

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 # 2023060250

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 County City/Nearest Community: Long Beach
 Cross Streets: Pacific Place and Ambeco Road Zip Code: 90806
 Longitude/Latitude (degrees, minutes and seconds): 33°49'36.78" N/118°12'10.02" W Total Acres: 14.20
 Assessor's Parcel No.: 7140-014-034 Section: 13 Twp: 04S Range: 13W Base: Long Beach
 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: 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: _____

Development Type:

Residential: Units _____ Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres 14.20 Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational _____ Waste Treatment: Type _____ MGD _____
 Recreational _____ Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: _____

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation: PlaceType (land use designation):

Neo-Industrial (NI) Zoning: Light Industrial (IL)

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.

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

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. The first level would include a combination of drive-up storage units with roll-up doors located along the perimeters of the building, 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, approximately 900 sf of leasing office, 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 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 to provide covered parking for the majority of the rentable RV stalls. The Project would include solar on the canopies. The remaining uncovered parking stalls would be constructed along the eastern edge of the Project site. 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 would also 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 would likely include, but not be limited to, the following main tasks:

- Mass grading of the Site to achieve planned development grades;
- Management of soils associated with the identified AECs;
- Installation of venting systems under proposed building slabs and parking areas;
- Construction of the engineered cap;
- Construction of building protection systems;
- Installation of groundwater monitoring wells and perimeter soil vapor monitoring probes and methane/vapor system;
- Implement institutional controls such as a land use covenant to ensure long-term maintenance and protection of the response actions; and
- Prepare and implement a long-term operations and maintenance and monitoring plan to provide for on-going sampling and testing.

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; Site Plan Review for projects with greater than 50,000 sf in floor area; Conditional Use Permits for self-storage, RV storage, and car wash uses in the proposed CS zone; and Lot Merger/Lot Line Adjustment to combine four parcels into a single parcel.

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".

<u>S</u> Air Resources Board	Office of Historic Preservation
Boating & Waterways, Department of	Office of Public School Construction
California Emergency Management Agency	<u>S</u> Parks & Recreation, Department of
California Highway Patrol	Pesticide Regulation, Department of
<u>S</u> Caltrans District # <u>7</u>	Public Utilities Commission
Caltrans Division of Aeronautics	<u>S</u> Regional WQCB # <u>4</u>
Caltrans Planning	<u>S</u> Resources Agency
Central Valley Flood Protection Board	Resources Recycling and Recovery, Department of
Coachella Valley Mtns. Conservancy	S.F. Bay Conservation & Development Comm.
<u>S</u> Coastal Commission	San Gabriel & Lower L.A. Rivers & Mountains Conservancy
Colorado River Board	San Joaquin River Conservancy
<u>S</u> Conservation, Department of	Santa Monica Mountains Conservancy
Corrections, Department of	<u>S</u> State Lands Commission
Delta Protection Commission	SWRCB: Clean Water Grants
Education, Department of	SWRCB: Water Quality
Energy Commission	SWRCB: Water Rights
<u>5</u> Fish & Wildlife Region # <u>5</u>	Tahoe Regional Planning Agency
Food & Agriculture, Department of	<u>S</u> Toxic Substances Control, Department of
Forestry and Fire Protection	Water Resources, Department of
General Services, Department of	Other: _____
Health Services, Department of	Other: _____
Housing & Community Development	
<u>S</u> Native American Heritage Commission	

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

Starting Date: July 31, 2024

Ending Date: September 30, 2024

Lead Agency (Complete if applicable):

Consulting Firm: Psomas

Applicant: InSite Property Group

Address: 5 Hutton Centre Drive

Address: 2015 Manhattan Beach Blvd, Ste 104

City/State/Zip: Santa Ana, CA 92707

City/State/Zip: Redondo Beach, CA 90278

Contact: Jennifer Marks

Phone: (866) 521-8292

Phone: (714)-481-8041

Signature of Lead Agency Representative: _____



Date: July 31, 2024

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