



## **3701 North Pacific Place**

### **Frequently Asked Questions (FAQs)**

- 1. This site has long been planned as an area for a park. Taxpayers have paid millions to have the lower LA River turned into green space. The city plans from 2007-2015 identified this area as open space in park land. The Long Beach River Link and the county Lower LA River plans have proposed parks and wetlands to complement the Dominguez Gap wetlands. The draft Land Use Element (LUE) of 2018 identifies this area as open space. I understand the LUE was changed in 2019. Why? What is the justification?**

This location has never been designated by the City of Long Beach as a park. An early version of the General Plan Land Use Element showed the area as private open space, reflective of the prior driving range use, and the final versions show neo-industrial (clean) designation. This change was done in consultation with the adjacent neighborhood association and in recognition of the private property rights for the site. The zoning is and has been industrial.

The LA River vision plan does show the option of parks and open space in this general vicinity. No funds have been received or allocated for the acquisition of private property nor for the required toxics remediation.

The adjacent Los Angeles County Flood Control District property is in public ownership and remains a long-term opportunity for future park development. The proposed storage and RV use has incorporated a public access trail to this County property.

- 2. My understanding is that the Department of Toxic Substance Control (DTSC) has not completed its study of the site. If true, why is grading going on at the site?**

The California Department of Toxic Substance Control has completed their scientific analysis of the site, closed the public comment period and is now finalizing their action. Standard soils testing, including the piling of soils to test settling have been authorized in consultation with both the City and DTSC. This work is distinguished from further grading that would be required if the project is approved on site.

- 3. I understand the development has not been fully entitled. If so, why is the developer being allowed to grade the site flat and remove vegetation?**

The movement of soil is related to soils testing. The removal of vegetation was completed under the authority of a licensed biologist. The majority of any vegetation on-site was invasive non-native, however the native species were retained in storage for future replanting.

- 4. Has a permit for construction been issued? If not, why has the developer been allowed to build a mound of dirt for surcharging?**

A permit has been issued for the soils testing (surcharge) as described above. This does not allow for the development of the site but does provide soils information needed by the applicant and City.

**5. Since there are toxic substances at the site, a full Environmental Impact Report (EIR) needs to be done. A Mitigated Negative Declaration is not sufficient. The potential for contaminated storm drainage is a serious one, not to mention the other numerous ramifications of the toxic waste at this site. Why has an EIR not been completed?**

The City with consultation with DTSC found the MND to be the appropriate level of environmental review under the California CEQA Guidelines. The MND is based on detailed technical studies including special status plant studies, geotechnical studies, trip (traffic) generation studies, air quality modeling, biological studies, archeological studies, paleontological studies, energy use analysis, toxic substances analysis, and general CEQA review.

An EIR is used in a case of a large project where impacts cannot be mitigated. In this case, the project fully mitigates any impacts and, in fact, greatly improves the environmental performance of the site compared to the existing nuisance site.

The existing site does not drain into the stormwater system and in fact is subject to dangerous sheet flow off of the site and into both the LA River and the larger stormwater conveyance system. The proposed project includes stormwater management techniques that collect runoff, treat onsite and then convey clean water into the stormwater system. Additional project development includes soil remediation that will ameliorate any future runoff contamination concerns.

**6. Has the additional traffic that would result from the proposed development been fully analyzed as to how it would affect air quality and traffic patterns? If not, why not?**

Public storage and RV storage are among the lowest traffic generating uses possible for any given piece of land. The MND includes a trip generation study from a licensed traffic engineer. The results of that trip generation are then entered into the South Coast Air Quality Management District (AQMD) approved model (CalEeMod) to project any resulting air quality emissions. All air quality emissions are projected below the thresholds of significance established by AQMD.

**7. What happened to the \$5.2 million given to fund the project?**

In 2001 the California legislature appropriated \$5.2 million toward acquisition or development of parks pace in this general area, but not specific to the subject parcel. In 2003 these monies were moved to the Rivers and Mountains Conservancy to work with the Trust for Public Land on acquisitions in the area. No agreements were reached with private property owners and the funds were ultimate clawed-back by the State of California for budget balancing purposes. The City was never in receipt of these funds and never spent any funds related to this project nor acquisition in this area.

The City, however, is dedicated to continuing to increase park space in the area. We are working cooperatively with the County of Los Angeles and Rivers and Mountains Conservancy to explore future park use on their adjacent parcel. In addition, the City continues to work on park enhancements along the Los Angeles River ranging from expansions of Drake-Chavez park complexes to the south to improvements to Deforest Park and Wetlands to the North.

To request this information in an alternative format or to request a reasonable accommodation, please contact the Development Services Department at [longbeach.gov/lbds](http://longbeach.gov/lbds) and 562.570.3807. A minimum of three business days is requested to ensure availability; attempts will be made to accommodate requests with shorter notice.