loss of parking where the temporary pool is located, and the inadequacy of the temporary facilities to replace the former aquatic facilities and serve the community/public recreational needs. Therefore, the No Project alternative would have greater impacts to Recreation than the proposed Project.

**Ability to Achieve Project Objectives:** The No Project/No Development Alternative achieves two of the Project Objectives; this alternative would minimize view disruptions and maintain the amount of open space compared to the former Belmont Pool facility because no new structures would be constructed on the site. The No Project/No Development Alternative would not develop the site with a revitalized Belmont Pool facility that better meets the needs of the aquatics community. The No Project/No Development Alternative would not achieve or further a majority of the Project Objectives.

**Findings:** On balance, the environmental benefits that might be achieved with this alternative are outweighed, independently and separately, by the alternative's failure to achieve the Project Objectives to the same degree as the proposed Project. In light of these considerations, the No Project/No Development Alternative is less desirable to the City than the proposed Project and is considered to be undesirable.

**Facts in Support of the Finding:** Because this alternative would not provide the new outdoor pool components associated with the proposed Project, it would reduce potentially significant noise impacts. However, the No Project/No Development Alternative would not satisfy a majority of the Project objectives nor would it realize the Project benefits of providing a revitalized modern facility that better meets the needs of the aquatics community. Furthermore, under this alternative, the City would not be able to operate a pool facility that would generate revenue to help offset the ongoing operation and maintenance costs of the facility. On balance, the environmental benefits that might be achieved with this alternative are outweighed, independently and separately, by the alternative's failure to achieve any of the Project Objectives. In light of these considerations, this alternative has been rejected in favor of the proposed Project.

### Maintain Temporary Pool with Ancillary Uses

**Description:** This alternative would include the conversion of the temporary pool (approximately 13,450 sf) into a permanent aquatic facility, and would retain the existing two outdoor pools (4,400 sf). The Temporary Pool with Ancillary Uses Alternative would include the construction of a permanent foundation for the pool along with construction of new administrative and support facilities (lockers, restrooms, snack bar). The site plan for this alternative would be consistent with the temporary pool configuration, with administrative and support facilities placed adjacent to the pool. The existing backfilled sand area would be removed and the park area would be expanded.

**Environmental Effects:** The Temporary Pool with Ancillary Uses Alternative would eliminate the indoor pool facility component and reduce the total pool surface area by approximately 49 percent. The

reduced project footprint would result in an increase in open space. Although the indoor pool component would be eliminated with the Temporary Pool with Ancillary Uses Alternative, impacts related to cultural resources, geology and soils, hazardous materials, and noise (operations) would be similar to the proposed Project for this alternative.

Construction-related biological resources, hydrology and water quality, air quality, global climate change, noise, and traffic impacts would be fewer than those under the proposed Project because construction activities would be reduced.

Operational-related impacts associated with aesthetics, air quality, global climate change, hydrology and water quality, noise, traffic and circulation, and utilities and service systems impacts would be reduced when compared to the proposed Project. These impacts were determined to be less than significant for the proposed Project, and would remain less than significant for this alternative.

Compared to the proposed Project, land use and recreational impacts are greater for the Temporary Pool with Ancillary Uses Alternative due to the permanent loss of public beach parking and the reduction in available recreational opportunities and programmable water area as compared to the proposed Project. A variance could be required if the replacement parking cannot be relocated as provided in the land use requirements outlined in PD-2.

Similar to the proposed Project, the Temporary Pool with Ancillary Uses Alternative would not result in any significant unavoidable impacts. However, due to the elimination of the indoor pool component under the Temporary Pool with Ancillary Uses Alternative, overall impacts would be incrementally less than the proposed Project with the exception of land use and recreational impacts, which would be greater.

**Ability to Achieve Project Objectives:** The Temporary Pool with Ancillary Uses Alternative would achieve some (Project Objectives 3, 10, 11, 12, 13, 14, and 15), but not all, of the Project Objectives. This alternative would not achieve two Project Objectives. The Temporary Pool with Ancillary Uses Alternative would eliminate the indoor pools and convert the temporary pool to a permanent facility, which would not maximize the potential of the site as an aquatic recreational complex. Although the Temporary Pool with Ancillary Uses Alternative would meet Project Objectives 3, 10, 11, 12, 13, 14, and 15, it would not meet these objectives to the same degrees as the proposed Project. This alternative would also not meet any of the Project Objectives related to the provision of a new pool complex that would serve the recreation needs of the general public, as well as the needs of the established aquatic community served by the former Belmont Pool facility.

**Finding:** On balance, the environmental benefits that might be achieved with this alternative are outweighed, independently and separately, by the alternative's failure to achieve the Project Objectives to the same degree as the proposed Project. In light of these considerations, the Temporary Pool with Ancillary Uses Alternative is less desirable to the City than the proposed Project and is considered to be undesirable.

