

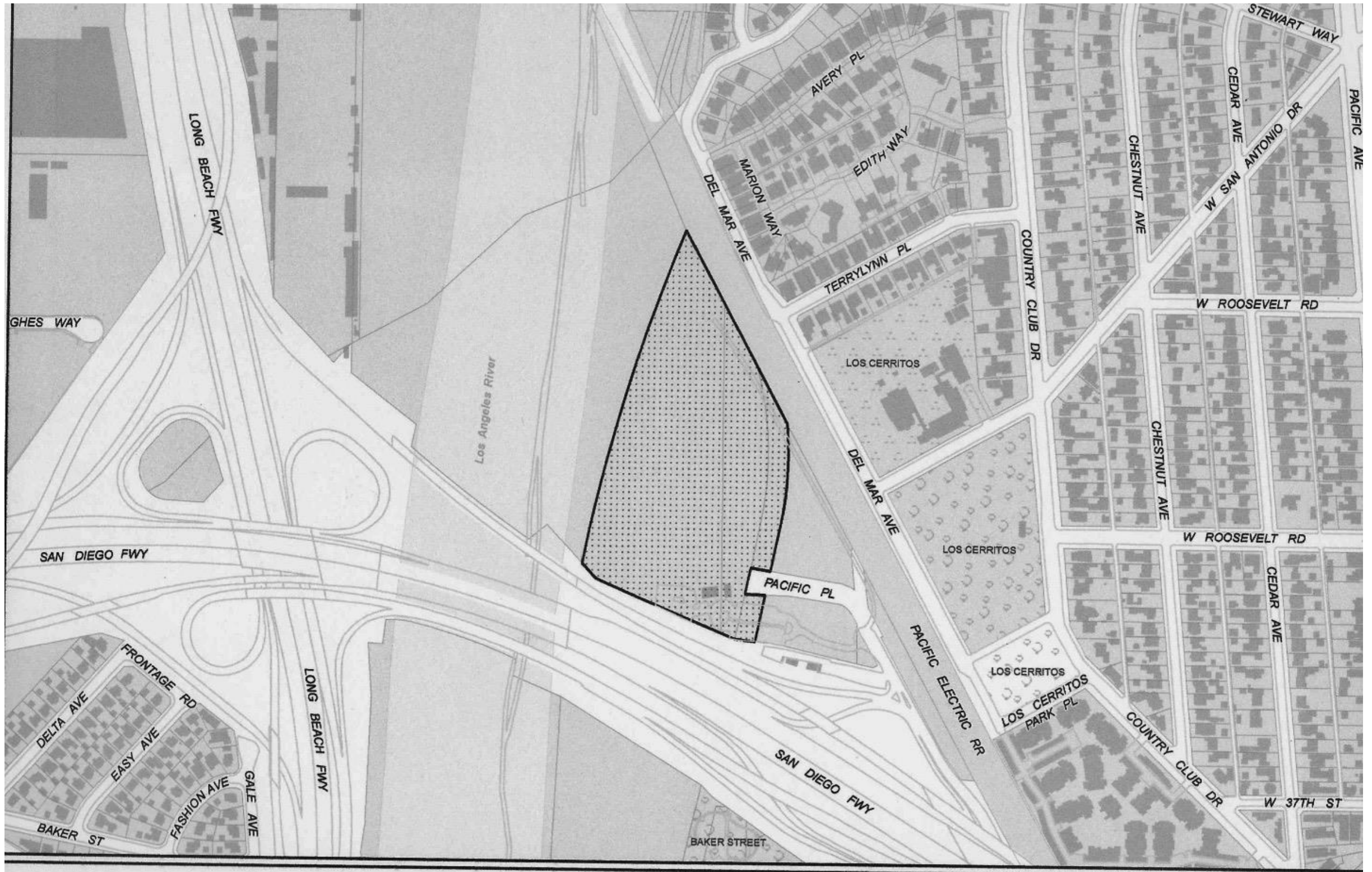
3701 PACIFIC PLACE

SIERRA CLUB LOS CERRITOS WETLANDS TASK FORCE APPEAL

Presenters: Ann Cantrell, Anna Christensen and Amy Valenzuela

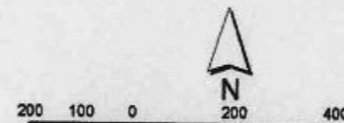
Appeal Issues

- Inadequate Mitigated Negative Declaration and need for an Environmental Impact Report
- Approved Biological Mitigations cannot be done as all vegetation has been removed from the site
- Proposed use contradicts many years of publicly touted and council approved plans for LA River revitalization
- Height variance of 43 feet, 11 inches, is not in compliance with the neighborhood
- Zoning change is spot zoning, being done solely for this developer. Zoning is still not adequate and requires a Conditional Use Permit.



