



California Heights Neighborhood Association  
3553 Atlantic Avenue, #350  
Long Beach, CA 90807

City of Long Beach  
Planning Commission  
411 W. Ocean Boulevard, 3<sup>rd</sup> Floor  
Long Beach, California 90802

December 17, 2020

Dear Chair Lewis, Vice Chair Christoffels, and Commissioners Cruz, LaFarga, Ricks-Oddie, Templin, Verduzco-Vega:

Our organization, the California Heights Neighborhood Association (CHNA), is a non-profit organization working to promote public knowledge and preservation of historic and architectural resources within the largest historic district in Long Beach. Our historic district borders the proposed Specific Plan boundary at the northwest corner of Wardlow Road and Cherry Avenue. Due to this adjacency, we are very interested in potential impacts to our historic district.

First and foremost, we would like to thank City staff for reaching out to our organization and the broader community throughout this multi-year process. It has been a very collaborative effort and we are very appreciative of the City in addressing our earlier comments related to land uses and mitigation for potential historic resources within the Globemaster Corridor Specific Plan ("Specific Plan") area. Generally, we are pleased with the vision and framework of the Specific Plan. We are excited to see the former Boeing property transformed and bring additional jobs into the area. We are also excited about the idea of Cherry Avenue being transformed as indicated in the vision. Although we are supportive of this document, we believe that some modifications are needed to the Specific Plan and corresponding Environmental Impact Report (EIR) to ensure these benefits are not implemented at the cost of our neighborhood.

Comment No. 1 – Wardlow Design

The Specific Plan in Exhibit 4-3 identifies the existing condition of Wardlow Road does not reflect the existing condition to the west of Cherry, which only has two lanes of travel and on-street parking on both sides. Planned improvements to Wardlow Road identified in the Specific Plan includes adding a bike lane and removes on-street parking on both sides of the street. West of Cherry, on-street parking is heavily used by apartments and residents that do not have adequate on-site guest parking. Either a new cross section should be created for Wardlow Road to maintain the on-street spaces on the north side of the street, or the existing section should be annotated to identify the portion of Wardlow Road east of Cherry. We are agreeable to this design shown as long as it is limited to the portion of Wardlow Road east of Cherry Avenue.



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#### Comment No. 2 – Parking Requirement for Offices

Parking requirements for office uses identified in Section 5.5.6 of the Specific Plan (Page 85) have been reduced from the City's Code of roughly 4 spaces per 1,000 square feet (sf) for the first 20,000 sf of office buildings and 2 spaces per 1,000 sf thereafter to just 2 spaces per 1,000 sf. The Specific Plan also includes a reduction in the parking requirement for uses providing extensive open space (albeit, subject to a traffic study).

The east side of our neighborhood has issues where employees of commercial uses in Lakewood park in the neighborhood. We would not want development within this Specific Plan to amplify this impact. Furthermore, there does not seem to be any justification for this reduction, other than to appease developers of smaller office buildings. These future developments should comply with the Code just like every other office development outside of downtown (including those within the recently adopted Douglas Park Planned Development Code). Should these future developers need a parking reduction, they should request the reduction, provide adequate justification, and follow the procedures identified in the Specific Plan or other allowed parking reduction mechanisms found within the City's Code. We are not agreeable to a blanket reduction in parking requirements when developments here are required to meet the same Transportation Demand Management (TDM) requirements as elsewhere in the City.

#### Comment No. 3 – Cherry Avenue Design

We are concerned about the design of Cherry Avenue. We believe that this design will worsen circulation issues, as the portion between Spring and Wardlow (and further north to Carson) is commonly congested – even with minimal traffic being generated by the Boeing property being out of operation for about five (5) years).

A few facts about the existing Cherry Avenue design and the proposed design identified in the Specific Plan:

- The existing condition of Cherry Avenue includes two travel lanes in each direction, a center turn lane, and on-street parking. The proposed condition includes a landscape median and converting the on-street parking to a Class IV protected bike lane.
- Wardlow Road is not designated as a truck route and the Specific Plan identifies Wardlow Road as having "local deliveries."
- According to the General Plan, the intersection of Cherry and Wardlow already functions at Level of Service (LOS) E without any planned improvements. Cherry Avenue is also identified as a "congested northbound/southbound corridor" and is also identified as a Major Avenue.
- Table 5 of the City's Mobility Plan identifies that the maximum acceptable LOS for a Major Avenue is LOS D.
- Pre-COVID, northbound Cherry Avenue traffic frequently backed up from Wardlow Road to the 405 freeway, including back-up on the off-ramp. This northbound 405 off-ramp does not help, by requiring vehicles to yield to vehicles onto Cherry (which is impossible when it is backed up). This condition was amplified when the City recently allowed the Port of Long Beach to temporarily store containers within the Specific Plan area. Traffic was backed up to the freeway during non-peak hours during the pandemic.



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- Cherry Avenue north of Wardlow Road generally consists of two travel lanes in each direction and includes a jogging jurisdictional boundary between Lakewood and Long Beach. North of Carson, where Cherry Avenue is fully within Long Beach, Cherry Avenue consists of three travel lanes in each direction.
- Historically, traffic from the Boeing property used our neighborhood for cut-through traffic. This is evident by the existing signage at the intersection of 36<sup>th</sup> Street and Cherry Avenue, prohibiting westbound traffic past Cherry Avenue on 36<sup>th</sup> Street during the PM Peak hour.
- The City of Signal Hill, on Comment No. 6-9 of the FEIR, has expressed that "Cherry Avenue from Spring to 19th will not include bike facilities."

We anticipate that this project will include different specialties and will become a regional hub of employment in the South Bay, attracting employees from beyond Long Beach. Implementing a Class IV bike lane in Cherry Avenue that will not continue south of Spring in the foreseeable future and could potentially not travel north of Wardlow since portions of that right-of-way are located in the City of Lakewood could impede implementation of the Class IV Bike Lane that would help alleviate traffic. The Specific Plan should not just require a utopian dream, but it needs to look at and anticipate what can be implemented.

Furthermore, the Specific Plan has the opportunity to enhance travel for all modes and to make Cherry Avenue more resilient and accommodating for future transportation needs. Due to Cherry's proximity to the 405 freeway and existing non-compliance with the General Plan, we recommend that Cherry Avenue cross section should be modified between the 405 on/off ramps and Wardlow Road to include a transitional lanes or right-turn turn lane in lieu of the Class IV bike lane in the interim condition. This way, traffic can flow directly from the freeway to these new uses as well as to the freeway (the 405 southbound on-ramp from Cherry Avenue southbound already has this lane). Once agreements can be secured with the cities of Lakewood and Signal Hill, implementing the Class IV Bike Lane from Carson Street to Wardlow Avenue, then the third lane could be converted into the Class IV bike lane to help alleviate the increased traffic.

If congestion worsens on Cherry Avenue, trucks and employees will travel the path of least resistance and use Wardlow Road or other roads through our neighborhood to avoid congestion. Using Douglas Park as an example, Carson Avenue has six lanes of travel and a Class I bike route on the south side of the ROW. Carson also has the same designation as Cherry Avenue (Major Avenue). The other major street, Lakewood Boulevard, has 7 lanes of travel, though it is designated as a Regional Connector. The Douglas Park development added the 7<sup>th</sup> lane, which is a right turn lane between Carson and Cover. We are requesting the same treatment on Cherry Avenue between Wardlow Road and the 405 on/off ramps for both northbound and southbound travel.

We enjoy bike lanes and we want the project to be successful, but it should not be at the expense to our neighborhood by increasing cut-through traffic to the benefit of non-local developers and property owners.

Thank for your consideration,

California Heights Neighborhood Association

PUBLIC COMMENT FORM

PUBLIC COMMENT PERIOD: NOVEMBER 16 TO DECEMBER 18, 2020  
FOR PROPOSED RESPONSE PLAN  
LONG BEACH INDUSTRIAL PARK (FORMER OIL OPERATORS), LONG BEACH

You can use this form to send in your written public comments on the proposed Response Plan. You may also ask to be added or deleted from the project mailing list. If you know of anyone or any organizations that would like to be on the project mailing list, please use this form to notify us. Please send your comments to: Rania A. Zabaneh, DTSC Project Manager, Department of Toxic Substances Control, 5796 Corporate Avenue, Cypress CA 90630. You may also e-mail this same information to: [Rania.Zabaneh@dtsc.ca.gov](mailto:Rania.Zabaneh@dtsc.ca.gov).

Reminder: All public comments on the draft Response Plan must be postmarked or e-mailed by December 18, 2020.

Name: Thomas Burniston

Agency or Organization (if applicable): \_\_\_\_\_

Address: 3742 Country Club Drive LB 90807

Telephone No.: 562-426-2391

Email Address: TRB90807@AOL.COM

Please add me to the Long Beach Industrial Park mailing list.

Please delete from the mailing list (add your address above).

Comments:

Congratulations to all parties who have come together to improve this dirt lot!

To cover the dirt and build facilities that will pay taxes to Long Beach is so much better than doing nothing or to try to install another park.

Another park in open space would cost millions to build and to maintain year after year.

Besides, there is already a park lot just south as well as a beautiful large park within a stones throw: Los Cerritos Park.

DTSC mailings are solely for the purpose of keeping persons informed of DTSC activities. Mailing lists are not routinely released to outside parties. However, they are considered public records and, if requested, may be subject to release.



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)

**From:** [joyzadaca@verizon.net](mailto:joyzadaca@verizon.net)  
**To:** [Zabaneh, Rania@DTSC](mailto:Zabaneh.Rania@DTSC); [district8@longbeach.gov](mailto:district8@longbeach.gov); [district7@longbeach.gov](mailto:district7@longbeach.gov)  
**Subject:** GREEN SPACE / PARK at 3701 Pacific Place  
**Date:** Wednesday, January 06, 2021 4:15:16 PM

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EXTERNAL:

We oppose the development at 3701 Pacific Place.

Please require a full EIR for the site.

Please fulfill your promise to transform this parcel into green space.

Thank you,  
Joy Zadaca

**From:** [Amy York](#)  
**To:** [Zabaneh, Rania@DTSC](mailto:Zabaneh.Rania@DTSC)  
**Subject:** Pacific Place Project  
**Date:** Tuesday, January 05, 2021 10:44:43 AM

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EXTERNAL:

To: Rania Zabaneh,  
The Department of Toxic Substances Control

I am writing regarding the proposed Pacific Place Project. I am alarmed at the fact that a full Environmental Impact Report (EIR) has not been conducted prior to allowing the developer to grade the site, which is full of toxic soil and thus further polluting the already polluted air in Long Beach and putting residents at risk.

In addition to the polluting the air we breathe, the traffic and noise this project will generate, also has the potential of negatively impacting those in our community, and will take from us one of the only open and green spaces available to us.

I urge you to support a full EIR at this time. The negative ramifications of building PPP without a full EIR are just too great and I truly don't see how anyone but the developers and big business, comprised of individuals who do not live in the community, will benefit.

Sincerely,

Amy York  
817 E. 36th St.  
Long Beach, CA 90807  
323-258-3388

**From:** [Amy York](#)  
**To:** [Zabaneh, Rania@DTSC](mailto:Zabaneh.Rania@DTSC)  
**Subject:** Pacific Place Project  
**Date:** Tuesday, January 05, 2021 10:44:45 AM

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EXTERNAL:

To: Rania Zabaneh,  
The Department of Toxic Substances Control

I am writing regarding the proposed Pacific Place Project. I am alarmed at the fact that a full Environmental Impact Report (EIR) has not been conducted prior to allowing the developer to grade the site, which is full of toxic soil and thus further polluting the already polluted air in Long Beach and putting residents at risk.

In addition to the polluting the air we breathe, the traffic and noise this project will generate, also has the potential of negatively impacting those in our community, and will take from us one of the only open and green spaces available to us.

I urge you to support a full EIR at this time. The negative ramifications of building PPP without a full EIR are just too great and I truly don't see how anyone but the developers and big business, comprised of individuals who do not live in the community, will benefit.

Sincerely,

Amy York  
817 E. 36th St.  
Long Beach, CA 90807  
323-258-3388

**From:** [Sandra Wilson](#)  
**To:** [Zabaneh, Rania@DTSC](mailto:Zabaneh.Rania@DTSC); [alaustindistrict8@longbeach.gov](mailto:alaustindistrict8@longbeach.gov); [robertourangadistrict7@longbeach.gov](mailto:robertourangadistrict7@longbeach.gov)  
**Subject:** 3701 Pacific Place Construction  
**Date:** Tuesday, January 05, 2021 11:34:56 AM

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EXTERNAL:

I would like all of you to do something really good for your constituents. The idea of allowing a parking lot for RVs instead of a green space is very upsetting. These are nice neighborhoods that would be damaged by allowing a parking lot for RVs that we would have to look at. Los Cerritos School and Park are near this area and it would be a huge downgrade to this area.

I strongly urge you to require a full EIR at 3701 Pacific Place. I oppose this development and want all of you to fulfill your promise to transform this parcel into green space. Please do not DESTROY our nice peaceful neighborhoods.

Sandra Wilson



**From:** [Sandra Wilson](#)  
**To:** [Zabaneh, Rania@DTSC](mailto:Zabaneh.Rania@DTSC); [alaustindistrict8@longbeach.gov](mailto:alaustindistrict8@longbeach.gov); [robertourangadistrict7@longbeach.gov](mailto:robertourangadistrict7@longbeach.gov)  
**Subject:** 3701 Pacific Place Construction  
**Date:** Tuesday, January 05, 2021 11:34:56 AM

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EXTERNAL:

I would like all of you to do something really good for your constituents. The idea of allowing a parking lot for RVs instead of a green space is very upsetting. These are nice neighborhoods that would be damaged by allowing a parking lot for RVs that we would have to look at. Los Cerritos School and Park are near this area and it would be a huge downgrade to this area.

I strongly urge you to require a full EIR at 3701 Pacific Place. I oppose this development and want all of you to fulfill your promise to transform this parcel into green space. Please do not DESTROY our nice peaceful neighborhoods.

Sandra Wilson

**From:** [Patti Welker](#)  
**To:** [Zabaneh, Rania@DTSC](mailto:Zabaneh.Rania@DTSC)  
**Subject:** Fwd: 3701 Pacific Place Development  
**Date:** Wednesday, January 06, 2021 4:23:19 PM

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EXTERNAL:

Sent from my iPhone

Begin forwarded message:

**From:** Patti Welker <patinaantq@yahoo.com>  
**Date:** January 6, 2021 at 4:20:49 PM PST  
**To:** mayor@longbeach.gov  
**Subject:** 3701 Pacific Place Development

Dear Mayor Garcia:

As a Los Cerritos resident, I am adamantly against the current development plan for 3701 Pacific Place.

This property has been a toxic dump site for many years. I believe that the residents living close to it deserve a complete Environmental Impact study, especially considering its proximity to Los Cerritos Elementary school.

As a 20 year resident, I have followed the plans for the development of land along the LA river and looked forward to the free space it would offer on the west side of Long Beach. The last I heard, Al Austin represented Long Beach on a multi city council that recommended park space for that parcel. I also remember reading about \$5.2 million in funding for the project. I don't know how the land use was able to be changed, but feel the residents at least deserve a full EIR reporting.

Patti Welker  
Virginia Rd resident  
Small business owner on Atlantic Ave

Sent from my iPhone

## Dionne Bearden

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**From:** Kimberly Walters <kimwalters@gmail.com>  
**Sent:** Thursday, December 17, 2020 9:47 PM  
**To:** Council District 8  
**Cc:** Mayor; PlanningCommissioners; Amy Valenzua; jeovalle; m lissette flores; Bob Marsocci; Doug Carstens; Connie Hughes; Candace Davis  
**Subject:** The Planning Commission's Vote Tonight on 3701 Pacific Place

**-EXTERNAL-**

Dear Councilmember Austin,

Tonight the Planning Commission met and voted in favor of conceding everything the developer of 3701 Pacific Place has asked for. All but one of the Commissioners (Mark Christoffels) voted to allow construction to go forward without requiring an Environmental Impact Report on this land contaminated with toxic waste.

Seventy-four people showed up to the meeting besides staff and commissioners. 74. Please note what a big turnout that was in the holiday season and how very much we care about this. Almost 25 of those of us in the audience spoke. It was about 95% in favor of an EIR and 5% against an EIR and in favor of the developer. The vast majority of us that attended the meeting are very much opposed to what is going on here. We want at the very least to receive a full account of what's there and what needs to be done to protect us through an Environmental Impact Report. Several people who spoke in opposition to the construction gave extremely detailed and technical explanations as to why the project must not be allowed to go forward as currently slated because of serious problems.

The Commissioners, however, chose not to listen to us at all. There was no real consideration of our points. There was no real deliberation on their part. It showed on their faces how little they cared about what we, the residents of this area, have to say about this construction project. Their minds were clearly made up before they came into the meeting. The vote was perfunctory. For us, it was like shouting into a void. No one on the Commission was listening to us at all.

I am writing to you, Councilmember Austin, asking that you be the change we need to see. Please take leadership here. Please be aware of how upset the residents of Los Cerritos and Wrigley are about this. Please put the neighborhood and the residents here first. We do not want this. Please listen to us and please represent us. Already 280 people have signed our petition asking for an EIR on this property.

If you will give us the chance, we *can* raise the money through grants and bonds and big donors to purchase this and the adjacent properties and turn them into the green space that our side of the city along the 710 and 405 so badly needs. I can assure you of this. The money is there. We only need the time. But if you permit the construction to take place now, we will never get this chance back to green these last remaining large parcels.

Please buy us the time we need to purchase this property. Please put the brakes on this construction project. Please hold a meeting so that you can see how much opposition there is to this among the residents here. Please take the opportunity to hear directly from us. We need you to take the time to find out how we feel and to lead on our behalf.

Kind regards,  
Kimberly Walters

--

Kimberly Walters  
Assistant Professor



**From:** [Kimberly Walters](#)  
**To:** [Doug Carstens](#)  
**Cc:** [PlanningCommissioners](#); [Amy Harbin](#); [juan ovalle](#); [Sunjana Supekar](#); [Carlos Ovalle](#); [Hahm, Alison](#); [Ann Cantrell](#); [Council District 8](#)  
**Subject:** Re: Opposition to Proposed Project at 3701 Pacific Place; Agenda Item # 1 Planning Commission Hearing December 17, 2020  
**Date:** Wednesday, December 16, 2020 7:44:09 PM

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**-EXTERNAL-**

Dear Planning Commissioners,

Attached please find opposition letters to the construction taking place at 3701 Pacific Place that were submitted to the DTSC. There has been a significant number of opposition letters already submitted. Please note that the staff report stating that no opposition letters have been received is incorrect.

We look forward to having you recognize and listen to what residents of this area are asking of you.

Kind regards,  
Kimberly Walters

 [MND Comment Letters.pdf](#)

On Wed, Dec 16, 2020 at 5:09 PM Kimberly Walters <[kimwalters@gmail.com](mailto:kimwalters@gmail.com)> wrote:

Dear Commissioners and Ms. Harbin,

I too submitted an opposition letter to Ms. Harbin's office some time ago as did hundreds of my neighbors. Ms. Harbin, were these letters not forwarded to the Planning Commission?

Is the Planning Commission not aware of the strong opposition to allowing only an MND for this project rather than requiring a full EIR?

Kindly explain to us why the Commission's agenda states that there have not been opposition letters submitted. Again, there have been hundreds.

Kind regards,  
Kimberly Walters

On Wed, Dec 16, 2020, 4:52 PM Doug Carstens <[dpc@cbcearthlaw.com](mailto:dpc@cbcearthlaw.com)> wrote:

Honorable Commissioners and Ms. Harbin,

The staff report for the above-entitled matter states “no letters in opposition of the project have been received.” (Page 8, Agenda Item 1 Staff Report).

Please understand our 91 page letter submitted to Ms. Amy Harbin on November 16, 2020

is an opposition letter to this project. It is attached to this message for your reference.

The first line states clearly “ On behalf of the Riverpark Coalition, we submit these comments opposing the Pacific Place Project (the Project) as proposed and the City’s reliance on a mitigated negative

declaration (MND) prepared for it.“

We believe many other letters from the community to Ms. Harbin were also opposition letters to the Project and must be interpreted as such.

Thank you for your consideration of these comments.

Best Regards,

Douglas P. Carstens

Chatten-Brown, Carstens & Minter, LLC  
2200 Pacific Coast Highway, Suite 318  
Hermosa Beach, CA 90254  
Phone: (310) 798-2400 x 1  
Fax: (310) 798-2402  
[www.cbcearthlaw.com](http://www.cbcearthlaw.com)

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Kimberly Walters  
Assistant Professor  
International Studies  
California State University, Long Beach

## Dionne Bearden

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**From:** David Walker <walkerdgdec@gmail.com>  
**Sent:** Thursday, December 17, 2020 11:35 PM  
**To:** Kimberly Walters  
**Cc:** Council District 8; Mayor; PlanningCommissioners; Amy Valenzua; jeovalle; m lissette flores; Bob Marsocci; Doug Carstens; Connie Hughes; Candace Davis  
**Subject:** Re: The Planning Commission's Vote Tonight on 3701 Pacific Place

**-EXTERNAL-**

Hi Al:

The residents of Los Cerritos learned tonight that LCNA president was made aware of the project months ago ... and that was never told to the residents. We will deal with that issue; however, you need to know that the Commissioners believe that residents were made aware of this development (as required) months ago via a communication with the LCNA president. None of the LC residents in this email even knew that nor can recall any announcement or request for feedback.

Now that you know this, I'm sure you are just as perturbed as the nearly 400 people that have expressed their displeasure with the results. We could not tell the commissioners this because City staff had closing statements that we could not correct. The least you can do is require the Full EIR on this sludge of a parcel before it is blacktopped.

Ty

David Walker

Sent from my iPhone

On Dec 17, 2020, at 9:47 PM, Kimberly Walters <kimwalters@gmail.com> wrote:

Dear Councilmember Austin,

Tonight the Planning Commission met and voted in favor of conceding everything the developer of 3701 Pacific Place has asked for. All but one of the Commissioners (Mark Christoffels) voted to allow construction to go forward without requiring an Environmental Impact Report on this land contaminated with toxic waste.

Seventy-four people showed up to the meeting besides staff and commissioners. 74. Please note what a big turnout that was in the holiday season and how very much we care about this. Almost 25 of those of us in the audience spoke. It was about 95% in favor of an EIR and 5% against an EIR and in favor of the developer. The vast majority of us that attended the meeting are very much opposed to what is going on here. We want at the very least to receive a full account of what's there and what needs to be done to protect us through an Environmental Impact Report. Several people who spoke in opposition to the construction gave extremely detailed and technical explanations as to why the project must not be allowed to go forward as currently slated because of serious problems.

The Commissioners, however, chose not to listen to us at all. There was no real consideration of our points. There was no real deliberation on their part. It showed on their faces how little they cared about what we, the residents of this area, have to say about this construction project. Their minds were clearly made up before they came into the meeting. The vote was perfunctory. For us, it was like shouting into a void. No one on the Commission was listening to us at all.

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If you will give us the chance, we *can* raise the money through grants and bonds and big donors to purchase this and the adjacent properties and turn them into the green space that our side of the city along the 710 and 405 so badly needs. I can assure you of this. The money is there. We only need the time. But if you permit the construction to take place now, we will never get this chance back to green these last remaining large parcels.

Please buy us the time we need to purchase this property. Please put the brakes on this construction project. Please hold a meeting so that you can see how much opposition there is to this among the residents here. Please take the opportunity to hear directly from us. We need you to take the time to find out how we feel and to lead on our behalf.

Kind regards,  
Kimberly Walters

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Kimberly Walters  
Assistant Professor  
International Studies  
California State University, Long Beach



**From:** [Gordon Voelker](#)  
**To:** [Zabaneh, Rania@DTSC](mailto:Zabaneh.Rania@DTSC)  
**Subject:** Los Cerritos development  
**Date:** Tuesday, December 01, 2020 2:54:46 PM

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EXTERNAL:

Hello Ms Zabaneh, I have just been alerted to a new development in Long Beach, where I live. The location at 3701 Pacific Place is apparently the former home of a toxic waste dump.

I want to state my objection to this development unless all environmental evaluations show it to be safe, including any runoff that will quickly pollute the Alamitos Bay. I hope the safety of our community's health for the future is the primary factor in permitting this property.

Yours truly,

Penelope Voelker

Sent from my iPhone

**From:** [David & Kathy Walker](#)  
**To:** [LBDS-EIR-Comments](#)  
**Subject:** Pacific Place Project  
**Date:** Wednesday, December 16, 2020 7:56:56 PM

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**-EXTERNAL-**

David Walker  
220 E. Randolph Place  
Long Beach CA 90807

November 13, 2020

City of Long Beach  
Development Services Department  
Attention: Ms. Amy Harbin  
411 West Ocean Boulevard, 3rd Floor  
Long Beach, California 90802

[LBDS-EIR-Comments@longbeach.gov](mailto:LBDS-EIR-Comments@longbeach.gov)

**RE: Pacific Place Project - OPPOSED**

The purpose of my letter is that the Pacific Place Project should undergo a full Environmental Impact report for two main reasons.

1. Lack of open space for residents on the west side as compared to other areas of Long Beach. There are definite inequality issues with the west side having less acres of parkland than other areas of the city. I am requesting that the LAND USE fulfill the vision of the LA River Master plan to have open space with lots of trees to negate the increase in air pollution, all down the LA River.
2. Air pollution. I live on the west side of Long Beach near the 710 corridor which the City of Long Beach, through the Port of Long Beach has identified as an area with greater amounts of air pollution. **The City of Long Beach cannot contradict itself with the need for finding clean air solutions from the Port and 710 freeway** and then possibly decide that the greatest open space along this freeway should have increased traffic emissions.

If you are unfamiliar with the air pollution levels you can learn more at:

<https://www.kcet.org/shows/neighborhood-data-for-social-change/community-health-in-the-i-710-corridor>

<https://usc.data.socrata.com/stories/s/Community-Health-in-the-I-710-Corridor/xygk-aaaq>

These reports state:

Annual averages provided by Caltrans in 2017 show that more than 20,000 trucks pass through sections of this freeway in a single day, which is more than twice the

Los Angeles freeway average. What's more, LA Metro predicts this traffic will more than double by 2035. Consequently, this region alone accounts for 20% of all particulate emissions in Southern California, which explains why some locals have taken to calling it a "diesel death zone."

According to 2017 data from the CalEnviroScreen 3.0, neighborhoods in the I-710 Corridor average 36% more particulate matter concentrations than the LA County average. Even at moderate levels, particulate matter harms the short- and long-term health of people sensitive to it—typically young children, senior citizens, and people with respiratory illnesses. [Studies](#) find that those living in high emission zones are much more likely to develop asthma, heart disease, and lung cancer, and women are more likely to give birth prematurely.

Please require a full EIR, not in a Mitigated Negative Declaration, as this project will impact air quality, greater vehicle noise and emissions, and has the opportunity to address the lack of green space.

Thank you for your consideration,

David Walker

David & Kathy Walker

David Cell: 562-756-0361

Kathy Cell: 562-756-5654

Home: 562-612-1918

**From:** [Anderson, Jessica@DTSC](mailto:Anderson.Jessica@DTSC)  
**To:** [Zabaneh, Rania@DTSC](mailto:Zabaneh.Rania@DTSC)  
**Subject:** FW: IN FAVOR OF West Long Beach's place in the L A River revitalization plan and AGAINST the storage facility  
**Date:** Tuesday, January 05, 2021 4:04:57 PM

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Added

*Jessica Anderson*

Associate Governmental Program Analyst  
Office of Environmental Equity | Public Participation  
CalEPA | Department of Toxic Substances Control (DTSC)  
5796 Corporate Avenue  
Cypress, California 90630-4732  
Web: <http://www.dtsc.ca.gov>  
Office: (714) 484-5354

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**From:** Debbie Vardi <[debbie@atvardi.com](mailto:debbie@atvardi.com)>  
**Sent:** Tuesday, January 5, 2021 4:01 PM  
**To:** Al Austen's Office District 8 <[district8@longbeach.gov](mailto:district8@longbeach.gov)>; Councilmember Roberto Uranga <[district7lb@gmail.com](mailto:district7lb@gmail.com)>; Jonathan Kraus <[jonathan.kraus@longbeach.gov](mailto:jonathan.kraus@longbeach.gov)>; Sean Bernhoft <[sean.bernhoft@longbeach.gov](mailto:sean.bernhoft@longbeach.gov)>; Rania.Zabaneh@dtsc.ca.gov; Anderson, Jessica@DTSC <[Jessica.Anderson@dtsc.ca.gov](mailto:Jessica.Anderson@dtsc.ca.gov)>  
**Subject:** IN FAVOR OF West Long Beach's place in the L A River revitalization plan and AGAINST the storage facility

EXTERNAL:

Dear Gentlemen and Staff,

Why do the citizens of Long Beach have to fight so hard for what is right and in the best interest of the citizens at-large? During one of my daily walks about two months ago, I saw the large sign across the railroad tracks from Del Mar Avenue. I could make out the word "toxic" but couldn't read much else from that distance. I was concerned. Then I heard about and listened to the Zoom meeting regarding the 3701 Pacific Place storage building project. At first I thought "Isn't that nice? A use has been found for that old abandoned property and what's more the developer has set aside land for a park." Since those early days, I've learned more and have become angry.

Amongst several other serious concerns what disturbs me the most is:

- 1.) The toxic soil has been graded without prior notice to the neighbors whose environment may be adversely affected and a full EIR has not been conducted thereby hiding important facts and possible toxic hazards from the residents of our area and
- 2.) The "Recommendations for this site include wetlands and a wooded riparian area to its north, with a neighborhood park, wetlands and pathways for bicyclists and walkers to its south.-- "have not been followed and for decades and taxpayer dollars allotted for this environmental improvement

have not been accounted for.

I'm sure by now you've seen all the petitions and are aware that the Riverpark Coalition is growing. Although I now have a five generation family history in Los Angeles and stories of the Los Angeles River before it was paved over, I am a relatively new homeowner in Los Cerritos and leave the presentation of facts to those more knowledgeable about the history of and politics in Long Beach and in our area in particular. However, I am writing to add my voice to say that enough is enough. It is time to govern for the people not for special interests and not for personal gain. Long Beach has the ways and means to make our city as beautiful, as clean and as healthy as it's advertised to be. Please do the right thing and require the full EIR and use the taxpayer's money as intended to clean up the L A River and make its surrounding areas more liveable.

Respectfully,

Debra (Debbie) Vardi  
[debbie@atvardi.com](mailto:debbie@atvardi.com)

**From:** [Anderson, Jessica@DTSC](mailto:Anderson.Jessica@DTSC)  
**To:** [Zabaneh, Rania@DTSC](mailto:Zabaneh.Rania@DTSC)  
**Subject:** FW: IN FAVOR OF West Long Beach's place in the L A River revitalization plan and AGAINST the storage facility  
**Date:** Tuesday, January 05, 2021 4:05:01 PM

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Added

*Jessica Anderson*

Associate Governmental Program Analyst  
Office of Environmental Equity | Public Participation  
CalEPA | Department of Toxic Substances Control (DTSC)  
5796 Corporate Avenue  
Cypress, California 90630-4732  
Web: <http://www.dtsc.ca.gov>  
Office: (714) 484-5354

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**Sent:** Tuesday, January 5, 2021 4:01 PM  
**To:** Al Austen's Office District 8 <[district8@longbeach.gov](mailto:district8@longbeach.gov)>; Councilmember Roberto Uranga <[district7lb@gmail.com](mailto:district7lb@gmail.com)>; Jonathan Kraus <[jonathan.kraus@longbeach.gov](mailto:jonathan.kraus@longbeach.gov)>; Sean Bernhoft <[sean.bernhoft@longbeach.gov](mailto:sean.bernhoft@longbeach.gov)>; Rania.Zabaneh@dtsc.ca.gov; Anderson, Jessica@DTSC <[Jessica.Anderson@dtsc.ca.gov](mailto:Jessica.Anderson@dtsc.ca.gov)>  
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Debra (Debbie) Vardi  
[debbie@atvardi.com](mailto:debbie@atvardi.com)

**From:** [Amy Valenzua](#)  
**To:** [LBDS-EIR-Comments](#); [Amy Harbin](#); [CityClerk](#); [PlanningCommissioners](#)  
**Subject:** comments regarding the draft response plant to DTSC from developers of 3701 Pacific Place  
**Date:** Friday, January 08, 2021 1:30:18 PM  
**Attachments:** [DTSC comments draft response plan Amy Valenzuela 01072021.docx](#)

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**-EXTERNAL-**

Ms. Harbin, city clerk and LB Planning Commission,  
Please find enclosed a letter stating my strongest opposition to the proposed development at 3701 Pacific Place and am contacting you to enter these comments into record. Thank you,  
Amy Valenzuela



January 7, 2021

Rania A. Zabaneh

Project Manager

DTSC Cypress Regional Office

5796 Corporate Avenue

Cypress, CA 90630

Ms. Zabaneh,

I write to request that DTSC take the following actions with regard to the 3701 Pacific Place project: reject the responses to the mitigated negative declaration as incomplete, reject the draft response plan as woefully inadequate and based on false information, and require a full environmental impact report.

I object to this development in the strongest terms possible. This land has been set aside as open space for decades. The only reason the designation was changed was to allow the landowners to make a profit in their sale, the city to collect tax revenue, and a few politicians to get campaign donations from the developer. The developer and the city of Long Beach are now trying to get out of doing an environmental impact report. We should be able to rely on you, a state government agency, to be free from economic enticements. Yet, at a recent community meeting your team appeared as partners to the developer, stating that you had been paid to put on a community meeting. Your credibility is tarnished. If any site warrants an EIR, this one does. It is full of toxic solids and gases and is within spitting distance to a park, a school, homes, and a major transit corridor. The Roux report describes the site as being within the Los Cerritos neighborhood and yet until now, not one person or agency has stood up to protect us. So I ask you to reject the response plan and at the very least require an environmental impact report. The land has been so altered as a result of their construction activities already, that alone should spur an EIR. If you would look at the site, your breath would be taken away. All the trees, the shrubs, the bird habitats, everything destroyed. In their place is a gaping, flattened lot flanked by a huge mound of dirt that dwarfs everything around it. The vacuum created by this monstrosity has exacerbated the freeway noise, and no doubt the pollution we breathe. And so I come to you with this request, based on my family's relationship with this land, and terribly disappointed in what has become of it. An environmental impact report will force consideration of extensive, sacred, and irreplaceable tribal-cultural resources that have been ignored completely by your agency, the developer, and the city of Long Beach in this process.