**Facts in Support of the Finding:** A fundamental objective of the proposed Project is to redevelop, modernize, and expand the former Belmont Pool complex with a modern pool complex to better serve the needs of the established aquatic community. The Temporary Pool with Ancillary Uses Alternative would convert the existing temporary pool to a permanent facility, which would represent a 49 percent reduction in the total pool surface area provided as part of the proposed Project. As such, this alternative would not be able to meet the full demand for recreation and competition pool use, would not include permanent seating, and would not be able to host events to the same degree as the proposed Project. For this reason, this alternative would not maximize the potential of the site as an aquatic recreational complex and would

not meet the needs of the aquatic community. The Temporary Pool with Ancillary Uses Alternative would generate significantly less revenue to cover operation and maintenance costs. Therefore, the reduction of aquatic facilities under this alternative would result in a less positive contribution to the City for operation and maintenance costs associated with this alternative. This alternative would be inconsistent with some of the Project Objectives, would not fully meet other Project Objectives, and would overall not provide the same benefits as the proposed Project. On balance, the environmental benefits that might be achieved with this alternative are outweighed, independently and separately, by the alternative's failure to achieve the Project Objectives to the same degree as the proposed Project. In light of these considerations, the Temporary Pool with Ancillary Uses Alternative is less desirable to the City than the proposed Project and is considered to be undesirable.

### **Outdoor Diving Well/Revised Site Plan**

**Description:** This alternative would be similar to the proposed Project, but would locate the diving well outside the proposed pool facility. Locating the diving well outside the Bubble structure would reduce the height of the building. However, a height variance would still be required as the building would exceed the 30 ft height limit. Due to space constraints in the proposed outdoor aquatic area, the separate 115 sf whirlpool for divers would not be included in the Outdoor Diving Well/Revised Site Plan Alternative.

**Environmental Effects:** Although the Outdoor Diving Well/Revised Site Plan Alternative would move the diving well outside, reducing the pool square footage area by 115 sf, impacts related to air quality, biological resources, cultural resources, geology and soils, global climate change, hazardous materials, hydrology and water quality, land use, recreation, traffic, and utilities and service systems impacts would be similar to the proposed Project for this alternative. Operational impacts associated with aesthetics would be reduced due to the reduced project height. However, operational noise impacts would be greater when compared to the proposed Project due to the location of additional activities (including the outdoor diving well) to the outdoor pool area. Similar to the proposed Project, this alternative would not result in any significant unavoidable impacts.

**Ability to Achieve Project Objectives:** The Outdoor Diving Well/Revised Site Plan Alternative would be consistent with many of the Project Objectives (Objectives 1, 4, 5, 6, and 7), but to a lesser extent as the proposed Project. The Outdoor Diving Well/Revised Site Plan Alternative, similar to the proposed Project, would redevelop and replace the former Belmont Pool with a more modern facility comprised of high-performance materials that better meet the needs of recreational and competitive swimmers, divers, aquatic sports participants, and additional pool users (Objectives 1, 2, and 10) and increases programmable water space to minimize scheduling conflicts (Objective 5) that occurred during the operations of the former Belmont Pool facility. This alternative and the proposed Project would locate the pool in an area that serves the existing users (Objective 13). The Outdoor Diving Well/Revised Site Plan Alternative would include a total pool surface area of 36,335 sf, only 115 sf less than the proposed Project (due to the loss of the whirlpool for divers). The increase in pool area would be comparable to the proposed Project and would alleviate the overcrowding and schedule conflicts of the former Belmont Pool. Therefore, the Outdoor Diving Well/Revised Site Plan Alternative would meet the needs of the aquatic community, similar to the proposed Project.

**Finding:** On balance, the environmental benefits that might be achieved with this alternative are outweighed, independently and separately, by the alternative's failure to achieve the Project Objectives to the same degree as the proposed Project. In light of these considerations, the Outdoor Diving Well/Revised Site Plan Alternative is less desirable to the City than the proposed Project and is considered to be undesirable.

**Facts in Support of the Finding:** A fundamental objective of the proposed Project is to redevelop, modernize, and expand the former Belmont Pool complex with a modern pool complex to better serve the needs of the established aquatic community. While the Outdoor Diving Well/Revised Site Plan Alternative would provide a similar amount of pool surface area as the proposed Project, the placement of the outdoor diving well is not considered desirable by the established aquatic community due to safety and weather concerns. The Outdoor Diving Well/Revised Site Plan Alternative would meet the majority of the Project Objectives, but to a lesser degree than the proposed Project. As a result, the Outdoor Diving Well/Revised Site Plan Alternative is less desirable to the City than the proposed Project.

### **Reduced Project-No Outdoor Components**

**Description:** The No Outdoor Components Alternative is a Reduced Project Alternative, which would eliminate the outdoor pool component, including the recreation pool, competition pool, and the public address system. The indoor component, facility amenities, and building design components would remain in place; however, the size of the Plinth structure would be reduced and be centralized around the Bubble component of the proposed Project. The removal of the outdoor component would represent an approximately 20–30 percent reduction in the size of the building footprint and an approximately 49 percent reduction in the total pool area as compared to the proposed Project. As part of this alternative, the outdoor cafe would remain. A height variance would still be required under this alternative due to indoor diving well.

**Environmental Effects:** The No Outdoor Components Alternative would eliminate the outdoor pools and reduce the pool surface area by 49 percent as compared to the proposed Project. The Plinth and structural footprint would also be reduced and would result in an increase in open space. Although the outdoor pool component would be eliminated with the No Outdoor Components Alternative, impacts related to biological resources, cultural resources, geology and soils, hazardous materials, and land use would be similar to the proposed Project for this alternative.

Construction-related aesthetics, hydrology and water quality, air quality, global climate change, noise, and traffic impacts would be fewer than those under the proposed Project because construction activities would be reduced.

