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Pursuant to Public Resources Code Sections 21091 and 21092 and California Environmental Quality Act (CEQA) State Guidelines Sections 15105 and 15087(a), notice is hereby given that a Draft Environmental Impact Report (Draft EIR) (SCH No. 2023060250) for the Pacific Place Project (Project) is available for public review during the public comment period (**July 31, 2024, through September 30, 2024**). The City of Long Beach (City) has prepared the Draft EIR to analyze environmental impacts associated with implementation of the Project; to propose mitigation measures for identified potentially significant impacts that will minimize, offset, or otherwise reduce or avoid those environmental impacts; and to discuss alternatives that could reduce the potentially significant impacts of the proposed project.

**Lead Agency:** City of Long Beach, Community Development Department / Planning Bureau

**Project Title:** Pacific Place Project

**Project Location:** The 14.20-acre Project Site is located at 3701 North Pacific Place in the City of Long Beach in Los Angeles County. The Project Site is located at the north end of North Pacific Place immediately north of the I-405 Freeway.

**Project Description:** 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.

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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.

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**Notification Per Government Code Section 65962.5:** The Project Site was undeveloped until at least 1896. By 1926, the Site was occupied by Oil Operators, Inc. (Oil Operators), which operated an oil brine water treatment facility, and the majority of the Project Site was used as a treatment sump/pond. Oil brine was pumped to evaporation and treatment ponds (sumps) on the Project Site. Water was then allowed to evaporate from the brine or seep into the subsurface below the sumps leaving behind an oily sludge. Following evaporation, the remaining sludge was left in the sumps or dumped elsewhere. Evaporation operations ceased at the Project Site in the mid-1950s.

According to CalGEM records, six oil wells were historically located onsite, and five of the six wells produced oil. The wells were reportedly drilled between 1937 and 1981. All six wells were abandoned between 1981 and 2014, conforming with CalGEM standards when they were abandoned.

The Project Site address associated with 3701 Pacific Place is located on a site associated with Government Code Section 65962.5 (“Cortese List”), including the Project Site, known as Long Beach Industrial Park (aka Former Oil Operators) on ENVIROSTOR and voluntary clean-up (VCP) databases. The databases state that there is an active voluntary cleanup case with petroleum hydrocarbons, methane, VOCs, SVOCs, and heavy metal (arsenic and lead) contamination in soil, soil gas, and groundwater due to former oil field waste treatment operations. In addition, the Project Site is located on other databases associated with C.R.G. Properties on HAZNET, which included a 2004 disposal off-specification, aged or surplus inorganics, with no indication of a release; and Long Beach Industrial Park on FINDS.

**Draft EIR:** The Draft EIR examines the potential impacts generated by the proposed project in relation to the following Environmental Analysis Checklist categories: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resource, Noise, Population and Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, and Utilities and Service Systems. All other impacts can be reduced to a less than significant level with adherence to Standard Conditions and prescribed Mitigation Measures. The Draft EIR identifies that the proposed Project would not have significant unavoidable impacts.

The purpose of this notice is to inform local residents, institutions, agencies, and other interested parties about the availability of the Draft EIR during the public comment period (**July 31, 2024, through September 30, 2024**). Written comments (accepted via email and/or letter) on the Draft EIR must be submitted no later than close of business Monday, September 30, 2024 at 4:30pm, to the address below. Note that only written comments provided by mail or email to the below contact will be responded to; posts on social media will not be considered comments.

**Address Comments to:**

City of Long Beach Community Development Department  
Planning Bureau 411 West Ocean Boulevard, Third Floor  
Long Beach, CA 90802  
Attention: Amy L. Harbin, AICP, Planner  
[LBDS-EIR-Comments@longbeach.gov](mailto:LBDS-EIR-Comments@longbeach.gov)

A hearing of the Planning Commission will be scheduled to take place subsequent to the end of the public comment period, and upon recommendation of the Planning Commission to the City Council, and a hearing of the City Council will take place on this matter. These hearings have not been scheduled as of this notice date (July 31, 2024).

**Draft EIR Reviewing Locations**

**Online:** <http://longbeach.gov/lbcd/planning/environmental/reports/>

**In-Person:**

City of Long Beach City Hall  
411 West Ocean Boulevard, 2<sup>nd</sup> Floor  
Long Beach, CA 90802  
Hours: Monday through Friday, 7:30 a.m. to 4:30 p.m.  
Saturday and Sunday, Closed

Dana Neighborhood Library  
3680 Atlantic Avenue  
Long Beach, CA 90807  
Hours: Tuesday and Thursday, 12:00 p.m. to 7:00 p.m.  
Wednesday, 12:00 p.m. to 6:00 p.m.  
Friday and Saturday, 10:00 a.m. to 5:00 p.m.  
Monday and Sunday, Closed