The draft response plan prepared by Roux Associates is based entirely on a false premise. The report states that the site had been 'undeveloped' since at least 1896. That is a lie. Records of the site being part of a Gabrieleno-Tongva village are readily available with just a cursory search. The Gabrieleno-Tongva people have lived continuously throughout the Los Angeles basin, following the seasonal flooding of the Los Angeles and San Gabriel rivers, for the past 7,000 years. My own family, as well as others who worked on the Bixby rancho and were later allowed to settle land near the site in question,

have specific and irreplaceable ties with this land. My father traversed this site as a child on horseback. Even back then the land was being violated by the oil operators. My father recalls the huge sumps being different colors. He remembers finding artifacts and a shell midden not far from the sumps.

3701 Pacific Place is not 'abandoned' or 'undeveloped,' as described in the draft response plan. Quite the opposite. That land is part of an historical Tongva village, and is important to the descendants of those people such as my family. Land without buildings is not viewed as nuisance property to us. Indigenous people value open space so that we can interact with the plants, animals, bodies of water, terrain and vistas of our ancestors. The word 'tongva,' which is how indigenous people describe(d) themselves, means the earth, or the land, or one's landscape, so it translates to 'people of the earth.' Tongva origin stories place the beginning of our culture at Puvungna, the sacred site located on the present day campus of Cal State University Long Beach. Therefore, there is no separating the people from the land. Our sense of self, our concept of the world and our place in it is best described as interdependent with all other life around us. The endangered native Southern Tarplant, torn from the site by developers and left to wither in pots, and the trees that hosted native birds and bats, all of those things are irreplaceable to us and now lost. Open space that sustains native ecosystems is inherently valuable itself and is defined as a cultural resource. The way the land has been violently razed, and all life killed under the developer's bulldozer is damaging to our spirits as my family and I and other descendants have to witness the further exploitation of this land after so many years of abuse as a toxic waste dump.

The nature of indigenous cultures meant that villages encompassed relatively large areas and people would move from low ground to high ground, following seasonal flooding. There are at least three pieces of evidence that need to be considered before determining the irreparable and significant multiple negative impacts this development has already and will cause if allowed to move forward, which were completely ignored in the Roux report as well as in the mitigated negative declaration. In fact, the issues I raise could not be addressed or mitigated at all because they were summarily dismissed by the city and developer's claims that there were no tribal cultural resources to consider. This is an odd statement considering that neither the city nor the developer or their consultants bothered to look for any evidence of tribal resources. So the report cannot be used to determine that the impact is none.

In spite of cultural genocide, massive pollution of the site and surrounding land and widespread destruction of habitat, sacred cultural artifacts have been unearthed on or near the site in question. On this basis alone, the site should be designated as a tribal heritage site. But I ask you, in your role as decision makers at DTSC, to intervene and insist that a more thorough consideration of this site be done to consider the valuable tribal resource it represents through a full environmental impact report:

1. The village size of ancient Tongva people ranged from small groups to thousands of people in a mix of subsistence, seasonal and semi-permanent dwellings plus communal areas that served productive as well as ceremonial purposes. Village sites correspond to regional resources. The historic village Tevaaxa'nga, among others, was located in the Los Cerritos neighborhood. It would have encompassed high ground such as that just east of 3701 Pacific Place, and low areas of marshland such as the Pacific Place topography. Exceedingly rare cogstones were unearthed during the 1930's renovation of the Bixby adobe ranch house. This location is less than a mile from the site in question. Additionally, a sacred burial site was unearthed at Ellis Avenue, less than three miles from the Pacific Place site. A shell midden was discovered on 3701 Pacific Place.

Shell middens are a hallmark of human activity. Other artifacts such as arrowheads have been found on the site as well as in sediment and water washed south into the Wrigley neighborhood during heavy rains.

2. 3701 Pacific Place was home to the native Southern tarplant, a critically endangered marsh plant. It also had trees and brush providing habitat to many species of birds, including migrating bats. Now the city and the developer have razed the entire site and erected a perimeter fence. The plants and trees have been killed and the habitat destroyed. It was once possible to look across the bluff at Los Cerritos Park at the hilly acreage spotted with native scrub, and across the miles to the Palos Verdes peninsula. That view, and the connection to the native habitat of animals, plants and birds, has been destroyed by the developer's bulldozer. This activity has already caused negative impacts and needs to be accounted for.
3. As open space shrinks, what we have left is even more precious. This land, and the plants that reappeared over time to support the animals and birds of this region, were a daily part of my walk. They were a sign of the regeneration possible when the land is left to heal herself. This land represented the promise made by the City of Long Beach to provide open, green space alongside the Los Angeles River. It represented decades of work from many citizens as we volunteered our time to create the Riverlink Plan. This parcel was an integral part of the Riverlink plan and was identified as such in numerous documents. These plans were commissioned by the City and paid for by our tax dollars. Millions of dollars had been procured by state funding sources for the acquisition of this land. Now this land, denuded and razed, represents all that time, effort and money wasted as a developer builds another useless big box storage store that brings absolutely no benefit for the community and robs of us desperately needed open space forever. The Roux draft response plan does not adequately address what the loss of this land will do to our community. The loss of potential is huge: loss of trees to help filter polluted air, loss of endangered habitat, loss of open vistas, loss of access to the River, and loss of access to an ancestral village in a place of such density that virtually no such other opportunities for connection to that past exist.

In closing I ask you to do what any citizen would ask of an agency tasked with cleaning up, or overseeing the cleanup, of brownfield sites. Reject the Roux report. Send it back. Help us account for the negative impact this development has had and will cause by requiring an environmental impact report. Protect us. We have not had any consideration in this process. You can make a difference for us and the land.

Sincerely,

Amy Valenzuela

## Dionne Bearden

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**From:** Debbie Vardi <[debbie@atvardi.com](mailto:debbie@atvardi.com)>  
**Sent:** Thursday, December 17, 2020 10:25 PM  
**To:** PlanningCommissioners  
**Subject:** Fwd: OPPOSITION to Pacific Place Project w/o EIR and LA RIVER GREENSPACE

**-EXTERNAL-**

Also sent to: Al Austen's Office District 8 <[district8@longbeach.gov](mailto:district8@longbeach.gov)>, Councilmember Roberto Uranga <[district7lb@gmail.com](mailto:district7lb@gmail.com)>, Jonathan Kraus <[jonathan.kraus@longbeach.gov](mailto:jonathan.kraus@longbeach.gov)>, Sean Bernhoft <[sean.bernhoft@longbeach.gov](mailto:sean.bernhoft@longbeach.gov)>

Dear Planning Commissioners:

Please count my husband, Gidon R. Vardi, and me among the residents nearby Los Cerritos Park who strongly support the need for a complete and thorough EIR for the property related to the Pacific Place Project. We also would like to see the resuscitation and resumption of the L A River green space project from over 20 years ago rather than the storage facility currently doing grading on Pacific Place.

If you have any questions about our positions on these matters, you are welcome to contact us. You may also call upon us for any need you may have for active support on these positions from homeowners in the affected neighborhoods.

Respectfully submitted,

--

Debra (Debbie) Vardi  
Email: [debbie@atvardi.com](mailto:debbie@atvardi.com)  
Mobile: 818.339.7563  
Residence: 3763 Pacific Ave., Long Beach, CA 90807  
Mailing: 3553 Atlantic Ave. #238, Long Beach, CA 90807 (Anthony's UPS store)

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Debra (Debbie) Vardi  
[debbie@atvardi.com](mailto:debbie@atvardi.com)

**From:** [Amy Valenzua](#)  
**To:** [LBDS-EIR-Comments](#); [Amy Harbin](#); [CityClerk](#); [PlanningCommissioners](#)  
**Subject:** comments regarding the draft response plant to DTSC from developers of 3701 Pacific Place  
**Date:** Friday, January 08, 2021 1:30:19 PM  
**Attachments:** [DTSC comments draft response plan Amy Valenzuela 01072021.docx](#)

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Sincerely,

Amy Valenzuela



**From:** [Amy Valenzua](#)  
**To:** [PlanningCommissioners](#); [Mayor](#); [krishna chaitanya](#); [Council District 8](#); [Amy Harbin](#); [LBDS-EIR-Comments](#)  
**Subject:** Comment on Planning Commission agenda item regarding 3701 Pacific Place development for 12/17/2020 meeting  
**Date:** Wednesday, December 16, 2020 4:17:26 PM

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**-EXTERNAL-**

Dear Planning Commission,

The city of Long Beach has participated in planning for revitalization of the Los Angeles River for years. The city used taxpayer money to commission the Riverlink Project and engaged in other planning efforts which clearly identified 3701 Pacific Place and surrounding parcels for green space development. As a Long Beach native, a descendant of the Gabrieleno people, and longtime resident of Los Cerritos neighborhood, I held my elected officials in good faith that these plans would be implemented. Instead we are seeing this precious land sold off to developers.

The city is aware of a sacred burial site very near 3701 Pacific Place at Ellis Avenue. This site is catalogued and on record at California State University, Long Beach. At least four tribal villages--Amaunga, Ahwaanga, Tevaaxaanga, Tibahanga, to name just a few are known to be adjacent and on record in the public domain. One village is located near the Los Angeles river in Bixby Knolls/Los Cerritos and could very likely be on the parcel at 3701. As a child my father would ride his horse around this property and found shell middens, a classic indicator of native village sites and activities. After rain events, the area in question often floods and water washes down to the Wrigley neighborhood. Tribal artifacts have been recovered on private and public properties downstream from the proposed development site. It is very likely that tribal artifacts are present at 3701 Pacific Place. Between that, the proximity to a known burial site and the fact that Gabrieleno families have lived in this area continuously from time immemorial through the Bixby ranching operation era through to present time, indicates a strong need to do a thorough environmental review. My own father Garry Valenzuela, of Yaqui and Garbieleno heritage, as well as his contemporary Lloyd Valenzuela--also a Gabrieleno-- grew up on land encompassing the parcel in question. The presence and existence of the Gabrieleno people has been erased in this part of town. Land grabs and development have made practice of our traditional ways very difficult. Development of this parcel into RV parking and storage would permanently end our ability to traverse the land adjacent the river in an uninterrupted way. The proposed development would alter the landscape in such a way as to permanently remove the connection of this land to our memory, our history and our lived experience. When I first heard the bulldozer razing the land to do the surcharge, I walked to the site and was stunned. All of the geography, all of the plants, all of the markers so familiar to me, have been obliterated. One cannot pave over sacred land, park RVs on it, and dig a little path for people to skirt by and consider that access to the river. There is much more at stake and much more harm has been and will be done. Please insist on a full environmental impact review. We have survived generation after generation of being exploited and robbed of our land, our history and our culture. Taking away the possibility of a restored Los Angeles River, and connected links to the river that allow us access to the land, will also rob us of our future.

In addition to tribal heritage concerns, this parcel and the surrounding land are important to me and others who practice traditional ways. It is crucial to have access to open, undisturbed

(preferably undeveloped) or at least naturalized habitat to walk, interact with plants and be in community with the flora and fauna of our ancestors. The proposed development would utterly destroy the experience of walking through the neighborhood from Rancho Los Cerritos, where a native garden has been planted, down the bluff to the riverbed and beyond. It would also destroy the ability to walk riverside on long migratory walks, or horse rides that have been a sustaining way of life for us for generations.

With the construction activities that have already occurred, we have experienced a jarring increase in freeway noise. The vegetation has been removed, which was habitat for sea and water birds, migratory birds, and migratory bats. Coyotes, hawks and owls, and other land animals used this area to live and hunt. 3701 Pacific Place has been a buffer both for freeway noise, and also a nature corridor for animals and people traversing our stretch of the Los Angeles river.

The developer's plan calls for a majority of the earth to be covered in heat-producing asphalt and sun-reflecting roofing plus solar panels. Building on this site, and especially that type of building associated with urban sprawl, just adds heat and traps smog. We won't know the full effects of this until a full environmental review is done.

Finally, after hearing the developer discuss his project, and hearing that the City of Long Beach is the lead agency for toxic clean up, with DTSC being the responsible agency, I am completely unconvinced that the plan addresses the considerable flooding risks. Nor do I believe capping the oil well sumps and toxic waste as described will be sufficient after seismic activity along the Newport-Inglewood fault which runs under the property. All of these issues need to be thoroughly reviewed. DTSC, in their recent presentation, were unaware of where the toxic sumps were with respect to our groundwater. This lack of consideration is yet another example of why a complete review needs to take place. This project is like a textbook example of why environmental reviews are necessary, and yet this project is being pushed through. We will end up bearing the consequences after the developer is long gone.

I urge you to insist on a full and thorough EIR for the proposed project at 3701 Pacific Place. Better yet, I implore you to do everything in your power to stop the project and entrust the land to public good. For us and for our future, that public good is open, green space nurturing us and a rehabilitated Los Angeles River.

Thank you,  
Amy Valenzuela

## Dionne Bearden

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**From:** Amy Valenzua <[REDACTED]>  
**Sent:** Wednesday, December 16, 2020 4:17 PM  
**To:** PlanningCommissioners; Mayor; krishna chaitanya; Council District 8; Amy Harbin; LBDS-EIR-Comments  
**Subject:** Comment on Planning Commission agenda item regarding 3701 Pacific Place development for 12/17/2020 meeting

**-EXTERNAL-**

Dear Planning Commission,

The city of Long Beach has participated in planning for revitalization of the Los Angeles River for years. The city used taxpayer money to commission the Riverlink Project and engaged in other planning efforts which clearly identified 3701 Pacific Place and surrounding parcels for green space development. As a Long Beach native, a descendant of the Gabrieleno people, and longtime resident of Los Cerritos neighborhood, I held my elected officials in good faith that these plans would be implemented. Instead we are seeing this precious land sold off to developers.

The city is aware of a sacred burial site very near 3701 Pacific Place at Ellis Avenue. This site is catalogued and on record at California State University, Long Beach. At least four tribal villages--Amaunga, Ahwaanga, Tevaaxaanga, Tibahanga, to name just a few are known to be adjacent and on record in the public domain. One village is located near the Los Angeles river in Bixby Knolls/Los Cerritos and could very likely be on the parcel at 3701. As a child my father would ride his horse around this property and found shell middens, a classic indicator of native village sites and activities. After rain events, the area in question often floods and water washes down to the Wrigley neighborhood. Tribal artifacts have been recovered on private and public properties downstream from the proposed development site. It is very likely that tribal artifacts are present at 3701 Pacific Place. Between that, the proximity to a known burial site and the fact that Gabrieleno families have lived in this area continuously from time immemorial through the Bixby ranching operation era through to present time, indicates a strong need to do a thorough environmental review. My own father Garry Valenzuela, of Yaqui and Garbieleno heritage, as well as his contemporary Lloyd Valenzuela--also a Gabrieleno-- grew up on land encompassing the parcel in question. The presence and existence of the Gabrieleno people has been erased in this part of town. Land grabs and development have made practice of our traditional ways very difficult. Development of this parcel into RV parking and storage would permanently end our ability to traverse the land adjacent the river in an uninterrupted way. The proposed development would alter the landscape in such a way as to permanently remove the connection of this land to our memory, our history and our lived experience. When I first heard the bulldozer razing the land to do the surcharge, I walked to the site and was stunned. All of the geography, all of the plants, all of the markers so familiar to me, have been obliterated. One cannot pave over sacred land, park RVs on it, and dig a little path for people to skirt by and consider that access to the river. There is much more at stake and much more harm has been and will be done. Please insist on a full environmental impact review. We have survived generation after generation of being exploited and robbed of our land, our history and our culture. Taking away the possibility of a restored Los Angeles River, and connected links to the river that allow us access to the land, will also rob us of our future.

In addition to tribal heritage concerns, this parcel and the surrounding land are important to me and others who practice traditional ways. It is crucial to have access to open, undisturbed (preferably undeveloped) or at least naturalized habitat to walk, interact with plants and be in community with the flora and fauna of our ancestors. The proposed development would utterly destroy the experience of walking through the neighborhood from Rancho Los Cerritos, where a native garden has been planted, down the bluff to the riverbed and beyond. It would also destroy the ability to walk riverside on long migratory walks, or horse rides that have been a sustaining way of life for us for generations.

With the construction activities that have already occurred, we have experienced a jarring increase in freeway noise. The vegetation has been removed, which was habitat for sea and water birds, migratory birds, and migratory bats. Coyotes, hawks and owls, and other land animals used this area to live and hunt. 3701 Pacific Place has been a buffer both for freeway noise, and also a nature corridor for animals and people traversing our stretch of the Los Angeles river.

The developer's plan calls for a majority of the earth to be covered in heat-producing asphalt and sun-reflecting roofing plus solar panels. Building on this site, and especially that type of building associated with urban sprawl, just adds heat and traps smog. We won't know the full effects of this until a full environmental review is done.

Finally, after hearing the developer discuss his project, and hearing that the City of Long Beach is the lead agency for toxic clean up, with DTSC being the responsible agency, I am completely unconvinced that the plan addresses the considerable flooding risks. Nor do I believe capping the oil well sumps and toxic waste as described will be sufficient after seismic activity along the Newport-Inglewood fault which runs under the property. All of these issues need to be thoroughly reviewed. DTSC, in their recent presentation, were unaware of where the toxic sumps were with respect to our groundwater. This lack of consideration is yet another example of why a complete review needs to take place. This project is like a textbook example of why environmental reviews are necessary, and yet this project is being pushed through. We will end up bearing the consequences after the developer is long gone.

I urge you to insist on a full and thorough EIR for the proposed project at 3701 Pacific Place. Better yet, I implore you to do everything in your power to stop the project and entrust the land to public good. For us and for our future, that public good is open, green space nurturing us and a rehabilitated Los Angeles River.

Thank you,  
Amy Valenzuela

**From:** [B.Tidball](#)  
**To:** [Council District 7](#); [Zabaneh.Rania@DTSC](mailto:Zabaneh.Rania@DTSC)  
**Subject:** 3701 Pacific Place Project  
**Date:** Saturday, January 02, 2021 6:52:00 PM

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EXTERNAL:

Dear Councilman Uranga:

We reside within a mile of the planned project, on N. Weston Place in Mr Austin's district. We have begun noticing a proliferation of signage in our Los Cerritos neighborhood opposing the project. We are writing to express our support for the project. As members of numerous environmental organizations, typically we support parks projects, but at this location a park does not seem to be the appropriate usage or expenditure of public time and grant funds. It is a site closely surrounded by freeways and the Blue Line rail. The site was originally used in the production of oil and mitigation for park usage would be extremely costly as opposed to the proposed storage and parking usage.

If the parks proponents wish to make a private transaction to purchase the property from the Insite Property Group and the McDonald Trust, that is appropriate, if the private owner wishes to sell. As the new owners they could then begin the process of changing the zoning and clean-up of the site. Otherwise the property appears, from our non-professional review to have met the environmental and City permitting requirements for construction of the proposed property. The property is privately owned and the property owner has elected to use their property in a manner that is reasonably close to it's originally zoned usage. The change from Light Industry to Commercial Storage is insignificant. The height variance permitted is also acceptable for the site, in our opinion. The private owner has met, after a lengthy process, environmental requirements for the proposed usage and should be commended for the expense and effort, not villainized.

Of course additional parklands on appropriate sites would be desirable. Los Cerritos Park is used, but unless you need lots of private space, it is not crowded. Most of the immediate neighborhood consists of single family homes with personal yards and do not use the park except for the playground or walking their dogs. When it is used, Los Cerritos Park is much more accessible by the homeowners than the proposed 3701 Pacific Place site and a much quieter location for Concerts in the Park.

If parkland is considered for west Long Beach we believe a more equitable use of public grant funding and policy would be the conversion of the land in Wrigley Heights bordered by the 405 Freeway north, Warlow south, the LA River west and Golden Ave east. A park could even continue south along De Forest avenue and benefit many residential properties as well as being accessible to anyone by vehicle, bikes or walking.

Thank you for considering our opinion.

Barbara & Larry Tidball  
3826 N. Weston Place  
Long Beach



**From:** [B.Tidball](#)  
**To:** [Council District 7](#); [Zabaneh.Rania@DTSC](mailto:Zabaneh.Rania@DTSC)  
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Thank you for considering our opinion.

Barbara & Larry Tidball  
3826 N. Weston Place  
Long Beach





**From:** [B.Tidball](mailto:B.Tidball)  
**To:** [district7@longbeach.gov](mailto:district7@longbeach.gov); [Zabaneh.Rania@DTSC](mailto:Zabaneh.Rania@DTSC)  
**Subject:** 3701 Pacific Place Project  
**Date:** Saturday, January 02, 2021 6:52:01 PM

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Barbara & Larry Tidball  
3826 N. Weston Place  
Long Beach



**From:** [Dianne Swanson](#)  
**To:** [Zabaneh, Rania@DTSC](mailto:Zabaneh.Rania@DTSC)  
**Subject:** Fwd: Pacific Place Project  
**Date:** Friday, January 01, 2021 5:12:39 PM

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EXTERNAL:

Sent from my iPhone

Begin forwarded message:

**From:** Dianne Swanson <diannejswanson@gmail.com>  
**Date:** January 1, 2021 at 3:27:18 PM PST  
**To:** Rania.Zananeh@dtsc.ca.gov  
**Subject:** Pacific Place Project

Greetings,

I would like to register my dismay at the thought of this toxic area being developed into a storage/parking area. I have been a teacher at the neighboring Los Cerritos Elementary for 30 years. During this time I have seen the levels of pollution that are prevalent in this area. The proximity to major freeways as well as air traffic contribute to an unhealthy environment for our children. The amount of black sooty dust that I clean from classroom surfaces is astounding. I am afraid that this project will only exacerbate the existing level of pollution.

In addition, as a lifelong resident of Bixby Knolls I firmly believe that an industrial use of this property does not fit into this historic residential area.

This last open parcel of land had been slated as a park as an extension of the wetlands/river. Why has this plan been changed? The residents deserve a voice in the fate of their neighborhood and the health of the community. Unfortunately the recent events smacks of corruption.

I hope that you will listen to the voices that this project will impact the most.

Thank you,

Dianne Swanson

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**To:** [Zabaneh, Rania@DTSC](mailto:Zabaneh.Rania@DTSC)  
**Subject:** Fwd: Pacific Place Project  
**Date:** Friday, January 01, 2021 5:12:40 PM

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Sent from my iPhone

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**To:** Rania.Zananeh@dtsc.ca.gov  
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Sent from my iPhone

**From:** [Ed Sullivan](#)  
**To:** [Ed Sullivan](#)  
**Subject:** RE: 3701 PACIFIC PLACE, LONG BEACH 9087  
**Date:** Monday, January 04, 2021 10:58:49 AM

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EXTERNAL:

**We, residents of the City of Long Beach, demand that our elected officials represent and protect us by requiring a full Environmental Impact Report (EIR) at 3701 Pacific Place Project (the former Golf Learning Center southwest of Crown Point, across from Los Cerritos Park and Elementary School).**

**We object to the City prematurely allowing the developer to grade the site and move 50,000 tons of soil, given that this was formerly a toxic waste dumpsite. The soil has been shown to contain lead and arsenic and other toxic substances. We object that the developer has been allowed to add additional weight over existing fragile underground infrastructure including degraded drainage pipes, abandoned oil wells, toxic sumps, as well as the active Inglewood-Newport Faultline. We object to the removal of protected plants at the site.**

**Such actions are especially dangerous because no thorough study of the potential harms to the community has yet been carried out. No construction permit has been issued, yet our neighborhood in Los Cerritos has already endured months of dust arising from the construction at the site without knowing whether the traveling dust is contaminated.**

**We find these facts particularly alarming:**

- a) The Development has not been fully entitled, yet the developer has already been allowed to grade the site flat and remove all vegetation.**
- b) The developer has been allowed to build a 15' mound of dirt for the purposes of compacting the soil called surcharging (they call it a test) that is commonly done after the permit for construction, which has not yet been issued.**
- c) The Department of Toxic Substances Control (DTSC) has not completed its study of the site, and held its only public meeting after the grading. Yet grading had by then already spread contaminated dust into our neighborhood.**
- d) No analysis of the new traffic patterns caused by the proposed development has been conducted, nor how traffic will impact our already poor air quality.**
- e) Potential contamination due to undersized storm drainage system has not been adequately studied or addressed, bringing overland toxic contaminants and increased flooding to homes south of the 405 fwy with imminent risk to the immediate area.**
- f) The 50,000-ton surcharge pressing down on the abandoned oil wells and active pipelines might be releasing toxic substances that we won't know for years to come.**
- g) No study or analysis of likely significant tribal artifacts and/or cultural resources that are present and could be harmed or lost during development has occurred.**

**We will not know the significant and potentially harmful issues that we will have to live with for decades after the developer makes his profits and leaves unless a full EIR is completed. That the City would allow construction on a site with extremely toxic waste without first completing a full EIR is the height of irresponsibility.**

**We demand a full EIR.**

**From:** [Ed Sullivan](#)  
**To:** [Ed Sullivan](#)  
**Subject:** RE: 3701 PACIFIC PLACE, LONG BEACH 9087  
**Date:** Monday, January 04, 2021 10:58:50 AM

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**We demand a full EIR.**

**From:** [Jennifer Styzens](#)  
**To:** [Zabaneh.Rania@DTSC](mailto:Zabaneh.Rania@DTSC)  
**Subject:** River park  
**Date:** Saturday, December 26, 2020 8:37:12 PM

---

EXTERNAL:

Please build a park not an RV lot. We need the green and open space.

Jennifer Styzens

[Sent from the all new Aol app for iOS](#)

**From:** [Carol](#)  
**To:** [LBDS-EIR-Comments](#)  
**Subject:** Re: I oppose the proposed development at 3701 Pacific Place  
**Date:** Thursday, December 17, 2020 9:23:11 AM

---

**-EXTERNAL-**

Dear Ms. Harbin,  
I heard that the planning commission was told there were zero letters of opposition to the Pacific Place Project. I am resending my email below and ask that you correct the record.  
Thank you,  
Carol Bartels  
3911 Cerritos Ave  
Long Beach, CA 90807

Sent from my iPhone

On Nov 16, 2020, at 6:08 PM, LBDS-EIR-Comments <LBDS-EIR-Comments@longbeach.gov> wrote:

Hello,

Thank you for your comments on the Initial Study/Mitigated Negative Declaration (IS/MND) for the Pacific Place Project. Your comments are received and included in the record for the IS/MND.

Thank you,

Amy

**Amy L. Harbin, AICP**  
*Planner*

**Long Beach Development Services | Planning**  
411 W. Ocean Blvd., 3<sup>rd</sup> Fl. | Long Beach, CA 90802  
Office: 562-570-6872

[<image001.png>](#)

[<image002.png>](#)

[<image003.png>](#)

To help balance the City's budget during this economic downturn, some services are closed on alternating Fridays for staff furloughs (unpaid time off). These furloughs affect many operations in all City Departments and help prevent significant service reductions to the community. To see a schedule of

impacted service days, visit [www.longbeach.gov/furlough](http://www.longbeach.gov/furlough). We appreciate your patience and understanding.

---

**From:** Carol Bartels <carolbartelsmft@gmail.com>

**Sent:** Monday, November 16, 2020 1:07 PM

**To:** LBDS-EIR-Comments <LBDS-EIR-Comments@longbeach.gov>

**Subject:** proposed development at 3701 Pacific Place

**-EXTERNAL-**

Dear Ms. Harbin

I understand that there are new plans to use the land at 3701 Pacific Place for a storage site and office space. I am very concerned with these plans and would like to request a more formal review.

My first objection is that a full Environmental Impact Review has not been requested. I do not want to risk having contaminated soil stirred up and possibly posing a health threat to the neighborhood.

Furthermore, I do not like the idea of this space being used for commercial purposes when there is not enough park space available on the west side of the city. My understanding is that the area was re-zoned for commercial use without adequate notice to those of us living nearby. I do not want the added traffic, noise, etc. that a commercial space would bring when we are already dealing with freeway noise and airport noise. I believe that it is in the best interest of the neighbors and of the city in general to convert this area to a park and have an open space we can all enjoy.

Thank you for your consideration in this matter.

Sincerely,

Carol Bartels

3911 Cerritos Avenue

Long Beach, CA 90807

--

Carol Bartels, MFT

pronouns: She, her, hers

CONFIDENTIALITY NOTICE: This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to which they are addressed. If you are not the intended recipient, you may not review, copy or distribute this message. If you have received this email in error, please notify the sender immediately and delete the original message.

---

**From:** Amy Harbin <Amy.Harbin@longbeach.gov>

**Sent:** Thursday, January 21, 2021 9:17 AM

**To:** Insite Development Team (insitedevteam@insitepg.com) <insitedevteam@insitepg.com>; Paul Brown <paul@pbbrown.com>; Riley, Heather <hriley@allenmatkins.com>; Akerblom, Marty <MAkerblom@allenmatkins.com>; Villa, Fernando <FVilla@allenmatkins.com>; Jennifer Marks <jennifer.marks@psomas.com>

**Cc:** Cuentin Jackson <Cuentin.Jackson@longbeach.gov>

**Subject:** FW: Development in North Pacific Place

Good morning all,

I just received this letter regarding the proposed Pacific Place Development.

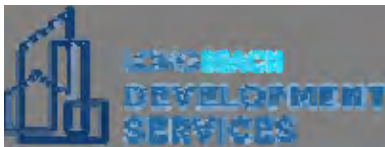
Thank you,  
Amy

**Amy L. Harbin, AICP**  
*Planner*

**Long Beach Development Services | Planning**

411 W. Ocean Blvd., 3<sup>rd</sup> Fl. | Long Beach, CA 90802

Office: 562-570-6872



To help balance the City's budget during this economic downturn, some services are closed on alternating Fridays for staff furloughs (unpaid time off). These furloughs affect many operations in all City Departments and help prevent significant service reductions to the community. To see a schedule of impacted service days, visit [www.longbeach.gov/furlough](http://www.longbeach.gov/furlough). We appreciate your patience and understanding.

---

**From:** Brit Stark <britjstark@gmail.com>

**Sent:** Thursday, January 21, 2021 9:10 AM

**To:** Amy Harbin <Amy.Harbin@longbeach.gov>

**Subject:** Development in North Pacific Place

Dear Ms. Harbin,

I wanted to reach out as a resident of Long Beach with my support for the development of 3701 North Pacific Place. I have read many articles in the Long Beach Business Journal and other publications about the opposition to the development for a desire of a Park. This seems not only unrealistic financially for Long Beach taxpayers but also unsafe for the residential community, especially the young. With decades of dumping dangerous oil mud, I don't believe this is a good space for the young to play or a good use of the extreme amount of resources it would take to remediate the land. Long Beach could use the money it is saving by letting a 3rd party take on the responsibility of developing the dilapidated and toxic land and reinvest in the community in other ways.

A few of the most important points in favor of this development to me are:

- 1) Down zoning the land from an industrial warehouse where someone like Amazon could come in and impact the Traffic and air quality with hundreds of Semi trucks every day.
- 2) The developer has already proposed continued remediation of the land including filtration of runoff water. Right now, the runoff of this land is going right back into our community.
- 3) The developer has already shown its intent to continued investment in the community by putting the local offices on the land and providing public access to the river.

For over 50 years the land has been privately owned waiting for a safe development to make up for the mistakes of our grandparents. Let's not continue mistakes and turn away a great proposal to once and for all safely develop the land without Long Beach taxpayer money.

Thank you for your time.

Brit Stark  
714.388.7489



## Dionne Bearden

---

**From:** Jon Schultz <mach1fun@gmail.com>  
**Sent:** Thursday, December 17, 2020 2:08 PM  
**To:** PlanningCommissioners; Amy Harbin  
**Cc:** Stacy Mungo; Council District 8  
**Subject:** Letter in SUPPORT of New RV/Trailer Storage Lot - 3701 Pacific Place

**-EXTERNAL-**

Dear Ms Harbin & Planning Commissioners,

As a 20 year resident of Council District 5, and a responsible owner of a business that requires use of a large trailer, I would like to voice my support for the proposed plan for new trailer/RV parking, or "3701 Pacific Place Project".

Recently, the City of Long Beach enacted a trailer/RV parking ban. It was very short-sighted, as evidence has shown that at that point the local area had a huge shortage of rental spaces for trailers/RVs.

It is my understanding that the LB area will soon lose one of its largest trailer/RV storage facilities (the one on Cover St & Paramount Ave adjacent LGB runways). We need a legal space for oversized vehicles to be parked.

In regards to the toxicity concerns of the area, all the more reason not to make it a park or other social gathering area. Similar to nurseries being placed under power lines, this location is ideal for being paved over, and used for much needed oversize storage.

Thank you for your consideration in this matter

Jon Schultz  
Address on File  
CD5

cc:  
Councilperson Stacy Mungo, CD5  
Councilperson Al Austin. CD8

## Dionne Bearden

---

**From:** Julia Smith <julia.ma.smith@gmail.com>  
**Sent:** Thursday, December 17, 2020 5:15 PM  
**To:** PlanningCommissioners; Amy Harbin  
**Subject:** OPPOSITION TO PROPOSED DEVELOPMENT AT 3701 Pacific Place

**-EXTERNAL-**

Dear Planning Commission:

I am writing to express my opposition to the proposed development at 3701 Pacific Place. As someone who grew up in Bixby Knolls -- and returned as an adult to purchase a home and raise a family -- I am greatly concerned and interested in the LA River projects and nearby development, and how they will serve my family, my neighbors, and the greater community. I am also concerned about the short and long-term environmental impacts of those projects.

Please insist on a full environmental impact review.