Operational-related impacts associated with aesthetics, air quality, global climate change, hydrology and water quality, noise, traffic and circulation, and utilities and service systems impacts would be reduced when compared to the proposed Project. These impacts were determined to be less than significant for the proposed Project, and would remain less than significant for this alternative.

Compared to the proposed Project, recreational impacts are greater for the No Outdoor Components Alternative due to the reduction in available aquatic recreational opportunities as compared to the proposed Project.

Similar to the proposed Project, the No Outdoor Components Alternative would not result in any significant unavoidable impacts. However, due to the elimination of the outdoor pool component under the No Outdoor Components Alternative, overall impacts would be incrementally less than the proposed Project with the exception of recreational impacts, which would be greater.

**Ability to Achieve Project Objectives:** Similar to the proposed Project, the No Outdoor Components Alternative would replace the former Belmont Pool complex with a modern pool complex. However, because it would not include outdoor pools, this alternative would achieve some, but not all, of the Project Objectives. The No Outdoor Components Alternative would be consistent with Project Objectives 1, 7,

11, 12, 14, and 15 and would not meet them or the remaining Project Objectives to the same degree as the proposed Project.

**Finding:** On balance, the environmental benefits that might be achieved with this alternative are outweighed, independently and separately, by the alternative's failure to achieve the Project Objectives to the same degree as the proposed Project. In light of these considerations, the No Outdoor Components Alternative is less desirable to the City than the proposed Project and is considered to be undesirable.

**Facts in Support of the Finding:** Similar to the proposed Project, the No Outdoor Components Alternative would not result in any significant impacts. In addition, although the No Outdoor Components Alternative would reduce the pool surface area by 49 percent as compared to the proposed Project, it would not expand the former Belmont Pool complex with more programmable space to better serve the needs of the established aquatic community, as desired by one of the Project objectives. Furthermore, the No Outdoor Components Alternative may generate significantly less revenue, thereby resulting in less positive contribution to the City to cover operation and maintenance costs associated with this alternative, when compared to the proposed Project. As a result, the No Outdoor Components Alternative is less desirable to the City than the proposed Project.

### **Reduced Project-No Diving Well and No Outdoor Components**

**Description:** This alternative would be similar to No Diving Well and No Outdoor Components Alternative, but would eliminate the outdoor pool components and the indoor diving well component. The open space and park area would be expanded under this alternative as the footprint of the facility would be reduced. Although this alternative would reduce the height of the building, it would still require a height variance due to the height limitation of 30 ft for the Project site.

**Environmental Effects:** The No Diving Well and No Outdoor Components Alternative would eliminate the outdoor pools and diving well component, and, as a result, reduce the pool surface area by approximately 49 percent. The Plinth and structural footprint would also be reduced and would result in an increase in open space. Although the outdoor pools and diving well component would be eliminated with the No Diving Well and No Outdoor Components Alternative, impacts related to biological resources, cultural resources, geology and soils, hazardous materials, and land use would be similar to the proposed Project for this alternative.

Construction-related hydrology and water quality, air quality, global climate change, noise, and traffic impacts would be fewer than those under the proposed Project because construction activities would be reduced.

Operational-related impacts associated with aesthetics, air quality, global climate change, hydrology and water quality, noise, traffic and circulation, and utilities and service systems impacts would be reduced when compared to the proposed Project. These impacts were determined to be less than significant for the proposed Project, and would remain less than significant for this alternative.

Compared to the proposed Project, recreational impacts are greater for the No Diving Well and No Outdoor Components Alternative due to the reduction in available recreational opportunities as compared to the proposed Project.

Similar to the proposed Project, the No Diving Well and No Outdoor Components Alternative would not result in any significant unavoidable impacts. However, due to the elimination of the outdoor pools and

diving well component under the reduced Project Alternative, overall impacts would be incrementally less than the proposed Project with the exception of recreational impacts, which would be greater.

**Ability to Achieve Project Objectives:** Similar to the proposed Project, the No Diving Well and No Outdoor Components Alternative would replace the former Belmont Pool complex with a modern pool complex. However, because it would not include outdoor pools or the diving well component, this alternative would achieve some, but not all, of the Project Objectives as the proposed Project. The elimination of the outdoor pools under this alternative would not maximize the potential of the site as an aquatic recreational complex. Although the No Diving Well and No Outdoor Components Alternative would meet Project Objectives 1, 7, 11, 12, 14, and 15, it would not meet these objectives or the remaining Project Objectives to the same degree as the proposed Project.

**Finding:** On balance, the environmental benefits that might be achieved with this alternative are outweighed, independently and separately, by the alternative's failure to achieve the Project Objectives to the same degree as the proposed Project. In light of these considerations, the No Diving Well and No Outdoor Components Alternative is less desirable to the City than the proposed Project and is considered to be undesirable.

**Facts in Support of the Finding:** A fundamental objective of the proposed Project is to redevelop, modernize, and expand the former Belmont Pool complex with a modern pool complex to better serve the needs of the established aquatic community. The No Diving Well and No Outdoor Components Alternative would provide 49 percent less pool area than the proposed Project. As such, while this alternative would redevelop and replace the former Belmont Pool with a more modern facility that better meets the needs of recreational and competitive swimmers, divers, and aquatic sports participants, and increases programmable water space to minimize scheduling conflicts, it does not meet these objectives to the same degree as the proposed Project. While this alternative would result in overall reduction of environmental impacts, on balance, the environmental benefits that might be achieved with this alternative are outweighed, independently and separately, by the failure of this alternative to provide the same level of beneficial attributes as the proposed Project. The No Diving Well and No Outdoor Components Alternative is less desirable than the proposed Project and is considered to be less desirable than the proposed Project. In light of these considerations, this alternative has been rejected in favor of the proposed Project.