Subject Property:
3701 Pacific Pl
Application No. 2005-08
Council District 8
Zoning Code : IL

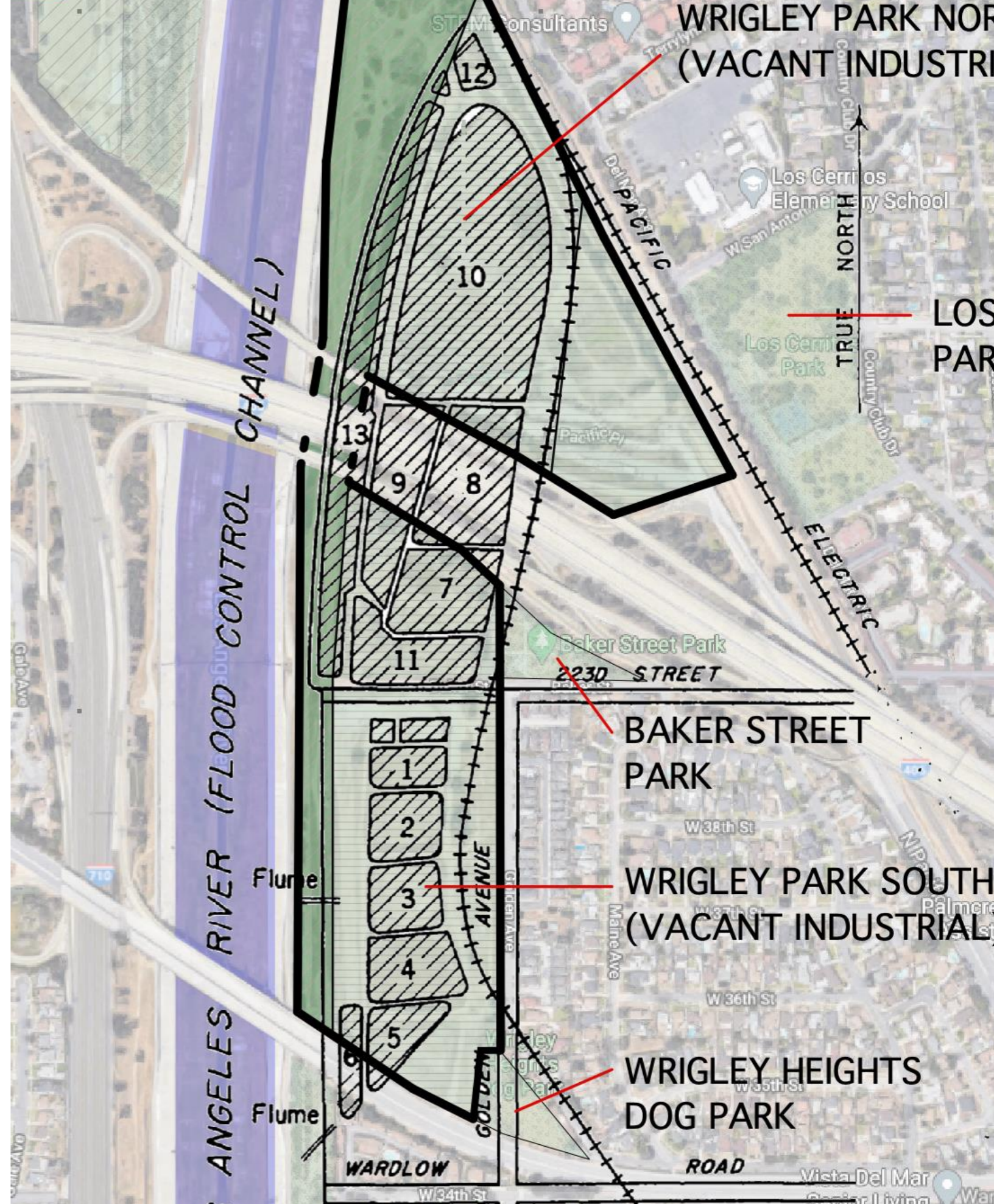
ATTACHMENT B



RIVERLINK MAP

OIL OPERATORS PROPERTY

- 3701 Pacific Pl. parcel 10
- Parcels 8 and 9 now freeway
- 223D Street now Baker St.
- Parcels 1-6 now 712 Baker