I implore you to do everything in your power to prioritize public good and safety in considering this development.

Thank you,  
Julia Smith

--  
Julia Smith  
562.310.5293  
[www.juliasmithaudio.com](http://www.juliasmithaudio.com)

**Dionne Bearden**

---

**From:** Christine Sanchirico [REDACTED]  
**Sent:** Wednesday, December 16, 2020 3:25 PM  
**To:** PlanningCommissioners; Council District 8  
**Subject:** 3701 Pacific Place

**-EXTERNAL-**

Dear Long Beach Planning Commissioners,

I am writing to ask you to require a full Environmental Impact Report for 3701 Pacific Place. PLEASE do not allow construction without the full report, given the decades of toxic waste dumped on that site.

Sincerely,  
Christine Sanchirico

[REDACTED]  
District 8

**From:** [Liz Ruiz](#)  
**To:** [Zabaneh, Rania@DTSC](mailto:Zabaneh.Rania@DTSC)  
**Subject:** Development of 3701 Pacific Place in Long Beach  
**Date:** Wednesday, December 02, 2020 8:59:44 AM

---

EXTERNAL:

I would like to state my concerns as a resident of Long Beach to the development of this piece of real estate. These are my concerns:

- **Loss of the last large piece of open space to development**
- **Lack of an appropriate EIR (Environmental Impact Review)**
- **Construction noise**
- **Stirring up of contaminated soils**
- **Storage yard and warehouse visible from the Los Cerritos Park**
- **Declining property values due to creation of an industrial use**
- **Not a fit with our community.**

**I propose that this land be designated as open land for a public park, like the city planned prior to 2019.**

**Sincerely,  
Elizabeth Anne Ruiz at 3630 Cerritos Ave, Long Beach, 90807**

Sent from my iPhone

**From:** [Chip Rubsamen](#)  
**To:** [Zabaneh.Rania@DTSC](mailto:Zabaneh.Rania@DTSC)  
**Subject:** 3701 Pacific Pl.  
**Date:** Thursday, January 07, 2021 2:27:43 PM

---

EXTERNAL:

I am very concerned about the construction and proposed self-storage and RV parking at 3701 Pacific Pl.

Please help me understand:

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?

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?

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?

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

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?

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?

**In addition to answering my questions, above, please cease further**

**construction/development of this site until a full Environmental Impact Report (EIR) has been completed.**

Chip Rubsamen  
3800 Country Club Dr.  
Long Beach, CA 90807

**From:** [Julianna Robbins](#)  
**To:** [Ashley Salazar](#)  
**Cc:** [Zabaneh, Rania@DTSC; Council District 8](#)  
**Subject:** Re: Public Comment on 3701 Pacific Place  
**Date:** Monday, January 04, 2021 3:36:10 PM

---

EXTERNAL:

Thanks so much. Newsletter signup complete.

Julianna Robbins  
[juliannarobbins@me.com](mailto:juliannarobbins@me.com)

On Jan 4, 2021, at 3:31 PM, Ashley Salazar <[Ashley.Salazar@longbeach.gov](mailto:Ashley.Salazar@longbeach.gov)> wrote:

Hello Julianna,

Thank you for contacting Councilmember Austin's Office and for relaying your concerns about the Pacific Place Project. I have relayed your message to Councilmember Austin and the rest of the team, and we have taken note of your desire for a full EIR.

I would encourage you to continue to be a part of the conversation. Councilmember Austin's e-newsletter will inform you about any upcoming news or meetings regarding this project and others in the district.

[Sign Up for Our Newsletter](#)

I wish you and your family a good start to the new year!

**Best Regards,**

**Ashley Salazar**  
Community Affairs Deputy  
Office of Councilmember AL AUSTIN II  
City of Long Beach, 8th District  
[ashley.salazar@longbeach.gov](mailto:ashley.salazar@longbeach.gov)  
411 W. Ocean Blvd. 11th Floor  
Long Beach, CA 90802  
(562) 570-1326 Office  
(562) 570-6685 Office  
[Outlook-ow1gj35j.png](#)<[Outlook-0ytdv1bs.png](#)><[Outlook-htztfpgi.png](#)>  
[Sign Up for Our Newsletter](#)

- [Save Trees! Please only print this e-mail if absolutely necessary!](#)

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**From:** Julianna Robbins <[juliannarobbins@me.com](mailto:juliannarobbins@me.com)>  
**Sent:** Thursday, December 24, 2020 10:43 AM  
**To:** Zabaneh, Rania@DTSC <[rania.zabaneh@dtsc.ca.gov](mailto:rania.zabaneh@dtsc.ca.gov)>; Mayor <[Mayor@longbeach.gov](mailto:Mayor@longbeach.gov)>; Council District 7 <[District7@longbeach.gov](mailto:District7@longbeach.gov)>; Council District 8 <[District8@longbeach.gov](mailto:District8@longbeach.gov)>  
**Subject:** Public Comment on 3701 Pacific Place

EXTERNAL:

I am writing to express my concern with the development at 3701 Pacific Place, adjacent to Los Cerritos Elementary School and Los Cerritos Park.

As a resident of the 7th District in Long Beach, we often visit Los Cerritos Park and the Dominguez Gap located in the 8th District, to experience nature. As you are all aware, there is a lack of green space and open space in West and North Long Beach. The revitalization and restoration of the LA River is an important issue as green space and equitable access to the outdoors has serious impacts on public health, both physical and mental.

The westside has been disproportionately impacted by environmental degradation, pollution, port traffic impacts and industrial waste. This is an opportunity to move in the right direction toward equity and equal access.

I would like to see a full and complete EIR on this project before it moves further. There has been little chance for public comment and input. It appears that soil has already been graded, vegetation removed, and the project is moving forward despite the public input period still being open?

Long Beach should be joining the other cities alongside the LA River to prioritize the Lower LA River Revitalization Plan. There is huge potential in this plot of land to link up the Dominguez Gap and other 'greening' of the Westside.

See: <https://lowerlariver.org/the-map/> (#68 and #139)

Can you tell us more about the City's support for environmental justice, health equity, and equal access to green and open space for the Westside and North Long Beach?

Warm regards,

Julianna Robbins  
Long Beach Resident  
[juliannarobbins@me.com](mailto:juliannarobbins@me.com)



**From:** [Michael Rohla](#)  
**To:** [Zabaneh.Rania@DTSC](mailto:Zabaneh.Rania@DTSC)  
**Subject:** Development of project at 3701 Pacific Ave.  
**Date:** Tuesday, December 01, 2020 2:17:50 PM

---

EXTERNAL:

We moved from the Venice area of Los Angeles to Wrigley Heights a year ago with the hope of living in a community concerned about the quality of life of its residents. We have recently learned that ignoring a thorough environmental study of a contaminated site on Pacific Avenue it will be converted to a commercial site with a large asphalt parking area, rather than desperately needed recreation are for our neighborhood which has a nice dusty dog park but not much for kids. We are joining with our neighbors to change the proposed project to one that benefits the quality of life for those of us living here.

It currently appears you are more interested in outside interests than the voting residents living here. It is our hope this project will be reconsidered.

Dr. Michael Rohla, PhD

**From:** [Julianna Robbins](#)  
**To:** [Ashley Salazar](#)  
**Cc:** [Zabaneh, Rania@DTSC; Council District 8](#)  
**Subject:** Re: Public Comment on 3701 Pacific Place  
**Date:** Monday, January 04, 2021 3:36:11 PM

---

EXTERNAL:

Thanks so much. Newsletter signup complete.

Julianna Robbins  
[juliannarobbins@me.com](mailto:juliannarobbins@me.com)

On Jan 4, 2021, at 3:31 PM, Ashley Salazar <[Ashley.Salazar@longbeach.gov](mailto:Ashley.Salazar@longbeach.gov)> wrote:

Hello Julianna,

Thank you for contacting Councilmember Austin's Office and for relaying your concerns about the Pacific Place Project. I have relayed your message to Councilmember Austin and the rest of the team, and we have taken note of your desire for a full EIR.

I would encourage you to continue to be a part of the conversation. Councilmember Austin's e-newsletter will inform you about any upcoming news or meetings regarding this project and others in the district.

[Sign Up for Our Newsletter](#)

I wish you and your family a good start to the new year!

**Best Regards,**

**Ashley Salazar**  
Community Affairs Deputy  
Office of Councilmember AL AUSTIN II  
City of Long Beach, 8th District  
[ashley.salazar@longbeach.gov](mailto:ashley.salazar@longbeach.gov)  
411 W. Ocean Blvd. 11th Floor  
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[Sign Up for Our Newsletter](#)

- [Save Trees! Please only print this e-mail if absolutely necessary!](#)

---

**From:** Julianna Robbins <[juliannarobbins@me.com](mailto:juliannarobbins@me.com)>  
**Sent:** Thursday, December 24, 2020 10:43 AM  
**To:** Zabaneh, Rania@DTSC <[rania.zabaneh@dtsc.ca.gov](mailto:rania.zabaneh@dtsc.ca.gov)>; Mayor <[Mayor@longbeach.gov](mailto:Mayor@longbeach.gov)>; Council District 7 <[District7@longbeach.gov](mailto:District7@longbeach.gov)>; Council District 8 <[District8@longbeach.gov](mailto:District8@longbeach.gov)>  
**Subject:** Public Comment on 3701 Pacific Place

EXTERNAL:

I am writing to express my concern with the development at 3701 Pacific Place, adjacent to Los Cerritos Elementary School and Los Cerritos Park.

As a resident of the 7th District in Long Beach, we often visit Los Cerritos Park and the Dominguez Gap located in the 8th District, to experience nature. As you are all aware, there is a lack of green space and open space in West and North Long Beach. The revitalization and restoration of the LA River is an important issue as green space and equitable access to the outdoors has serious impacts on public health, both physical and mental.

The westside has been disproportionately impacted by environmental degradation, pollution, port traffic impacts and industrial waste. This is an opportunity to move in the right direction toward equity and equal access.

I would like to see a full and complete EIR on this project before it moves further. There has been little chance for public comment and input. It appears that soil has already been graded, vegetation removed, and the project is moving forward despite the public input period still being open?

Long Beach should be joining the other cities alongside the LA River to prioritize the Lower LA River Revitalization Plan. There is huge potential in this plot of land to link up the Dominguez Gap and other 'greening' of the Westside.

See: <https://lowerlariver.org/the-map/> (#68 and #139)

Can you tell us more about the City's support for environmental justice, health equity, and equal access to green and open space for the Westside and North Long Beach?

Warm regards,

Julianna Robbins  
Long Beach Resident  
[juliannarobbins@me.com](mailto:juliannarobbins@me.com)

**From:** [Julianna Robbins](#)  
**To:** [Zabaneh, Rania@DTSC](#); [Mayor](#); [Council District 7](#); [Council District 8](#)  
**Subject:** Public Comment on 3701 Pacific Place  
**Date:** Thursday, December 24, 2020 10:44:04 AM

---

EXTERNAL:

I am writing to express my concern with the development at 3701 Pacific Place, adjacent to Los Cerritos Elementary School and Los Cerritos Park.

As a resident of the 7th District in Long Beach, we often visit Los Cerritos Park and the Dominguez Gap located in the 8th District, to experience nature. As you are all aware, there is a lack of green space and open space in West and North Long Beach. The revitalization and restoration of the LA River is an important issue as green space and equitable access to the outdoors has serious impacts on public health, both physical and mental.

The westside has been disproportionately impacted by environmental degradation, pollution, port traffic impacts and industrial waste. This is an opportunity to move in the right direction toward equity and equal access.

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See: <https://lowerlariver.org/the-map/> (#68 and #139)

Can you tell us more about the City's support for environmental justice, health equity, and equal access to green and open space for the Westside and North Long Beach?

Warm regards,

Julianna Robbins  
Long Beach Resident  
[juliannarobbins@me.com](mailto:juliannarobbins@me.com)

## Dionne Bearden

---

**From:** Diana Ramirez <dpack@verizon.net>  
**Sent:** Thursday, December 17, 2020 9:55 PM  
**To:** PlanningCommissioners  
**Cc:** Amy Harbin; Mayor; Council District 5  
**Subject:** Opposition to the Proposed Development at 3701 Pacific Place in Long Beach, CA

**-EXTERNAL-**

I am writing to express my opposition to the proposed development at 3701 Pacific Place in Long Beach, CA.

This proposed development should not be allowed to move forward without an Environmental Impact Report (EIR) being done. The proposed development is right next to a school, which is already negatively impacted with pollution from being situated right next to a freeway. It is reckless to move forward with this project without an EIR, and it is definitely not in the best interests of your constituents who live in that area.

Your consideration of this request is greatly appreciated.

Sincerely,

Diana Ramirez  
District 5

**From:** [Julianna Robbins](#)  
**To:** [Amy Harbin](#); [PlanningCommissioners](#)  
**Subject:** Development @ 3701 Pacific Place  
**Date:** Thursday, December 24, 2020 10:56:12 AM

---

**-EXTERNAL-**

I am writing to express my concern with the development at 3701 Pacific Place, adjacent to Los Cerritos Elementary School and Los Cerritos Park. I have previously emailed Mayor Garcia, Uranga of the 7th, and Austin of the 8th Districts.

As a resident of the 7th District in Long Beach, we often visit Los Cerritos Park and the Dominguez Gap located in the 8th District, to experience nature. As you are all aware, there is a lack of green space and open space in West and North Long Beach. The revitalization and restoration of the LA River is an important issue as green space and equitable access to the outdoors has serious impacts on public health, both physical and mental.

The westside has been disproportionately impacted by environmental degradation, pollution, port traffic impacts and industrial waste. This is an opportunity to move in the right direction toward equity and equal access.

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Long Beach should be joining the other cities alongside the LA River to prioritize the Lower LA River Revitalization Plan. There is huge potential in this plot of land to link up the Dominguez Gap and other 'greening' of the Westside.

See: <https://lowerlariver.org/the-map/> (#68 and #139)

Can you tell us more about the City's support for environmental justice, health equity, and equal access to green and open space for the Westside and North Long Beach?

Warm regards,

Julianna Robbins  
Long Beach Resident  
Julianna Robbins  
[juliannarobbins@me.com](mailto:juliannarobbins@me.com)

## Dionne Bearden

---

**From:** Diana Ramirez <dpack@verizon.net>  
**Sent:** Thursday, December 17, 2020 9:52 PM  
**To:** Amy Harbin  
**Cc:** Mayor; Council District 5; PlanningCommissioners  
**Subject:** Opposition to Proposed Development at 3701 Pacific Place

**-EXTERNAL-**

I am writing to express my opposition to the proposed development at 3701 Pacific Place in Long Beach, CA.

This proposed development should not be allowed to move forward without an Environmental Impact Report (EIR) being done. The proposed development is right next to a school, which is already negatively impacted with pollution from being situated right next to a freeway. It is reckless to move forward with this project without an EIR, and it is definitely not in the best interests of your constituents who live in that area.

Your consideration of this request is greatly appreciated.

Sincerely,

Diana Ramirez  
District 5

**From:** [Jorge Araujo](#)  
**To:** [Zabaneh, Rania@DTSC](mailto:Zabaneh.Rania@DTSC)  
**Subject:** Opposing to:Proposed development project at3701 Pacific place,city of Long Beach CA.  
**Date:** Tuesday, December 08, 2020 9:32:01 AM

---

EXTERNAL:

As residents living at the west side of The city of Long Beach,we are very concerned about the construction of given project.that in pass LB.administrations have been saved that site for a public recreational Park,due to nessesity at west side.

Under the name of our neighborhood and mine too,we are endorsing the "Long Beach River Coalition petition,and begging you stopping such ominous project.along the LA river what we need are more public recreational parks.have you noticed Ms.Rania,along Atlantic and LB boulevards,what kind of development is onstage ,building thousands of apartments.

Please Ms.Rania we need open places for p.parks. Amen

Sent from my iPad



PUBLIC COMMENT FORM

**PUBLIC COMMENT PERIOD: NOVEMBER 16 TO DECEMBER 18, 2020  
FOR PROPOSED RESPONSE PLAN  
LONG BEACH INDUSTRIAL PARK (FORMER OIL OPERATORS), LONG BEACH**

You can use this form to send in your written public comments on the proposed Response Plan. You may also ask to be added or deleted from the project mailing list. If you know of anyone or any organizations that would like to be on the project mailing list, please use this form to notify us. Please send your comments to: Rania A. Zabaneh, DTSC Project Manager, Department of Toxic Substances Control, 5796 Corporate Avenue, Cypress CA 90630. You may also e-mail this same information to: [Rania.Zabaneh@dtsc.ca.gov](mailto:Rania.Zabaneh@dtsc.ca.gov).

**Reminder: All public comments on the draft Response Plan must be postmarked or e-mailed by December 18, 2020.**

Name: Otto Radtke

Agency or Organization (if applicable): —

Address: 3835 Country Club Dr

Telephone No.: Long 562 424 6465

Email Address: Otto.Radtke@gmail.com

Please add me to the Long Beach Industrial Park mailing list.

Please delete from the mailing list (add your address above).

Comments:

Concerns about this project:

(1) aesthetics - Storage is ugly. It will ruin views in the neighborhood

(2) Toxins - Toxic ~~was~~ substances will affect us. Does the city fully understand the environmental aspects of the project

(3) The wetlands - how will this project affect the nearby wetlands.

Thank you.

*DTSC mailings are solely for the purpose of keeping persons informed of DTSC activities. Mailing lists are not routinely released to outside parties. However, they are considered public records and, if requested, may be subject to release.*



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)

## Dionne Bearden

---

**From:** Anne Proffit <anne.proffit@gmail.com>  
**Sent:** Thursday, December 17, 2020 2:31 PM  
**To:** PlanningCommissioners  
**Subject:** We need a complete EIR

**-EXTERNAL-**

To the planning commission:

The Pacific Place Project is NOT what is needed on the west side of Long Beach.

To start, this is a sacred area for native peoples that continue to live in this area and use the project's proximity for worship. Would you like it if a bunch of planning commissioners tore down your church without notice or without input?

We don't need another storage facility that emits even more environmental crap in our city. We don't need more heat next to the LA River. We don't need any of this project. It's not good for anyone except the people who are getting funding under the table.

The west side of Long Beach is desperate for more park areas and that is exactly what this area should be. That is exactly what it was intended to be when Frank Gehry and other interested parties decided the LA River needed to be brought back to its original state. In order for this to occur, cities MUST participate. It appears every other city alongside the river is doing what it can to mitigate environmental concerns except, of course, for the city of LB.

You have received many other letters concerning this and I'll bet not a single one wanted you to just go ahead, pave over the entire area and allow yet another greenspace to be lost.

A complete EIR is necessary before you start digging up an already environmental mess to please a developer. There must also be civic interaction and there has been none.

While I realize you are going to pay zero attention to the desires of the public and just do what the paymasters want, please understand that we are going to rise up and it'll be lawsuit time.

Is that what you really want?

**A COMPLETE EIR IS NECESSARY FOR THE PACIFIC PLACE PROJECT. IT IS NOT THE RIGHT THING FOR THIS AREA OF LONG BEACH. STOP DESTROYING THE CITY TO PLEASE PEOPLE THAT DON'T LIVE HERE. STOP DESTROYING AREAS OF THE CITY THAT BELONG TO INDIGENOUS GROUPS.**

Anne Proffit  
East Village

## Dionne Bearden

---

**From:** Justin Potier <[REDACTED]>  
**Sent:** Tuesday, December 15, 2020 7:26 PM  
**To:** PlanningCommissioners  
**Cc:** disttict8@longbeach.gov; ICE - Jorge Alfredo Gonzalez; noreply@topssoft.com  
**Subject:** Pacific Place Project

**-EXTERNAL-**

Good evening Planning Commissioners,

My name is Justin Potier and we just purchased a new home in Crown Point. The proposal for the Pacific Place Project would be a detriment to the Crown Point community.

Bringing in high volumes of traffic to a quiet neighborhood. That potentially could cause additional safety questions to be asked for the youth that are present at Los Cerritos Elementary and park in the direct area of the proposed project. The increased traffic impact in the immediate will have a catastrophic impact on the property values and property tax revenue.

I find the proposal seriously lacks a true accounting of impact this project will cost our community.

I encourage you to reconsider this proposal.

Gratefully,

Justin Potier  
[REDACTED]

**From:** [Anita Pettigrew](#)  
**To:** [Zabaneh, Rania@DTSC](mailto:Zabaneh.Rania@DTSC)  
**Subject:** Long Beach Industrial Park  
**Date:** Thursday, January 07, 2021 4:33:17 AM

---

EXTERNAL:

Ms. Rania Zabaneh,

I ask that the DTSC please require a full Environmental Impact Report before allowing the developer to proceed with this project. Long Beach has a long history of allowing developers to "do it on the cheap" without concern for the residents who will have to live with the environmental consequences.

Below is an example of the City's planning staff changing their report for a proposed project in Wrigley Heights a number of years ago.

Here is the city planning staff's finding as originally presented to the Planning Commission:  
"Negative impacts to the general welfare and quality of life of the public are foreseen as a result of this development. These impacts relate to noise, unhealthful air, lack of open space, increased traffic, and odors from the water/oil reclamation site. The residents of the proposed development would not have a quality, safe and enjoyable living environment. Thus a positive finding can not be made."

But this was the city's finding for that same property just 17 months later: "No public health or safety hazards are anticipated to be associated with the proposed subdivision or improvement."

Nothing had changed about the site, so why did City staff change their report?

Please don't allow dishonesty like this with the current project. Require a full EIR and protect the residents.

Sincerely,

Anita Pettigrew  
3619 Magnolia Ave.  
Long Beach, CA 90806

**From:** [PlanningCommissioners](#)  
**To:** [Cuentin Jackson](#); [Amy Harbin](#)  
**Subject:** FW: Pacific Place Project  
**Date:** Wednesday, December 16, 2020 12:04:56 PM

---

---

**From:** Justin Potier <justinpotier@icloud.com>  
**Sent:** Tuesday, December 15, 2020 7:26 PM  
**To:** PlanningCommissioners <PlanningCommissioners@longbeach.gov>  
**Cc:** disttict8@longbeach.gov; ICE - Jorge Alfredo Gonzalez <Jagonzalez417@gmail.com>;  
noreply@topssoft.com  
**Subject:** Pacific Place Project

**-EXTERNAL-**

Good evening Planning Commissioners,

My name is Justin Potier and we just purchased a new home in Crown Point. The proposal for the Pacific Place Project would be a detriment to the Crown Point community.

Bringing in high volumes of traffic to a quiet neighborhood. That potentially could cause additional safety questions to be asked for the youth that are present at Los Cerritos Elementary and park in the direct area of the proposed project. The increased traffic impact in the immediate will have a catastrophic impact on the property values and property tax revenue.

I find the proposal seriously lacks a true accounting of impact this project will cost our community.

I encourage you to reconsider this proposal.

Gratefully,

Justin Potier  
(562) 480-0684

## Dionne Bearden

---

**From:** Ian Patton <ispatton@yahoo.com>  
**Sent:** Thursday, December 17, 2020 3:03 PM  
**To:** Amy Harbin; PlanningCommissioners  
**Subject:** I OPPOSE THE PROPOSED DEVELOPMENT AT 3701 Pacific Place

**-EXTERNAL-**

They need to do the EIR and stop the illegal work being done jumping the gun on the environmental impact and permitting processes.

best,  
Ian S. Patton  
c562.810.9329  
*Cal Heights Consultancy*  
[LBReformCoalition.org](http://LBReformCoalition.org)

**From:** [jeovalle](#)  
**To:** [PlanningCommissioners](#); [Council District 8](#)  
**Cc:** [Amy Harbin](#); [Christopher Koontz](#); [CityClerk](#); [Council District 1](#); [Council District 2](#); [Council District 6](#); [Celina Luna](#); [Council District 9](#); [Mayor](#)  
**Subject:** Agenda Item 20-099PL - Opposition to Pacific Place Project 3701 Pacific Place and 3916-4021 Ambeco Road  
**Date:** Thursday, December 17, 2020 9:21:13 AM  
**Attachments:** [121720-ObjectPacificPI-MND.pdf](#)  
**Importance:** High

---

**-EXTERNAL-**

Honorable Planning Commissioners,

I submit for the record the attached letter with my objection to Pacific Place Project 3701 Pacific Place and 3916-4021 Ambeco Road (Mitigated Negative Declaration-10-19-20)

Due to the fact that the Department of Toxic Substance Control (DTSC) has not concluded their report and likely will not finish until sometime towards the end of January 2021 if not later, **I also request a continuance of the hearing.**

Sincerely,

Juan E. Ovalle  
8th District Resident

December 17, 2020

City of Long Beach Planning Commission

411 W. Ocean Blvd.

Long Beach, CA 90802

Email: [PlanningCommissioners@longbeach.gov](mailto:PlanningCommissioners@longbeach.gov), [District8@longbeach.gov](mailto:District8@longbeach.gov)

Re: Agenda Item [20-099PL](#) – Objection to Pacific Place Project 3701 Pacific Place and 3916-4021 Ambeco Road (Mitigated Negative Declaration-10-19-20)

Dear Planning Commission,

First of all, due to the fact that the Department of Toxic Substance Control (DTSC) has not concluded their report and likely will not finish until sometime towards the end of January 2021, **I request a continuance of the hearing.**

Second, if I am not able to persuade you to reject the proposed project, at the very least I request that you require a full Environmental Impact Report (EIR). The proposed development at Pacific Place, across from Los Cerritos Elementary School and Park, will sit atop of a site which stores toxic waste and sewage that was buried and covered by a plastic membrane in the 1980s, (specifically in order to limit neighborhood exposure to the toxic materials and gases) and must not be disturbed. Local petroleum industry has used this site to dump hazardous materials for decades. I have even heard stories from neighbors of late night or obscure dumping taking place as recently as 2000.

Third, the ongoing work at the site has created even greater danger to the community by piling thousands of tons of potentially contaminated soil over aging infrastructure, including a storm water drainage pipe that carries storm water from a large portion of the Los Cerritos neighborhood to the embankment west of the LA River. There are also abandoned oil wells including an aging oil pipeline. Under all of this is the Newport-Inglewood fault line, the cause of many disasters in the area. Then you have the Blue Line rail tracks that may also be impacted by all of the above. Or if all of them are compromised at the same time, a perfect storm with catastrophic results could happen.

Unfortunately, the City never requested a full EIR, not even a Grading or Building permit. Only a Mitigated Negative Declaration (MND) was requested. In this case, from all of the research and history behind that site, there is substantial evidence that the project may pose a significant effect on the environment and peoples' lives. The MND is woefully inadequate, and an EIR must be prepared.

The EIR must address all possible impacts including the history of decades of toxic exposure, the current construction work and proposed land development's effect on the environment of Wrigley, Los Cerritos and west Long Beach, such as the urban heat island effect. It must address traffic patterns, impact to our local school, fire protection, endangered species, as well as archaeological artifacts, community beauty/aesthetics, and its impact on the LA River basin and its future.



The Negative declaration response and documents posted in preparation of the Planning Commission meeting are incomplete and woefully lacking in detail such as existing storm water runoff issues or the fact that the Storm Line under the Surcharge may have been compromised due to the weight of the soil placed above. There is no mention of the historic equestrian trails, which an EIR should address. In addition, the EIR should also take into account the impact of lost opportunity for this open space, of the proposed projects impact on residential real estate values, the alternative of not doing anything at all, and especially possibilities for other uses such as parkland.

The City seems to be adopting a shortsighted approach at guiding development and that must change. There are plenty of records showing how this land was once designated as open space. The draft Land Use Element (LUE) of 2018 identified the area as open zone, a well-deserved designation due to its history as a toxic landfill, a Brownfield site. Prior to the LUE, it was identified in the City's own 2015 "West Long Beach Livability Implementation Plan" as right for park land expansion.

Going back even further, it was also identified in the 2007 City Park Department's "Long Beach River Link Plan" which proposed keeping the former golf driving range and improving access to the LA River with a riparian woodland to complement the adjacent Dominguez Gap wetland. Furthermore, in 2002 the "Open Space and Recreation Element of the General Plan" also affirmed the need for more open space, to a goal of eight acres per one thousand residents (west long beach has less than one acre per thousand residents). However, in 2019 a last-minute change to the final LUE, changed the zone to industrial, ignoring years of public comment and participation and even City staff recommendations.

It is understood that decades of wishful planning, community meetings, City staff time, City funding, charts and even the LUE promoting more open space is not zoning. However, it is in many cases the sentiment of the public that any justification for changing the LUE at the last minute or changing the zoning is negating the fact that we are a growing City and that the burdens of higher density and traffic as well as environmental degradation has been placed on the western and northern sectors of our City. A quote from the LUE addressed that guiding principal "Seek opportunities to create recreation and green areas, and implement the RiverLink Plan for the Los Angeles River." Additionally, the Long Beach Climate Action & Adaptation Plan includes the need for open space and addresses inequities in Long Beach.

All in all, the Negative declaration responses and documents posted in preparation of the Planning Commission meeting are incomplete and woefully lacking in detail.

Let's think about the long-term health of our neighborhoods and of future generations. There will never be another opportunity for the City to help secure and develop this many acres for parkland. This is our only chance. For now, we ask that you our Planning Commission, immediately stop any further disruption of the Pacific Place Project property and require that a full Environmental Impact Report be produced for the sake of our safety.

Last but certainly not least, considering all of the points made and the concerns of the community that have not been addressed, this project could be ripe for yet another lawsuit against the city. This is an expense this city can ill afford especially in light of the COVID-19 pandemic. Yet, it could easily be avoided with the proper consideration, vetting, and ultimate denial of this travesty of a project.

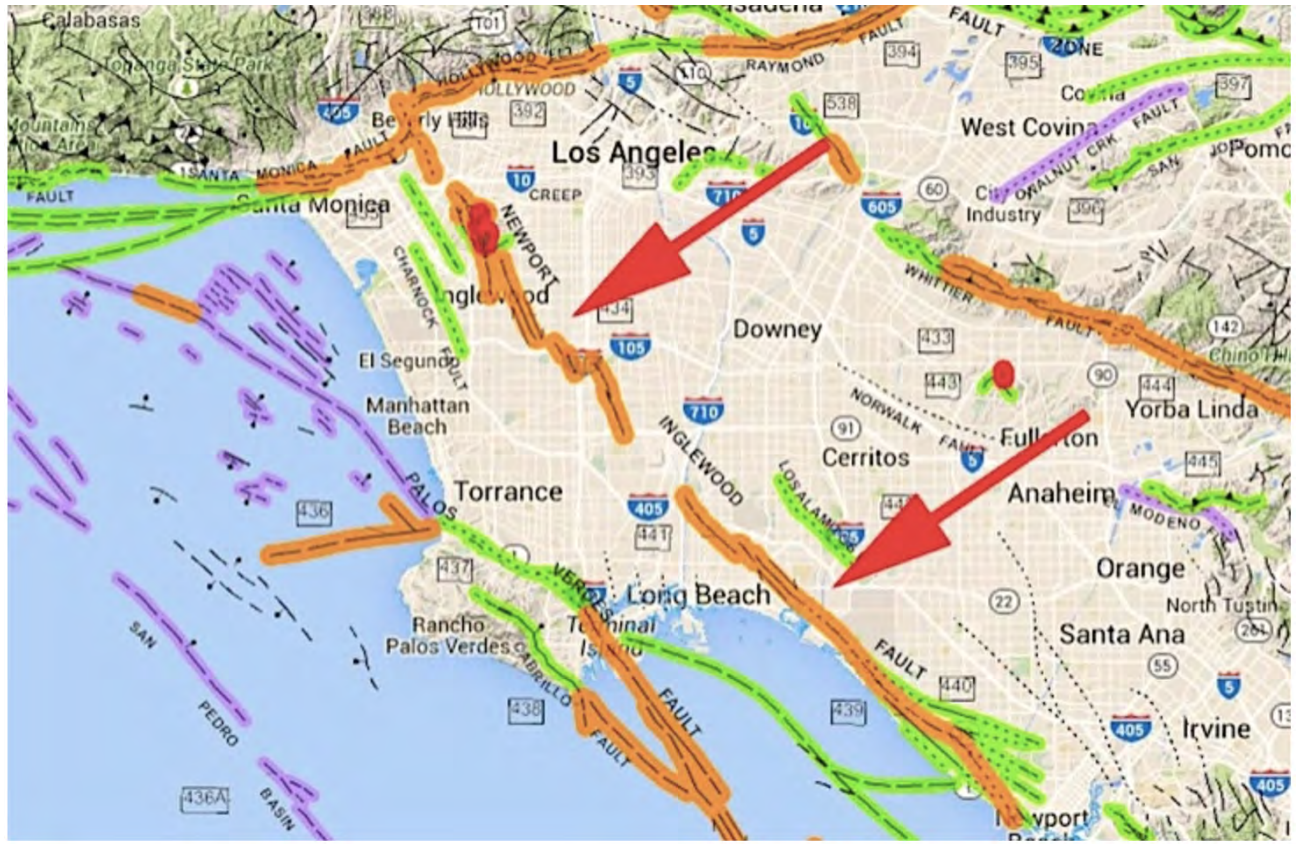
Please keep in mind the city's motto, "Working Together to Serve." That means serving the needs of the public should always be tantamount in any decisions made by city officials/commissioners. I implore you to do the right thing and require a full EIR and allow for further analysis and consideration.

Sincerely,

Juan E. Ovalle  
8<sup>th</sup> District Resident

Riverpark Coalition-Member

ATTACHMENTS



Newport-Inglewood Fault runs below the Proposed Project.

## Historical list of Companies and Organizations associated with subject Property

The following information provided by historian and local advocate, Mr. Richard Gutmann.

"Please think about this: Until 1959 when Oil Operators opened their mechanical wastewater treatment facility in Wrigley Heights, they just pumped the wastewater into ponds and let it evaporate to be breathed in by local residents.

Still, in October of 1998 they received a bill from the Los Angeles County Sanitation District for \$4,218.58 for its benzene discharge for the quarter ending March 31, 1998. Note that this is for excess benzene that was still in the wastewater, even after it had been treated in Oil Operators' mechanical facility. The wastewater had already been heated and exposed to the air at which time a large amount of the volatile organic compounds vaporized to be breathed in by nearby residents.