#### IV. GENERAL FINDINGS

1. The plans for the proposed Project have been prepared and analyzed so as to provide for public involvement in the planning and CEQA processes.
2. To the degree that any impacts described in the Final EIR are perceived to have a less than significant effect on the environment or that such impacts appear ambiguous as to their effect on the environment as discussed in the Draft EIR, the City has responded to key environmental issues and has incorporated mitigation measures to reduce or minimize potential environmental effects of the proposed Project to the maximum extent feasible.
3. Comments regarding the Draft EIR received during the public review period have been adequately responded to in written Responses to Comments included in the Final EIR. Any significant effects described in such comments were avoided or substantially lessened by the standard conditions and mitigation measures described in the Final EIR.

4. The analysis of the environmental effects and mitigation measures contained in the Draft EIR and the Final EIR represents the independent judgment and analysis of the City of Long Beach.

## 7.0 MITIGATION, MONITORING, AND REPORTING PROGRAM

### 7.1 MITIGATION MONITORING REQUIREMENTS

Public Resources Code (PRC) Section 21081.6 (enacted by the passage of Assembly Bill 3180) mandates that the following requirements shall apply to all reporting or mitigation monitoring programs:

- The public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation. For those changes which have been required or incorporated into the project at the request of a responsible agency or a public agency having jurisdiction by law over natural resources affected by the project, that agency shall, if so requested by the lead agency or a responsible agency, prepare and submit a proposed reporting or monitoring program.
- The lead agency shall specify the location and custodian of the documents or other material which constitute the record of proceedings upon which its decision is based.
- A public agency shall provide the measures to mitigate or avoid significant effects on the environment that are fully enforceable through permit conditions, agreements, or other measures. Conditions of project approval may be set forth in referenced documents which address required mitigation measures or in the case of the adoption of a plan, policy, regulation, or other project, by incorporating the mitigation measures into the plan, policy, regulation, or project design.
- Prior to the close of the public review period for a draft environmental impact report (EIR) or mitigated negative declaration (MND), a responsible agency, or a public agency having jurisdiction over natural resources affected by the project, shall either submit to the lead agency complete and detailed performance objectives for mitigation measures which would address the significant effects on the environment identified by the responsible agency or agency having jurisdiction over natural resources affected by the project, or refer the lead agency to appropriate, readily available guidelines or reference documents. Any mitigation measures submitted to a lead agency by a responsible agency or an agency having jurisdiction over natural resources affected by the project shall be limited to measures which mitigate impacts to resources which are subject to the statutory authority of, and definitions applicable to, that agency. Compliance or noncompliance by a responsible agency or agency having jurisdiction over natural resources affected by a project with that requirement shall not limit that authority of the responsible agency or agency having jurisdiction over natural resources affected by a project, or the authority of the lead agency, to approve, condition, or deny projects as provided by this division or any other provision of law.

## 7.2 MITIGATION MONITORING PROCEDURES

The mitigation monitoring and reporting program has been prepared in compliance with PRC Section 21081.6. It describes the requirements and procedures to be followed by the City of Long Beach (City) to ensure that all mitigation measures adopted as part of the proposed Belmont Pool Revitalization Project (proposed Project) will be carried out as described in this EIR.

Table 7.A lists each of the mitigation measures specified in this EIR and identifies the party or parties responsible for implementation and monitoring of each measure.

**Table 7.A: Mitigation and Monitoring Reporting Program**

Mitigation Measures	Responsible Party	Timing for Mitigation Measure
<b>4.1 Aesthetics</b>		
<b>Mitigation Measure 4.1.1:</b> Maintenance of Construction Barriers. Prior to issuance of any construction permits, the City of Long Beach Development Services Director, or designee, shall verify that construction plans include the following note: During construction, the Construction Contractor shall ensure, through appropriate postings and daily visual inspections, that no unauthorized materials are posted on any temporary construction barriers or temporary pedestrian walkways, and that any such temporary barriers and walkways are maintained in a visually attractive manner. In the event that unauthorized materials or markings are discovered on any temporary construction barrier or temporary pedestrian walkway, the Construction Contractor shall remove such items within 48 hours.	Construction Contractor/ City of Long Beach Development Services Director, or designee	Prior to issuance of any construction permits and ongoing during construction
<b>4.2 Air Quality</b> The proposed Project would not result in any potentially significant impacts to air quality. No mitigation is required.		
<b>4.3 Biology</b>		
<b>Mitigation Measure 4.3.1:</b> Migratory Bird Treaty Act. Tree and vegetation removal shall be restricted to outside the likely active nesting season (January 15 through September 1) for those bird species present or potentially occurring within the proposed Project area. That time period is inclusive of most other birds' nesting periods, thus maximizing avoidance of impacts to any nesting birds. If construction is proposed between January 15 and September 1, a qualified biologist familiar with local avian species and the requirements of the Migratory Bird Treaty Act (MBTA) and the California Fish and Game Code shall conduct a preconstruction survey for nesting birds no more than 3 days prior to construction. The survey shall include the entire area that will be disturbed. The results of the survey shall be recorded in a memorandum and submitted to the City of Long Beach (City) Parks, Recreation, and Marine Director within 48 hours. If the survey is positive, and the nesting species are subject to the MBTA or the California Fish and Game Code, the	City of Long Beach Parks, Recreation, and Marine Director or designee	No more than 3 days prior to commencement of grading activities, if construction is proposed between January 15 and August 31.