OIL OPERATORS SITE

CONTAINS 3701 PACIFIC PLACE AND 712 BAKER STREET

- BOTH PACIFIC PLACE AND BAKER STREET PROPERTIES WERE PART OF AN OIL BRINE OPERATION**
- BOTH CONTAIN HAZARDOUS WASTE, CULTURAL HISTORY, BIOLOGICAL RESOURCES, RECREATIONAL AND TRANSPORTATION ISSUES**
- IN ADDITION, PACIFIC PLACE HAD AT LEAST 11 WORKING OIL WELLS**
- BAKER STREET PROJECT IS PREPARING AN ENVIRONMENTAL IMPACT REPORT, WITH ALTERNATIVE USES**
- PACIFIC PLACE HAS A NEGATIVE DECLARATION REQUIRING MANY IMPOSSIBLE MITIGATIONS, WITH NO ALTERNATIVE USES**

**CEQA REQUIRES THAT THE
3701 PACIFIC PLACE
PROJECT HAVE AN EIR NOT A
MND**

Environmental Issues Needing An EIR

AESTHETICS
AIR QUALITY
BIOLOGICAL RESOURCES
CULTURAL/TRIBAL RESOURCES
GEOLOGY AND SOIL
GREENHOUSE GAS EMISSIONS
HAZARDOUS MATERIALS
HYDROLOGY AND WATER QUALITY
LAND USE AND PLANNING
POPULATION AND HOUSING
PUBLIC SRVICES
RECREATION
TRANSPORTATION
UTILITIES

BIOLOGICAL RESOURCES

CA FISH AND WILDLIFE COMMENT LETTER ON MND

- Calls for more studies for endangered, threatened and special species, including Crotch's Bees, Burrowing Owls, Bats, and Southern Tarplants
- Calls for numerous mitigations for illegal vegetation removal on 1,500 square feet of unsurveyed vegetation.
- States that Mitigation for Southern Tarplants is unlikely to succeed as these plants require sandy, disturbed soils and do not survive transplanting nor landscaped soil.
- Questions how the MND mitigations can be fulfilled when all trees and vegetation has been removed from the site.

