

**CALIFORNIA ENVIRONMENTAL QUALITY ACT  
NOTICE OF DETERMINATION**

To: Office of Planning and Research  
State Clearinghouse  
P.O. Box 3044, 1400 Tenth Street, Room 212  
Sacramento, CA 95812-3044

From: Department of Toxic Substances Control  
Site Mitigation and Restoration Program  
5796 Corporate Avenue  
Cypress, CA 90630

Subject: FILING OF NOTICE OF DETERMINATION IN COMPLIANCE WITH SECTION 21108 OR 21152 OF THE PUBLIC RESOURCES CODE

Project Title: Long Beach Memorial Medical Center Soil and Soil Vapor Investigation Report – Operable Unit 3

State Clearinghouse No.: 2004081142 for Long Beach Memorial Medical Center Expansion, Volume I, Draft Environmental Impact Report

Project Location: The project site is located at 2801 Atlantic Avenue, Long Beach, California 90806

County: Los Angeles

Project Description: The project involves recordation of a Land Use Covenant (LUC) for the Long Beach Memorial Medical Center (LBMMC) – Operable Unit 3 (Site). The cleanup decision document, referred to as a Soil and Soil Vapor Investigation Report (Report), summarized investigation activities and analysis for total petroleum hydrocarbons (TPH), metals, methane, and volatile organic compounds. Recordation of the LUC will restrict the Site to commercial/industrial land uses and establish Site conditions that will prevent exposure of future users to residual contaminants left in soil located outside of the footprint for a potential new proposed office building.

A Soil and Soil Vapor Investigation Report identified that TPH as vapor was detected in subsurface vapor probes located at the northwest corner of the Site. The vapor TPH concentration in the 5-foot probe at the northwest corner of the Site exceed the San Francisco Regional Water Quality Control Board commercial/industrial environmental screening levels in two out of three samples. Based on the results of the investigation, the Department of Toxic Substances Control (DTSC) determined that a LUC is necessary for the Site. Specifically, the intent of the LUC is to restrict the property to commercial/industrial land uses and to establish conditions that prevent exposure to residual contaminants left in place at the northwest corner of the Site if future buildings were to be constructed in this area.

The City of Long Beach previously approved the LBMMC Expansion project. On September 1, 2005 the City of Long Beach approved the Long Beach Memorial Medical Center Expansion, Volume I, Draft and Final Environmental Impact Report (EIR) for the LBMMC Expansion project which includes analysis of potential impacts related to contaminated soils at the Site. The EIR included mitigation measures addressing aesthetics, air quality, cultural resources, geology/soils, hazards/hazardous materials, hydrology/water quality, land use/planning, noise, public services, transportation/traffic, and utilities/service systems. Since the recordation of a LUC is within the LBMMC Expansion project, DTSC, as a California Environmental Quality Act (CEQA) Responsible Agency, is utilizing the EIR for the Report CEQA analysis.

As  Lead Agency  a Responsible Agency under the California Environmental Quality Act (CEQA), DTSC approved the above-described project on July 8, 2019 and has made the following determinations:

1. The project  will  will not have a significant effect on the environment.
2. A  Negative Declaration  Mitigated Negative Declaration  Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures  were  were not made a condition of project approval.
4. A Statement of Overriding Considerations  was  was not adopted for this project.
5. Findings  were  were not made pursuant to the provisions of CEQA.

This is to certify that the final environmental document and the record of project approval are available to the public at the following locations:

**DTSC File Room**

5796 Corporate Avenue  
Cypress, CA 90630  
(714) 484-5300 (call for an appointment)

**DTSC website:**

[https://www.envirostor.dtsc.ca.gov/public/profile\\_report.asp?global\\_id=19800043](https://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=19800043)

The City's Notice of Determination and EIR are available for public review at:

**Los Angeles County Recorder's Office**

12400 Imperial Highway  
Norwalk, CA 90650

**City of Long Beach Development Services**

333 West Ocean Boulevard, 4th Floor  
Long Beach, CA 90802

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Contact Person Name	Contact Person Title	Phone #

	7-12-19
Branch Chief Signature	Date

Javier Hinojosa	Branch Chief	(714) 484-5484
<del>Unit Chief Name</del> BRANCH	<del>Unit Chief Title</del> BRANCH	Phone #

TO BE COMPLETED BY OPR ONLY

Date Received for Filing and Posting at OPR: **Governor's Office of Planning & Research**

**JULY 17 2019**

**STATE CLEARINGHOUSE**