**Table 7.A: Mitigation and Monitoring Reporting Program**

Mitigation Measures	Responsible Party	Timing for Mitigation Measure
<p>occurring in depths of less than 23 ft, unless there are discoveries at shallower depths that warrant the presence of a paleontological monitor. In the event that there are any unanticipated discoveries, the on-call paleontologist shall be called to the site to assess the find for significance, and if necessary, prepare a Paleontological Resources Impact Mitigation Program (PRIMP) as outlined below.</p> <p>If excavation will extend deeper than 23 ft, exclusive of pile-driving and vibro-replacement soil stabilization techniques, the paleontologist shall prepare a PRIMP for the proposed Project. The PRIMP should be consistent with the guidelines of the Society of Vertebrate Paleontologists (SVP, 1995 and 2010) and shall include but not be limited to the following:</p> <ul style="list-style-type: none"> <li>• Attendance at the pre-grade conference or weekly tailgate meeting if the PRIMP is initiated after the commencement of grading, in order to explain the mitigation measures associated with the Project.</li> <li>• During construction excavation, a qualified vertebrate paleontological monitor shall initially be present on a full-time basis whenever excavation shall occur within the sediments that have a high paleontological sensitivity rating. Based on the significance of any recovered specimens, the qualified paleontologist may set up conditions that shall allow for monitoring to be scaled back to part-time as the Project progresses. However, if significant fossils begin to be recovered after monitoring has been scaled back, conditions shall also be specified that would allow increased monitoring as necessary. The monitor shall be equipped to salvage fossils and/or matrix samples as they are unearthed in order to avoid construction delays. The monitor shall be empowered to temporarily halt or divert equipment in the area of the find in</li> </ul>		

**Table 7.A: Mitigation and Monitoring Reporting Program**

Mitigation Measures	Responsible Party	Timing for Mitigation Measure
<p>order to allow removal of abundant or large specimens.</p> <ul style="list-style-type: none"><li>• The underlying sediments may contain abundant fossil remains that can only be recovered by a screening and picking matrix; therefore, these sediments shall occasionally be spot-screened through 1/8 to 1/20-inch mesh screens to determine whether microfossils exist. If microfossils are encountered, additional sediment samples (up to 6,000 pounds) shall be collected and processed through 1/20-inch mesh screens to recover additional fossils. Processing of large bulk samples is best accomplished at a designated location within the Project that shall be accessible throughout the Project duration but shall also be away from any proposed cut or fill areas. Processing is usually completed concurrently with construction, with the intent to have all processing completed before, or just after, Project completion. A small corner of a staging or equipment parking area is an ideal location. If water is not available, the location should be accessible for a water truck to occasionally fill containers with water.</li><li>• Preparation of recovered specimens to a point of identification and permanent preservation. This includes the washing and picking of mass samples to recover small invertebrate and vertebrate fossils and the removal of surplus sediment from around larger specimens to reduce the volume of storage for the repository and the storage cost.</li><li>• Identification and curation of specimens into a museum repository with permanent retrievable storage, such as the Natural History Museum of Los Angeles County (LACM).</li><li>• Preparation of a report of findings with an appended itemized inventory of specimens. When submitted to the City Development Services Director, or designee, the report and</li></ul>		

Table 7.A: Mitigation and Monitoring Reporting Program

Mitigation Measures	Responsible Party	Timing for Mitigation Measure
inventory would signify completion of the program to mitigate impacts to paleontological resources.		
<b>4.5 Geology and Soils</b> <b>Mitigation Measure 4.5.1:</b>  Conformance with the Project Geotechnical Studies. All grading operations and construction shall be conducted in conformance with the recommendations included in the <i>Report of Preliminary Geotechnical Investigation for the Proposed Belmont Plaza Olympic Pool Revitalization Project</i> , prepared by MACTEC (April 14, 2009); the <i>Geotechnical Investigation for the Temporary Myrtha Pool and Associated Improvements, Belmont Plaza Revitalization</i> , prepared by GMU Geotechnical, Inc. (April 3, 2013); the <i>Preliminary Geotechnical Report for the Belmont Plaza Pool Rebuild-Revitalization</i> prepared by AESCO (April 24, 2014); and <i>Soil Corrosivity Evaluation for the Belmont Plaza Pool Facility Rebuild/Revitalization Project</i> , prepared by HDR Schiff (April 23, 2014), which together are referred to as the <i>Geotechnical Evaluations</i> . Design, grading, and construction shall be performed in accordance with the requirements of the City of Long Beach (City) Municipal Code (Title 18) and the California Building Code (CBC) applicable at the time of grading, appropriate local grading regulations, and the requirements of the Project geotechnical consultant as summarized in a final written report, subject to review and approval by the City's Development Services Director, or designee, prior to commencement of grading activities.  Specific requirements in the Final Geotechnical Report shall address:  1. Seismic design considerations and requirements for structures and nonstructural components permanently attached to structures	City of Long Beach Development Services Director, or designee	Prior to commencement of grading activities

