

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Pacific Place Project

Lead Agency: City of Long Beach Contact Person: Amy L. Harbin, AICP
 Mailing Address: 411 W. Ocean Boulevard, 3rd Floor Phone: 562-570-6872
 City: Long Beach Zip: 90802 County: Los Angeles

Project Location: County: Los Angeles City/Nearest Community: Long Beach

Cross Streets: Pacific Place and Ambeco Road Zip Code: 90806

Longitude/Latitude (degrees, minutes and seconds): 33°49'38.76" N/118°12'10.02" W Total Acres: 19.41

Assessor's Parcel No.: 7140-014-019
7140-014-032
7140-014-033
7140-014-025 Section: 13 Twp: 04S Range: 13W Base: Long Beach
7140-014-023
7140-014-022
7140-014-021
7140-014-027

Within 2 Miles: State Hwy. #: I-405, I-710 Waterways: Los Angeles River
 Airports: Long Beach Airport Railways: Metro A line Schools: Los Cerritos Elementary

Document Type:

- | | | | |
|---|--|------------------------------------|--|
| CEQA: <input type="checkbox"/> NOP | <input type="checkbox"/> Draft EIR | NEPA: <input type="checkbox"/> NOI | Other: <input type="checkbox"/> Joint Document |
| <input type="checkbox"/> Early Cons | <input type="checkbox"/> Supplement/Subsequent EIR | <input type="checkbox"/> EA | <input type="checkbox"/> Final Document |
| <input type="checkbox"/> Neg Dec | (Prior SCH No.) _____ | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> Mit Neg Dec | Other: _____ | <input type="checkbox"/> FONSI | _____ |

Local Action Type:

- | | | | |
|---|---|--|--|
| <input type="checkbox"/> General Plan Update | <input type="checkbox"/> Specific Plan | <input checked="" type="checkbox"/> Rezone | <input type="checkbox"/> Annexation |
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan | <input type="checkbox"/> Prezone | <input type="checkbox"/> Redevelopment |
| <input type="checkbox"/> General Plan Element | <input type="checkbox"/> Planned Unit Development | <input checked="" type="checkbox"/> Use Permit | <input type="checkbox"/> Coastal Permit |
| <input type="checkbox"/> Community Plan | <input checked="" type="checkbox"/> Site Plan | <input type="checkbox"/> Land Division (subdivision, etc.) | <input checked="" type="checkbox"/> Other: <u>Standards Variance</u> |

Development Type:

- | | |
|--|--|
| <input type="checkbox"/> Residential: Units _____ Acres _____ | <input type="checkbox"/> Transportation: Type _____ |
| <input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Mining: Mineral _____ |
| <input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Power: Type _____ MW _____ |
| <input checked="" type="checkbox"/> Industrial: Sq.ft. <u>229,74</u> Acres <u>19.41</u> Employees <u>N/A</u> | <input type="checkbox"/> Waste Treatment: Type _____ MGD _____ |
| <input type="checkbox"/> Educational _____ | <input type="checkbox"/> Hazardous Waste: Type _____ |
| <input type="checkbox"/> Recreational _____ | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Water Facilities: Type _____ MGD _____ | |

Project Issues Discussed in Document:

- | | | | |
|---|--|---|---|
| <input checked="" type="checkbox"/> Aesthetics/Visual | <input checked="" type="checkbox"/> Flood Plain/Flooding | <input checked="" type="checkbox"/> Recreation/Parks | <input checked="" type="checkbox"/> Tribal Cultural Resources |
| <input checked="" type="checkbox"/> Agricultural Land | <input checked="" type="checkbox"/> Forest Land/Fire Hazard | <input checked="" type="checkbox"/> Schools/Universities | <input checked="" type="checkbox"/> Vegetation |
| <input checked="" type="checkbox"/> Air Quality | <input checked="" type="checkbox"/> Geologic/Seismic | <input checked="" type="checkbox"/> Septic Systems | <input checked="" type="checkbox"/> Water Quality |
| <input checked="" type="checkbox"/> Archaeological/Historical | <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input checked="" type="checkbox"/> Sewer Capacity | <input checked="" type="checkbox"/> Water Supply/Groundwater |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Minerals | <input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading | <input checked="" type="checkbox"/> Wetland/Riparian |
| <input type="checkbox"/> Coastal Zone | <input checked="" type="checkbox"/> Noise | <input checked="" type="checkbox"/> Solid Waste | <input type="checkbox"/> Growth Inducement |
| <input checked="" type="checkbox"/> Drainage/Absorption | <input checked="" type="checkbox"/> Population/Housing Balance | <input checked="" type="checkbox"/> Toxic/Hazardous | <input checked="" type="checkbox"/> Land Use |
| <input type="checkbox"/> Economic/Jobs | <input checked="" type="checkbox"/> Public Services/Facilities | <input checked="" type="checkbox"/> Traffic/Circulation | <input checked="" type="checkbox"/> Cumulative Effects |
| <input type="checkbox"/> Fiscal | | | <input type="checkbox"/> Other: _____ |