SOUTHERN TARPLANT

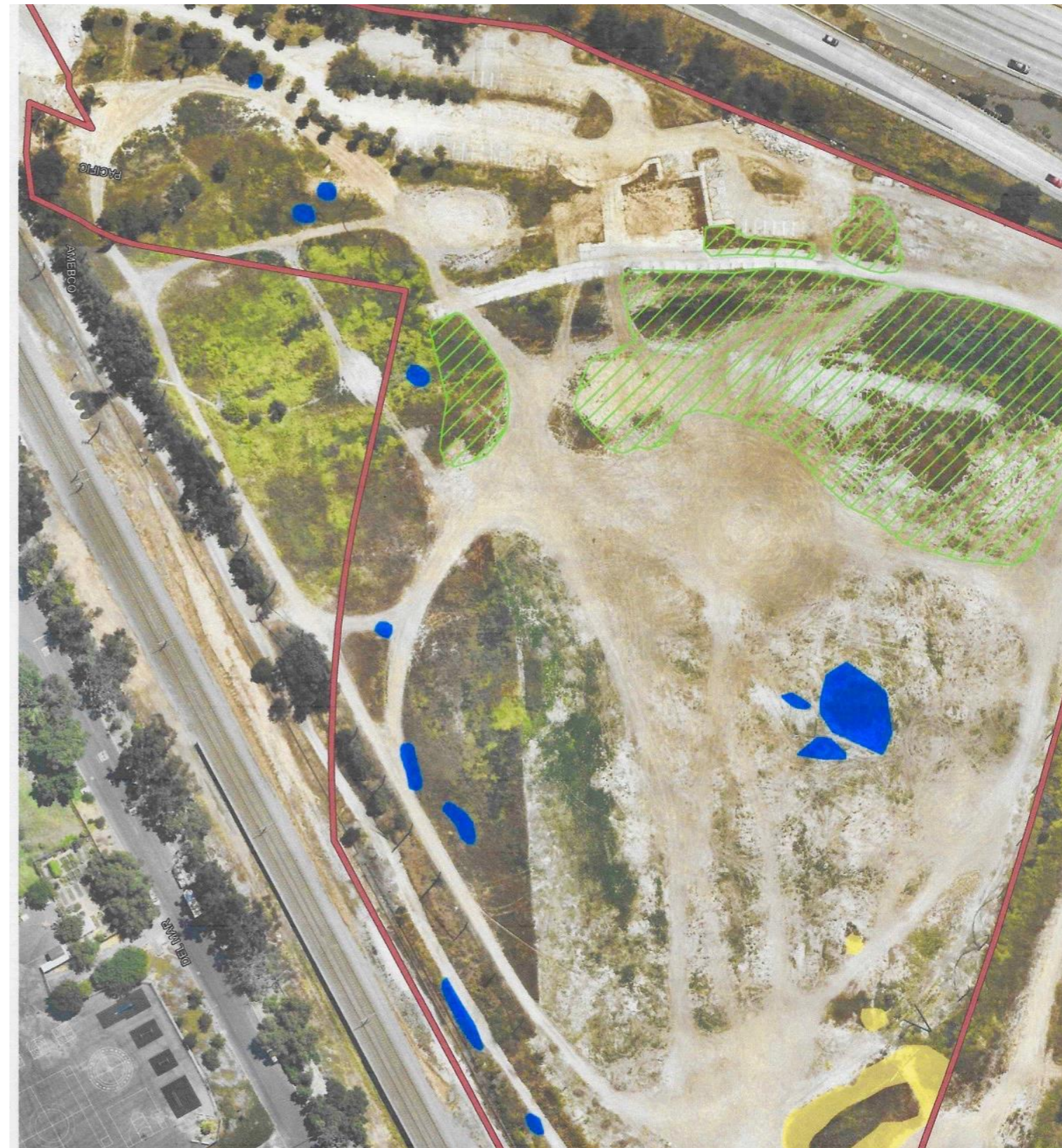
**SPECIAL STATUS
SPECIES**

**830 Individuals counted
on Pacific Place Property
on August 7, 2020**



THE BLUE AREAS SHOW WHERE SOUTHERN TARPLANTS WERE FOUND IN AUGUST 2020.

THE GREEN HASHMARKS IN THE UPPER RIGHT AND CENTER ARE THE AREAS CLEARED OF VEGETATION BEFORE THE SURVEYS WERE COMPLETED.



DTSC WORK NOTICE

Department of Toxic Substances Control – Our mission is to protect the people, communities, and environment of California from harmful chemicals by cleaning up contaminated sites, enforcing hazardous waste laws, and compelling the development of safer products.

FIELDWORK AT THE LONG BEACH INDUSTRIAL PARK PROJECT (a.k.a. FORMER OIL OPERATORS) LONG BEACH, CALIFORNIA

The 14-acre Long Beach Industrial Park (a.k.a Former Oil Operators) located at 3701 N. Pacific Park, Long Beach, California (Site), operated as an oil waste disposal facility from 1926 until the mid-1950's. The Department of Toxic Substances Control (DTSC) is overseeing Site investigation and remediation activities at this Site. The Site is owned by Artesia Acquisition Company, LLC and plans to develop the property into a recreational vehicle (RV) parking and storage warehouse.

What will happen and what will I see?

Due to historical Site operations, the soil beneath the future warehouse building will require a test program, called surcharge test, to measure the bearing capacity of the area beneath the building footprint. The surcharge test program will include:

- Grading and moving soil from the northern end of the Site to the southern end
- Create a covered mound of soil approximately 15 feet high to simulate future building weight
- Field monitoring to evaluate settlement behavior of the Site for several months

What safety measures are being taken to protect the community?

- Fence and patrol the Site during field activities
- Real-time air monitoring along fence-line
- Dust suppression and vapor control measures following South Coast Air Quality Management District requirements

How long will the fieldwork take?

- Work will begin the week of August 17th through September 30, 2020
- Monday through Friday: 7:00 a.m. to 7:00 p.m. & Saturday: 9:00 a.m. to 6:00 p.m.

Who to Contact: You can send email inquiries to **Rania A. Zabaneh**, Project Manager, at Rania.Zabaneh@dtsc.ca.gov, or to **Jessica Anderson**, Public Participation Specialist, at Jessica.Anderson@dtsc.ca.gov. To contact us by phone, please call **Eileen Mananian** at (714) 484-5349.



Hearing impaired individuals may use the California Relay Service at 711 or 800-735-2929 TTY/VCO/HCO to voice.