**Table 7.A: Mitigation and Monitoring Reporting Program**

Mitigation Measures	Responsible Party	Timing for Mitigation Measure
<p>2. Foundations including ground improvements (deep soil mixing and stone columns) and shallow foundation design</p> <p>3. Earthwork, including site preparation for structural areas (building pad) and sidewalks, pavements, and other flatwork areas; fill material; temporary excavations; and trench backfill</p> <p>4. Liquefaction</p> <p>5. Site drainage</p> <p>6. Slabs-on-grade and pavements</p> <p>7. Retaining walls</p> <p>Additional site testing and final design evaluation shall be conducted by the Project geotechnical consultant to refine and enhance these requirements, if necessary. The City shall require the Project geotechnical consultant to assess whether the requirements in that report need to be modified or refined to address any changes in the Project features that occur prior to the start of grading. If the Project geotechnical consultant identifies modifications or refinements to the requirements, the City shall require appropriate changes to the final Project design and specifications.</p> <p>Grading plan review shall also be conducted by the City's Development Services Director, or designee, prior to the start of grading to verify that the requirements developed during the geotechnical design evaluation have been appropriately incorporated into the Project plans. Design, grading, and construction shall be conducted in accordance with the specifications of the Project geotechnical consultant as summarized in a final report based on the CBC applicable at the time of grading and building and the City Building Code. On-site inspection during</p>		

**Table 7.A: Mitigation and Monitoring Reporting Program**

Mitigation Measures	Responsible Party	Timing for Mitigation Measure
grading shall be conducted by the Project geotechnical consultant and the City Building Official to ensure compliance with geotechnical specifications as incorporated into Project plans.		
<b>Mitigation Measure 4.5.2:</b>  <b>Corrosive Soils.</b> Prior to issuance of any building permits, the City of Long Beach Development Services Director, or designee, shall verify that structural design conforms to the requirements of the geotechnical study with regard to the protection of ferrous metals and copper that will come into contact with on-site soil. In addition, on-site inspections shall be conducted during construction by the Project geotechnical consultant and/or City Building Official to ensure compliance with geotechnical specifications as incorporated into Project plans.  The measures specified in the geotechnical study for steel pipes, iron pipes, copper tubing, plastic and vitrified clay pipe, other pipes, concrete, post tensioning slabs, concrete piles, and steel piles shall be incorporated into the structural design and Project plans where ferrous metals (e.g., iron or steel) and/or copper may come into contact with on-site soils.	City of Long Beach Development Services Director, or designee/Geotechnical Consultant or City Building Official	Prior to issuance of any building permits; inspections during project construction
<b>4.6 Global Climate Change and Greenhouse Gas Emissions</b> The proposed Project would not result in potentially significant impacts related to Greenhouse Gases. No mitigation is required.		
<b>4.7 Hazards and Hazardous Resources</b>		
<b>Mitigation Measure 4.7.1:</b>  <b>Contingency Plan.</b> Prior to issuance of any excavation or grading permits or activities, the City of Long Beach (City) Fire Department (LBFD), or designee, shall review and approve a contingency plan that addresses the potential to encounter on-site unknown hazards or hazardous substances during construction activities. The plan shall require that if construction workers encounter underground tanks, gases, odors, uncontained spills, or other unidentified substances, the contractor shall stop work, cordon off the affected area, and notify the LBFD. The LBFD responder shall determine the next steps regarding possible site evacuation, sampling, and disposal of	City of Long Beach Fire Department, or designee	Prior to issuance of any excavation or grading permits or activities

**Table 7.A: Mitigation and Monitoring Reporting Program**

Mitigation Measures	Responsible Party	Timing for Mitigation Measure
<p>the substance consistent with local, State, and federal regulations.</p> <p><b>Mitigation Measure 4.7.2:</b> <b>Predemolition Surveys.</b> Prior to commencement of demolition and/or construction activities, the City LBFD, or designee, shall verify that predemolition surveys for asbestos-containing materials (ACMs) and lead (including sampling and analysis of all suspected building materials) shall be performed. All inspections, surveys, and analyses shall be performed by appropriately licensed and qualified individuals in accordance with applicable regulations (i.e., American Society for Testing and Materials E 1527-05, and 40 Code of Federal Regulations [CFR], Subchapter R, Toxic Substances Control Act [TSCA], Part 716). If the predemolition surveys do not find ACMs or lead-based pipes (LBPs), the inspectors shall provide documentation of the inspection and its results to the City LBFD, or designee, to confirm that no further abatement actions are required.</p> <p>If the predemolition surveys find evidence of ACMs or lead, all such materials shall be removed, handled, and properly disposed of by appropriately licensed contractors according to all applicable regulations during demolition of structures (40 CFR, Subchapter R, TSCA, Parts 745, 761, and 763). Air monitoring shall be completed by appropriately licensed and qualified individuals in accordance with applicable regulations both to ensure adherence to applicable regulations (e.g., South Coast Air Quality Management District [SCAQMD]) and to provide safety to workers. The City shall provide documentation (e.g., all required waste manifests, sampling, and air monitoring analytical results) to the LBFD showing that abatement of any ACMs or lead identified in these structures has been completed in full compliance with all applicable regulations and approved by the appropriate regulatory agencies (40 CFR, Subchapter R, TSCA, Parts 716, 745, 761, 763, and 795 and California Code of Regulations Title 8, Article 2.6). An Operating</p>	City of Long Beach Fire Department, or designee	Prior to commencement of demolition and/or construction activities