Present Land Use/Zoning/General Plan Designation:

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g., Notice of Preparation or previous draft document) please fill in.

The City of Long Beach Zoning Designation for the Project site is IL, Light Industry. The General Plan designation for most of the Project site is Neo Industrial (NI); the designation for part of one of the McDonald Trust Parcels, APN 7140-014-023, is Open Space with a two-story building height limit (OS/2st).

Project Description: *(please use a separate page if necessary)*

The project site is divided into two components: the Artesia parcels and the McDonald Trust parcels. It is anticipated that development of either component would occur independent of the other component; therefore, this section is divided between the two components.

Artesia Parcels

The Artesia parcels would be developed with a three-story, 152,745-sf self-storage building consisting of approximately 1,132 self-storage units on three levels. The first level would include a combination of driveup storage units with roll-up doors located along the perimeters of the building and directly accessible from the outside, and interior storage units accessible from the building's interior. The second and third stories would include interior-accessible storage units. Ancillary uses would include two lobbies, 500 square feet of office space, and two unisex restrooms on the first floor; and an additional unisex restroom on the third floor. The proposed building would include two elevators and two stairwells, and two main points of entry/exit through the lobbies. Alternate points of entry/exit would be in connection with the two stairwells, the office space, and the electrical room. The building would be constructed in the southeast part of the Artesia parcels. Recreational vehicle storage areas would be developed on most of the balance of the Artesia parcels: 405 surface pull-through parking spaces for outdoor storage and 173 covered pull-in storage spaces on the western, northern, and eastern perimeter of the Artesia parcels, for a total of 578 spaces. A 2,153-sf self-serve car wash for use by RV storage customers would be built in the eastern part of the Artesia parcels a short distance north of the proposed self-storage building. A waste disposal station would be built north of the self-storage building. The proposed self-storage building would not be constructed over any of the six abandoned oil wells on the Artesia parcels.

McDonald Trust Parcels

The project would allow for construction of a single-story building with up to 77,000 sf of building area under a proposed General Plan Amendment, Conditional Use Permit (CUP), Site Plan Review, Specific Plan Amendment and a zone change. Development would be permitted for and assumed to consist of 73,500 sf of warehouse space and 3,500 sf of office space that would be built on the McDonald Trust parcels north of the proposed extension of Ambeco Road. A total of 10 truck loading dock doors and one at-grade truck loading dock would be located on the north side of the proposed building.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

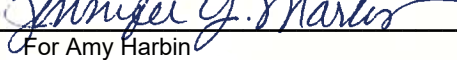
<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
X <input type="checkbox"/> Caltrans District # 7 (LA)	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	X <input type="checkbox"/> Regional WQCB # R4 (LA)
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mountains Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
S <input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mountains Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
X <input type="checkbox"/> Fish & Wildlife Region # 5	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	S <input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
X <input type="checkbox"/> Health Services, Department of	Other: _____
<input type="checkbox"/> Housing & Community Development	Other: _____
X <input type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date: October 19, 2020 Ending Date: November 16, 2020

Lead Agency (Complete if applicable):

Consulting Firm: <u>Psomax</u>	Applicant: <u>City of Long Beach</u>
Address: <u>5 Hutton Centre Drive, Suite 300</u>	Address: <u>411 W. Ocean Boulevard, 3rd Floor</u>
City/State/Zip: <u>Santa Ana, CA 92707</u>	City/State/Zip: <u>Long Beach, CA 90802</u>
Contact: <u>Jennifer Y. Marks</u>	Phone: <u>562-570-6872</u>
Phone: <u>714-481-8041</u>	

Signature of Lead Agency Representative:  Date: 10/15/2020
For Amy Harbin

Authority cited: Sections 21083 and 21087, Public Resources Code, Reference: Section 21161, Public Resources Code.