Benzene causes leukemia in humans.

Should you decide to sue, here are the names of a number of the Oil Operators:

When Oil Operators, Inc. opened their mechanical wastewater treatment plant in the 1950s, it claimed 157 member companies. Below are the names of some of the members listed in one or more environmental impact reports prepared by the City of Long Beach.

Acme Heater Company  
Airline Oil Company, Inc.  
Alamitos Land Company  
Atlantic Oil Company  
Axis Petroleum Company  
A. W. Brooks Production  
Cal-E.D.I.  
Carson Dominguez Real Estate Corp.  
Charles E. Cather  
J. D. Cather  
J. D. & John E. Cather  
Coast Supply Co., Ltd.  
Cockriel Petroleum  
Cecille M. Colvin  
Cooper & Brain, Inc.  
Crown Central Petroleum

The following information provided by historian and local advocate,  
Mr. Richard Gutmann.

Crown Petroleum  
Davis Investment Co.  
D.B.M. Oil Co.  
Donovan Petroleum Co.  
El Cam Oil Co.\*  
Graner Oil Company  
J. B. Graner  
H. H. and W. Oil Co.  
H. Oil Company  
Harrison Oil Production Company  
Herley Petroleum  
Herley Kelley Co  
Independent Exploration Company  
J. I. Hathaway, Operator  
J & M Operators  
Jordan Oil Company.  
A. S. Johnston Drilling Corp.  
Robert W. Lee  
George Kahn & Robert W. Lee  
Lee & Stone Oil Company  
Lomita Gasoline Co  
Lomita Operating Co.  
M & J Operator  
E. G. Marcoux  
C. S. McAuley, Inc  
McBo Oil Company.  
Morton & Dolley  
Oil Field Associates  
Pauley Petroleum, Inc.  
Petro Resources, Inc.  
Petro-Lewis Corp.  
Max Pray  
Max Pray & Fred Morgan  
Pyramid Oil Co  
Mark Reminger.  
John O. Richardson, Operator  
Rohrig Petroleum  
John M. & Geraldine M. Rohrig

The following information provided by historian and local advocate,  
Mr. Richard Gutmann.

S & C Oil Co.

S & C Oil Company, Inc.

C. F. Sudduth

Sun Oil Co.

Jacat Oil Co.

The Termo Co.

Texaco Inc.

Timco Oil Co.

Transpac Petroleum

Transpac Petroleum Corp.

Tycoon Oil Company

Venice Gas Co.

Victory Oil Co.

Virginia Dare Oil Co.

Elisha Walker, Jr. & Max Pray

Western Ave. Properties

Richard Young & Assoc.

Ann Yunker

Yunker, Morton & Dolley

I believe various media reports  
have identified these companies  
as having been members:

Arco/Atlantic Richfield

Shell

The City of Long Beach also sent wastewater from its wells to Oil  
Operators."

# IMPORTANT MEETING

with L. B. Fire, Health, Planning, Parks Departments

November 15, 2000

## Dumping Had Never Stopped

On Thursday, Oct. 26, residents photographed one or more vacuum trucks "dumping" at Oil Operators on Baker Street. (Pictures of two other trucks from an earlier instance have also been obtained.)

**A truck driver was confronted and admitted dumping never ceased when the wastewater separator was shut down in late 1998. Apparently, wastes have since just been dumped there, and the volatile components allowed to evaporate and be breathed by residents.**

At a community meeting last year (Nov. 17, 1999), residents reported to Oil Operators and their partner GreenPark, LLC that dumping was still taking place.

Here is GreenPark's written reply of Jan. 24, 2000:

**"In response to your comments regarding continued dumping at the site, we confronted OOI [Oil Operators, Inc.] with this. We were told that only one truckload of oil production water was allowed in the site and it would not happen again."**

Now the Hazardous Waste Operations Officer for the Long Beach Health Department says **Oil Operators has admitted dumping never stopped.**

*Residents want lots of answers, including why our written request (March 28, 1999) for a health study of this neighborhood was ignored by Long Beach officials, including our councilman.*

**Please come to the  
Community Meeting  
this  
Wednesday, Nov. 15  
6:00 p.m.**

**@**

**Brethren Manor  
3333 Pacific Place  
Long Beach, CA 90806**

(Just south of Wardlow Road)

The meeting will take place in the 6th floor Conference Room.

*[In addition to health problems previously reported to the city, just Monday we learned that our long-time mail lady, a non-smoker, has lung cancer.]*

Long Beach Air Quality Article:

<https://lbpost.com/news/long-beach-los-angeles-tops-list-of-u-s-cities-with-worst-air-quality>

Work at Proposed Project:



Livable West Long Beach- 2015:

<http://www.longbeach.gov/globalassets/lbds/media-library/documents/orphans/wlb-docs/final-west-long-beach-reduced-file-size>

Long Beach RiverLink – 2007:

<http://www.longbeach.gov/globalassets/park/media-library/documents/business-operations/about/in-development/riverlink-report>

Historic Equestrian Trails:

<http://hetasc.org>

Climate Action & Adaptation Plan:

[http://www.longbeach.gov/globalassets/lbds/media-library/documents/planning/caap/lb-caap-proposed-plan\\_dec-14](http://www.longbeach.gov/globalassets/lbds/media-library/documents/planning/caap/lb-caap-proposed-plan_dec-14)



Draft - February 2017

5

Implementation



### Bixby Knolls

**Context.** Seven neighborhoods make up the Bixby Knolls community planning area, see Map LU-23. With a broad mix of residential, commercial, institutional and open space uses - the majority of the area is zoned for and developed with single-family homes. The Los Cerritos neighborhood includes the first housing tract in Long Beach and the first public schoolhouse. California Heights is a large historic district where attractive Spanish Colonial style homes were developed in the 1920s and 1930s. Bixby Knolls has homes built in the 1940s and 1950s on generous lots with wide streets. Multi-family housing is concentrated along Carson Street, San Antonio Drive, between Long Beach Boulevard and Atlantic Avenue north of Wardlow Road, and around Los Cerritos Park. Commercial uses are concentrated along Long Beach Boulevard, Atlantic Avenue, Wardlow Road and San Antonio Drive. For the most part, properties are very well maintained throughout the community. The area is bounded on the west by the Los Angeles River and the Southern California Edison right-of-way and on the east by Forest Lawn and All Souls cemeteries. The I-405 San Diego Freeway and the City of Signal Hill make up the southern boundary. The Virginia Country Club (private golf course) and the historic Rancho Los Cerritos are situated on the west end of the community.

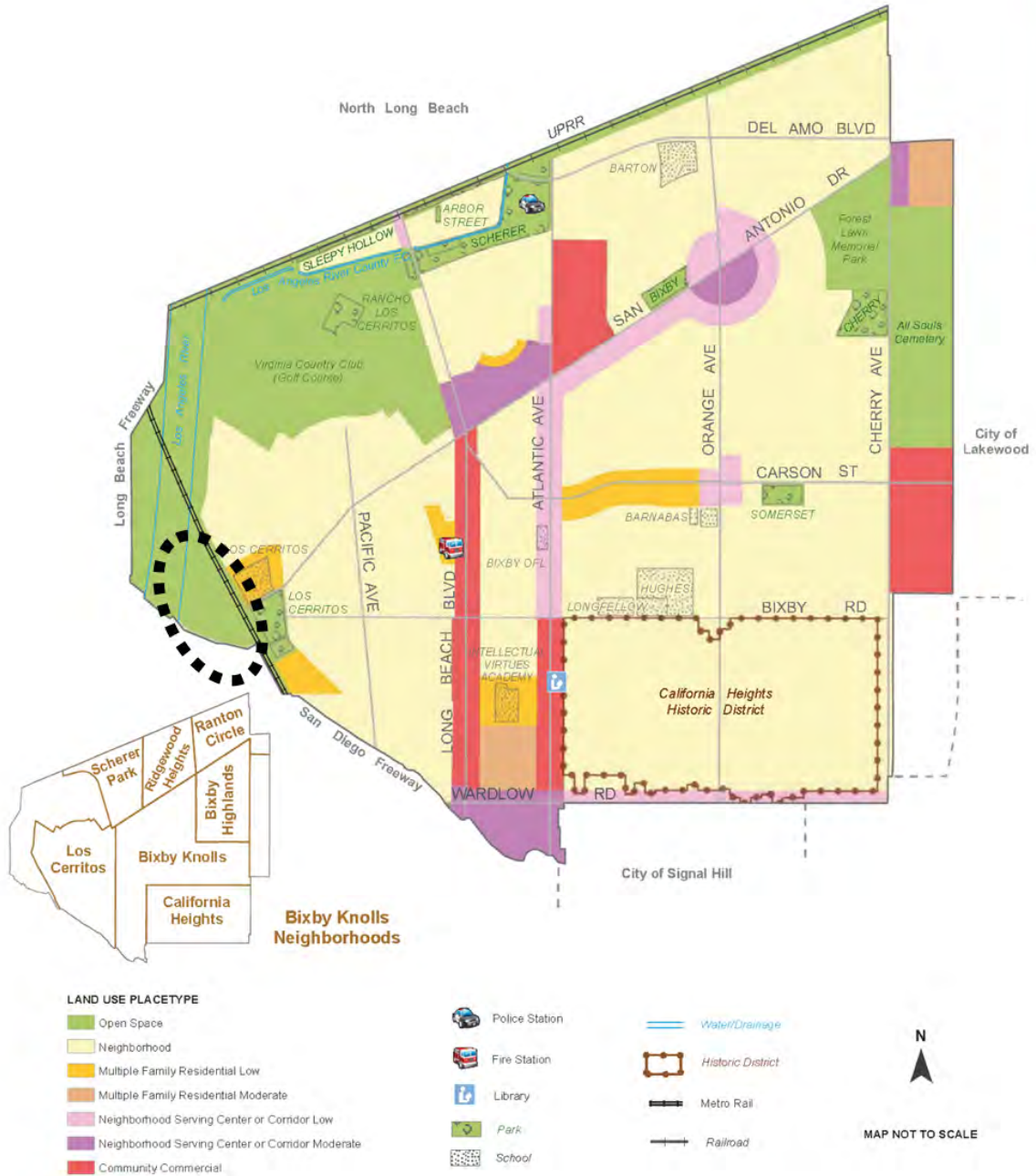
**Issues/Needs.** Schools, a new police station at Scherer Park, a library on Atlantic Avenue, and a fire station on Long Beach Boulevard adequately serve the Bixby Knolls community. In recent years, the Bixby Knolls Business Improvement District has made real progress in upgrading the commercial business environment, and the streetscape along Atlantic Avenue has become much more pleasant for pedestrians. Similar improvements are needed along other avenues, and elsewhere, where retail and mixed residential/commercial uses are encouraged in this plan. As much of Bixby Knolls lies beneath a Long Beach Airport major flight path, especially California Heights closest to the airport, engine noise has been an issue over the years. And although housing and commercial property maintenance is largely adequate in the Bixby Knolls communities, reinvestments will be needed. Beyond normal property maintenance and attempting to retain the unique character of each neighborhood, transitioning to low-water consuming landscapes and low-energy consuming buildings and materials will be a challenge for everyone, especially those with larger buildings and yards. Creating additional recreation and nature open spaces, and improving the edges along those that are extant including:

Union Pacific Railroad and remaining Pacific Electric railway routes, Edison right-of-way corridors, the Los Angeles River and remnant parcels of undeveloped land, is also highly desirable.

#### Land Use Strategies.

1. Continue to monitor noise levels and implement the Long Beach Noise Ordinance, especially as it pertains to noise generated from airport-related activities.
2. Upgrade the quality of development by using design guidelines, new zoning standards and improved design review processes to ensure that all new buildings, remodels and additions enhance the neighborhood fabric.
3. Use design guidelines and upgraded zoning standards to further protect established residential districts from the intrusion of commercial activities.
4. Consolidate the intensity of commercial activities along Long Beach Boulevard, Atlantic and Cherry Avenues, as depicted on the PlaceTypes Map.
5. Encourage the development of infill housing of low-density multi-family units along Carson Street between Atlantic and Orange Avenues.
6. Convert industrially-designated lands on Cherry Avenue to Community Commercial uses.
7. Seek opportunities to create recreation and green areas, and implement the RiverLink Plan for the Los Angeles River.
8. Implement the 2010 Livability Plan for the Long Beach Freeway.
9. Implement the Mobility Element capital improvements for the Bixby Knolls community including:
  - » Atlantic Avenue Streetscape Enhancements.
  - » Wardlow Road Corridor Improvements.
  - » Intersection Improvements.
  - » Improved Connectivity to freeways and regional transit systems.
  - » Dominguez Gap Bike and Pedestrian Bridge.
10. Complete the focused study for reuse of the former C-17 manufacturing facility in a comprehensive, inclusive manner in partnership with the community. This study should include adjacent employment generating land-uses and may result in further refinements to the PlaceTypes and allowed land-uses along Spring Street, Cherry Avenue, and Wardlow Road.

# Map LU-23 Bixby Knolls



## Implementation

### Strategies for a Comprehensive Update to the Zoning Code to Develop Hybrid Zoning and Development Code

**STRATEGY No. 43:** Develop a zoning code that is consistent with the PlaceTypes, that balances flexibility and predictability of use, is sensitive to the way the City has developed over the decades, and encourages future growth to occur in the Areas of Change.

- » Consolidate or eliminate outdated Planned Developments districts.
- » Provide guidance for:
  - Economic vitality/job creation for land uses.
  - Appropriate infill/density.
  - Mansionization.
  - Crackerboxes.
  - Corridors and transitions.
- » Develop standards and policies that are building form and placement-based, rather than traditional land use based.
- » Integrate Urban Design Element policies and strategies into the Zoning Code update to ensure integration of concepts into everyday practice.
- » Update R-3 and R-4 design standards (Sedway Cook, 1986) to meet more modern standards. Provide graduated density as lot sizes and depths increase with higher densities for moderate MFR and TOD PlaceTypes.

### Strategies for Areas of Change

**STRATEGY No. 44:** Develop implementation documents, such as specific plans, area plans, and design standards for Areas of Change identified in the Land Use Element.

## Strategies to Integrate Design Guidelines

**STRATEGY No. 45:** Finalize Designated Historic Districts Guidelines document.

**STRATEGY No. 46:** Integrate design guidelines into existing and future planning efforts such as:

- » New specific plans
- » Local Corridor and Pedestrian Districts
- » Downtown District
- » SEASP
- » Long Beach Boulevard
- » Airport Area
- » Traffic Circle

**STRATEGY No. 47:** Consolidate and update design guidelines of Planned Developments near the Long Beach Airport and the waterfront.

**STRATEGY No. 48:** Develop topical design guidelines for specific PlaceTypes, such as for Multifamily Residential and Transit-Oriented Development, pedestrian priority areas identified in the Mobility Element, and as part of the street design standards manual (Mobility Element, MOP IM-1).

**STRATEGY No. 49:** Update existing and pending, or develop new design guidelines, for those areas of the City where special care for infill and remodeling is needed and where change is most likely to occur.

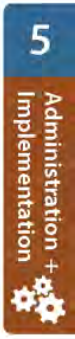
## Strategies to Create Great Places

**STRATEGY No. 50:** Incentivize redevelopment of underutilized parcels and adaptive reuse projects.

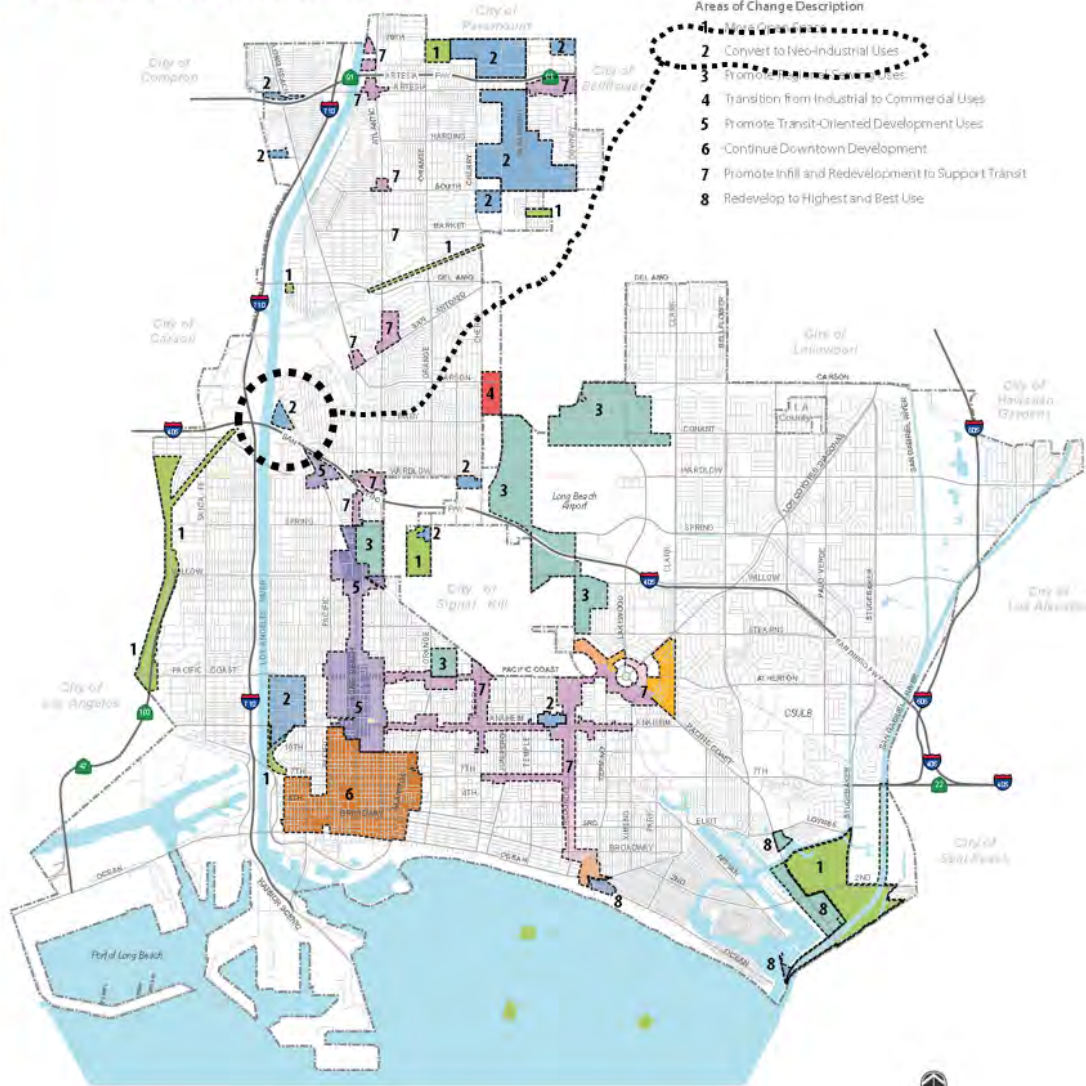
**STRATEGY No. 51:** Develop guidelines, standards, and incentives to facilitate good design and use of quality materials, encourage adaptive reuse, reduce waste, maintain local character, promote sustainable and healthy living practices, and support existing building preservation, rehabilitation, and integration.

**STRATEGY No. 52:** Strengthen or provide additional code enforcement.

**STRATEGY No. 53:** Continue to create and implement standards and guidelines that support sustainable development projects, such as the City's Construction & Demolition Debris Recycling (C&D) Program and the Low Impact Development policy.



Map UD-13  
AREAS OF CHANGE MAP



Areas of Change Description

- 1 Founding and Contemporary Neighborhoods
- 2 Convert to Neo-Industrial Uses
- 3 Promote Infill and Redevelopment to Support Transit
- 4 Transition from Industrial to Commercial Uses
- 5 Promote Transit-Oriented Development Uses
- 6 Continue Downtown Development
- 7 Promote Infill and Redevelopment to Support Transit
- 8 Redevelop to Highest and Best Use

Legend

PlaceTypes

OS - Open Space

Neighborhoods

N - Founding and Contemporary Neighborhood

MFR-L - Multi-Family Residential - Low

MFR-M - Multi-Family Residential - Moderate

Mixed Use

NSCL - Neighborhood-Serving Center or Corridor - Low

NSCM - Neighborhood-Serving Center or Corridor - Moderate

TOD-L - Transit-Oriented Development - Low

TOD-M - Transit-Oriented Development - Moderate

Employment

CC - Community Commercial

I - Industrial

NI - Neo-Industrial

Unique

RSF - Regional-Serving Facility

DT - Downtown

WF - Waterfront

Light Rail Transit

Metro Blue Line Station and 1/4 Mile Radius

**From:** [jeovalle](#)  
**To:** [Zabaneh, Rania@DTSC](mailto:Zabaneh.Rania@DTSC)  
**Cc:** [Anderson, Jessica@DTSC](mailto:Anderson.Jessica@DTSC); [Nax, Sanford@DTSC](mailto:Nax.Sanford@DTSC)  
**Subject:** Re: Updates and information on the Long Beach Industrial Park (video)  
**Date:** Wednesday, January 06, 2021 2:36:50 PM

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EXTERNAL:

Hello Rania,

I hope you are having a great start to 2021. We at Riverpark Coalition would like to speak with you concerning the Pacific Place Project/Long Beach Industrial Park. I can send you a zoom link with an agreed upon date based on you availability within the next few days. So, please check your calendar and let me know what will work best for you.

Sincerely,

Juan E. Ovalle  
Riverpark Coalition  
562-900-9284

On Dec 23, 2020, at 3:42 PM, Zabaneh, Rania@DTSC  
<[Rania.Zabaneh@dtsc.ca.gov](mailto:Rania.Zabaneh@dtsc.ca.gov)> wrote:

Dear Community Member,

This is to inform you that the recording of the December 2, 2020 Community Meeting regarding the Long Beach Industrial Park, located at 3701 North Pacific Place in Long Beach, is available on YouTube at this weblink:

<https://youtu.be/TA9i3B1cwA8>

Please forward to all interested community members that may not have received this email.

Thank you and Happy Holidays to all!  
Rania

<[image002.jpg](#)>

**Rania A. Zabaneh**  
Project Manager/HSE  
State of California - EPA  
**Department of Toxic Substances Control**  
Site Mitigation and Restoration Program  
5796 Corporate Avenue  
**Cypress, California 90630**  
[Rania.Zabaneh@dtsc.ca.gov](mailto:Rania.Zabaneh@dtsc.ca.gov)

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**From:** Zabaneh, Rania@DTSC  
**Sent:** Monday, December 14, 2020 2:56 PM  
**To:** Zabaneh, Rania@DTSC <[Rania.Zabaneh@dtsc.ca.gov](mailto:Rania.Zabaneh@dtsc.ca.gov)>

**Cc:** Anderson, Jessica@DTSC <[Jessica.Anderson@dtsc.ca.gov](mailto:Jessica.Anderson@dtsc.ca.gov)>; Nax, Sanford@DTSC <[Sanford.Nax@dtsc.ca.gov](mailto:Sanford.Nax@dtsc.ca.gov)>

**Subject:** Updates and information on the Long Beach Industrial Park

Dear Community Member,

Thank you so much for taking the time to write to us. The Department of Toxic Substances Control (DTSC) is acknowledging receipt of your comment email. This is also to inform you of the following:

**Public Comment Period Extension:** The public comment period has been extended from **December 18, 2020 to January 7, 2021** based on requests from community members. Please see attached Extension Notice and feel free to forward to other interested community members.

**Responses to Comments:** A Response-to-Comments (RTCs) document will be developed and sent to all those who have submitted public comments and have provided their name and address. A copy of the RTCs document will be placed at the Information Repositories. The RTCs document will tentatively be available by early- to mid-February 2021. This schedule maybe affected by the number of comments received, staffing resources, and pandemic-related office closures.

All comments received during the public comment period will be evaluated and the draft Response Plan will be revised, if required, prior to finalizing and approving it for implementation.

**Draft Response Plan:** The draft Response Plan and other project-related documents can be found on the DTSC Envirostor database webpage at: [https://www.envirostor.dtsc.ca.gov/public/profile\\_report.asp?global\\_id=70000161](https://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=70000161)

**Community Meeting Recording:** Please note that the video of the December 2, 2020 Community Webinar will be available in approximately two to three weeks on DTSC's YouTube channel. DTSC will email you the link when it becomes available.

**CEQA Questions:** For questions regarding the CEQA and the IS/MND, please contact Ms. Amy Harbin of the City of Long Beach at [Amy.Harbin@longbeach.gov](mailto:Amy.Harbin@longbeach.gov).

**Development Questions:** For most current information regarding the development, please contact Mr. Brian Sorensen of the developer, Artesia, at [bsorensen@insitepg.com](mailto:bsorensen@insitepg.com).

Thank you,  
Rania

<[image001.jpg](#)>

**Rania A. Zabaneh**  
Project Manager  
Site Mitigation and Restoration Program  
5796 Corporate Avenue  
Cypress, California 90630  
[Rania.Zabaneh@dtsc.ca.gov](mailto:Rania.Zabaneh@dtsc.ca.gov)

<LB\_Public Comment Extension Notice\_12-10-2020.pdf>

**From:** [jeovalle](#)  
**To:** [PlanningCommissioners](#)  
**Cc:** [Amy Harbin](#); [Christopher Koontz](#); [CityClerk](#); [acahni@gmail.com](#); [Kim Walters](#); [Carlos Stuardo Ovalle](#); [Ann Cantrell](#); [Serena Steers](#); [Corliss Lee](#); [Richard Gutmann](#); [Renee Lawler](#); [flight750](#); [Leslie Kiefner](#); [David & Kathy Walker](#); [Doug Carstens](#)  
**Subject:** Agenda Item 20-099PL - Signed Petition Objecting to Pacific Place Project 3701 Pacific Place and 3916-4021 Ambeco Road  
**Date:** Wednesday, December 16, 2020 8:59:21 PM  
**Attachments:** [121620-SignedPetitonObjectMDA.pdf](#)  
**Importance:** High

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**-EXTERNAL-**

Honorable Planning Commissioners,

On behalf of the Riverpark Coalition, I submit for the record the attached document consisting of eighteen pages of a Signed Petition Objecting to Pacific Place Project. The number of signatures continues to grow as you read this email; therefore, we will submit an addendum at a later time.

Sincerely,

Juan E. Ovalle  
Riverpark Coalition





December 16, 2020

City of Long Beach Planning Commission  
411 W. Ocean Blvd.  
Long Beach, CA 90802  
Email: [PlanningCommissioners@longbeach.gov](mailto:PlanningCommissioners@longbeach.gov)

Re: Agenda Item [20-099PL](#) - Objection to Pacific Place Project 3701 Pacific Place and 3916-4021 Ambeco Road (Mitigated Negative Declaration-10-19-20)

Dear Planning Commission,

We, undersigned residents of the City of Long Beach, demand that our elected officials represent and protect us by requiring a full Environmental Impact Report (EIR) at 3701 Pacific Place Project (the former Golf Learning Center southwest of Crown Point, across from Los Cerritos Park and Elementary School).

We object to the City prematurely allowing the developer to grade the site and move 50,000 tons of soil, given that this was formerly a toxic waste dumpsite. The soil has been shown to contain lead and arsenic and other toxic substances. We object that the developer has been allowed to add additional weight over existing fragile underground infrastructure including degraded drainage pipes, abandoned oil wells, toxic sumps, as well as the active Inglewood-Newport Faultline. We object to the removal of protected plants at the site.

Such actions are especially dangerous because no thorough study of the potential harms to the community has yet been carried out. No construction permit has been issued, yet our neighborhood in Los Cerritos has already endured months of dust arising from the construction at the site without knowing whether the traveling dust is contaminated.

We find these facts particularly alarming:

- a) The Development has not been fully entitled, yet the developer has already been allowed to grade the site flat and remove all vegetation.
- b) The developer has been allowed to build a 15' mound of dirt for the purposes of compacting the soil called surcharging (they call it a test) that is commonly done after the permit for construction, which has not yet been issued.
- c) The Department of Toxic Substances Control (DTSC) has not completed its study of the site, and held its only public meeting after the grading. Yet grading had by then already spread contaminated dust into our neighborhood.
- d) No analysis of the new traffic patterns caused by the proposed development has been conducted, nor how traffic will impact our already poor air quality.
- e) Potential contamination due to undersized storm drainage system has not been adequately studied or addressed, bringing overland toxic contaminants and increased flooding to homes south of the 405 fwy with imminent risk to the immediate area.
- f) The 50,000-ton surcharge pressing down on the abandoned oil wells and active pipelines might be releasing toxic substances that we won't know for years to come.
- g) No study or analysis of likely significant tribal artifacts and/or cultural resources that are present and could be harmed or lost during development has occurred. We will not know the significant and potentially harmful issues that we will have to live with for decades after the developer makes his profits and leaves unless a full EIR is completed. That the City would allow construction on a site with extremely toxic waste without first completing a full EIR is the height of irresponsibility.

We demand a full EIR.

Attached, please find 18 pages with our signatures placed on web based petition platform including comments from concerned members of our community. The list of signatories continues to grow and you are free to visit our site for more information and to sign if so inclined at: <https://www.riverparkcoalition.org>

Sincerely,

Juan E. Ovalle  
**Riverpark Coalition**

<b>Name</b>	<b>City</b>	<b>Email address</b>	<b>Phone</b>	<b>LB CD</b>	<b>Comment</b>
Martin Holman	Long Beach	flight750@gmail.com	562-888-1739	7th	I think it's extremely arrogant for our city leadership to be allowing something like this to go forward without a proper EIR.
Kimberly Walters	Long Beach	kimwalters@gmail.com	3124202098	8th	Given the toxic waste underground and the major problems with drainage downstream from this site in Wrigley, this is an environmental disaster that must be addressed.
Amy Valenzuela	Long Beach	acahni@gmail.com	5627140965	8th	
Eric Chau	Long Beach	echau92@gmail.com	5622566311	D/K	
Susan Brunelle	Long Beach	susanbrunelle@gmail.com		D/K	
Ann Cantrell	Long Beach	anngadfly@aol.com		D/K	The City has allowed the removal of all vegetation from the site, including mature trees and special species plants, without a certified CA Environmental Quality Act document. A complete EIR is needed to address all of the issues on this contaminated site.
David Pulitzer	Long Beach	dpulitzer@hotmail.com		D/K	
Morgan Brunelle	Long Beach	morgan.brunelle@gmail.com		D/K	
Krishna Chaitanya	Long Beach	chaith@gmail.com	3124018784	D/K	
LAVONNE MILLER	Long Beach	lmiller853@aol.com	5627879104	D/K	
Lauren Mcclone	Long Beach	lgoins784@gmail.com		D/K	I live near the site and I worry about the health effects from the dust. dust has been flying all over. So much dust that the street has become muddy.
Julianna Robbins	Long Beach	juliannarobbins@me.com		D/K	We need more green space!
Karen Efthyvoulos	Long Beach	kefthy@aol.com	(949) 697-0669	D/K	This river front property should be held in public trust to be used as greenspace to improve the health and welfare of west and north side Long Beach.
Laura Boccaletti	West Hollywo	lboccaletti@yahoo.com		n/a	This is a disaster waiting to happen, recklessly pushed through with little regard for the community!
Karen Sullivan	KELSEYVILLE	greymare56@gmail.com	7073491559	n/a	

Name	City	Email address	Phone	LB CD Comment
Hawk McFadzen	Long Beach	hawkmcfadzen@gmail.com	5122030266	<p>8th I'm signing for various reasons: 1) my children attend the school and play at the playground where I have already witnessed clouds of construction dust settling on the grounds. Airborne dust is NOT being mitigated. 2) up until quite recently, this parcel was designated as park/open space. This designation was changed in secret and without public approval. 3) West Long Beach has a dearth of park space and this lot could move that number towards equity. 4) land alongside the LA River should be geared towards revitalization of this wonderful resource, not more industrialization. 5) That the City of Long Beach stands to collect tax revenue from this industrial cite yet is also the entity that determines land use is highly suspect bordering on conflict of interest. I feel that the City has proven that they are not operating in the best interests of me, my children and other citizens.</p>
Lorna Savella	Long Beach	lornsmail@aol.com		<p>D/K I'm signing this because I'm tired of our city doing things that are good for their pockets and not the wellbeing of its community! We need to clean up this toxic area which sits near a SCHOOL!!! I'm sure it is affecting the school and nearby homes. Burying it under asphalt (if it becomes one) will only put a bandaid cap over the toxic waste that sits beneath it! Bypassing a FULL ENVIRONMENTAL IMPACT REPORT IS SHAMEFUL! Where does the accountability of the health and well being of our citizens come in? Who is thinking about that???</p>

Name	City	Email address	Phone	LB CD	Comment
Grace orpilla	Long beach	gaorpilla@gmail.com	562.832.8190	D/K	The City needs to refocus their attention to LB mission statement. It's on the website... re review it in case your attention is sidetracked to economic outcomes. Quality of life is the issue at the heart of this petition. The balance of economic gain and quality of life is leaning toward what city officials believe is progre\$\$\$. Listen to your citizens cries of quality , high standard of measuring disastrous health outcome of this project. We are already compromised by LB poor air quality always topping 5 nationwide. Greenspace is one small answer but would go a long way to increasing the mark to quality of life.
Patti Welker	Long Beach	patinaantq@yahoo.com	7143493580	D/K	This is why I'm signing: 1. Equity: Our side of the city is unduly burdened by pollution yet we have less than 6% of the park space of more affluent parts of the city. 2. Environment: The proposed project has the potential of causing irreversible environmental damage and decision-makers are turning a blind eye. 3. Representation: Our representatives don't take the initiative to protect our interests unless we 'encourage' them to do so.
Carlos Ovalle	Long Beach	csovalle@gmail.com	3109890917	7th	
Glennis Dolce	Long Beach	glennisd@mac.com	5622010622	D/K	I signing this because the development has not gone through the proper steps to ensure the safety of the community.
Lenny Perez	Long Beach	lennyperez@gmail.com		D/K	
David Walker	Long Beach	walkerdgdec@gmail.com		D/K	I thought this land was designated for recreational use? Let's keep this space for a Long Beach Westside Regional Park and carry out the vision for the LA Riverbed projects! I also do not want more asphalt when we need trees and vegetation to fight the 710 freeway and Port of Long Beach poor air Quality!
Karen Starburg	Long Beach	karen.starburg@yahoo.com		D/K	
Susan Kollins	Long Beach	kollinss65@gmail.com		D/K	

<b>Name</b>	<b>City</b>	<b>Email address</b>	<b>Phone</b>	<b>LB CD</b>	<b>Comment</b>
Robert Marsocci	Long Beach	bmarsocci64@gmail.com		D/K	I am concerned about the impact this project would have on my community and the environment
Clifton Snider	Long Beach	clifton.snider@csulb.edu		D/K	
Vanessa Delaine	Long Beach	vdelaine64@gmail.com		D/K	
Betty Markowitz	Sunland	bamarkowitz@aol.com	(818) 497-6791	n/a	
George Lawrence	Long Beach	mlawrence70@yahoo.com		D/K	
Juan Ovalle	Long Beach	jeovallec@gmail.com		8th	The EIR must address all possible impacts including the history of decades of toxic exposure, the current construction work and proposed land development on the environment of Wrigley, Los Cerritos and west Long Beach, such as the urban heat island effect. Including traffic patterns, our local school, fire protection, endangered species, as well as archaeological artifacts, and community beauty and its impact on the LA River basin and its future, including its impact on our Los Angeles Basin. In addition, the EIR should also take into account the impact of lost opportunity for this open space, of the proposed projects impact on residential real estate values, and the alternative of not doing anything at all.
Michael Coyle	Long Beach	micoyle@gmail.com	5628589275	D/K	
Judy Kocher	Long Beach	jkocher@lbschools.net		D/K	I work at the school with children who don't need to be poisoned.
Leah Odette	Long Beach	leahodette@yahoo.com		D/K	I'd like to see a full impact report so we can understand all the ways this will impact our neighborhood and most importantly the kids at the school who will be next to the site.
Michael Sarabia	Stockton	shakydog808@sbcglobal.net		n/a	As a native Californian, I am concerned about proper land use.
Laura Kovary	Long Beach	laura.kovary@gmail.com		D/K	Environmental impact reports are required for a reason and no entity should be allowed to bypass the process. As a nearby resident I am opposed to any construction until a full EIR is completed, published, and any and all comments reviewed and appropriately addressed.