Table 7.A: Mitigation and Monitoring Reporting Program

Mitigation Measures	Responsible Party	Timing for Mitigation Measure
and Maintenance Plan shall be prepared for any ACM or lead to remain in place and shall be reviewed and approved by the LBFD.		
<b>4.8 Hydrology and Water Quality</b>		
<b>Mitigation Measure 4.8.1:</b>  <p><b>Construction General Permit.</b> Prior to issuance of a grading permit, the City of Long Beach (City) shall obtain coverage for the proposed Project under the State Water Resources Control Board National Pollutant Discharge Elimination System <i>General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities</i> (Order No. 2009-0009-DWQ, Permit No. CAS000002), as amended by Order Nos. 2010-0004-DWQ and 2012-0006-DWQ (Construction General Permit), or subsequent issuance. For projects with a disturbed area of 5 or more acres, a Storm Water Pollution Prevention Plan (SWPPP) with construction Best Management Plans (BMPs) is required to be submitted to both the Los Angeles Regional Water Quality Control Board (RWQCB) and the City.</p> <p>The City shall provide the Waste Discharge Identification Numbers to the Development Services Director to demonstrate proof of coverage under the Construction General Permit. A SWPPP shall be prepared and implemented for the proposed Project in compliance with the requirements of the Construction General Permit. The SWPPP shall identify construction BMPs to be implemented to ensure that the potential for soil erosion and sedimentation is minimized and to control the discharge of pollutants in storm water runoff as a result of construction activities.</p>	City of Long Beach Development Services Director, or designee	Prior to issuance of a grading permit
<b>Mitigation Measure 4.8.2:</b>  <p><b>Dewatering During Construction Activities.</b> During project construction, the City of Long Beach Development Services Director, or designee, shall ensure that any dewatering activities during construction shall comply with the requirements of the <i>Waste Discharge Requirements for Discharges of Groundwater from Construction and Project Dewatering to Surface Waters in</i></p>	City of Long Beach Development Services Director, or designee	Ongoing during any dewatering activities during project construction

Table 7.A: Mitigation and Monitoring Reporting Program

Mitigation Measures	Responsible Party	Timing for Mitigation Measure
<i>Coastal Watersheds of Los Angeles and Ventura Counties</i> (Order No. R4-2013-0095, Permit No. CAG994004) (Groundwater Discharge Permit) or subsequent permit. This Groundwater Discharge Permit shall include submission of a Notice of Intent (NOI) for coverage under the permit to the Los Angeles RWQCB at least 45 days prior to the start of dewatering and compliance with all applicable provisions in the permit, including water sampling, analysis, and reporting of dewatering-related discharges. If dewatered groundwater cannot meet the discharge limitations specified in the Groundwater Discharge Permit, a permit shall be obtained from the Los Angeles County Sanitation District (LACSD) to discharge groundwater to the sewer per LACSD's Wastewater Ordinance.		
<b>Mitigation Measure 4.8.3:</b>  <b>Standard Urban Stormwater Mitigation Plan.</b> Prior to issuance of grading permits, the City shall submit a Final Standard Urban Stormwater Mitigation Plan (SUSMP) for the proposed Project to the Development Services Director for review and approval. Project-specific site Design, Source Control, and Treatment Control BMPs contained in the Final SUSMP shall be incorporated into final design. The BMPs shall be consistent with the requirements of the <i>Low Impact Development (LID) Best Management Practices (BMP) Design Manual</i> . Additionally, the BMPS shall be designed and maintained to target pollutants of concern and reduce runoff from the Project site. The SUSMP shall include an operations and maintenance plan for the prescribed Treatment Control BMPs to ensure their long-term performance.	City of Long Beach Development Services Director, or designee	Prior to issuance of grading permits
<b>Mitigation Measure 4.8.4:</b>  <b>Hydrology Reports.</b> Prior to issuance of grading permits, the City shall submit a final hydrology report for the proposed Project to the Development Services Director, or designee, for review and approval. The hydrology report shall demonstrate, based on hydrologic calculations, that the proposed Project's on-site storm conveyance and detention and infiltration facilities are designed in	City of Long Beach Development Services Director, or designee	Prior to issuance of grading permits

