



NOTICE OF PREPARATION FOR THE PACIFIC PLACE PROJECT ENVIRONMENTAL IMPACT REPORT

DATE: June 7, 2023

TO: Reviewing Agencies and Other Interested Parties

FROM: City of Long Beach, 411 West Ocean Blvd., 3rd Floor Long Beach, CA 90802

PROJECT TITLE/SUBJECT: Pacific Place Project - Notice of Preparation of an Environmental Impact Report (EIR)

PROJECT APPLICANT: Brian Sorensen representing Artesia Acquisition Company, LLC

NOTICE OF PREPARATION REVIEW PERIOD: June 7, 2023 – July 7, 2023 (30 days)

The purpose of this Notice of Preparation (NOP) is to notify potential Responsible Agencies (Agencies) that the Lead Agency, the City of Long Beach (City), will prepare an Environmental Impact Report (EIR) for the proposed Pacific Place Project (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 (California Environmental Quality Act [CEQA] Guidelines Section 15082). This NOP also provides notice to interested parties, organizations, and individuals of the preparation of the EIR and requests comments on the scope and contents of the environmental document.

PROJECT LOCATION:

The Project site is located at 3701 Pacific Place in the City of Long Beach in Los Angeles County. The Project 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 Project site is comprised of four parcels that are collectively approximately 14.20 acres in size (Assessor's Parcel Number 7140-014-34).

PROJECT DESCRIPTION:

The Project site would be developed with 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, off-site improvements along Pacific Place Road, and dedication of an easement for development of a publicly accessible trail and trailhead.

NOTICE OF PREPARATION (NOP):

The City has prepared a Project summary to provide an overview of the proposed development. The City has made a determination that a full-scope EIR, inclusive of all environmental topics is required for the proposed Project. The NOP and accompanying Project summary can also be accessed online at the City's website: <http://www.longbeach.gov/lbds/planning/environmental/reports/>. Copies are available for review at the City of Long Beach, 411 West Ocean Blvd., 3rd Floor Long Beach, CA 90802.

The City of Long Beach requests your careful review and consideration of this notice, and it invites any and all input and comments from interested Agencies, persons, and organizations regarding the preparation of the EIR. Pursuant to CEQA Section 21080.4, comments must be submitted in response to this notice no later than 30 days after receipt of the NOP during the scoping period, which begins on June 7, 2023, and ends at the close of business (4:30PM) on July 7, 2023. Comments submitted in ways other than as described here, including but not limited to through social media, will not be considered. All comments or other responses to this notice should be submitted in writing to:

Ms. Amy L. Harbin, AICP
Planner
City of Long Beach, Development Services Department
411 West Ocean Blvd., 3rd Floor
LBDS-EIR-Comments@longbeach.gov
562.570.6872

SCOPING MEETING:

The City of Long Beach will hold a virtual public scoping meeting on June 21, 2023, at 5:30 p.m. to receive comments and suggestions about the issues to be included in the EIR. The scoping meeting will include a brief presentation, providing an overview of the proposed Project and the CEQA process. After the presentation, public comments will be accepted either orally or in writing via the chat function. The meeting will end at 7:00 p.m. or after the last comment, whichever occurs first. Written comments will also be accepted by the City of Long Beach anytime during the 30-day review period until the 4:30 p.m. deadline on July 7, 2023.

[Register here: https://longbeach-gov.zoom.us/webinar/register/WN_oGYKKSIDQOGrS1nAdqudkQ](https://longbeach-gov.zoom.us/webinar/register/WN_oGYKKSIDQOGrS1nAdqudkQ)

Join Virtually: <https://longbeach-gov.zoom.us/j/99912448439>

Or join by phone: 213.338.8477

Webinar ID: 999 1244 8439

PACIFIC PLACE - PROJECT SUMMARY

The City of Long Beach is the Lead Agency under CEQA for the preparation of an EIR for the proposed Pacific Place Project. Section 15161 of the State CEQA Guidelines states that an EIR "...should focus primarily on the changes in the environment that would result from the development of the Project. The EIR shall examine all phases of the Project including planning, construction, and operation."

Existing Setting

The existing Project site is vacant and was used as a golf driving range in the mid-2000's. Dilapidated remnants of an abandoned driving range are present 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 much of the perimeter of the Project site. Much 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. Ornamental vegetation (i.e., pine, eucalyptus, and sycamore trees) is interspersed among portions of the parking lot in the southern part of the site. The Project site was historically used illegally for driving off-road vehicles, but the Project site has since been fenced and measures have been taken to prevent trespassing for driving off-road vehicles and all other prohibited uses. Most of the Project site slopes slightly toward the south and elevations onsite range from 38 to 71 feet above mean sea level (AMSL). A freestanding billboard with two static display panels in a “V” configuration stands offsite to the southwest. A single-panel billboard is shown at that location in aerial photographs dated 1972 through 1994 and a double-panel billboard is shown in aerial photographs dated from 2002 onward.

General Plan and Zoning

The City of Long Beach Zoning Designation for the Project site is Light Industrial (IL). The General Plan designation for the Project site is Neo-Industrial (NI).

Alternatives to the Proposed Project

CEQA Guidelines Section 15126.6(a) requires that, “an EIR describe a range of reasonable alternatives to the Project, or to the location of the Project, which would feasibly attain most of the basic objectives of the Project but would avoid or substantially lessen any of the significant effects of the Project and evaluate the comparative merits of the alternatives.”

Project alternatives will include the CEQA-required No Project Alternative and other alternatives to be developed once the technical analyses are completed and there is an understanding of the Project’s objectives and potentially significant impacts.

Probable Environmental Effects of the Proposed Project

The City of Long Beach has determined that all environmental topics will be included and analyzed in the EIR for the proposed Pacific Place Project. They are listed on the next page.

- Aesthetics
- Agriculture and Forest Resources
- 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 Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire

Anticipated Discretionary Actions

Approval of the proposed project would require an amendment to the City of Long Beach General Plan PlaceType change from Neo-Industrial (NI) to Community Commercial Centers and Corridors (CC) and related General Plan map updates, a Zone Change from Light Industrial (IL) to Commercial Storage (CS), Site Plan Review, Standards Variance, three (3) Conditional Use Permits, Vesting Tentative Parcel Map, and Sign Program.

Anticipated Schedule

As currently envisioned, it is anticipated that the Draft EIR will be available for public review in Fall 2023. A 45-day public review period will be provided, after which responses to comments received will be prepared. The Long Beach Planning Commission will then hold a public hearing and make a recommendation on certification of the EIR to the City Council. Public hearings are anticipated in early Spring 2024.

Conclusion

The City of Long Beach requests the public's careful review and consideration of this notice, and it invites any and all input and comments from public agencies and interested individuals regarding the preparation and scope of the Draft EIR.

Project Location Map