Name	City	Email address	Phone	LB CD	Comment
Richard Gutmann	Long Beach	rwgutmann@gmail.com	5629729340	7th	Oil Operators, Inc., the former owner of this property, accepted waste from numerous oil producers, a number of refineries, and wastewater from the Signal Hill Sewage Treatment Plant. There is no telling what all is on that site. The proposed project definitely needs a full EIR including a soil study, a traffic study, and an air quality study to name a few.
David Ball	Long Beach	davepartyball1@yahoo.com		D/K	I'm signing because it's the right thing to do. We only have one earth, we should all do whatever we can to try to reverse the damage that we've done!
Griselda Guerrero	Cypress	grisguerrero55@gmail.com		n/a	
Greg Albrecht	San Diego	albrecht_greg123@yahoo.com		n/a	Money, so they say Is the root of all evil today
Rachel Hiveley	Long Beach	dreamofflying@verizon.net		D/K	
Moira Callies	Long Beach	simplymoira@yahoo.com		D/K	My child plays at the park weekly across the street from this development. We ride our bikes past this on the river bed. We need to know this is safe.
Mackenzie Stribich	Long Beach	mckenzie.stribich@yahoo.com		D/K	Developers and the city must be held accountable.
Jessica Weiss	Long Beach	jessica@gchydro.com	5103259031	D/K	I am really worried about the health impact to the local residents.
Robert Wherry Jr	Long Beach	robertwherryjr@gmail.com		D/K	See my emailed comments to the City previously filed.
Dave Hall	Long Beach	bittermelondave@gmail.com	(562) 212-3140	D/K	I am especially concerned with loss of bat habitat. A full Environmental Impact Report is warranted.
Steve Cooper	Santa Cruz	ghettomagnet@gmail.com		n/a	
Chris Guarneri	Long Beach	crguarneri@gmail.com	5625444470	D/K	I'm signing this because I'm concerned about the public health consequences of building on contaminated land.
Greta Montagne	Bayside	greta.montagne@gmail.com		n/a	Stop destroying sacred sites. End systemic racism and oppression, preserve native lands. Also, bats are struggling to survive.
Billie Hastings	Long Beach	billiehastings@verizon.net		D/K	
Roxanne Bittman	Davis	rbittman@gmail.com	5302198966	n/a	
Louis Halper	Long Beach	halper@mail.com		D/K	
Steve Pakiz	Long Beach	cairoathome@yahoo.com		D/K	
Brian Konie	Long Beach	brian.konie@gmail.com		D/K	

Name	City	Email address	Phone	LB CD	Comment
Kim Worobec	Long Beach	kworobec@gmail.com	3105700162	D/K	I am very concerned about contaminants blowing onto the elementary school and park where children are present. I also am concerned and object to the use of the property with a refrigerated loading dock that will have idling diesel trucks. the children in Los Cerritos Elementary are downwind of that property and already are exposed to too much air pollution. I insist a full environmental impact report be performed for the intended use of the property.
christina tarr	Berkeley	christina.tarr@gmail.com	5103750520	n/a	
Greg Buhl	Long Beach	gdbuhl@gmail.com		D/K	There is no more needed area for a park.
Amy Scott	Long Beach	msamy67@gmail.com		D/K	
Jackie Dyess	Long Beach	jjandyum@aol.com	562 427-8302	D/K	
Sheila Finch	Long Beach	aliensothers@gmail.com		D/K	We need a park more than we need new development in that location.
Anne Proffit	Long Beach	anne.proffit@gmail.com		D/K	I'm signing because EIRs are important, not something to gloss over, as the cabal at city hall prefers. The Long Beach city clowncil has gone out of its way to favor out-of-area developers over the citizens of this city. This.Must.Stop.Now.
Lili Trabant	Long Beach	lilibel89@gmail.com		D/K	
Candace Lawrence	Long Beach	rence.claw@gmail.com	562-407-4877	D/K	I believe in fighting pollution
Ian Patton	Long Beach	ispatton@yahoo.com	562-810-9329	D/K	
Craig Sperry	Long Beach	craigsperry@aol.com	home	D/K	
Margaret Henderson	Los Angeles	liz_henderson@msn.com	3236406702	n/a	The City of Long Beach ranks lacks parks and open spaces. I support efforts to work with city, county, and state officials, neighbors, and other relevant organizations to promote more parks and open space in the last available parcels of open land on the western side of the city.
Sam Lopez	Long Beach	sam_lopez_c@yahoo.com		D/K	I'm signing because we need more green space in West Long Beach. I'm okay with paying for access, just like El Dorado park east!
Devin Hennessy	Long Beach	dpadraic@gmail.com		D/K	
Diana J Pack	Long Beach	dpack@verizon.net		D/K	



Name	City	Email address	Phone	LB CD	Comment
Lisa Foster	Long Beach	bowiemcguyver@gmail.com		D/K	
Olga Floresca	Long Beach	olga.floresca@gmail.com		D/K	
Helen Winkler	Long Beach	leadfothmw@aol.com		D/K	
Michael Ward	Long Beach	mgwlkj@gmail.com		D/K	environmental concerns
Pablo Lomeli	Long Beach	pablolomeli@gmail.com		D/K	This area is not industrial, only something that's residential area friendly should be built there.
Matt Leaver	Long Beach	matt@mattleaver.com	5627562511	D/K	I am a concerned neighbor. I do not feel that this project has been completely above board in the way it's been allowed to move forward to date.
Tom Zink	Long Beach	tomzink@mac.com		D/K	Long Beach needs more green belts and public parks.
Elisa Zuniga	Long Beach	elisazuniga8@gmail.com		D/K	
Eva Melgarejo	Long Beach	eva.dc.melgarejo@gmail.com	3235284233	D/K	
Minh T. Nguyen	Long Beach	minh@nguyenlawyers.com	5622835415	D/K	I am extremely concern about the environmental impact on the neighborhood.
Natalie Meza	Long Beach	info@averyboo.com		D/K	There needs to be an EIR. I don't want to breathe toxic dust when I visit the park & the children at Los Cerritos (and surrounding neighbors) need to be protected.
Randeep Gunion	Long Beach	reenaji@gmail.com	5627747549	D/K	I want clean space in Long Beach for my community and my children.
Laura Solomon	Pasadena	mypurplecow@outlook.com	(626) 437-1867	n/a	
Judith Anderson	Long Beach	jskanderson@earthlink.net	5629970228	D/K	This is my neighborhood and the City is going to fuck it
Birgit De La Torre	Long beach	delatorre.birgit@verizon.net	5624260653	D/K	The western part of the city is suffering from too much pollution already. Especially children are adversely effected. Considering the history of this site, we need to demonstrate tgat there is no cumulative negative impact from developing the site.
Kyle Cronin	Long Beach	kyjocro@gmail.com		D/K	
Joseph Macsalka	Long Beach	macsalka@gmail.com		D/K	A project like this should not proceed unless an EIR is performed. The site history is fraught with irresponsible ownership and waste mitigation. Not performing an EIR is irresponsible to the citizens of Long Beach.
Brent Baden	Long Beach	giltcomplexantiques@yahoo.com	5622432914	D/K	
Anna Platt	Long Beach	plattac@hotmail.com		D/K	

<b>Name</b>	<b>City</b>	<b>Email address</b>	<b>Phone</b>	<b>LB CD</b>	<b>Comment</b>
Janine Pliska	Long Beach	jkpliska@hotmail.com	5622793164	8th	Legal loopholes to avoid environmental impact statements set a dangerous precedent.
Araceli Zavala	Buena park	azbuenapark@sbcglobal.net		n/a	
Lawrence Triesch	Long Beach	larry.triesch@yahoo.com	5626191107	8th	paving that land over is just a terrible idea. And it's incomprehensible that the City would just let this happen.
Colleen Triesch	Wilmington	cdancer43@yahoo.com	5628960894	n/a	
Adam Gunion	Long Beach	adamgunion@yahoo.com		7th	
Mariel Princen	Long Beach	marieljh@yahoo.com		8th	
Neilson Ku	Long Beach	kumyster@gmail.com		7th	We need to understand full environmental impact before the developer continues with the project.
Rosemary Daigh	Long Beach	rozdaigh@gmail.com		7th	I have been a resident of Long Beach for 40 years. I want the best for myself and my fellow citizens. I don't feel that the city is acting in our best interests on this issue.
Mieke Malmberg	Long Beach	pilebay@yahoo.com	3102662327	8th	I live in the neighborhood and am concerned about health and environmental issues as well as home values
Claudia Lomeli	Long Beach	claudialopez.k12@gmail.com		6th	We need more parks for our children, and pets. We also need to stop additional air pollution and traffic in our community.
Jenny Pulitzer	Long beach	pulitzers@me.com		8th	I live locally with my children and I want all precautions and testing to be taken before the business even breaks ground. This is too important considering the proximity to an elementary school and residential neighborhoods
Debra Vardi	Long Beach	debbie@atvardi.com	8183397563	7th	
Charles Rubsamen	Long Beach	chip.rubsamen@gmail.com	562-492-6449	8th	
Elizabeth Ruiz	Long Beach	soccermomruiz@gmail.com		7th	
Jesus Cortez	Long Beach	cortezjesus30@gmail.com		8th	I want a healthy and Clean Air Long Beach
Katie Cowan	Long Beach	katieacowan@gmail.com		D/K	I live here and don't want toxins in my neighborhood Or by my kids school.
Leslie Garretson	Long Beach	lamiller@pacbell.net	(562) 426-6454	7th	I am concerned about health and safety for me, my family and our community. An EIR must be undertaken before anything is built.
Nancy Fox	Long Beach	nancyjfox@verizon.net		8th	
Donna Schoop	Long Beach	donnaschoop@gmail.com	7145859992	7th	.

Name	City	Email address	Phone	LB CD	Comment
Troy Curry	Long beach	troycurry8@gmail.com		8th	Believe will have a negative impact to area
James Kelly	Long Beach	jbk90807@gmail.com	5628339903	8th	I have owned my home near the affected site for over 23 years and the pollution levels have increased and I am very concerned about further degradation of our environment. It is imperative the City take this opportunity to be completely transparent and engage in a targeted EIR and stop allowing site disturbances in the meantime.
Donna Bergeron-Birg	Long Beach	birgebergeron@gmail.com	5622217957	8th	
Janet Bustamante	Long Beach	jmbusta@aol.com	Safety first.	8th	
RICHARD LINDEMANI	Long Beach	richl3060@aol.com	15624943060	4th	Any drilling site should be given an ENVIROMENTAL IMPACE REPORT ..... BEFORE work is started and if this has NOT HAPPENED, ALL WORK SHOULD STOP EMEDIATELY!
Ricardo Rodriguez	Long Beach	rickyselco@yahoo.com	3109222715	8th	
Emily Preap	Long Beach	emily.preap@gmail.com		D/K	My children go to Los Cerritos
Jan Wilcox	Long Beach	janwilcox1@me.com		D/K	We need to have everything done that is possible to insure the health and well being of everyone now and for future generations. I recall what a horrible dumping ground that area was used for (toxic waste) - it would be totally irresponsible for our City officials to proceed with authorizing further progress without every due diligence made.
David Murphy	Long Beach	djmurphy629@gmail.com		D/K	
Kara Willis	Long Beach	kara@lcrfurniture.com	9492893237	D/K	
Jericho John LIMFUEC	Long Beach	ikoy22@yahoo.com		D/K	I agree with the petition. The mayor should stop this if knows what's best for the future of his political career.
Jay Johnson	Long Beach	jay@coastlinetravel.com	5622125631	9th	Let's find a better use for this land than an RV storage unit. We have an opportunity to do something great instead.
Katherine Johnson	Long Beach	kate2johnson@me.com	5627086294	9th	
Anita Busch	Long beach	buschajr@icloud.com		D/K	
Astrid Cardona	Long beach	astridcardona93@gmail.com	3104065854	D/K	My kids are los cerritos student and I would not want anything around them that could cause them harm the students the staff and teachers.
JoMarie Battaglia	Long Beach	jojobbattaglia3@gmail.com		D/K	Do not want an RV Park Needs to be a recreational area

<b>Name</b>	<b>City</b>	<b>Email address</b>	<b>Phone</b>	<b>LB CD</b>	<b>Comment</b>
Carolynn King	Long beach	cking@lbschools.net		8th	This was promised to the people on the north/west side of Long Beach to be open space
David DePriest	Long Beach	davidleedepriest@yahoo.com	3109302305	D/K	Do not want an RV storage here
MariaElena Hege	Long Beach	mhege@usc.edu		D/K	
Joan Buhl	Long Beach	joanbuhl@gmail.com		8th	
M Pumphrey	Long beach	mpumphr@aol.com	5629871904	8th	
Courtney Van Slyke	Sacramento	crgjrr@gmail.com		n/a	
Carol Choate	Long Beach	carolch@verizon.net	5624263783	7th	I am concerned about toxic waste / contamination in my neighborhood.
Kristina De la torre	Long beach	xtinabuzz@gmail.com		D/K	I care about keeping our community safe and healthy.
Tom Tran	Long Beach	ttran@ieee.org		2nd	I'm tired of the city prioritizing developers over its own residents. Just do a full environmental report.
Shirley Arceo	Long Beach	surelylb@gmail.com		8th	I support this endeavor!
Carina Slepian	Long Beach	homesbycarina@gmail.com		D/K	This development is an Environmental hazard.
Marilee Gallucci	Long Beach	gallucci88@aol.com		2nd	It's imperative that the city requires all due diligence to be done on this project
Mary Humme	Long beach	hummem@gmail.com	562 988 3177	7th	Concerns about spreading of the toxic soil: and could be another great loss of opportunity to improve our community.
Theresa Hew	Long Beach	lthew1@yahoo.com	5622212815	7th	A full EIR should be performed before any more work is done.
Kathy Striegl	Long Beach	katstriegl@hotmail.com		7th	
Lisa Collaso	Long Beach	lglynch3@gmail.com		3rd	I'm signing this petition because I don't want to see my neighborhood become an industrial dump like neighboring Wilmington or Rancho Dominguez. Industrial businesses are a necessity but they have their place and I do not want these spaces reducing my property value or causing congestion to our roads.
Kelly Serviss	Long Beach	k12combs@gmail.com	5623977882	5th	I work at Los Cerritos Elementary School and I've watched the current development of this land for the last few months. I'm extremely concerned about the toxic chemicals in the ground that will be uprooted and spewed into the air for me and my young students to breathe.

Name	City	Email address	Phone	LB CD	Comment
Tina Calderon	Pacoima	akunativpeopl@gmail.com		n/a	Please stop building upon our sacred lands. It is time to focus on her healing. We need open spaces and natural habitats not more concrete and buildings. Additionally, storage units would be unnecessary with changed lifestyles. Please change perspectives and focus on what is good for the environment and that which will benefit all life.
Nancy Noriega	Long Beach	ncnoriega@yahoo.com		D/K	
jeff almanza	Long Beach	jalmanza@aol.com	5627142768	8th	
Janet McConnell	Long Beach	janmac803@sbcglobal.net	8188085816	8th	I'm signing because I don't want more traffic, dust, noise close to my home, and want an environmental impact report done to see the impact to our immediate community.
Eugene Johnson	Long Beach	genejohnson4335@msn.com	562-225-2449	8th	Very concerned about toxic cleanup.
Martha Briscoe	Long beach	marthabris@aol.com		8th	Keep as much public space green as possible. Concrete and RV storage simply industrializes the area making it more subject to pollution as well as the reason given for signing.
Iris Schutz	Long Beach	schutziris@yahoo.com		8th	
Tiffany Jarvis	Long Beach	tiffanybjarvis@gmail.com		D/K	I want the land to be used as a recreational park
Lizzette Rojas	Long Beach	rojaslizzette@yahoo.com		7th	
Mary Artino	Long Beach	maryartino@verizon.net		3rd	I'm signing because the potential danger to children and adults must be measured!
Marilyn Mathews	Long Beach	pharmacyde@msn.com	5624265723	6th	I am in disbelief & alarmed that the rare piece of property which used to be the Golf Learning Center has already been graded by a developer without an EIR study. That land is a toxic waste dumpsite and to allow it to be dug up without even studying the effects on our neighborhood is criminal. A better community use of the land, without disrupting the soil, would be in the best interest of Long Beach and the neighborhood (park). This invasion by you allowing a developer to come in & proceed is shameful. Cease operations, do an EIR and use this open space as it should have been used...not for a developer's purposes but for all the citizens of Long Beach.
Elizabeth Vozzella	Long Beach	vozzella.esq@verizon.net		8 th	

Name	City	Email address	Phone	LB CD	Comment
Mike Laquatra	Long Beach	mjllmf@verizon.net		6th	We need a full EIR prior to any further discussions or approval of this project
Octavio Macias	Long Beach	puroeska@yahoo.com	5628893230	7th	
Christina Regalado	Long Beach	regulate48@gmail.com		8th	I live in the district and I rather see this area be turned into something recreational that everyone can enjoy.
Aaron Bell	Long Beach	ab1969ell@me.com		D/K	I don't think the riverbed should be a homeless camp . It should be a place for families to enjoy a bit of nature.
Robert Brunelle	Long Beach	rlbrunelle@gmail.com		8th	A complete EIR should be done on this contaminated land - the health of the residents is more important than a developers profits. Also, the zoning of the land should not have been changed to Industrial in 2019 without approval of the residents of Long Beach.
Alyssa Bishop	Long Beach	alyssabishopyoga@gmail.com		3rd	We need to restore the land, no more storage units.
Barbara Shoag	Long Beach	bshoag@aol.com	5624008124	8th	We need park space instead of an unsightly huge parking lot. It is highly contaminated land deserves a full EIR!
susanna witzling	Long Beach	switzling@yahoo.com	15624272989	8th	
Carroll Lachnit	Long Beach	clachnit@verizon.net		7th	
Stan Janocha	Long Beach	stanjj58@verizon.net		8th	I am against this project.
Gwen Brown	Long Beach	gwenft01@yahoo.com		D/K	
Wendy Steelhammer	Long Beach	wensteel@aol.com		8th	
Nick Graffis	Long Beach	nicholasgraffis@gmail.com	5628792558	D/K	I'm signing because a care about or natural resources!
Carter Wiese	Long Beach	carterwiese@gmail.com		D/K	I want no hazardous waste
Laura Huynh	Long Beach	laurahuynh14@gmail.com	562-6086449	v	I love the earth! 🌍
Tania Ovalle-Perez	Long Beach	taniaohpeh@gmail.com		7th	I care about the environment more than I do corporate developers who will eventually abandon this failed project like so many others, leaving regular citizens like myself to clean up and pay for their mess — financially and with my health.
Chirayu Thakkar	Long Beach	drchirayuthakkar@gmail.com	7142990872	D/K	
Tameka Mccray	Long Beach	tmccray14@aol.com	5628824472	8th	I want to know why this project was started if we are waiting on information on the soil. It appears to have a green light without measures taken to review the impact on the people who live here. It seems like a pattern in this city.

Name	City	Email address	Phone	LB CD	Comment
Kristie Mamelli	Long Beach	kmamelli@gmail.com		3rd	Land in Long Beach has always had issues with oil deposition. We always need an Environmental Impact Report when moving dirt/land around, and remediation when that report is final.
virginia lumley	long beach	lummies@verizon.net		4th	I agree with riverpark coalition's concerns.
Julie Johnson	Laguna Niguel	juliekr@gmail.com		n/a	
Emma Araujo	Long Beach	emmaaraujo@gmail.com	5623086077	7th	It's important to me and my community.
Carol Hass	Long Beach	ch2peace@gmail.com		4th	
Candelaria Hernande	Long Beach	candytheyellow@yahoo.com		D/K	I'm signing this because I believe a full EIR needs to be performed.
Arisbeth Rossi	Long beach	arisbeth.rossi@gmail.com		7th	
Lorri Valenzuela-Mie	Long Beach	mija600@aol.com		8th	
Robert Diaz	Long Beach	robertdiaz08@gmail.com		6th	I am signing this petition because the soil must be tested before construction commenced at 3701 Pacific Place.
Evelyn Traphagen	Long Beach	etraphagen@yahoo.com	5629818869	7th	We want & deserve a park - once again City being arrogant in their thought process + EIR is Definitely Needed!!!!
Dennis Ebel	Long Beach	dennis_ebel@yahoo.com		2nd	
Richard Haller	Long Beach	rhaller4996@gmail.com		7th	
Angela Quaglia	Long beach	aejquaglia@gmail.com		6th	
christina jones jones	Long Beach	robello2@aol.com	13109634530	D/K	
Cynthia Gasztonyi	Long beach	cindy.gasztonyi@gmail.com		8th	
Dianne Daley	Long Beach	daleydf@gmail.com	(310) 990-6244	8th	I care about my community's health and welfare. A full Environmental Impact Report must be done!
Carrie Aguilar	Long Beach	akakiwi26@gmail.com		7th	This is our home. My family deserves clean air and water. Our air is already foul on the west side. We don't need added toxicity. My small children's lives and health can't be set aside. No need to rush. We ask for due diligence and safety. We deserve that.
Josh Garretson	San Diego	jgarret10@yahoo.com		n/a	Potential impacts to California's water system effect all Californians.
Eloisa Pulaski	Arnold	felipulaski@mac.com	(415) 254-3976	n/a	
Jon Mille	Long Beach	millenj@digilink.net		8th	We have a right to get a full environmental impact and no short cuts

Name	City	Email address	Phone	LB CD	Comment
Kenneth Gore	Long Beach	kengore2@gmail.com		7th	
Stephanie Toller Neg	Long Beach	stoller.negrete@gmail.com		7th	
Ryker Barthold	Long Beach	logan@coastlinetravel.com		D/K	
Logan Johnson	Long Beach	loganjohnson197@icloud.com		D/K	
Edith Newberry'Pear	Long Beach	edithapearl@gmail.com	562 -427-6097	7th	Because it is the right thing to do.
Julio Sorto	Long Beach	juliosorto950@gmail.com	5627605828	9th	
Charles Dunkin	Long Beach	charles@ontherecord.com		D/K	
Anita Pettigrew	Long Beach	anitapet@yahoo.com		7th	We all know this property is highly contaminated. A full EIR is mandatory, not just a negative declaration. This should be park space not self-storage right next to an elementary school and homes.
Lisa Valaika	Long Beach	lisa.valaika@gmail.com		D/K	
WALTER SORENSEN	Long Beach	waltlbc@me.com		7th	
Paul Steinke	Long Beach	psteinke3@yahoo.com	5627603606	7th	
John & Alice Wallace	Long Beach	alliewal@aol.com		8th	
ljkelly2000@yahoo.c	Long Beach	ljkelly2000@yahoo.com	5625729214	8th	
Frank Buono	Long Beach	frankbuono1@sanpedro.com	5624278665	8th	
JENNIFER ASHLEY	Long Beach	jendinca@aol.com		9th	There needs to be a full EIR and disclosure.
Gail shepherd	Long Beach	shepmathe@gmail.com	5624816117	2nd	The city of Long Beach is building all these big bldg with little to no regards to the health, quality of life or traffic issues caused by such bldg. Therefore ruining this town with no warning to residents. Same for so called traffic slowing measures.
John Roberson	Long Beach	jproberson@charter.net	5622775881	8th	
Matthew Bowman	Long Beach	mt_bowman@yahoo.com	3233773496	8th	I live one block for the site and my children attend Los Cerritos Elementary.
Diana Salla	Long beach	ddsalla@aol.com		7th	
judy way	long beach	jwayz@verizon.net		6th	
Otto Radtke	Long Beach	deutschmark_99@yahoo.com	5624246465	8th	
Harris Cohen	Long Beach	harriscohen1999@yahoo.com	8184681085	D/K	



Name	City	Email address	Phone	LB CD	Comment
Rhina Ovalle	Long Beach	rmaovalle@gmail.com		D/K	I'm signing because this is the right thing to do! Time and time again we the citizens of Long Beach have been left out of the decisions that affect us most! Enough is enough! We demand this report take place for the safety and well being of all of us!
Andrew Williams	Long Beach	awilliams.it@gmail.com	6469751554	6th	I want to see the River developed into parkland and recreation use as promised
Shelia Landefeld	Long Beach	sistalandefeld@gmail.com	13103084407	8th	I'm signing because it matters. Let's rethink this MATTER 🙏🙏
O Martinez	Long Beach	martinezosv@gmail.com		8th	
J Martinez	Long Beach	jillemartinez27@gmail.com		8th	
Guillermo Quinones	Long Beach	williequin@att.net	5625950621	8th	
Laurie Angel	Long Beach	lcangel2012@gmail.com		8th	The severe environmental issues associated with this site must be evaluated to protect the public and those that live and recreate nearby.
Mary Dudley	Long Beach	lurpteam3@hotmail.com		5th	
Mary Yung	Long Beach	marydau@hotmail.com	3109956990	8th	
Lynette Ferenczy	Long Beach	lferenczy62@verizon.net		6th	Due to past use and contaminated soil an EIR is needed.
Joseph Weinstein	Long Beach	jweins123@hotmail.com	5624926531	8th	Besides this petition's specific concerns, I am signing it also because unfortunately the kind of official dereliction and misconduct which prompts the petition is not unique. Personally, and as a director of CARP, I am fed up with a Long Beach city scofflaw 'planning' process - as conducted consistently by elected officials, City Hall staff and appointed commissioners - which deliberately treats provisions of the decades-old California Environmental Quality Act as meriting only their disregard - whether from pretended or actual ignorance - or at best as an obstructionist set of meaningless pro forma documentation requirements, rather than as helpful and necessary components of enlightened planning and policy.
Ashmeeta Chera	Long Beach	ashmeetac@gmail.com		8th	
Robert Irlen	Long Beach	bob@irlen.com	5627437156	8th	

Name	City	Email address	Phone	LB CD	Comment
Paula Isenberg	Long Beach	teach6333@gmail.com		D/K	
Mail y Ann Melford	Long Beach	mmelford@yahoo.com		7th	I feel that an environmental study needs to be completed before a decision is reached regarding land use.
January Nunez	Long Beach	room4growin@gmail.com	1	D/K	Environment impact is important
Gloria McCulley	Long Beach	gwmcculley@yahoo.com	3233940173	7th	
Charles and Pat Quer	Long Beach	pyapq@yahoo.com		D/K	We are concerned with the toxic substances that badly affects us, our grandchildren and our neighborhood.
Ana Martinez-Lopez	Long Beach	anapirana@aol.com	15625370827	8th	It is vital to determine the toxic levels of the area before the land is moved. How will this impact the community's well being and health?
Yolanda De Ramus	Long Beach	ys6ft@aol.com		8th	I want to ensure that the public review and council disclosures are not thwarted during COVID-19. Why this development in this community? Is it purely for revenue generation? Whose weighing the cost?
Andrea Antony-Morr	Long Beach	andrea.antony.33@gmail.com	3108950234	4th	
Kelli Johnson	Long Beach	kellijohnson1@me.com	5623087364	8th	we need to protect this already abused but vulnerable corridor. trees to buffer sound and air quality issues. not more exhaust, concrete, buildings reflecting heat. it's a terrible use for the space.
Anthony Chacon	Long Beach	tony.chacon@verizon.net	5624801100	8th	This is of great concern to me since we use the park and live in the area.
Joe Harrigan Jr	Long Beach	elirish51@aol.com		D/K	
Jim Hines	Long Beach	hines.jim@verizon.net	15627144326	3rd	
erik aguilar	Long Beach	erik@nelsonshelton.com	7149319181	8th	i dont want my kids to get cancer
Timothy Kirk	Long Beach	tim@timkirkcreative.com		8th	
Philip Taylor	Long Beach	phrebop@yahoo.com		7th	
Steven Beatty	Long Beach	ttzwon@aol.com		9th	
Raymond Diaz	Long Beach	raymn5555@yahoo.com		5th	
Mary Barton	Long Beach	mebarton@aol.com		3rd	Environmental Impact Reports are important to the surrounding areas! Nothing this substantial, especially in this particular area, should be built without checking environmental safety!
Deborah Lalonde	Long Beach	dndlalonde@gmail.com		8th	

<b>Name</b>	<b>City</b>	<b>Email address</b>	<b>Phone</b>	<b>LB CD</b>	<b>Comment</b>
Stephanie Green	Long Beach	honeyhoney1222@aol.com		8th	
Kasey Davis	Long Beach	kingsfan630@gmail.com		7th	A full report is a no brainer before developing on such previously toxic land and impacting the residents of Wrigley Heights.
Carol Barker	Long Beach	cdeniseb@earthlink.net		7th	I demand an Environmental Study or Impact Review be conducted, prior to completion.
Kari Cho	Long Beach	kariregs@gmail.com		7th	
Craig Domigan	Long Beach	brothercraigmarshall@gmail.com		D/K	
Tamara Young	Long Beach	moogie33ty@gmail.com	5625221937	8th	We just don't need any things messing with our health or environment.
Scott Ward	Long Beach	scottyjward@earthlink.net	5628579327	5th	
Patricia Harper	Long Beach	patharper49@gmail.com	562-822-5868	8th	

Name	City	Email address	Phone	LB CD	Comment
E. Tucci	Long Beach	tucci.elena@gmail.com	5624246201	8th	<p>The proposed project calls for the development of a brownfield site, which is currently open space. Meaning, more asphalt that creates urban heat island effect and potentially, contaminated rainwater runoff (contaminated from proposed use into the neighboring watershed). The viewsheds from Del Mar Avenue, Los Cerritos Elementary School, Los Cerritos Park, and even from the Wardlow section of the Metro Blue Line will be severely and irrevocably affected. This is a shortsighted approach. I am advocating for the long-term health of our neighborhood and future generations. There is currently work in and along the LA River watershed to clean it up, to make it a functional ecosystem, navigable, and once again, part of the fabric of the LA Basin. The City of Long Beach benefits from this movement in many ways. The cleanliness of the LA River watershed will mean a cleaner bay, beach, and ocean; the quality of life around the river, along with the values of neighboring properties will go up. The attempt to circumvent these efforts through development--especially in the City of Long Beach, where we profess to be a "green" city--is disheartening. With concern to environmental equity, the eastern side of Long Beach has seventeen times more acreage dedicated to parks and open space than the west side (of Long Beach). The City should work with the community, in conjunction with Federal, State, and Local Agencies to address what will really benefit our communities--more parkland, wetlands, and open space to serve as the lungs of our neighborhoods--to mitigate existing air quality concerns and open space inequity. There will never be another opportunity for the city to permit and develop this area as a park.</p>
Myra Hillburg	Long Beach	frauspar@hotmail.com	7037279313	8th	<p>I am concerned about lack of community input and transparency.</p>

November 16, 2020

Ms. Amy L. Harbin, AICP Planner  
City of Long Beach,  
Development Services Department,  
411 W. Ocean Blvd., 3rd Floor  
Long Beach, CA 90802  
Email: [LBDS-EIR-Comments@longbeach.gov](mailto:LBDS-EIR-Comments@longbeach.gov)

Re: Pacific Place Project - 3701 Pacific Place, Long Beach, CA

Dear Ms. Harbin,

I hope the words on this page will convey my disappointment of the City I have called home for most of my life, over 50-years. Priorities have been increasingly more and more skewed favoring out of town developers and special interests, and have totally neglected the people that call this town home. How can I even begin to convey my overwhelming opposition of the proposed development at Pacific Place, to build a storage site consisting of an asphalt parking lot for 580 vehicles (trailers, campers, boats, trucks), a three-story structure of over 150,000 SF of storage capacity and a car-wash across from Los Cerritos Elementary School and Park.

