



***Yana Garcia**
Secretary for
Environmental Protection



Department of Toxic Substances Control

Meredith Williams, Ph.D., Director
5796 Corporate Avenue
Cypress, California 90630



Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

July 7, 2023

Ms. Amy L. Harbin, AICP
Planner - City of Long Beach
Development Services Department
411 West Ocean Blvd., 3rd Floor
Long Beach, California 90802
LBDS-EIR-Comments@longbeach.gov



DTSC COMMENTS ON NOTICE OF PREPARATION FOR THE PACIFIC PLACE PROJECT ENVIRONMENTAL IMPACT REPORT

Dear Ms. Harbin:

On June 8, 2023, the Department of Toxic Substances Control (DTSC) received and reviewed the Notice of Preparation (NOP) for the Environmental Impact Report (EIR) for the proposed Pacific Place Project, State Clearinghouse Number: [2023060250](#), located at 3701 Pacific Place, Long Beach, California, 90806, Site Code: 401886.

More specifically, the Site “is located at the north ends of Pacific Place and Ambeco Road immediately north of the Interstate (I) 405 Freeway; Ambeco Road is a cul-de-sac connecting to Pacific Place near the north end of the latter roadway.” The Site “is comprised of four parcels that are collectively approximately 14.20 acres in size (Assessor’s Parcel Number 7140-014-34).” The Site is owned by Artesia Acquisition Company, LLC (Artesia).

As stated in the NOP, and pursuant to the California Environmental Quality Act (CEQA), the City of Long Beach (City) is the Lead Agency for the proposed Project. The city has determined “that a full-scope EIR, inclusive of all environmental topics is required for the proposed Project.”

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The purpose of the NOP is to notify potential Responsible Agencies (i.e., DTSC) that the Lead Agency will prepare an EIR for the proposed Project and “to solicit comments and suggestions regarding (1) the scope and content of the EIR and (2) the environmental issues and alternatives to be addressed in the EIR.”

The Site is listed in the [DTSC EnviroStor database](#). DTSC and Artesia entered into a California Land Reuse and Revitalization Agreement (CLRRA) on October 23, 2019 (Docket No. HSA FY-19/20-042) to oversee the investigation and cleanup of the Site.

In response to the NOP, DTSC provides the following comment:

- The EIR should discuss and analyze the contaminant history and all related site investigation reports. The EIR should also identify and analyze the proposed remediation activities to address the contaminants on-site.

As a Responsible Agency for the proposed Project, DTSC looks forward to working with the city on the EIR. Please contact me via email at Rania.Zabaneh@dtsc.ca.gov or by phone at (714) 484-5479 or you can contact Senior Environmental Planner and CEQA specialist, Cheryl L. Mahoney, via email at Cheryl.Mahoney@dtsc.ca.gov or by phone at (916) 255-3786.

Sincerely,



Digitally signed by
Rania A. Zabaneh
Date: 2023.07.06
15:36:30 -07'00'

Rania A. Zabaneh

Project Manager

Site Mitigation and Restoration Program

Ms. Amy L. Harbin, AICP

July 7, 2023

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cc: (via email)

Governor's Office of Planning and
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