Table 7.A: Mitigation and Monitoring Reporting Program

Mitigation Measures	Responsible Party	Timing for Mitigation Measure
accordance with the requirement of the Los Angeles County Department of Public Works Hydrology Manual.		
<b>Mitigation Measure 4.8.5:</b> <b>Floodplain Report.</b> During final design, the Project engineer shall prepare and submit a floodplain/hydrology report to the City Development Services Director, or designee, to address any potential impacts to the floodplain and, if required, reduce those impacts. The report shall comply with City and Federal Emergency Management Agency (FEMA) regulations and shall not increase the base flood elevation by more than 1 foot. Detailed analysis shall be conducted to ensure that the Project design specifically addresses floodplain issues so that the proposed Project complies with local and FEMA regulations on floodplains.	Project Engineer/City of Long Beach Development Services Director, or designee	During final design
<b>4.9 Land Use</b> The proposed Project would not result in potentially significant impacts related to land use. No mitigation is required.		
<b>4.10 Noise</b>		
<b>Mitigation Measure 4.10.1:</b> Prior to issuance of the occupancy permit, the City of Long Beach's (City) Development Services Director, or designee, shall verify that a sound engineer has designed the permanent and temporary sound systems such that the City's exterior noise standards (daytime exterior noise level of 50 dBA L <sub>50</sub> ) are not exceeded at the surrounding sensitive land uses. Measures capable of reducing the noise levels include, but are not limited to: <ul style="list-style-type: none"> <li>• Reducing the source levels;</li> <li>• Reducing the speaker elevations;</li> <li>• Directing the speakers away from adjacent noise-sensitive land uses; and</li> <li>• Using highly directional speakers.</li> </ul>	City of Long Beach Development Services Director, or designee	Prior to issuance of the occupancy permit
<b>Mitigation Measure 4.10.2:</b> Prior to issuance of demolition or grading permits, the City of Long Beach's (City) Development Services Director, or designee, shall verify that construction and grading plans include the following conditions to reduce potential construction noise impacts on nearby sensitive receptors:	City of Long Beach Development Services Director, or designee	Prior to issuance of demolition or grading permits

Table 7.A: Mitigation and Monitoring Reporting Program

Mitigation Measures	Responsible Party	Timing for Mitigation Measure
<ul style="list-style-type: none"> <li>• During all site excavation and grading, the construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards;</li> <li>• The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the Project site;</li> <li>• The construction contractor shall locate equipment staging to create the greatest distance between construction-related noise sources and noise-sensitive receptors nearest the Project site during all Project construction;</li> <li>• The construction contractor shall ensure that engine idling from construction equipment (i.e., bulldozers and haul trucks) is limited to a maximum of 5 minutes at any given time; and</li> <li>• The construction contractor shall ensure that all construction activities are scheduled to avoid operating several pieces of heavy equipment simultaneously.</li> <li>• Construction, drilling, repair, remodeling, alteration, or demolition work shall be limited to the hours of 7:00 a.m. to 7:00 p.m. Monday through Friday, and 9:00 a.m. to 6:00 p.m. on Saturday. In accordance with City standards, no construction activities are permitted outside of these hours.</li> </ul>		
Mitigation Measure 4.10.3: Prior to issuance of a grading permit, the City of Long Beach Tidelands Capital Improvement Division shall hold a community preconstruction meeting in concert with the construction contractor to provide information to the public regarding the construction schedule. The construction schedule information shall include the duration of each construction activity and the specific location, days, frequency, and duration of the pile driving that will occur	City of Long Beach Tidelands Capital Improvement Division	Prior to issuance of a grading permit

**Table 7.A: Mitigation and Monitoring Reporting Program**

Mitigation Measures	Responsible Party	Timing for Mitigation Measure
during each phase of the Project construction. Public notification of this meeting shall be undertaken in the same manner as the Notice of Availability mailings for this Draft Environmental Impact Report.		
<b>4.11 Recreation</b> With implementation of Mitigation Measure 4.12.2, as identified in the Transportation and Traffic section, short-term construction-related impacts on recreational resources would be less than significant.		
<b>4.12 Transportation and Traffic</b>		
Mitigation Measure 4.12.1: <b>Event Traffic Management Plan.</b> In the event that a large special event (defined as more than 450 spectators) is held at Belmont Pool, the City of Long Beach (City) Parks and Recreation Director, or designee, shall develop an Event Traffic Management Plan for review and approval by the City Traffic Engineer. The plan shall be designed by a registered Traffic Engineer and shall address potential impacts to traffic circulation and the steps necessary to minimize potential impacts (e.g., active traffic management and/or off-site parking and shuttles) during the large special event.	City of Long Beach Parks and Recreation Department Director, or designee/City Traffic Engineer	Prior to any large special event (defined as more than 450 spectators)
Mitigation Measure 4.12.2: <b>Construction Traffic Management Plan.</b> Prior to the issuance of any demolition permits, the City of Long Beach (City) Parks and Recreation Director, or designee, shall develop a Construction Traffic Management Plan for review and approval by the City Traffic Engineer. The plan shall be designed by a registered Traffic Engineer and shall address traffic control for any street closure, detour, or other disruption to traffic circulation and public transit routes and shall ensure that emergency vehicle access is maintained. The plan shall identify the routes that construction vehicles shall use to access the site, the hours of construction traffic, traffic controls and detours, and off-site staging areas. The plan shall also require that a minimum of one travel lane in each direction on Ocean Boulevard be kept open during construction activities. Access to Belmont Veterans' Memorial Pier, the Shoreline Beach Bike Path, and the beach shall be maintained at all times. The	City of Long Beach Parks and Recreation Director, or designee/City Traffic Engineer	Prior to the issuance of any demolition permits

Table 7.A: Mitigation and Monitoring Reporting Program

Mitigation Measures	Responsible Party	Timing for Mitigation Measure
Construction Traffic Management Plan shall also require that access to the pier, the bike path, and the beach be kept open during construction activities. The plan shall also require the City to keep all haul routes clean and free of debris including, but not limited to, gravel and dirt		
<b>4.13 Utilities and Service Systems</b> With implementation of Mitigation Measures 4.8.2 and 4.8.4, as identified in the Hydrology and Water Quality Section, impacts with respect to hydrology and water quality would be less than significant.		