This site, which stores toxic waste and sewage that was buried and covered by a plastic membrane in the 1980s, (specifically in order to limit neighborhood exposure to the toxic materials and gases) should not be disturbed. Local petroleum industry has used this site to dump hazardous materials for decades, I have even heard stories from neighbors of late night or obscure dumping taking place as recently as 2000. When I was a kid in the 70's I did not know how bad our environmental issues were. I do remember the days when we could not play in our school yard due to the high levels of smog, but I would ride my bike through these fields of toxic pools, and on occasion we would see dead birds stuck to the muck. Now we should all realize how bad it really is. It has been well documented that South East Los Angeles has some of the worst air quality in the USA, yet the City has chosen to allow this project to continue, and to potentially harm thousands of us living in the west side of Long Beach. You, may not fully understand how bad it is until you see how it can change a person's life or end it. Both my parents passed away at an earlier age than expected, both lived a healthy life, yet they were struck by illnesses mainly attributed to heavy smokers yet neither where. Many of my family members and neighbors have been afflicted with some of the strangest forms of non-hereditary cancers while other family members suffer from asthma and chronic bronchitis. We have made this City our home, and our children and now even some grand children have as well, the more the reason I oppose this project.

In order to build this new site, the developer has been allowed by the City to Grade the land flat and clear it of any plants, disturbing this toxic soil, and kicking up hazardous

dust into our community to Build a huge mound of soil nearly 20-feet high. Yet the City never requested a full Environmental Impact Report nor a Grading permit or a Building permit, only a Mitigated Negative Declaration. In this case, from all of the research and history behind that site, there is substantial evidence that the project may pose a significant effect on the environment. The Negative Declaration is woefully inadequate and an EIR must be prepared.

The EIR must address all possible impacts including the history of decades of toxic exposure, the current construction work and proposed land development on the environment of Wrigley, Los Cerritos and west Long Beach, such as the urban heat island effect. Including traffic patterns, our local school, fire protection, endangered species, as well as archaeological artifacts, and community beauty and its impact on the LA River basin and its future, including its impact on our Los Angeles Basin. In addition, the EIR should also take into account the impact of lost opportunity for this open space, of the proposed projects impact on residential real estate values, and the alternative of not doing anything at all.

The City at this moment seems to be adopting a shortsighted approach at development. This City must fully address the what was and how we as a community are now imagining the future for our west Long Beach. The draft Land Use Element (LUE) of 2018 identified the area as open zone, a well-deserved designation due to its history as a toxic landfill, a Brownfield site. Prior to the LUE, it was identified in the City's own 2015 "West Long Beach Livability Implementation Plan" as an are right for park land expansion. Prior to that it was also identified in the 2007 in the City Park Department's "Long Beach River Link Plan" which proposed keeping the former golf driving range and improve access to the LA River with a riparian woodland to complement adjacent Dominguez Gap wetland. Prior to that, the "Open Space and Recreation Element of the General Plan" of 2002 also affirmed the need for more open space, to a goal of eight acres per one thousand residents, west long beach has less than one acre per thousand residents. However, in 2019 a last-minute change to the final LUE, changed the zone to Industrial, ignoring years of public comment and participation and even City staff recommendations.

Let's think about the long-term health of our neighborhood and of future generations. There will never be another opportunity for the City to acquire and develop this many acres for parkland. This is our only chance. For now, we must immediately stop any further disruption of the Pacific Place Project property and produce a full Environmental Impact Report.

Sincerely,

Juan E. Ovalle  
8<sup>th</sup> District Resident  
Att.

## ATTACHEMENTS

The following information provided by historian and local advocate, Mr. Richard Gutmann.

“Please think about this: Until 1959 when Oil Operators opened their mechanical wastewater treatment facility in Wrigley Heights, they just pumped the wastewater into ponds and let it evaporate to be breathed in by local residents.

Still, in October of 1998 they received a bill from the Los Angeles County Sanitation District for \$4,218.58 for its benzene discharge for the quarter ending March 31, 1998. Note that this is for excess benzene that was still in the wastewater, even after it had been treated in Oil Operators' mechanical facility. The wastewater had already been heated and exposed to the air at which time a large amount of the volatile organic compounds vaporized to be breathed in by nearby residents.

Benzene causes leukemia in humans.

Should you decide to sue, here are the names of a number of the Oil Operators:

When Oil Operators, Inc. opened their mechanical wastewater treatment plant in the 1950s, it claimed 157 member companies. Below are the names of some of the members listed in one or more environmental impact reports prepared by the City of Long Beach.

Acme Heater Company

Airline Oil Company, Inc.

Alamitos Land Company

Atlantic Oil Company

Axis Petroleum Company

A. W. Brooks Production

Cal-E.D.I.

Carson Dominguez Real Estate Corp.

Charles E. Cather

J. D. Cather

J. D. & John E. Cather

Coast Supply Co., Ltd.

Cockriel Petroleum

Cecille M. Colvin

Cooper & Brain, Inc.

Crown Central Petroleum

The following information provided by historian and local advocate,  
Mr. Richard Gutmann.

Crown Petroleum  
Davis Investment Co.  
D.B.M. Oil Co.  
Donovan Petroleum Co.  
El Cam Oil Co.  
Graner Oil Company  
J. B. Graner  
H. H. and W. Oil Co.  
H. Oil Company  
Harrison Oil Production Company  
Herley Petroleum  
Herley Kelley Co  
Independent Exploration Company  
J. I. Hathaway, Operator  
J & M Operators  
Jordan Oil Company.  
A. S. Johnston Drilling Corp.  
Robert W. Lee  
George Kahn & Robert W. Lee  
Lee & Stone Oil Company  
Lomita Gasoline Co  
Lomita Operating Co.  
M & J Operator  
E. G. Marcoux  
C. S. McAuley, Inc  
McBo Oil Company.  
Morton & Dolley  
Oil Field Associates  
Pauley Petroleum, Inc.  
Petro Resources, Inc.  
Petro-Lewis Corp.  
Max Pray  
Max Pray & Fred Morgan  
Pyramid Oil Co  
Mark Reminger.  
John O. Richardson, Operator  
Rohrig Petroleum  
John M. & Geraldine M. Rohrig



The following information provided by historian and local advocate,  
Mr. Richard Gutmann.

S & C Oil Co.

S & C Oil Company, Inc.

C. F. Sudduth

Sun Oil Co.

Jacat Oil Co.

The Termo Co.

Texaco Inc.

Timco Oil Co.

Transpac Petroleum

Transpac Petroleum Corp.

Tycoon Oil Company

Venice Gas Co.

Victory Oil Co.

Virginia Dare Oil Co.

Elisha Walker, Jr. & Max Pray

Western Ave. Properties

Richard Young & Assoc.

Ann Yunker

Yunker, Morton & Dolley

I believe various media reports  
have identified these companies  
as having been members:

Arco/Atlantic Richfield

Shell

The City of Long Beach also sent wastewater from its wells to Oil  
Operators.”

# IMPORTANT MEETING

with L. B. Fire, Health, Planning, Parks Departments

November 15, 2000

## Dumping Had Never Stopped

On Thursday, Oct. 26, residents photographed one or more vacuum trucks "dumping" at Oil Operators on Baker Street. (Pictures of two other trucks from an earlier instance have also been obtained.)

**A truck driver was confronted and admitted dumping never ceased when the wastewater separator was shut down in late 1998. Apparently, wastes have since just been dumped there, and the volatile components allowed to evaporate and be breathed by residents.**

At a community meeting last year (Nov. 17, 1999), residents reported to Oil Operators and their partner GreenPark, LLC that dumping was still taking place.

Here is GreenPark's written reply of Jan. 24, 2000:

**"In response to your comments regarding continued dumping at the site, we confronted OOI [Oil Operators, Inc.] with this. We were told that only one truckload of oil production water was allowed in the site and it would not happen again."**

Now the Hazardous Waste Operations Officer for the Long Beach Health Department says **Oil Operators has admitted dumping never stopped.**

*Residents want lots of answers, including why our written request (March 28, 1999) for a health study of this neighborhood was ignored by Long Beach officials, including our councilman.*

**Please come to the  
Community Meeting  
this  
Wednesday, Nov. 15  
6:00 p.m.**

**@**

**Brethren Manor  
3333 Pacific Place  
Long Beach, CA 90806**

(Just south of Wardlow Road)

The meeting will take place in the 6th floor Conference Room.

*[In addition to health problems previously reported to the city, just Monday we learned that our long-time mail lady, a non-smoker, has lung cancer.]*

<https://lbpost.com/news/long-beach-los-angeles-tops-list-of-u-s-cities-with-worst-air-quality>



Livable West Long Beach- 2015

<http://www.longbeach.gov/globalassets/lbds/media-library/documents/orphans/wlb-docs/final-west-long-beach-reduced-file-size>

Long Beach RiverLink - 2007

<http://www.longbeach.gov/globalassets/park/media-library/documents/business-operations/about/in-development/riverlink-report>

## 5

## Implementation



## Bixby Knolls

**Context.** Seven neighborhoods make up the Bixby Knolls community planning area, see Map LU-23. With a broad mix of residential, commercial, institutional and open space uses - the majority of the area is zoned for and developed with single-family homes. The Los Cerritos neighborhood includes the first housing tract in Long Beach and the first public schoolhouse. California Heights is a large historic district where attractive Spanish Colonial style homes were developed in the 1920s and 1930s. Bixby Knolls has homes built in the 1940s and 1950s on generous lots with wide streets. Multi-family housing is concentrated along Carson Street, San Antonio Drive, between Long Beach Boulevard and Atlantic Avenue north of Wardlow Road, and around Los Cerritos Park. Commercial uses are concentrated along Long Beach Boulevard, Atlantic Avenue, Wardlow Road and San Antonio Drive. For the most part, properties are very well maintained throughout the community. The area is bounded on the west by the Los Angeles River and the Southern California Edison right-of-way and on the east by Forest Lawn and All Souls cemeteries. The I-405 San Diego Freeway and the City of Signal Hill make up the southern boundary. The Virginia Country Club (private golf course) and the historic Rancho Los Cerritos are situated on the west end of the community.

**Issues/Needs.** Schools, a new police station at Scherer Park, a library on Atlantic Avenue, and a fire station on Long Beach Boulevard adequately serve the Bixby Knolls community. In recent years, the Bixby Knolls Business Improvement District has made real progress in upgrading the commercial business environment, and the streetscape along Atlantic Avenue has become much more pleasant for pedestrians. Similar improvements are needed along other avenues, and elsewhere, where retail and mixed residential/commercial uses are encouraged in this plan. As much of Bixby Knolls lies beneath a Long Beach Airport major flight path, especially California Heights closest to the airport, engine noise has been an issue over the years. And although housing and commercial property maintenance is largely adequate in the Bixby Knolls communities, reinvestments will be needed. Beyond normal property maintenance and attempting to retain the unique character of each neighborhood, transitioning to low-water consuming landscapes and low-energy consuming buildings and materials will be a challenge for everyone, especially those with larger buildings and yards. Creating additional recreation and nature open spaces, and improving the edges along those that are extant including:

Union Pacific Railroad and remaining Pacific Electric railway routes, Edison right-of-way corridors, the Los Angeles River and remnant parcels of undeveloped land, is also highly desirable.

### Land Use Strategies.

1. Continue to monitor noise levels and implement the Long Beach Noise Ordinance, especially as it pertains to noise generated from airport-related activities.
2. Upgrade the quality of development by using design guidelines, new zoning standards and improved design review processes to ensure that all new buildings, remodels and additions enhance the neighborhood fabric.
3. Use design guidelines and upgraded zoning standards to further protect established residential districts from the intrusion of commercial activities.
4. Consolidate the intensity of commercial activities along Long Beach Boulevard, Atlantic and Cherry Avenues, as depicted on the PlaceTypes Map.
5. Encourage the development of infill housing of low-density multi-family units along Carson Street between Atlantic and Orange Avenues.
6. Convert industrially-designated lands on Cherry Avenue to Community Commercial centers.
7. Seek opportunities to create recreation and green areas, and implement the RiverLink Plan for the Los Angeles River.
8. Implement the I-710 Livability Plan for the Long Beach Freeway.
9. Implement the Mobility Element capital improvements for the Bixby Knolls community including:
  - » Atlantic Avenue Streetscape Enhancements.
  - » Wardlow Road Corridor Improvements.
  - » Intersection Improvements.
  - » Improved Connectivity to freeways and regional transit systems.
  - » Dominguez Gap Bike and Pedestrian Bridge.
10. Complete the focused study for reuse of the former C-17 manufacturing facility in a comprehensive, inclusive manner in partnership with the community. This study should include adjacent employment generating land-uses and may result in further refinements to the PlaceTypes and allowed land-uses along Spring Street, Cherry Avenue, and Wardlow Road.

# Map LU-23 Bixby Knolls



## Implementation

### Strategies for a Comprehensive Update to the Zoning Code to Develop Hybrid Zoning and Development Code

**STRATEGY No. 43:** Develop a zoning code that is consistent with the PlaceTypes, that balances flexibility and predictability of use, is sensitive to the way the City has developed over the decades, and encourages future growth to occur in the Areas of Change.

- » Consolidate or eliminate outdated Planned Developments districts.
- » Provide guidance for:
  - Economic vitality/job creation for land uses.
  - Appropriate infill/density.
  - Mansionization.
  - Crackerboxes.
  - Corridors and transitions.
- » Develop standards and policies that are building form and placement-based, rather than traditional land use based.
- » Integrate Urban Design Element policies and strategies into the Zoning Code update to ensure integration of concepts into everyday practice.
- » Update R-3 and R-4 design standards (Sedway Cook, 1986) to meet more modern standards. Provide graduated density as lot sizes and depths increase with higher densities for moderate MFR and TOD PlaceTypes.

### Strategies for Areas of Change

**STRATEGY No. 44:** Develop implementation documents, such as specific plans, area plans, and design standards for Areas of Change identified in the Land Use Element.

### Strategies to Integrate Design Guidelines

**STRATEGY No. 45:** Finalize Designated Historic Districts Guidelines document.

**STRATEGY No. 46:** Integrate design guidelines into existing and future planning efforts such as:

- » New specific plans
- » Local Corridor and Pedestrian Districts
- » Downtown District
- » SEASP
- » Long Beach Boulevard
- » Airport Area
- » Traffic Circle

**STRATEGY No. 47:** Consolidate and update design guidelines of Planned Developments near the Long Beach Airport and the waterfront.

**STRATEGY No. 48:** Develop topical design guidelines for specific PlaceTypes, such as for Multifamily Residential and Transit-Oriented Development, pedestrian priority areas identified in the Mobility Element, and as part of the street design standards manual (Mobility Element, MOP IM-1).

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**STRATEGY No. 52:** Strengthen or provide additional code enforcement.

**STRATEGY No. 53:** Continue to create and implement standards and guidelines that support sustainable development projects, such as the City's Construction & Demolition Debris Recycling (C&D) Program and the Low Impact Development policy.

**Map UD-13**  
**AREAS OF CHANGE MAP**

Areas of Change Description

- 1 More Open Space
- 2 Convert to Neo-Industrial Uses
- 3 Promote Regional-Serving Uses
- 4 Transition from Industrial to Commercial Uses
- 5 Promote Transit-Oriented Development Uses
- 6 Continue Downtown Development
- 7 Promote Infill and Redevelopment to Support Transit
- 8 Redevelop to Highest and Best Use



**Legend**

**Place Types**

OS - Open Space

**Neighborhoods**

N - Founding and Contemporary Neighborhood

MFR-L - Multi-Family Residential - Low

MFR-M - Multi-Family Residential - Moderate

**Mixed Use**

NSC-L - Neighborhood-Serving Center or Corridor - Low

NSC-M - Neighborhood-Serving Center or Corridor - Moderate

TOD-L - Transit-Oriented Development - Low

TOD-M - Transit-Oriented Development - Moderate

**Employment**

CC - Community Commercial

I - Industrial

NI - Neo-Industrial

**Unique**

RSF - Regional-Serving Facility

DT - Downtown

WF - Waterfront

**Light Rail Transit**

Metro Blue Line Station and 1/4 Mile Radius



**From:** [jeovalle](#)  
**To:** [CityClerk](#); [Christopher Koontz](#); [Kelly Colopy](#); [Xavier Espino](#); [Amy Harbin](#)  
**Cc:** [pshadmani@dpw.lacounty.gov](#); [TGRANT@dpw.lacounty.gov](#); [janetchin@sen.ca.gov](#); [LBDS](#); [Zabaneh Rania@DTSC](#)  
**Subject:** Pacific Place Project - 3701 Pacific Place, Long Beach, CA  
**Date:** Monday, November 16, 2020 5:38:55 PM  
**Attachments:** [111620-OpposeNegDecPacificPl.pdf](#)  
**Importance:** High

---

EXTERNAL:

Dear City Officials, Commissioners, Civil Servants,

Please find the attached letter objecting to the Negative Declaration and advocating for a minimum of a full Environmental Impact Report and more importantly the halting of any development in what is one the last open spaces available in West Long Beach, an area deprived of open land and park space; yet overburdened with pollution.

It is time to work together to address environmental injustice, to reimagine a better future for all.

Sincerely,

Juan E. Ovalle



November 16, 2020

Ms. Amy L. Harbin, AICP Planner  
City of Long Beach,  
Development Services Department,  
411 W. Ocean Blvd., 3rd Floor  
Long Beach, CA 90802  
Email: [LBDS-EIR-Comments@longbeach.gov](mailto:LBDS-EIR-Comments@longbeach.gov)

Re: Pacific Place Project - 3701 Pacific Place, Long Beach, CA

Dear Ms. Harbin,

I hope the words on this page will convey my disappointment of the City I have called home for most of my life, over 50-years. Priorities have been increasingly more and more skewed favoring out of town developers and special interests, and have totally neglected the people that call this town home. How can I even begin to convey my overwhelming opposition of the proposed development at Pacific Place, to build a storage site consisting of an asphalt parking lot for 580 vehicles (trailers, campers, boats, trucks), a three-story structure of over 150,000 SF of storage capacity and a car-wash across from Los Cerritos Elementary School and Park.

This site, which stores toxic waste and sewage that was buried and covered by a plastic membrane in the 1980s, (specifically in order to limit neighborhood exposure to the toxic materials and gases) should not be disturbed. Local petroleum industry has used this site to dump hazardous materials for decades, I have even heard stories from neighbors of late night or obscure dumping taking place as recently as 2000. When I was a kid in the 70's I did not know how bad our environmental issues were. I do remember the days when we could not play in our school yard due to the high levels of smog, but I would ride my bike through these fields of toxic pools, and on occasion we would see dead birds stuck to the muck. Now we should all realize how bad it really is. It has been well documented that South East Los Angeles has some of the worst air quality in the USA, yet the City has chosen to allow this project to continue, and to potentially harm thousands of us living in the west side of Long Beach. You, may not fully understand how bad it is until you see how it can change a person's life or end it. Both my parents passed away at an earlier age than expected, both lived a healthy life, yet they were struck by illnesses mainly attributed to heavy smokers yet neither where. Many of my family members and neighbors have been afflicted with some of the strangest forms of non-hereditary cancers while other family members suffer from asthma and chronic bronchitis. We have made this City our home, and our children and now even some grand children have as well, the more the reason I oppose this project.

In order to build this new site, the developer has been allowed by the City to Grade the land flat and clear it of any plants, disturbing this toxic soil, and kicking up hazardous

dust into our community to Build a huge mound of soil nearly 20-feet high. Yet the City never requested a full Environmental Impact Report nor a Grading permit or a Building permit, only a Mitigated Negative Declaration. In this case, from all of the research and history behind that site, there is substantial evidence that the project may pose a significant effect on the environment. The Negative Declaration is woefully inadequate and an EIR must be prepared.

The EIR must address all possible impacts including the history of decades of toxic exposure, the current construction work and proposed land development on the environment of Wrigley, Los Cerritos and west Long Beach, such as the urban heat island effect. Including traffic patterns, our local school, fire protection, endangered species, as well as archaeological artifacts, and community beauty and its impact on the LA River basin and its future, including its impact on our Los Angeles Basin. In addition, the EIR should also take into account the impact of lost opportunity for this open space, of the proposed projects impact on residential real estate values, and the alternative of not doing anything at all.

The City at this moment seems to be adopting a shortsighted approach at development. This City must fully address the what was and how we as a community are now imagining the future for our west Long Beach. The draft Land Use Element (LUE) of 2018 identified the area as open zone, a well-deserved designation due to its history as a toxic landfill, a Brownfield site. Prior to the LUE, it was identified in the City's own 2015 "West Long Beach Livability Implementation Plan" as an are right for park land expansion. Prior to that it was also identified in the 2007 in the City Park Department's "Long Beach River Link Plan" which proposed keeping the former golf driving range and improve access to the LA River with a riparian woodland to complement adjacent Dominguez Gap wetland. Prior to that, the "Open Space and Recreation Element of the General Plan" of 2002 also affirmed the need for more open space, to a goal of eight acres per one thousand residents, west long beach has less than one acre per thousand residents. However, in 2019 a last-minute change to the final LUE, changed the zone to Industrial, ignoring years of public comment and participation and even City staff recommendations.

Let's think about the long-term health of our neighborhood and of future generations. There will never be another opportunity for the City to acquire and develop this many acres for parkland. This is our only chance. For now, we must immediately stop any further disruption of the Pacific Place Project property and produce a full Environmental Impact Report.

Sincerely,

Juan E. Ovalle  
8<sup>th</sup> District Resident  
Att.

## ATTACHEMENTS

The following information provided by historian and local advocate, Mr. Richard Gutmann.

“Please think about this: Until 1959 when Oil Operators opened their mechanical wastewater treatment facility in Wrigley Heights, they just pumped the wastewater into ponds and let it evaporate to be breathed in by local residents.

Still, in October of 1998 they received a bill from the Los Angeles County Sanitation District for \$4,218.58 for its benzene discharge for the quarter ending March 31, 1998. Note that this is for excess benzene that was still in the wastewater, even after it had been treated in Oil Operators' mechanical facility. The wastewater had already been heated and exposed to the air at which time a large amount of the volatile organic compounds vaporized to be breathed in by nearby residents.

Benzene causes leukemia in humans.

Should you decide to sue, here are the names of a number of the Oil Operators:

When Oil Operators, Inc. opened their mechanical wastewater treatment plant in the 1950s, it claimed 157 member companies. Below are the names of some of the members listed in one or more environmental impact reports prepared by the City of Long Beach.

Acme Heater Company

Airline Oil Company, Inc.

Alamitos Land Company

Atlantic Oil Company

Axis Petroleum Company

A. W. Brooks Production

Cal-E.D.I.

Carson Dominguez Real Estate Corp.

Charles E. Cather

J. D. Cather

J. D. & John E. Cather

Coast Supply Co., Ltd.

Cockriel Petroleum

Cecille M. Colvin

Cooper & Brain, Inc.

Crown Central Petroleum

The following information provided by historian and local advocate,  
Mr. Richard Gutmann.

Crown Petroleum  
Davis Investment Co.  
D.B.M. Oil Co.  
Donovan Petroleum Co.  
El Cam Oil Co.  
Graner Oil Company  
J. B. Graner  
H. H. and W. Oil Co.  
H. Oil Company  
Harrison Oil Production Company  
Herley Petroleum  
Herley Kelley Co  
Independent Exploration Company  
J. I. Hathaway, Operator  
J & M Operators  
Jordan Oil Company.  
A. S. Johnston Drilling Corp.  
Robert W. Lee  
George Kahn & Robert W. Lee  
Lee & Stone Oil Company  
Lomita Gasoline Co  
Lomita Operating Co.  
M & J Operator  
E. G. Marcoux  
C. S. McAuley, Inc  
McBo Oil Company.  
Morton & Dolley  
Oil Field Associates  
Pauley Petroleum, Inc.  
Petro Resources, Inc.  
Petro-Lewis Corp.  
Max Pray  
Max Pray & Fred Morgan  
Pyramid Oil Co  
Mark Reminger.  
John O. Richardson, Operator  
Rohrig Petroleum  
John M. & Geraldine M. Rohrig

The following information provided by historian and local advocate,  
Mr. Richard Gutmann.

S & C Oil Co.

S & C Oil Company, Inc.

C. F. Sudduth

Sun Oil Co.

Jacat Oil Co.

The Termo Co.

Texaco Inc.

Timco Oil Co.

Transpac Petroleum

Transpac Petroleum Corp.

Tycoon Oil Company

Venice Gas Co.

Victory Oil Co.

Virginia Dare Oil Co.

Elisha Walker, Jr. & Max Pray

Western Ave. Properties

Richard Young & Assoc.

Ann Yunker

Yunker, Morton & Dolley

I believe various media reports  
have identified these companies  
as having been members:

Arco/Atlantic Richfield

Shell

The City of Long Beach also sent wastewater from its wells to Oil  
Operators.”

# IMPORTANT MEETING

with L. B. Fire, Health, Planning, Parks Departments

November 15, 2000

## Dumping Had Never Stopped

On Thursday, Oct. 26, residents photographed one or more vacuum trucks "dumping" at Oil Operators on Baker Street. (Pictures of two other trucks from an earlier instance have also been obtained.)

**A truck driver was confronted and admitted dumping never ceased when the wastewater separator was shut down in late 1998. Apparently, wastes have since just been dumped there, and the volatile components allowed to evaporate and be breathed by residents.**

At a community meeting last year (Nov. 17, 1999), residents reported to Oil Operators and their partner GreenPark, LLC that dumping was still taking place.

Here is GreenPark's written reply of Jan. 24, 2000:

**"In response to your comments regarding continued dumping at the site, we confronted OOI [Oil Operators, Inc.] with this. We were told that only one truckload of oil production water was allowed in the site and it would not happen again."**

Now the Hazardous Waste Operations Officer for the Long Beach Health Department says **Oil Operators has admitted dumping never stopped.**

*Residents want lots of answers, including why our written request (March 28, 1999) for a health study of this neighborhood was ignored by Long Beach officials, including our councilman.*

**Please come to the  
Community Meeting  
this  
Wednesday, Nov. 15  
6:00 p.m.**

**@**

**Brethren Manor  
3333 Pacific Place  
Long Beach, CA 90806**

(Just south of Wardlow Road)

The meeting will take place in the 6th floor Conference Room.

*[In addition to health problems previously reported to the city, just Monday we learned that our long-time mail lady, a non-smoker, has lung cancer.]*

<https://lbpost.com/news/long-beach-los-angeles-tops-list-of-u-s-cities-with-worst-air-quality>



Livable West Long Beach- 2015

<http://www.longbeach.gov/globalassets/lbds/media-library/documents/orphans/wlb-docs/final-west-long-beach-reduced-file-size>

Long Beach RiverLink - 2007

<http://www.longbeach.gov/globalassets/park/media-library/documents/business-operations/about/in-development/riverlink-report>

## 5

## Implementation



## Bixby Knolls

**Context.** Seven neighborhoods make up the Bixby Knolls community planning area, see Map LU-23. With a broad mix of residential, commercial, institutional and open space uses - the majority of the area is zoned for and developed with single-family homes. The Los Cerritos neighborhood includes the first housing tract in Long Beach and the first public schoolhouse. California Heights is a large historic district where attractive Spanish Colonial style homes were developed in the 1920s and 1930s. Bixby Knolls has homes built in the 1940s and 1950s on generous lots with wide streets. Multi-family housing is concentrated along Carson Street, San Antonio Drive, between Long Beach Boulevard and Atlantic Avenue north of Wardlow Road, and around Los Cerritos Park. Commercial uses are concentrated along Long Beach Boulevard, Atlantic Avenue, Wardlow Road and San Antonio Drive. For the most part, properties are very well maintained throughout the community. The area is bounded on the west by the Los Angeles River and the Southern California Edison right-of-way and on the east by Forest Lawn and All Souls cemeteries. The I-405 San Diego Freeway and the City of Signal Hill make up the southern boundary. The Virginia Country Club (private golf course) and the historic Rancho Los Cerritos are situated on the west end of the community.

**Issues/Needs.** Schools, a new police station at Scherer Park, a library on Atlantic Avenue, and a fire station on Long Beach Boulevard adequately serve the Bixby Knolls community. In recent years, the Bixby Knolls Business Improvement District has made real progress in upgrading the commercial business environment, and the streetscape along Atlantic Avenue has become much more pleasant for pedestrians. Similar improvements are needed along other avenues, and elsewhere, where retail and mixed residential/commercial uses are encouraged in this plan. As much of Bixby Knolls lies beneath a Long Beach Airport major flight path, especially California Heights closest to the airport, engine noise has been an issue over the years. And although housing and commercial property maintenance is largely adequate in the Bixby Knolls communities, reinvestments will be needed. Beyond normal property maintenance and attempting to retain the unique character of each neighborhood, transitioning to low-water consuming landscapes and low-energy consuming buildings and materials will be a challenge for everyone, especially those with larger buildings and yards. Creating additional recreation and nature open spaces, and improving the edges along those that are extant including:

Union Pacific Railroad and remaining Pacific Electric railway routes, Edison right-of-way corridors, the Los Angeles River and remnant parcels of undeveloped land, is also highly desirable.

### Land Use Strategies.

1. Continue to monitor noise levels and implement the Long Beach Noise Ordinance, especially as it pertains to noise generated from airport-related activities.
2. Upgrade the quality of development by using design guidelines, new zoning standards and improved design review processes to ensure that all new buildings, remodels and additions enhance the neighborhood fabric.
3. Use design guidelines and upgraded zoning standards to further protect established residential districts from the intrusion of commercial activities.
4. Consolidate the intensity of commercial activities along Long Beach Boulevard, Atlantic and Cherry Avenues, as depicted on the PlaceTypes Map.
5. Encourage the development of infill housing of low-density multi-family units along Carson Street between Atlantic and Orange Avenues.
6. Convert industrially-designated lands on Cherry Avenue to Community Commercial centers.
7. Seek opportunities to create recreation and green areas, and implement the RiverLink Plan for the Los Angeles River.
8. Implement the I-710 Livability Plan for the Long Beach Freeway.
9. Implement the Mobility Element capital improvements for the Bixby Knolls community including:
  - » Atlantic Avenue Streetscape Enhancements.
  - » Wardlow Road Corridor Improvements.
  - » Intersection Improvements.
  - » Improved Connectivity to freeways and regional transit systems.
  - » Dominguez Gap Bike and Pedestrian Bridge.
10. Complete the focused study for reuse of the former C-17 manufacturing facility in a comprehensive, inclusive manner in partnership with the community. This study should include adjacent employment generating land-uses and may result in further refinements to the PlaceTypes and allowed land-uses along Spring Street, Cherry Avenue, and Wardlow Road.



# Map LU-23 Bixby Knolls



## Implementation

### Strategies for a Comprehensive Update to the Zoning Code to Develop Hybrid Zoning and Development Code

**STRATEGY No. 43:** Develop a zoning code that is consistent with the PlaceTypes, that balances flexibility and predictability of use, is sensitive to the way the City has developed over the decades, and encourages future growth to occur in the Areas of Change.

- » Consolidate or eliminate outdated Planned Developments districts.
- » Provide guidance for:
  - Economic vitality/job creation for land uses.
  - Appropriate infill/density.
  - Mansionization.
  - Crackerboxes.
  - Corridors and transitions.
- » Develop standards and policies that are building form and placement-based, rather than traditional land use based.
- » Integrate Urban Design Element policies and strategies into the Zoning Code update to ensure integration of concepts into everyday practice.
- » Update R-3 and R-4 design standards (Sedway Cook, 1986) to meet more modern standards. Provide graduated density as lot sizes and depths increase with higher densities for moderate MFR and TOD PlaceTypes.

### Strategies for Areas of Change

**STRATEGY No. 44:** Develop implementation documents, such as specific plans, area plans, and design standards for Areas of Change identified in the Land Use Element.

### Strategies to Integrate Design Guidelines

**STRATEGY No. 45:** Finalize Designated Historic Districts Guidelines document.

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Map UD-13  
AREAS OF CHANGE MAP



- Areas of Change Description
- 1 More Open Space
  - 2 Convert to Neo-Industrial Uses
  - 3 Promote Regional-Serving Uses
  - 4 Transition from Industrial to Commercial Uses
  - 5 Promote Transit-Oriented Development Uses
  - 6 Continue Downtown Development
  - 7 Promote Infill and Redevelopment to Support Transit
  - 8 Redevelop to Highest and Best Use

Legend

- |  |  |  |
|--|--|--|
| <p><b>Place Types</b></p> <ul style="list-style-type: none"> <li>OS - Open Space</li> </ul> <p><b>Neighborhoods</b></p> <ul style="list-style-type: none"> <li>N - Founding and Contemporary Neighborhood</li> <li>MFR-L - Multi-Family Residential - Low</li> <li>MFR-M - Multi-Family Residential - Moderate</li> </ul> <p><b>Mixed Use</b></p> <ul style="list-style-type: none"> <li>NSC-L - Neighborhood-Serving Center or Corridor - Low</li> <li>NSC-M - Neighborhood-Serving Center or Corridor - Moderate</li> <li>TOD-L - Transit-Oriented Development - Low</li> <li>TOD-M - Transit-Oriented Development - Moderate</li> </ul> | <p><b>Employment</b></p> <ul style="list-style-type: none"> <li>CC - Community Commercial</li> <li>I - Industrial</li> <li>NI - Neo-Industrial</li> </ul> <p><b>Unique</b></p> <ul style="list-style-type: none"> <li>RSF - Regional-Serving Facility</li> <li>DT - Downtown</li> <li>WF - Waterfront</li> </ul> | <p><b>Light Rail Transit</b></p> <ul style="list-style-type: none"> <li>Metro Blue Line Station and 1/4 Mile Radius</li> </ul> |
|--|--|--|

**From:** [Carlos Ovalle](#)  
**To:** [PlanningCommissioners](#)  
**Cc:** [Amy Harbin](#); [Council District 8](#); [Christopher Koontz](#)  
**Subject:** 3701 Pacific Place Project - request for continuance and request for full EIR  
**Date:** Wednesday, December 16, 2020 5:31:41 PM  
**Attachments:** [Screen Shot 2020-12-16 at 5.25.37 PM.png](#)  
[Riverpark - storm and sanitary sewer.png](#)

---

**-EXTERNAL-**

Re: 3701 Pacific Place Project

Via email: [PlanningCommissioners@longbeach.gov](mailto:PlanningCommissioners@longbeach.gov)  
cc: Al Austin, Council District 8, [district8@longbeach.gov](mailto:district8@longbeach.gov)  
Amy Harbin [Amy.Harbin@longbeach.gov](mailto:Amy.Harbin@longbeach.gov)  
Christopher Koontz, Development Services [Christopher.Koontz@longbeach.gov](mailto:Christopher.Koontz@longbeach.gov)

Dear Commissioners:

I am writing to convey two items:

1. **To request continuance of the hearing** to a date that will allow sufficient time for the public to review the report prepared by the Department of Toxic Substances Control. The DTSC will not be complete until late January and the public deserves adequate time to review.
2. **To express opposition** to the recommendations by staff found in Agenda Item 20-099PL in its entirety. Regardless of what is built on the property, the public deserves a full Environmental Impact Report.