Additional information on DTSC sites can be found through our [EnviroStor](#). (rev. 5-2020)



Potential Impacts to Historic and Cultural Resources Must Be Properly Analyzed

The MND improperly concludes that the Project would not result in a significant adverse impact to any identified or eligible historical resources.

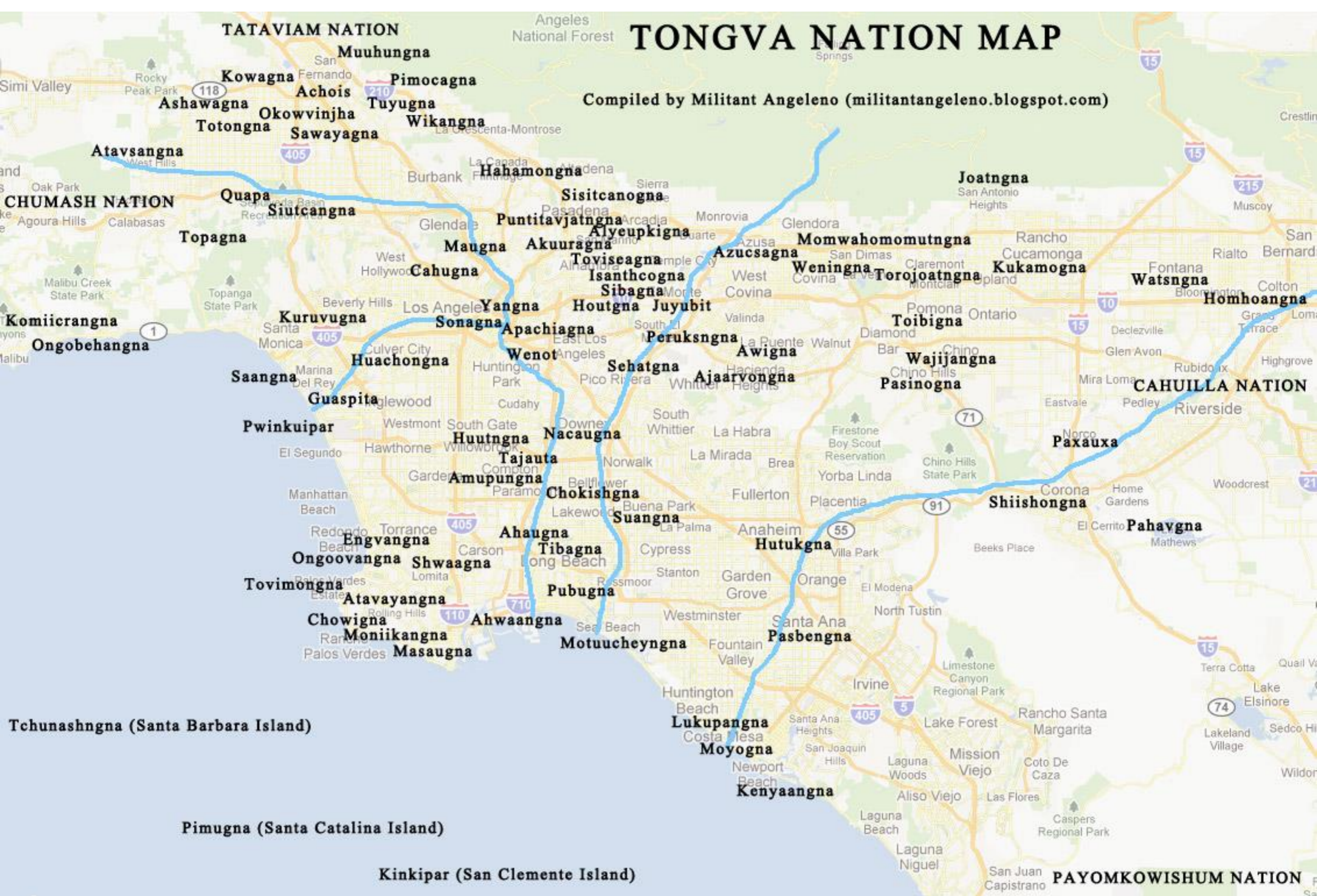
The Project area has been the home for many cultures, starting with the Tongvas, to the Spanish, to the Mexicans to the Americans.

A Tongva village (Tevaaxa'nga) was recorded as being located along the river near the Rancho Los Cerritos.

Cog stones and other artifacts have been found at Rancho Los Cerritos.

TONGVA NATION MAP

Compiled by Militant Angeleno (militantangeleno.blogspot.com)







RARE COG STONES







