

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2023060250

Project Title: Pacific Place Project

Lead Agency: City of Long Beach

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Project Location: Long Beach Los Angeles
City *County*

Project Description (Proposed actions, location, and/or consequences).

The Project proposes development of a four-story, 206,756-sf self-storage building consisting of approximately 1,681 self-storage units on four levels; the building would be approximately 40 feet tall at the roof line, with a parapet extending an additional approximately 4 feet. Ancillary uses would include one lobby, approximately 900 sf of leasing office, and two unisex restrooms on the first floor. The balance of the Project site would be developed with 551 rentable RV parking stalls, 27 standard automobile parking stalls, and 5 ADA accessible automobile parking stalls. The types of vehicles stored in the rentable stalls might include motor homes, travel trailers, vans, truck campers, camping trailers, boats, and off-road vehicles. Five canopies will be constructed in five parallel rows. The Project would also include the development of a 1,450 sf private car/RV wash for exclusive use by property owner or tenants, site improvements, landscaping, off-site improvements along North Pacific Place Road, and dedication of an easement for future development of a publicly accessible trail and trailhead. The Project is requesting a General Plan Amendment to change the Project Site from Neo-Industrial to Community Commercial Centers and Corridors and to allow a building height of up to five stories; a Zone Change to amend the Project Site's zoning district from Light Industrial (LI) to Commercial Storage (CS) and add a height overlay of 50 feet (HR-50); and a Zoning Text Amendment to allow the CS zoning district to utilize height overlays.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Air Quality: MM AIR-1 (Advanced Engine Tiers) and MM HAZ-1 (Response Plan) Bio: MM BIO-1a (focused rare plant surveys - southern tarplant, decumbent goldenbush), MM BIO-1b (on-site restoration of southern tarplant), MM BIO-2a and MM BIO-2b (monarch butterflies), MM BIO-3 (Crotch's Bumble Bee surveys), MM BIO-4a (burrowing owl breeding season surveys), MM BIO-4b (burrowing owl CDFW consultation if detected), MM BIO-4c (pre-construction burrowing owl surveys), MM BIO-4d (burrowing owl mitigation plan), MM BIO-5a (besting bird pre-construction surveys), MM BIO-5b (avoidance of active avian nests); Cultural: MM CUL-1 (unearthing of cultural/archaeological resources); Geology: MM GEO-1 (paleontologist during grading); Hazards: MM HAZ-1 (Response Plan); Noise: MM NOI-1 (noise provisions), MM NOI-2 (HVAC noise levels); TRIB CUL-1 (Tribal monitor), TRIB CUL-2 (unearthing of tribal cultural/archaeological resources), TRIB CUL-3 (unique archaeological resources), TRIB CUL-4 (PRC 5097.98 [d][1] native human remains), TRIB CUL-5 (discovery of human remains), TRIB CUL-6 (Tribal monitoring of ground disturbing activities), TRIB CUL-7 (Tribal monitoring of mechanical and hand labor activities), TRIB CUL-8 (inspection of culturally-sensitive soils), TRIB CUL-9 (construction activities near archaeological, paleontological, or cultural deposits), TRIB CUL-10 (archaeological and Gabrielino Tongva Indians of California Council monitor collaboration), TRIB CUL-11 (archaeologist data collection of non-burial cultural resources)

The Project would include remediation of the Site pursuant to a Response Plan that will be prepared and implemented under the oversight of the Department of Toxic Substances Control pursuant to California Land Reuse and Revitalization Act (CLRRRA). The remediation will include construction of an engineered cap that would be designed and constructed to cover the entire Project site. Activities associated with the response actions are detailed within the Draft EIR.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

The California Department of Toxic Substances Control would oversee and approve actions the Project Applicant would undertake to address the environmental conditions of the Artesia parcels under the California Land Re-Use and Revitalization Act of 2004 (CLRRRA). As a Responsible Agency, the DTSC has discretionary approval power over hazardous materials remediation plans and hazardous materials remediation for the Artesia parcels.

Provide a list of the responsible or trustee agencies for the project.

- The California Geologic Energy Management Division
- California Department of Toxic Substances Control