On this last item, the staff recommendation fails to address all the comments by the public, in particular the following:

The City of Long Beach Development Services, Building and Safety department, issued a permit for an 80 million pound surcharge pile without due diligence by taking into consideration the existing substructures. The surcharge pile is sitting on top of two abandoned oil wells, a 30 inch storm sewer, and immediately adjacent to two active oil pipelines, two monitoring wells, and in close proximity to a major 30 inch sanitary sewer (see attached). The consequences of the city's negligence will result in:

1. potential for further environmental damage currently being caused by the ongoing surcharge. The surcharge pile is causing settlement of the contaminated earth below it (precisely what it was designed to do) including crushing of the 30 inch storm drain that runs east to west. This will cause flooding of contaminated soils covering the low area including portions of Los Cerritos Park and adjacent properties. This flooding will seek to escape at a point of least resistance, potentially causing erosion and carrying with it contaminated soils along the horse trail at the foot of the embankment, down to the western portion of the Wrigley neighborhood. Or the flood may find its way to the major sanitary sewer running between the subject property and the Metro A line (formerly Blue Line).
2. The recommendation fails to address the two abandoned oil wells directly beneath the

surcharge pile, and the eventual building on top of one of the two oil wells. Both instances (surcharge pile and building) are contrary to the recommendations of the California Department of Conservation. The two oil wells are currently being subjected to 80 million pounds of pressure (the weight of the 40,000 cubic yards of soil) and they are fragile 83 year old wells.

3. The recommendation also ignores the proximity of two active oil pipelines immediately adjacent to the surcharge pile. Surcharge compresses the soil immediately beneath it but also to a lesser degree the adjacent soils.

Respectfully,

Carlos Ovalle, Architect  
Executive Director, People of Long Beach  
Board member, Riverpark Coalition  
Sierra Club Political Committee (for identification purposes only)

**From:** [Lizzie Muir](#)  
**To:** [Zabaneh.Rania@DTSC](mailto:Zabaneh.Rania@DTSC)  
**Cc:** [Maryam.Tasnif.Abbasi@dtsc.ca.gov](mailto:Maryam.Tasnif.Abbasi@dtsc.ca.gov)  
**Subject:** Fwd: Full Environmental impact report- request  
**Date:** Thursday, January 07, 2021 8:41:51 AM

---

EXTERNAL:

Hi Raina,

I live in the circle of Del Mar in Cerritos. The land at 3701 North Pacific Place is visible from the street going to and from our home. We pass it on our daily walks and the construction dust blows over our home and settles on everything outside of it. It is important to me, my family- my infant daughter, my elderly neighbors and the children at the school and those that play at the park across from the site that we are 100% sure of the possible effect of the disruption of this land will have on our health. We are already exposed to so much pollution from the 405/710. Soil and air health are of the utmost importance in this time of climate change- please be on the people's side.

Thank you,  
Elizabeth Muir

**From:** [Aaron J. Moore](#)  
**To:** [Zabaneh.Rania@DTSC](mailto:Zabaneh.Rania@DTSC)  
**Subject:** Comment on 3701 Pacific Place Project, Long Beach  
**Date:** Sunday, January 03, 2021 2:48:46 PM

---

EXTERNAL:

Dear Rania,

I am submitting this comment regarding the 3701 Pacific Place Project in Long Beach.

I am requesting a full Environmental Impact Report on this project rather than the Mitigated Negative Declaration. The site's history as a toxic waste storage site necessitates a full EIR to understand the impacts of change to the site, especially health considerations for the nearby neighborhoods. Preliminary actions on the site have already raised concerns due to the lack of an EIR.

There are a number of other reasons that an EIR will help inform best use for this site, but the DTSC has an obligation to insist upon the review so all necessary information can be obtained to determine any impact from the contaminated site on the local community.

Sincerely,

Aaron Moore  
5822 E Parkcrest St  
Long Beach, CA 90808  
[aaron@aaronmoore.org](mailto:aaron@aaronmoore.org)  
562-884-6989

**From:** [Wendy Morgan](#)  
**To:** [Zabaneh, Rania@DTSC](mailto:Zabaneh.Rania@DTSC)  
**Subject:** River Park  
**Date:** Wednesday, January 06, 2021 8:51:13 AM

---

EXTERNAL:

Hello and first, may I say thank you for your public service and I hope the email finds you and your loved ones safe from Covid.

I am writing to object to the parking lot planned in my neighborhood. There are myriad reasons for this and some include:

- Loss of the last large piece of open space to development
- Construction noise
- Stirring up of contaminated soils
- Storage yard and warehouse visible from the Los Cerritos Park
- Declining property values because the creation of industrial use
- Not a fit with our community.

We need more green public space, especially with global warming. We know that green spaces help to reduce temperatures.

Again, please - please put a stop to another parking lot.

Best,

Wendy Morgan



**From:** [Aaron J. Moore](#)  
**To:** [Zabaneh.Rania@DTSC](mailto:Zabaneh.Rania@DTSC)  
**Subject:** Comment on 3701 Pacific Place Project, Long Beach  
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Aaron Moore  
5822 E Parkcrest St  
Long Beach, CA 90808  
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**From:** [Aaron J. Moore](#)  
**To:** [Zabaneh.Rania@DTSC](mailto:Zabaneh.Rania@DTSC)  
**Subject:** Comment on 3701 Pacific Place Project, Long Beach  
**Date:** Sunday, January 03, 2021 2:48:47 PM

---

EXTERNAL:

Dear Rania,

I am submitting this comment regarding the 3701 Pacific Place Project in Long Beach.

I am requesting a full Environmental Impact Report on this project rather than the Mitigated Negative Declaration. The site's history as a toxic waste storage site necessitates a full EIR to understand the impacts of change to the site, especially health considerations for the nearby neighborhoods. Preliminary actions on the site have already raised concerns due to the lack of an EIR.

There are a number of other reasons that an EIR will help inform best use for this site, but the DTSC has an obligation to insist upon the review so all necessary information can be obtained to determine any impact from the contaminated site on the local community.

Sincerely,

Aaron Moore  
5822 E Parkcrest St  
Long Beach, CA 90808  
[aaron@aaronmoore.org](mailto:aaron@aaronmoore.org)  
562-884-6989

**From:** [JSK Anderson](#)  
**To:** [Zabaneh, Rania@DTSC](mailto:Zabaneh.Rania@DTSC)  
**Subject:** RIVERPARK  
**Date:** Tuesday, December 01, 2020 4:37:56 PM

---

EXTERNAL:

Dear Ms Zabaneh,

I am a resident of Long Beach and am part of the Riverpark Coalition. I have reservations about the development of the property in question, and I am copying data from the Riverpark Coalition here because I agree that these issues can be solved without making the place a parking lot!!!! We just passed measure M so that water could be recharged and here the DTSC is giving it's ok to impermeable paving RIGHT NEXT TO THE RIVER!

Here are more objections:

- Loss of the last large piece of open space to development
- Lack of an appropriate EIR (Environmental Impact Review)
- Construction noise
- Stirring up of contaminated soils
- Storage yard and warehouse visible from the Los Cerritos Park
- Declining property values due to creation of an industrial use
- Not a fit with our community.

The Development has not been fully entitled, yet the developer has been allowed to grade the site flat and remove all vegetation; The developer has been allowed to build a fifteen-foot mound of dirt for the purposes of compacting the soil called surcharging (they call it a test) that is commonly done after the permit for construction has been issued. A construction permit has not been issued to date; Flood control risks – Paved surfaces will increase surface run off and diversion toward already known areas of flooding in Wrigley. Proper tie in to the regional storm drain pipes and upgrades to the regional system is needed.

The Department of Toxic Substances Control (DTSC) has not completed its study of the site, not held a public meeting, yet grading has spread potentially contaminated dust into our neighborhood.

Traffic caused by the proposed development has not been fully analyzed, nor how it will impact our air quality or traffic patterns. Potentially contaminated storm drainage has not been adequately studied or addressed.

Community has not been fully engaged, EIR must be conducted if community is to be heard now and in future decades and not lost to development interests and their influence.

The draft Land Use Element (LUE) of 2018 identified the area as open space, a well-deserved designation due to its history as a toxic landfill. City plans from 2007-2015 identified this area open space and park land. Long Beach River Link and the County Lower River Plans have also proposed park and wetlands to complement the Dominguez Gap Wetland. However, in 2019 a last-minute change to the final LUE pronounced the site Industrial.

It should not make any difference whether the developer donated money to favorable politicians or not. THIS IS A HORRIFIC PROJECT. It is on the level of the president-reject's policies. Just stop this!

--

Judith S. Anderson, REPA #903864

**From:** [LA VONNE MILLER](#)  
**To:** [Zabaneh.Rania@DTSC](mailto:Zabaneh.Rania@DTSC)  
**Subject:** 3701 Pacific Place  
**Date:** Wednesday, December 02, 2020 2:36:08 PM

---

EXTERNAL:

Dear Ms. Zabaneh,

I am a resident of Los Cerritos and I am firmly opposed to the proposed industrial development at 3701 Pacific Place for the following reasons (and many more):

- **Loss of the last large piece of open space to development**
- **Lack of an appropriate EIR (Environmental Impact Review)**
- **Construction noise**
- **Stirring up of contaminated soils**
- **Storage yard and warehouse visible from the Los Cerritos Park**
- **Declining property values due to creation of an industrial use**
- **Not a fit with our community.**

Thank you very much.

Sincerely,  
La Vonne Miller

4008 Pacific Avenue  
Long Beach, Ca 90807

January 7, 2021

Ms. Rania A. Zabaneh, DTSC Project Manager

[Rania.Zabaneh@dtsc.ca.gov](mailto:Rania.Zabaneh@dtsc.ca.gov)

Department of Toxic Substances Control

5796 Corporate Avenue

Cypress, CA 90630

PHONE: (714) 484-5479

Re: Pacific Place Project - 3701 Pacific Place, Long Beach, CA

Dear Ms. Zabaneh,

I again strongly oppose the current project at 3701 Pacific Place, Long Beach. **I insist that an EIR be conducted to adequately address the issues that were deemed of no environmental impact by the Initial Study and Mitigated Negative Declaration (MND), including:**

- **Aesthetics**- more urban blight in overly industrialized corridor of the LA River. The LA River is undergoing a decades-long effort of revitalization and de-industrialization; this project is not in compliance with the LA County Los Angeles River Master Plan. The big box design of the storage building would be a massive presence of hard, reflective surfaces, heat-radiating asphalt and solar panel glare along what is supposed to be a natural river corridor.
- **Biological**- special species of plants and animals have already suffered from land clearing and has not been properly mitigated as per the developer's own MND. The developer has promised to install a few plants within the project, however, that is in no way comparable to preserving the riparian habitat of hundreds of fish, birds, bats, reptiles, and mammals that are being driven out of Long Beach.
- **Greenhouse gases**- increasing diesel vehicles along the "Diesel Death Corridor" while removing trees will drive the air quality into even more dangerous levels for the surrounding community. The communities in question are largely Black, Latinx, and Asian communities that disproportionately suffer from asthma, premature births, and other pollution-related health issues.
- **Hydrology and water quality**- area is a flood zone with inadequate storm drainage/pumps forcing runoff overland outside the LA River channel and into neighborhoods. Paving over what would otherwise be a natural drainage site will unnecessarily compound flooding in the area.
- **Land use and planning**- site was identified as ideal open space on several River plans for decades, yet the LUE was changed to neo-industrial in Dec 2018 without allowing for sufficient public comment. In 2019, the draft LUE was to change it back to placetype: parks, yet the resulting designation was still neo-industrial.
- **Noise & light pollution**- clearing vegetation has already increased noise pollution from the freeways. The proposed RV storage will potentially have 24/7 lighting.
- **Transportation/traffic**- Wardlow-Pacific Ave. intersection is already operating above ideal levels and has been for decades. 100% of new traffic created by this project will go through this already impacted intersection.
- **Recreation**- The Westside of Long Beach is "park poor" (1.6 park acres per capita). Open space acreage per person is drastically less than that of the Eastside (16.4 park acres per capita), which

incidentally is overall more affluent, and has a higher percentage of White residents. This is an aspect of environmental racism when people of color are denied equitable access to recreation spaces.

- **Tribal cultural resources**- the proposed development sits within the boundaries of an ancient Gabrielino-Tongva village. Exceedingly rare cogstones were unearthed nearby and other artifacts are commonly recovered after seasonal flooding. This space as it existed prior to the razing of the land by the developer was already considered a culturally significant site by Gabrielino descendants and needs to be preserved as such.

Of additional concern are:

- **Structural Problems**- building a 3-story building on top of oily sludge that is near a fault line and that also contains a major storm drain does not seem sound, to say the least.
- **Permitting irregularities**- No permit for work exists to date yet grading and compaction has begun.
- **Proximity to an elementary school**- Los Cerritos Elementary is across the A/Blue Line tracks. The earth moving that has already occurred raised massive clouds of lead- and arsenic-filled dust that has settled over the Elementary School, where teachers and administrators are still working despite distance learning being in effect. The MND does not detail an adequate plan for testing and/or cleaning the site before students return to school.
- **Negative impact on the larger Los Angeles River community**- development on a river affects the entire river community. State Law AB-530 and the LA County Los Angeles River Master Plan both stipulate that no one entity may decide on the development of land within one mile of the river without considering the impact on the greater community. It is very important to note that the LACLARMP is still not out of its CEQA process, so to move forward without that governing document being completely cleared is short-sighted and creates potentially irreversible damage to the entire ecosystem.
- **Heat Island Effect**- creating a large area of asphalt at the juncture of two busy freeways will contribute to raising the temperature of all of the surrounding area. In this time of massive climate change, the City should be doing everything to reduce heat in its urban corridors.
- **Equestrian culture**- Regional equestrian trail and “H” overlay zones were omitted from the MND and LUE maps creating significant negative impacts to those historic established communities and trails.

The mitigations that exist within the MND regarding air pollution and dust have not been administered properly, resulting in a very concerning situation for the nearby school, park, and neighborhood. I have three children who play at the park and who either attend Los Cerritos Elementary or will attend it next school year. When the unpermitted earth-moving equipment was in use at the construction site, I witnessed massive dust clouds blowing onto the park, playground, school site, and houses nearby. To my knowledge, this soil contains the contaminants lead and arsenic and are now contaminating the neighborhood’s school children and their teachers. There is also no clear plan for who will test and clean the school site and playground of heavy metals and other toxins during and after construction. This is not satisfactory for me, my family, and the countless families who play at the park every day.

I am also concerned about the impact of yet another industrial lot along the LA River. I frequent the Dominguez Gap Wetland Preserve where I observe birds and wildlife. The Wetland Preserve is a site of ornithological importance, as many species of bird, including some rare ones, use this as a habitat or nesting site. Since construction has begun, I have been increasingly concerned that the noise and dust are disturbing the wildlife in a part of Long Beach that is seriously lacking green spaces. More should be done to protect and enhance the LA River ecosystem instead of threaten it. Please reference the LA County Department of Public Works' Los Angeles River Master Plan. This project is not in compliance with that governing document.

I believe that there is a need for the City of Long Beach to require a full Environmental Impact Report instead of the Mitigated Negative Declaration. There are too many unknowns and a history dating back many decades of this properties use as storage of toxic waste and sewage. I expect the Department of Toxic Substances Control (DTSC) to be holding the City accountable to responsible practices instead of skirting the law outlined in AB-530.

Sincerely,

Hawk McFadzen; 3692 N. Country Club Dr. #B



**From:** [PlanningCommissioners](#)  
**To:** [Cuentin Jackson](#); [Amy Harbin](#); [Patricia Diefenderfer](#); [Alexis Oropeza](#); [Christopher Koontz](#); [Alyssa Brown](#); [Karen Moffitt](#); [Heather Flores](#)  
**Subject:** FW: Hold off Approval of Pacific Place Project  
**Date:** Tuesday, December 15, 2020 11:31:36 AM

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Please see additional public comment for agenda item #1

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**From:** gracelorentzen@aol.com <gracelorentzen@aol.com>  
**Sent:** Tuesday, December 15, 2020 10:41 AM  
**To:** PlanningCommissioners <PlanningCommissioners@longbeach.gov>  
**Cc:** LBDS <LBDS@longbeach.gov>  
**Subject:** Hold off Approval of Pacific Place Project

**-EXTERNAL-**

Dear Planning Commission and CAAP,

I request that you hold off approval of the Pacific Place Project until a suitable place has been found in Long Beach for organic waste processing. Please vote no on the proposed project until an organic waste site is identified.

I just read the new draft of the CAAP plan and am concerned that "Develop an organic waste collection program and identify organics processing options such as composting, mulching or anaerobic digestion" is listed as a level 2,3 and 4 priority.

There is such limited space in Long Beach that would be appropriate for an organic waste processing that I feel it should be higher on the list.

Please put finding a space for Organic waste processing higher on you list of priorities.

I would hate to see Long Beach trucking its organic waste out into the countryside as San Francisco does.

Grace Lorentzen  
Supporter of the CAAP Plan  
3747 Falcon Ave,  
Long Beach CA 90807

562-335-2279

**From:** [Hawk McFadzen](#)  
**To:** [Zabaneh, Rania@DTSC](mailto:Zabaneh.Rania@DTSC)  
**Subject:** 3701 Pacific Place  
**Date:** Tuesday, December 01, 2020 4:52:47 PM  
**Attachments:** [Hawk Request EIR.docx](#)  
[JM Request EIR.docx](#)

---

EXTERNAL:

Hello, please find the attached letters requesting an EIR at 3701 Pacific Place.

--

Hawk McFadzen, MA

they/them/theirs

**Dionne Bearden**

---

**From:** g [REDACTED]  
**Sent:** Tuesday, December 15, 2020 10:41 AM  
**To:** PlanningCommissioners  
**Cc:** LBDS  
**Subject:** Hold off Approval of Pacific Place Project

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Please put finding a space for Organic waste processing higher on you list of priorities.

I would hate to see Long Beach trucking its organic waste out into the countryside as San Francisco does.

Grace Lorentzen  
Supporter of the CAAP Plan

[REDACTED]  
[REDACTED]

[REDACTED]

## Dionne Bearden

---

**From:** diana lejins [REDACTED]  
**Sent:** Tuesday, December 15, 2020 10:29 PM  
**To:** PlanningCommissioners  
**Cc:** diana lejins  
**Subject:** Fw: Updates and information on the Long Beach Industrial Park  
**Attachments:** LB\_Public Comment Extension Notice\_12-10-2020.pdf

-EXTERNAL-

[Sent from Yahoo Mail on Android](#)

----- Forwarded Message -----

**From:** "diana lejins" <[REDACTED]>  
**To:** "LBDS-EIR-Comments" <lbds-eir-comments@longbeach.gov>  
**Cc:** "City of Long Beach" <district8@longbeach.gov>, "Juan Ovalle" <[REDACTED]> "Ann Cantrell" <[REDACTED]>, "diana lejins" <[REDACTED]>, "Dan Pressburg" <[REDACTED]>  
**Sent:** Tue, Dec 15, 2020 at 6:48 PM  
**Subject:** Fw: Updates and information on the Long Beach Industrial Park

[Sent from Yahoo Mail on Android](#)

----- Forwarded Message -----

**From:** "Zabaneh, Rania@DTSC" <Rania.Zabaneh@dtsc.ca.gov>  
**To:** "Zabaneh, Rania@DTSC" <Rania.Zabaneh@dtsc.ca.gov>  
**Cc:** "Anderson, Jessica@DTSC" <Jessica.Anderson@dtsc.ca.gov>, "Nax, Sanford@DTSC" <Sanford.Nax@dtsc.ca.gov>  
**Sent:** Mon, Dec 14, 2020 at 2:56 PM  
**Subject:** Updates and information on the Long Beach Industrial Park

Dear Community Member,

Thank you so much for taking the time to write to us. The Department of Toxic Substances Control (DTSC) is acknowledging receipt of your comment email. This is also to inform you of the following:

**Public Comment Period Extension:** The public comment period has been extended from **December 18, 2020 to January 7, 2021** based on requests from community members. Please see attached Extension Notice and feel free to forward to other interested community members.

**Responses to Comments:** A Response-to-Comments (RTCs) document will be developed and sent to all those who have submitted public comments and have provided their name and address. A copy of the RTCs document

will be placed at the Information Repositories. The RTCs document will tentatively be available by early- to mid-February 2021. This schedule maybe affected by the number of comments received, staffing resources, and pandemic-related office closures.

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**Draft Response Plan:** The draft Response Plan and other project-related documents can be found on the DTSC Envirostor database webpage at:  
[https://www.envirostor.dtsc.ca.gov/public/profile\\_report.asp?global\\_id=70000161](https://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=70000161)

**Community Meeting Recording:** Please note that the video of the December 2, 2020 Community Webinar will be available in approximately two to three weeks on DTSC's YouTube channel. DTSC will email you the link when it becomes available.

**CEQA Questions:** For questions regarding the CEQA and the IS/MND, please contact Ms. Amy Harbin of the City of Long Beach at [Amy.Harbin@longbeach.gov](mailto:Amy.Harbin@longbeach.gov).

**Development Questions:** For most current information regarding the development, please contact Mr. Brian Sorensen of the developer, Artesia, at [bsorensen@insitepg.com](mailto:bsorensen@insitepg.com).

Thank you,

Rania



**Rania A. Zabaneh**

Project Manager

Site Mitigation and Restoration Program  
5796 Corporate Avenue

Cypress, California 90630

[Rania.Zabaneh@dtsc.ca.gov](mailto:Rania.Zabaneh@dtsc.ca.gov)

**From:** [Michael & Carol Letteriello](#)  
**To:** [LBDS-EIR-Comments](#)  
**Subject:** Former sludge site  
**Date:** Saturday, January 02, 2021 8:30:06 PM

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-EXTERNAL-

I concur with the group that wants green space on this site.

This is West Long Beach, a disadvantaged, underserved, working-class part of Long Beach, and people in this category, including kids, desperately need trees and green and clean air that green spaces provide.

Please consider! A great city is one that provides parks and other green areas, corridors, and greenbelts for its citizens.

I live in East Long Beach, and know that I'd personally want to assist in creating more green spaces in the West Side.

Thank you!

Mike Letteriello  
Belmont Heights

**From:** [diana lejins](#)  
**To:** [LBDS-EIR-Comments](#)  
**Cc:** [Council District 8](#); [Juan Ovalle](#); [Ann Cantrell](#); [diana lejins](#); [Dan Pressburg](#)  
**Subject:** Fw: Updates and information on the Long Beach Industrial Park  
**Date:** Tuesday, December 15, 2020 6:49:05 PM  
**Attachments:** [LB Public Comment Extension Notice 12-10-2020.pdf](#)

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**-EXTERNAL-**

[Sent from Yahoo Mail on Android](#)

----- Forwarded Message -----

**From:** "Zabaneh, Rania@DTSC" <Rania.Zabaneh@dtsc.ca.gov>  
**To:** "Zabaneh, Rania@DTSC" <Rania.Zabaneh@dtsc.ca.gov>  
**Cc:** "Anderson, Jessica@DTSC" <Jessica.Anderson@dtsc.ca.gov>, "Nax, Sanford@DTSC" <Sanford.Nax@dtsc.ca.gov>  
**Sent:** Mon, Dec 14, 2020 at 2:56 PM  
**Subject:** Updates and information on the Long Beach Industrial Park

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Amy Harbin of the City of Long Beach at [Amy.Harbin@longbeach.gov](mailto:Amy.Harbin@longbeach.gov).

**Development Questions:** For most current information regarding the development, please contact Mr. Brian Sorensen of the developer, Artesia, at [bsorensen@insitepg.com](mailto:bsorensen@insitepg.com).

Thank you,  
Rania



**Rania A. Zabaneh**  
Project Manager  
Site Mitigation and Restoration Program  
5796 Corporate Avenue  
Cypress, California 90630  
[Rania.Zabaneh@dtsc.ca.gov](mailto:Rania.Zabaneh@dtsc.ca.gov)



# DTSC PUBLIC 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.

## Extension of Public Comment Period

**Long Beach Industrial Park  
3701 North Pacific Place, Long Beach**

**Public Comment Period:  
November 16, 2020 through January 7, 2021**

The Department of Toxic Substances Control (DTSC) has extended the public comment period to review the Draft Response Plan for the Long Beach Industrial Park site from **December 18, 2020 to January 7, 2021**.

All comments must be post-marked or e-mailed by **January 7, 2021**, and sent to:

**Rania A. Zabaneh**  
Project Manager  
DTSC Cypress Regional Office  
5796 Corporate Avenue  
Cypress, California 90630  
Email: [Rania.Zabaneh@dtsc.ca.gov](mailto:Rania.Zabaneh@dtsc.ca.gov)

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**CONTACT INFORMATION:** If you have any questions or concerns, please contact:

<b>Rania A. Zabaneh</b> Project Manager (714) 484-5479 <a href="mailto:Rania.Zabaneh@dtsc.ca.gov">Rania.Zabaneh@dtsc.ca.gov</a>	<b>Jessica Anderson</b> Public Participation Specialist 714) 484-5354 <a href="mailto:Jessica.Anderson@dtsc.ca.gov">Jessica.Anderson@dtsc.ca.gov</a>	<b>Sandy Nax</b> Public Information Officer (916) 327-6114 <a href="mailto:Sanford.Nax@dtsc.ca.gov">Sanford.Nax@dtsc.ca.gov</a>
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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)

**From:** [PlanningCommissioners](#)  
**To:** [Cuentin Jackson](#); [Amy Harbin](#)  
**Subject:** FW: Updates and information on the Long Beach Industrial Park  
**Date:** Wednesday, December 16, 2020 12:04:57 PM  
**Attachments:** [LB Public Comment Extension Notice 12-10-2020.pdf](#)

---

**From:** diana lejins <dianalejins@yahoo.com>  
**Sent:** Tuesday, December 15, 2020 10:29 PM  
**To:** PlanningCommissioners <PlanningCommissioners@longbeach.gov>  
**Cc:** diana lejins <dianalejins@yahoo.com>  
**Subject:** Fw: Updates and information on the Long Beach Industrial Park

-EXTERNAL-

[Sent from Yahoo Mail on Android](#)

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**To:** "LBDS-EIR-Comments" <lbds-eir-comments@longbeach.gov>  
**Cc:** "City of Long Beach" <district8@longbeach.gov>, "Juan Ovalle" <jeovallec@gmail.com>, "Ann Cantrell" <anngadfly@aol.com>, "diana lejins" <dianalejins@yahoo.com>, "Dan Pressburg" <dpressburg@gmail.com>  
**Sent:** Tue, Dec 15, 2020 at 6:48 PM  
**Subject:** Fw: Updates and information on the Long Beach Industrial Park

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**Cc:** "Anderson, Jessica@DTSC" <Jessica.Anderson@dtsc.ca.gov>, "Nax, Sanford@DTSC" <Sanford.Nax@dtsc.ca.gov>  
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Thank you,

Rania

**Rania A. Zabaneh**  
Project Manager

Site Mitigation and Restoration Program  
5796 Corporate Avenue

Cypress, California 90630



[Rania.Zabaneh@dtsc.ca.gov](mailto:Rania.Zabaneh@dtsc.ca.gov)

**From:** [PlanningCommissioners](#)  
**To:** [Cuentin Jackson](#); [Amy Harbin](#)  
**Subject:** FW: RiverPark - 3701 Pacific Place, LB  
**Date:** Wednesday, December 16, 2020 12:04:31 PM

---

**From:** diana lejins <dianalejins@yahoo.com>  
**Sent:** Tuesday, December 15, 2020 10:28 PM  
**To:** PlanningCommissioners <PlanningCommissioners@longbeach.gov>  
**Cc:** diana lejins <dianalejins@yahoo.com>  
**Subject:** Fw: RiverPark - 3701 Pacific Place, LB

**-EXTERNAL-**

[Sent from Yahoo Mail on Android](#)

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**From:** "diana lejins" <dianalejins@yahoo.com>  
**To:** "LBDS-EIR-Comments" <lbs-eir-comments@longbeach.gov>  
**Cc:** "City of Long Beach" <district8@longbeach.gov>, "Juan Ovalle" <jeovallec@gmail.com>, "Ann Cantrell" <anngadfly@aol.com>, "diana lejins" <dianalejins@yahoo.com>, "Dan Pressburg" <dpressburg@gmail.com>, "rania.zabaneh@dtsc.ca.gov" <rania.zabaneh@dtsc.ca.gov>  
**Sent:** Tue, Dec 15, 2020 at 6:51 PM  
**Subject:** Fw: RiverPark - 3701 Pacific Place, LB

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Environmental Concerns of Greater Long Beach

Tel. 562 421 8012

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Diana Lejins, Founder  
Environmental Concerns of Greater Long Beach

[Sent from Yahoo Mail on Android](#)

## Dionne Bearden

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**From:** diana lejins <[REDACTED]>  
**Sent:** Tuesday, December 15, 2020 10:28 PM  
**To:** PlanningCommissioners  
**Cc:** diana lejins  
**Subject:** Fw: RiverPark - 3701 Pacific Place, LB

-EXTERNAL-

[Sent from Yahoo Mail on Android](#)

----- Forwarded Message -----

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**To:** "LBDS-EIR-Comments" <lbds-eir-comments@longbeach.gov>  
**Cc:** "City of Long Beach" <district8@longbeach.gov>, "Juan Ovalle" <[REDACTED]>, "Ann Cantrell" <[REDACTED]>, "diana lejins" <[REDACTED]>, "Dan Pressburg" <[REDACTED]>, "rania.zabaneh@dtsc.ca.gov" <rania.zabaneh@dtsc.ca.gov>  
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**To:** [LBDS-EIR-Comments](#)  
**Cc:** [Council District 8](#); [Juan Ovalle](#); [Ann Cantrell](#); [diana lejins](#); [Dan Pressburg](#); [Zabaneh, Rania@DTSC](#)  
**Subject:** Fw: RiverPark - 3701 Pacific Place, LB  
**Date:** Tuesday, December 15, 2020 6:51:12 PM

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**Cc:** [Council District 8](#); [Juan Ovalle](#); [Ann Cantrell](#); [diana.lejins](mailto:diana.lejins); [Dan Pressburg](#); [Zabaneh, Rania@DTSC](mailto:Zabaneh.Rania@DTSC)  
**Subject:** Fw: RiverPark - 3701 Pacific Place, LB  
**Date:** Tuesday, December 15, 2020 6:51:07 PM

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**From:** [diana lejins](#)  
**To:** [Zabaneh, Rania@DTSC](#)  
**Cc:** [Juan Ovalle](#); [Gordana Enviro Kajer](#); [Ann Cantrell](#); [diana lejins](#)  
**Subject:** River property  
**Date:** Wednesday, December 02, 2020 12:04:20 PM

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EXTERNAL:

I am protesting the unconscionable development at 3701 Pacific Place in Long Beach.

Highest and best use is key in any development. The proposed build-out is not the highest and best use for the neighborhoods, for the river, and for the city as a whole. This project has not been vetted properly and would create nothing but an eyesore for the city and the citizens of Long Beach. The potential for toxicity and subsequent lawsuits are a blaring reality.

There are so many more reasons why this is not an appropriate project hat are too numerous to list here. Please reconsider this project and consider the possibility of a River Park that could help balance the inequities and imbalance of parkland/open space throughout Long Beach.

Yours truly  
Diana Lejins

[Sent from Yahoo Mail on Android](#)

**From:** [PlanningCommissioners](#)  
**To:** [Cuentin Jackson](#); [Amy Harbin](#)  
**Cc:** [Alexis Oropeza](#); [Christopher Koontz](#); [Karen Moffitt](#); [Heather Flores](#); [Patricia Diefenderfer](#); [Alyssa Brown](#)  
**Subject:** FW: Pacific Place Application Number: 2005-08 (3701 Pacific Place)  
**Date:** Tuesday, December 15, 2020 9:20:09 AM  
**Attachments:** [Corliss Lee Pacific Place Project PLANNING COMMISSION.docx](#)

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Please see public comment.

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**From:** corlisslee@aol.com <corlisslee@aol.com>  
**Sent:** Monday, December 14, 2020 11:32 PM  
**To:** PlanningCommissioners <PlanningCommissioners@longbeach.gov>; CityClerk <CityClerk@longbeach.gov>  
**Subject:** Pacific Place Application Number: 2005-08 (SPR20-015, ZCHG20-004, CUP19-041, SV20-006, LMG20-009)

**-EXTERNAL-**

Please distribute this message and attachments to the Planning Commissioners  
Richard Lewis (chair), Mark Christoffels (vice chair), Ron Cruz, Josh LaFarga, Dr Joni Ricks-Oddie, Jane Templin, Erick Verduzco-Vega

Project steps for building on contaminated land would normally require hiring a soils company to do core drilling to find out what is buried beneath the top layers of soil. Once the cores have been evaluated and the contaminants identified, a mitigation plan is developed.

This very important step of determining what contaminants may be released into the atmosphere, (either by construction activities, emissions or released via earthquake action) was not performed at the site. No one knows what is buried in the 50 ft pit. Further, the City claims to have no soils reports for this site over the last 40 years (see PRA C009340-11920). This site was a waste dump for the oil operators and the contaminants go down 30-50 feet. This site is just a few feet from Los Cerritos Elementary School and signs are posted at the site warning of arsenic and lead contaminants. If ever there was a case that warranted a full EIR, this is it.

