

**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 #
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**Project Title:** Pacific Place Project

Lead Agency: City of Long Beach Contact Person: Amy L. Harbin, AICP  
 Mailing Address: 411 W. Ocean Boulevard, 3<sup>rd</sup> 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: 14.20  
 Assessor's Parcel No.: 7140-014-34 Section: 13 Twp: 04S Range: 13W Base: Long Beach  
 Within 2 Miles: State Hwy. #: I-405, I-710 Waterways: Los Angeles River, Dominguez Channel  
 Airports: Long Beach Airport Railways: Metro A line Schools: Los Cerritos Elementary

**Document Type:**

CEQA:  NOP  Draft EIR NEPA:  NOI Other:  Joint Document  
 Early Cons  Supplement/Subsequent EIR  EA  Final Document  
 Neg Dec (Prior SCH No.)  Draft EIS  Other: \_\_\_\_\_  
 Mit Neg Dec Other: \_\_\_\_\_  FONSI

**Local Action Type:**

General Plan Update  Specific Plan  Rezone  Annexation  
 General Plan Amendment  Master Plan  Prezone  Redevelopment  
 General Plan Element  Planned Unit Development  Use Permit  Coastal Permit  
 Community Plan  Site Plan  Land Division (subdivision, etc.)  Other: Standards Variance

**Development Type:**

Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Transportation: Type \_\_\_\_\_  
 Commercial: Sq.ft. 206,756 Acres 14.20 Employees 10  Mining: Mineral \_\_\_\_\_  
 Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Educational \_\_\_\_\_  Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Recreational \_\_\_\_\_  Hazardous Waste: Type \_\_\_\_\_  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  Other: Private Car Wash, Recreational Vehicle Storage

**Project Issues Discussed in Document:**

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

**Present Land Use/Zoning/General Plan Designation:**

Zoning Designation: Light Industrial (IL). General Plan Designation: Neo-Industrial (NI). The existing Project site consists of vacant remnants of an abandoned driving range in the southwest portion of the Project site, including a paved surface parking lot and supports for a tee-box canopy. Wooden poles and netting remaining from the former driving range are present on the perimeter of the Project site. A majority of the site is bare land; portions of the balance of the site are vegetated with disturbed vegetation consisting mostly of non-native grasses and shrubs. A freestanding

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.

billboard with two static display panels in a "V" configuration stands offsite to the southwest.

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

The Project consists of a four-story, 206,756-sf self-storage building consisting of approximately 1,681 self-storage units on four levels. The first level would include a combination of drive-up 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, third, and fourth stories would include interior-accessible storage units. Ancillary uses would include one lobby and two unisex restrooms on the first floor. The proposed building would include two elevators and two stairwells, and one main point of entry/exit through the lobby. Alternate points of entry/exit would be in connection with the two stairwells and the electrical room. The building would be constructed in the southeast portion of the Project site. The remaining balance of the Project site would include 426 rentable recreational vehicle parking stalls (majority covered), 26 standard automobile parking stalls, and 5 ADA accessible automobile parking stalls. The Project would also include the development of a 1,281 sf private car wash for exclusive use by property owner or tenants, site improvements, landscaping, and off-site improvements along Pacific Place Road, and dedication of an easement for development of a publicly accessible trail and trailhead.

## 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 checked="" 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 checked="" type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # 7 (LA)	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # R4 (LA)
<input type="checkbox"/> Caltrans Planning	<input checked="" 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
<input checked="" type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mountains Conservancy
<input type="checkbox"/> Corrections, Department of	<input checked="" 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
<input checked="" type="checkbox"/> Fish & Wildlife Region # 5	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input checked="" 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	
<input checked="" type="checkbox"/> Health Services, Department of	Other: _____
<input type="checkbox"/> Housing & Community Development	Other: _____
<input checked="" type="checkbox"/> Native American Heritage Commission	

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

Starting Date: June 7, 2023

Ending Date: July 7, 2023

### Lead Agency (Complete if applicable):

Consulting Firm: Psomas

Applicant: City of Long Beach

Address: 5 Hutton Centre Drive, Suite 300

Address: 411 W. Ocean Boulevard, 3rd Floor

City/State/Zip: Santa Ana, CA 92707

City/State/Zip: Long Beach, CA 90802

Contact: Jennifer Y. Marks

Phone: 562-570-6872

Phone: 714-481-8041



Signature of Lead Agency Representative: \_\_\_\_\_

For Amy Harbin

Date: 06/07/2023