My attached letter challenges the use of a mitigated negative declaration and the lead agency (city of Long Beach) responses used to justify the MND. The Department of Toxic Substance Control (DTSC) has a public comment period open through the 1st week of January and they have committed to responding in writing to public comments. I ask that you delay voting on this project until after receiving their input.

The land use designation that was approved in the 2017 LUE was for open space and parkland. This property was purchased by the developer in Nov 2019 and the land use designation was changed to "neo-industrial" in Dec 2019 without public knowledge or public input.

The air quality along the 710 freeway has been dubbed "the diesel death zone." The Cal Enviro screen charts\_rate the project area 3701 Pacific in the 86<sup>th</sup> percentile with respect to pollution. <https://oehha.ca.gov/calenviroscreen/maps-data> The best known anti-dote to carbon emissions was recently disclosed by NOVA as trees. The west side of Long Beach deserves your backing and support for development that counteracts the poor air quality already in evidence. Adding to the problem by bringing in trucks and RVs is unconscionable.

This is an important decision that affects one of the last possible parcels that can be developed into parkland. Please consider the impact to the community. Money isn't everything. An EIR is warranted.

Respectfully,  
Corliss Lee  
President Eastside Voice  
714 401 7063



FROM: Corliss Lee 3072 Knoxville Ave. Long Beach Ca 90808

Dec 14, 2020

TO: City of Long Beach  
Development Services Department  
Attention: Ms. Amy Harbin  
411 West Ocean Boulevard, 3rd Floor  
Long Beach, California 90802

RE: substantial environmental issues Pacific Place Project

This letter describes substantial issues that have been minimized improperly in the MND, seemingly to take short cuts in a rush to build on the subject property. The site was heavily polluted over the years and until now, has been deemed not suitable for development. It is shocking to see this site evaluation being conducted as a negative declaration. I believe a complete EIR is warranted, as explained herein. If this site, with its history of being used for waste, doesn't qualify for an EIR - nothing will.

Additionally, the long-term vision for these only two remaining underdeveloped locations on the westside of Long Beach along the LA River was to create parkland open space. To the residents of the area, this last bit of open land carried the promise that the City cared about their dilemma of living in a high pollution/emissions area, and the assumption was that the City was going to seek funding for parkland. The Master Plan for the LA River backed up the vision for parkland. However, the city's land-use plan that had designated this area as open space in 2018 was hi-jacked in 2019 - long after the public outreach sessions - and turned into an opportunity for a developer to create industrial space.

#### **1) Hazards and Hazardous Materials** CEQA checklist IX 5-47

The Pacific Place Project is being built on land that has substantial hazardous waste deposited after years of being used as the Oil Operator's waste dump site. Ostensibly, there is sludge going down 50 feet.

I talked to a retired Oil Engineer that had experience with building in and around oil properties. He reported that the normal sequence of events for such an undertaking is as follows:

- 1) Engage a Soils company to **drill a core sample** in several places around the site 30 – 50 ft (or however deep the pit had been excavated originally to accept the waste).
- 2) **Evaluate the core samples** and if contaminates are found, **determine the methodology to stabilize the soil** (add amendments or dig it up and put in trucks and haul it away to another dump site).
- 3) **Perform a surcharge test** where you add weight on top to see how much it sinks. Soils experts **monitor the elevation**. The Soils Company prepares a **soils report** with data and information on whether the ground could safely support the planned structure.

There is no evidence in our city records of a core sample being drilled within the last 40 years (ref Public Records Request C009340-11920). It appears there was a *decision to build* and surcharge was undertaken, not as a test but as a preparation for construction *without evaluating the site for contaminates*. Skipping the core sample and allowing grading of the location, kicking up dust and possibly contaminates into the air, placed the public at risk. What's more, we don't even know what contaminants are present as there are no soils reports on file.

2) **Hazardous Materials** The CEQA checklist questions Section IX

"Would the project

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?"

This was answered by the Lead Agency with "less than significant impact." How can that judgement by the Lead Agency be accurate when they did not perform due diligence (obtain a core sample) to find out what is in the soil?

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste within one-quarter mile of an existing or proposed school?

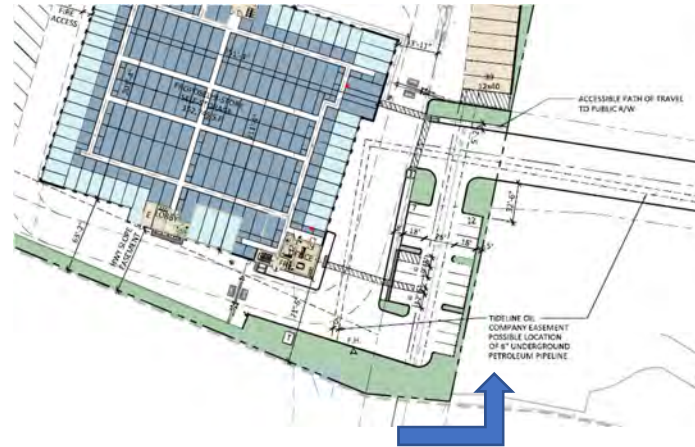
*Lead agency rated this as "less than significant impact."* Los Cerritos Elementary School is within a quarter mile of this project and students and staff will be subjected to known and unknown pollutants by soil disturbance. Signs have long been posted on the site warning the public of arsenic, lead and other contaminants.

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and as a result, would it create a significant hazard to the public or the environment? The Lead Agency rated this as *"less than significant with mitigation actions incorporated."*

I'm not sure how the above questions b, c and d can be judged "less than significant" when this location is required to be reported to the Government because of known contamination. Without defining what contaminants are in the ground (by taking a core sample), how can a relevant determination be made whether it poses a significant hazard to the public or environment? Only item d requires mitigation which is inconsistent with the other ratings. An EIR is required to obtain solid information in support of an evaluation of the site.

### 3) Hazards and Hazardous Materials CEQA IX 5-47

Exhibit 5 page 3-1 site plan for Artesia Parcels shows “*Tideline Oil Company easement possible location of 8” underground petroleum pipeline*” bottom right on the map. There doesn’t seem to be a company with the name “Tideline” in Long Beach. Is it possible they meant Tidelands Oil Production Company? Shouldn’t “**a possible 8” underground petroleum pipeline**” be investigated before going forward with construction to find out whether it is inactive and capped off? If a full EIR were performed, I would expect we would have information regarding what was underground on the site.



### 4) AIR QUALITY CEQA checklist Sec III 5-5

**III. AIR QUALITY.** “Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.”

**Would the project:**

- b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?
- c) Expose sensitive receptors to substantial pollutant concentrations?
- d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

How could the Lead Agency make a judgement on these questions without a recent core sampling that would provide information on pollutants on this site? An EIR is required to ensure a core sampling is taken to obtain substantive evidence of contaminants in the soil that

produce emissions and/or drift into the air during construction and additional mitigation measures are required to ensure testing continues after the project is complete **to protect the public.**

#### 4)AIR QUALITY CEQA checklist Sec III 5-5

The Cal Enviro screen charts<sup>1</sup> rate the project area 3701 Pacific in the 86<sup>th</sup> percentile with respect to pollution. That is only 4 points away from achieving the worst possible pollution rating. The plan for 11 truck doors to be built on the McDonald Trust parcels<sup>2</sup> suggests significant diesel truck traffic at the site which will increase emissions in the area and make a negative contribution to the air quality issues.

#### 5)BIOLOGICAL CEQA checklist Sec IV 5-19

##### LANDSCAPE AND HARDSCAPE (P.28)

“Southern tarplants (*Centromadia parryi ssp. australis*) **proposed** for removal from the development area **would be** relocated to the proposed landscaped area in the north end of the Artesia parcels.”

The IS document speaks as if there is a plan **in the future** to remove existing endangered species Southern tarplants (*Centromadia parryi ssp. australis*) when in fact the plants in the area have already been removed by grading in preparation for surcharge. When any herbaceous plant is pulled from the ground, survival is at risk. Immediate transplant to a location already prepared is the best chance for survival. *I would assume the tarplants that were “removed” during grading are all dead.* The sequence of actions taken violates the premise of having an approved CEQA document **before** obtaining permits and implementing a construction plan. There is no discussion in the mitigation plan for dealing with transplant shock, ground preparation, adequate watering, etc. The mitigation plan for maintaining this endangered species is insufficient with only a swath of land identified for future habitat (north end of site plan).

#### 6) GEOLOGY AND SOILS VII 5-34

**The CEQA checklist includes the following significant areas that were judged by the lead agency to be** “Less than significant with mitigation incorporated.” Would the project

- a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:
  - iii) Seismic-related ground failure, including liquefaction?
- c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or offsite landslide, lateral spreading, subsidence, liquefaction or collapse?

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<sup>1</sup> <https://oehha.ca.gov/calenviroscreen/maps-data>

<sup>2</sup> Project Description McDonald Trust Parcels Proposed Land Uses page 3-3

d) Be located on expansive soil as defined in Table 18-1-B of the Uniform Building Code (1994) creating substantial risks to life or property.

The content of the 50 ft pit that was used to collect by-products of drilling has not been determined (a core sample was not taken prior to surcharge).

This site has been identified as having fault lines running through it and an earthquake could cause the contaminants to be exposed.

Burying contaminants beneath acres of concrete may cause the emissions to be pressurized and an earthquake could release any contaminate emissions trapped under the concrete.

The mitigation measures need to be matched to the content of the pit. The contaminants/hazardous materials have not been definitively determined by core sampling.

#### 7) **Greenhouse Gas Emissions** CEQA checklist VIII 5-40

The CEQA checklist asks Would the project:

- a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment (Lead agency rated this as “less than significant impact”).
- b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (Lead agency rated this as “no impact”).

Bringing numerous diesel trucks onto the site during an extensive development of the site will undoubtedly increase carbon/gasoline emissions. Once the project is complete, there will be a steady flow of traffic in and out of the site which will also increase carbon gasoline emissions. This location is identified in the Cal Enviro screen charts as in the 86<sup>th</sup> percentile with respect to pollution already. This project will exacerbate the problem.

#### 8) **UTILITIES AND SERVICE SYSTEMS.** CEQA checklist XIX 5-56

Would the project:

- a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction of which would cause significant environmental effects?
- c) Substantially alter the existing drainage pattern of the site or area including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would
  - i) result in substantial erosion or siltation on or off site?
  - ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or offsite?
  - iii) create or contribute runoff water which would exceed the capacity or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.

iv) impede or redirect flood flows?

While the Lead Agency rated both a and c as “less than significant impact,” the City and County stormwater drainage systems have been inadequate to handle water drainage and flooding occurs downstream from this site regularly. Adding acres of impervious surface will surely exacerbate the problem for any runoff not captured or overflowing the storm drains.

9) **LAND USE AND PLANNING** CEQA checklist XI 5-61

Would the project: Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? The lead agency rated this as “no impact.”

What is problematic with this question and rating is that all through the years, this location had been deemed unacceptable for development because of the hazardous waste dumping at the site. The Land Use Element (LUE) was heavily debated with the public in 2017, but no questions were raised because this acreage was marked as Parks and Open Space, which was acceptable to the residents. At the March 6 2018 meeting where the LUE maps were approved, the document acknowledged the public desire for open space.

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NEO-INDUSTRIAL 2019 – the final City Council LUE approval contained changes to district 8 that changed this area to Neo-industrial.

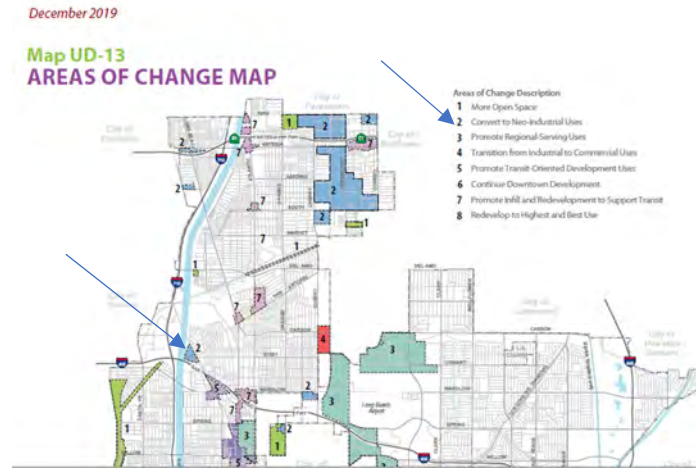
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2017 LUE Map Green=Parks placetype



2019 Change to LUE (neo-industrial)



2019 LUE Map

Blue = Neo-Industrial placetype

10) **Recreation** CEQA checklist XVI 5-76

The CEQA questions do not target the gist of the loss to the public with this project. The damage done is in my commentary below.

The west side of Long Beach was built in the early years, much of it in the 1920s forward when business was less regulated and zoning favored industrial endeavors. Parks were less of a focus because open space was abundant in those days. The entire east side of Long Beach was open space for westside residents until the 1950s when it was developed into single family tract homes. The foresight to set aside land for parks was not a focus in those early years and thus the westside was developed without them. The eastside, built in a different era, benefited from outstanding planning and development and along with citizens lobbying for open space, benefited from a focus on parks. Today, the westside is sorely bereft of green space reducing the opportunity for outdoor recreation and breathable air. The disparity between the eastside and westside with respect to open space is extreme and needs to be balanced. These properties, the Artesia acreage and McDonald Trust lands, were the opportunity to construct a legacy for those currently in power – a lasting good for the community – parkland that would bring breathable air back to the community and a place to relax and play. However, money talks – and the covert deal that was made between the council member(s) and the developer cheated the public of their last opportunity for parkland. That is – unless this ill-conceived project is replaced with a plan for hazardous waste remediation and a plan for open space development.

**11) Transportation and Traffic** CEQA checklist XVII 5-77

Would the Project:

- a) Conflict with a plan, ordinance or policy addressing the circulation system, taking into account all modes of transportation including transit, roadway, bicycle, and pedestrian facilities? The Lead Agency judged this to be Less Than Significant Impact.

Left out of the discussion is the equestrian population. There are horse trails in this area that are a topic of discussion in some of the other letters of commentary. The site maps do not provide for public access to the river via sidewalks or bike trails. The Recreation element of the General Plan only makes mention of equestrian areas.<sup>5</sup>

While CEQA was amended in 2018 to focus on vehicle miles travelled (VMT), and the previous criteria which was vehicle delay and level of service were eliminated, traffic studies still need to be conducted to establish the safety of citizens with respect to entrance and egress from the site during an emergency.

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I would suggest that the guidelines for residential facilities be used since the impact of traffic will be to those living near the development. The charts and calculations shown in the report as well as an outcome of “no impact” are not believable.

**12) Cultural Resources** CEQA checklist item V 5-26

Would the project:

- a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5? The Lead Agency rated this “no impact.”

§15064.5 A resource shall be considered by the lead agency to be “historically significant” if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code, § 5024.1, Title 14 CCR, Section 4852) including the following:

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<sup>5</sup> Open Space and Recreation Element of the General Plan page 6 <http://www.longbeach.gov/globalassets/lbds/media-library/documents/planning/open-space-and-recreation-element>



The equestrian uses of the land would change with the building development. That would negate the “no impact” rating.

#### SUMMARY

In summary, there are many aspects of this project that would benefit from doing the research associated with a complete EIR. This is not a location that should be summarily approved for development under a Mitigated Negative Declaration. The environmental aspects of the history of the land and especially the unknown composition of what was dumped in this location needs investigation to protect the public.

I advocate for a complete EIR investigation and report.

Respectfully,

Corliss Lee

Secretary Citizens About Responsible Planning

Member Riverpark Coalition

3072 Knoxville Ave.

Long Beach, Ca 90808

(714) 401 7063 corlisslee@aol.com

#### References:

<http://www.longbeach.gov/lbds/planning/environmental/reports/>

[http://www.longbeach.gov/globalassets/lbds/media-library/documents/planning/environmental/environmental-reports/pending/pacific-place-project-3701-pacific-place/pacific\\_place\\_mnd-101920](http://www.longbeach.gov/globalassets/lbds/media-library/documents/planning/environmental/environmental-reports/pending/pacific-place-project-3701-pacific-place/pacific_place_mnd-101920)

PRA\_C009340-111920 "Please go back 40 years and provide ANY SOILS REPORTS for this property. Four parcels known as 3701 Pacific Place and four parcels known as 3916-4021 Ambeco Road." STATUS: *No records exist*

## Dionne Bearden

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**From:** [REDACTED]  
**Sent:** Monday, December 14, 2020 11:32 PM  
**To:** PlanningCommissioners; CityClerk  
**Subject:** Pacific Place Application Number: 2005-08 (SPR20-015, ZCHG20-004, CUP19-041, SV20-006, LMG20-009)  
**Attachments:** Corliss Lee Pacific Place Project PLANNING COMMISSION.docx

**-EXTERNAL-**

Please distribute this message and attachments to the Planning Commissioners Richard Lewis (chair), Mark Christoffels (vice chair), Ron Cruz, Josh LaFarga, Dr Joni Ricks-Oddie, Jane Templin, Erick Verduzco-Vega

Project steps for building on contaminated land would normally require hiring a soils company to do core drilling to find out what is buried beneath the top layers of soil. Once the cores have been evaluated and the contaminants identified, a mitigation plan is developed.

This very important step of determining what contaminants may be released into the atmosphere, (either by construction activities, emissions or released via earthquake action) was not performed at the site. No one knows what is buried in the 50 ft pit. Further, the City claims to have no soils reports for this site over the last 40 years (see PRA C009340-11920). This site was a waste dump for the oil operators and the contaminants go down 30-50 feet. This site is just a few feet from Los Cerritos Elementary School and signs are posted at the site warning of arsenic and lead contaminants. If ever there was a case that warranted a full EIR, this is it.

My attached letter challenges the use of a mitigated negative declaration and the lead agency (city of Long Beach) responses used to justify the MND. The Department of Toxic Substance Control (DTSC) has a public comment period open through the 1st week of January and they have committed to responding in writing to public comments. I ask that you delay voting on this project until after receiving their input.

The land use designation that was approved in the 2017 LUE was for open space and parkland. This property was purchased by the developer in Nov 2019 and the land use designation was changed to "neo-industrial" in Dec 2019 without public knowledge or public input.

The air quality along the 710 freeway has been dubbed "the diesel death zone." The Cal Enviro screen charts\_rate the project area 3701 Pacific in the 86<sup>th</sup> percentile with respect to pollution. <https://oehha.ca.gov/calenviroscreen/maps-data> The best known anti-dote to carbon emissions was recently disclosed by NOVA as trees. The west side of Long Beach deserves your backing and support for development that counteracts the poor air quality already in evidence. Adding to the problem by bringing in trucks and RVs is unconscionable.

This is an important decision that affects one of the last possible parcels that can be developed into parkland. Please consider the impact to the community. Money isn't everything. An EIR is warranted.

Respectfully,  
Corliss Lee  
President Eastside Voice  
[REDACTED]

FROM: Corliss Lee 3072 Knoxville Ave. Long Beach Ca 90808

Dec 14, 2020

TO: City of Long Beach  
Development Services Department  
Attention: Ms. Amy Harbin  
411 West Ocean Boulevard, 3rd Floor  
Long Beach, California 90802

RE: substantial environmental issues Pacific Place Project

This letter describes substantial issues that have been minimized improperly in the MND, seemingly to take short cuts in a rush to build on the subject property. The site was heavily polluted over the years and until now, has been deemed not suitable for development. It is shocking to see this site evaluation being conducted as a negative declaration. I believe a complete EIR is warranted, as explained herein. If this site, with its history of being used for waste, doesn't qualify for an EIR - nothing will.

Additionally, the long-term vision for these only two remaining underdeveloped locations on the westside of Long Beach along the LA River was to create parkland open space. To the residents of the area, this last bit of open land carried the promise that the City cared about their dilemma of living in a high pollution/emissions area, and the assumption was that the City was going to seek funding for parkland. The Master Plan for the LA River backed up the vision for parkland. However, the city's land-use plan that had designated this area as open space in 2018 was hi-jacked in 2019 - long after the public outreach sessions - and turned into an opportunity for a developer to create industrial space.

#### 1) Hazards and Hazardous Materials CEQA checklist IX 5-47

The Pacific Place Project is being built on land that has substantial hazardous waste deposited after years of being used as the Oil Operator's waste dump site. Ostensibly, there is sludge going down 50 feet.

I talked to a retired Oil Engineer that had experience with building in and around oil properties. He reported that the normal sequence of events for such an undertaking is as follows:

- 1) Engage a Soils company to **drill a core sample** in several places around the site 30 – 50 ft (or however deep the pit had been excavated originally to accept the waste).
- 2) **Evaluate the core samples** and if contaminates are found, **determine the methodology to stabilize the soil** (add amendments or dig it up and put in trucks and haul it away to another dump site).
- 3) **Perform a surcharge test** where you add weight on top to see how much it sinks. Soils experts **monitor the elevation**. The Soils Company prepares a **soils report** with data and information on whether the ground could safely support the planned structure.

There is no evidence in our city records of a core sample being drilled within the last 40 years (ref Public Records Request C009340-11920). It appears there was a decision to build and surcharge was undertaken, not as a test but as a preparation for construction without evaluating the site for contaminants. Skipping the core sample and allowing grading of the location, kicking up dust and possibly contaminates into the air, placed the public at risk. What's more, we don't even know what contaminants are present as there are no soils reports on file.

2) **Hazardous Materials** The CEQA checklist questions Section IX

"Would the project

- b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?"

This was answered by the Lead Agency with "less than significant impact." How can that judgement by the Lead Agency be accurate when they did not perform due diligence (obtain a core sample) to find out what is in the soil?

- c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste within one-quarter mile of an existing or proposed school?

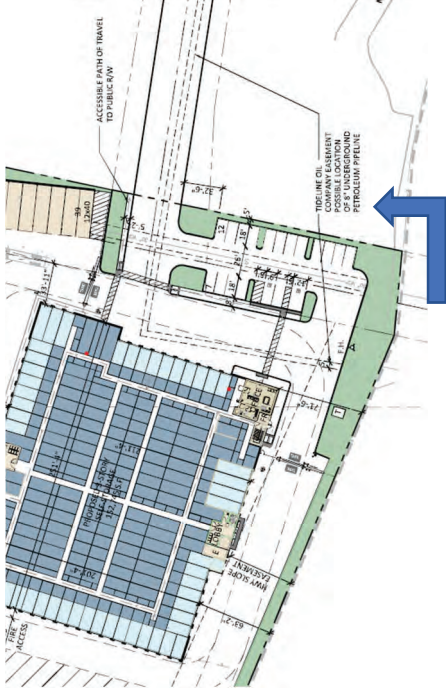
Lead agency rated this as "less than significant impact." Los Cerritos Elementary School is within a quarter mile of this project and students and staff will be subjected to known and unknown pollutants by soil disturbance. Signs have long been posted on the site warning the public of arsenic, lead and other contaminants.

- d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and as a result, would it create a significant hazard to the public or the environment? The Lead Agency rated this as "less than significant with mitigation actions incorporated."

I'm not sure how the above questions b, c and d can be judged "less than significant" when this location is required to be reported to the Government because of known contamination. Without defining what contaminants are in the ground (by taking a core sample), how can a relevant determination be made whether it poses a significant hazard to the public or environment? Only item d requires mitigation which is inconsistent with the other ratings. An EIR is required to obtain solid information in support of an evaluation of the site.

### 3) Hazards and Hazardous Materials CEQA IX 5-47

Exhibit 5 page 3-1 site plan for Artesia Parcels shows **Tideline** Oil Company easement possible location of 8" underground petroleum pipeline" bottom right on the map. There doesn't seem to be a company with the name "Tideline" in Long Beach. Is it possible they meant Tidelands Oil Production Company? Shouldn't "a possible 8" underground petroleum pipeline" be investigated before going forward with construction to find out whether it is inactive and capped off? If a full EIR were performed, I would expect we would have information regarding what was underground on the site.



### 4) AIR QUALITY CEQA checklist Sec III 5-5

**III. AIR QUALITY.** "Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations."

**Would the project:**

- b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?
- c) Expose sensitive receptors to substantial pollutant concentrations?
- d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

How could the Lead Agency make a judgement on these questions without a recent core sampling that would provide information on pollutants on this site? An EIR is required to ensure a core sampling is taken to obtain substantive evidence of contaminants in the soil that

produce emissions and/or drift into the air during construction and additional mitigation measures are required to ensure testing continues after the project is complete **to protect the public.**

#### **4)AIR QUALITY** CEQA checklist Sec III 5-5

The Cal Enviro screen charts<sup>1</sup> rate the project area 3701 Pacific in the 86<sup>th</sup> percentile with respect to pollution. That is only 4 points away from achieving the worst possible pollution rating. The plan for 11 truck doors to be built on the McDonald Trust parcels<sup>2</sup> suggests significant diesel truck traffic at the site which will increase emissions in the area and make a negative contribution to the air quality issues.

#### **5)BIOLOGICAL** CEQA checklist Sec IV 5-19

##### **LANDSCAPE AND HARDSCAPE (P.28)**

“Southern tarplants (*Centromadia parryi* ssp. *australis*) **proposed** for removal from the development area **would be** relocated to the proposed landscaped area in the north end of the Artesia parcels.”

The IS document speaks as if there is a plan **in the future** to remove existing endangered species Southern tarplants (*Centromadia parryi* ssp. *australis*) when in fact the plants in the area have already been removed by grading in preparation for surcharge. When any herbaceous plant is pulled from the ground, survival is at risk. Immediate transplant to a location already prepared is the best chance for survival. I would assume the tarplants that were “removed” during grading are all dead. The sequence of actions taken violates the premise of having an approved CEQA document **before** obtaining permits and implementing a construction plan. There is no discussion in the mitigation plan for dealing with transplant shock, ground preparation, adequate watering, etc. The mitigation plan for maintaining this endangered species is insufficient with only a swath of land identified for future habitat (north end of site plan).

#### **6) GEOLOGY AND SOILS** VII 5-34

**The CEQA checklist includes the following significant areas that were judged by the lead agency to be** “Less than significant with mitigation incorporated.” Would the project

- a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:
  - iii) Seismic-related ground failure, including liquefaction?
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2017 LUE Map Green=Park placetype

December 2019

**Map UD-13  
AREAS OF CHANGE MAP**

- 1 More Open Space
- 2 Convert to Neo-Industrial Uses
- 3 Promote Regional-Serving Uses
- 4 Transition from Industrial to Commercial Uses
- 5 Promote Transit-Oriented Development
- 6 Continue Downtown Development
- 7 Promote Infill and Redevelopment to Support Transit
- 8 Redevelop to Highest and Best Use



2019 Change to LUE (neo-industrial)



2019 LUE Map

Blue = Neo-Industrial placetype

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#### SUMMARY

In summary, there are many aspects of this project that would benefit from doing the research associated with a complete EIR. This is not a location that should be summarily approved for development under a Mitigated Negative Declaration. The environmental aspects of the history of the land and especially the unknown composition of what was dumped in this location needs investigation to protect the public.

I advocate for a complete EIR investigation and report.

Respectfully,

Corliss Lee

Secretary Citizens About Responsible Planning

Member Riverpark Coalition

3072 Knoxville Ave.

Long Beach, Ca 90808

(714) 401 7063 corlisslee@aol.com

#### References:

<http://www.longbeach.gov/lbds/planning/environmental/reports/>

[http://www.longbeach.gov/globalassets/lbds/media-library/documents/planning/environmental/environmental-reports/pending/pacific-place-project-3701-pacific-place-pacific\\_place\\_mnd-101920](http://www.longbeach.gov/globalassets/lbds/media-library/documents/planning/environmental/environmental-reports/pending/pacific-place-project-3701-pacific-place-pacific_place_mnd-101920)

PRA\_C009340-111920 “Please go back 40 years and provide ANY SOILS REPORTS for this property. Four parcels known as 3701 Pacific Place and four parcels known as 3916-4021 Ambeco Road.” STATUS: *No records exist*

**From:** [Renee Lawler](#)  
**To:** [Zabaneh, Rania@DTSC](#); [Jessica.Anderson@dtsc.ca.gov](#)  
**Cc:** [flight750@gmail.com](#); Cc: [Carlos Ovalle](#); [Ann Cantrell](#); [Richard Gutmann](#); [Amy Valenzua](#); [Corliss Lee](#); [Serena Steers](#); [jeovalle](#); [Melinda Cotton](#); [Joe Weinstein](#); [mpshogrl@msn.com](#); "[jgreenwood8679@gmail.com](#)"; [Doug Carstens](#); [LBDS-EIR-Comments](#); [Council District 7](#); [Council District 8](#)  
**Subject:** 3701 Pacific Place/Long Beach Industrial Park (a.k.a. Former Oil Operators) Request for EIR and mitigation review  
**Date:** Wednesday, December 02, 2020 4:16:37 PM  
**Attachments:** [3701 Pacific Place Draft Response Plan comments.docx](#)

---

**-EXTERNAL-**

Dear Ms. Zabaneh:

The 3701 Pacific Place project and Draft Response Plan by Roux are incomplete in their review of storm water runoff. In addition, there is no mention of the existing adjacent historic equestrian trail, which will be impacted; therefore, the plan fails to assess the needs of those animals and that user group. CEQA does not distinguish between wild and domestic animals and there are hundreds of horses who live in the vicinity. Those animals depend daily on the trail adjacent to the parcel(s) for their health and well-being, not solely for recreation. To obstruct safe passage or mobility for the horse trail during or after construction, in any manner, including increased flooding or any other impact that may or will cause cumulative negative impacts, not yet considered, and a mitigated negative declaration is insufficient and an EIR is required.

The proposed solutions for storm water run-off do not take into account the absence of storm water drain pipes in immediate area to tie into. Also the local and regional storm water pipes up-hill and downstream are already known to be sub-standard and in need of major investment to correct their deficiencies in the vicinity for storm water runoff. There is greater detail regarding these issues of concern that is not covered in the Roux report and an EIR review, instead of negative declaration is necessary, in order to more adequately assess the gaps in the project and SMP for the location. If after further review by an EIR, mitigation is not possible for these issues in order to inhibit further cumulative negative impacts of flooding and trail hazards for the historic communities to be affected, no project should be proposed.

The DTSC is among several responsible agencies with regard to Storm Water Quality Management and SMP and the review and plan for the project is insufficient.

For your convenience, I have attached my review notes of the Roux Draft Response Plan to support my request for an EIR.

*Sincerely,*

*Renee Lawler*

December 2, 2020

Ms. Rania A Zabaneh  
Project Manager  
California EPA  
Department of Toxic Substances Control (DTSC)  
Site Mitigation and Restoration Program  
5796 Corporate Avenue  
Cypress, CA 90630

Cc: Ms. Jessica Anderson  
Associate Governmental Program Analyst  
Office of Environmental Equity |Public Participation  
CalEPA | Department of Toxic Substances Control (DTSC)  
5796 Corporate Avenue

Ms. Sandy Nax

Re: 3701 Pacific Place, Long Beach Industrial Park Project a.k.a. Former Oil Operators,  
Long Beach CA – comments on ROUX Draft Response Plan

Dear Ms. Zabaneh:

The project and plan are incomplete in their review of storm water run off as well as not addressing the existing adjacent historic equestrian trail and the needs of the animals who depend on that trail for their health and well-being, not solely for recreation. The proposed solutions for storm water run-off do not take into account the absence of storm water drain pipe tie in and known/documented sub-standard sizing of local and regional pipes in the vicinity for storm water runoff. There is greater detail regarding these concerns that are not covered in the Roux report and an EIR review instead of negative declaration is necessary in order to attempt to assess and mitigate for and inhibit further cumulative negative impacts for the communities to be affected.

#### 1.1 Objectives

....confirm with regulatory requirements. *This project is not compliant with NPDES permit requirements, BMPS for storm water maintenance, Clean Water Act, 1999 LACFCD maintenance & use agreement, 1938 Emergency Relief Act.*

- Supporting plans...implemented in a manner that minimizes potential risk to on-site workers & off-site residences – *known flood conditions exist in the vicinity and there is no storm water infra-structure tie into the regional pipes. Diverting on-site run-off to surface flow onto open land and not in a controlled pipe but on to adjacent trail and river land toward downstream properties creates potential risk to those properties and users of the trail and adjacent open space.*

Surrounding Land Uses – *There is no mention of the historic equestrian trail. Flooding the trail with the surface run-off from this site and vicinity not connected to any drain pipes will create risk to the horses who reside in the vicinity and use that trail for their critical health needs, not just for recreation.*

2.4.1 Surface Water and Drainage – they know there has been “overland flow” across the former driving range that comes from the site and the Los Cerritos Community up-hill from the site, (due to no storm drains below Country Club Drive) and it is stated and known that the run off enters into a “culvert” (not any piping system that makes it to the pump station). While there is some is supposedly diverted to a 30” pipe claimed to discharges into the LA River, but there is no tie in showing that on the maps so the discharge will continue to be overland carrying contaminates and risk of flooding. Also it is known that the site discharges overland to the north (also not tied into any pipes). This will cause flood impacts and cumulative negative impacts to trail users, adjacent and downstream properties.

3.3 Proposed project - ...flat with mild slopes that facilitate drainage ...this will further allow for storm water runoff to drain onto other properties

...to satisfy the City of Long Beach storm water discharge requirements – the city of LB is required to report flooding issues, monitor and take corrective action and yet with known river-adjacent-southern properties with a history of flooding due to water diverted toward the river, these known conditions present, deficiencies and gaps in the storm drain pipes and allowing for surface run off that never makes it into any pipes, puts properties and animals at risk of exposure to extreme flood risks and possible contaminate exposures, short and long term.

Pg. 12 (26) – Los Angeles Regional Water Quality Control Board – WDID # related to NPDES Construction Permit – This board should be contacted as this permit is non-compliant for storm water runoff control.

Issuance of water quality certification pursuant to Section 401 CWA – allowing run off from paved surfaces subject to vehicular traffic toward the surface lands adjacent poses risks due to the fact storm water carries many contaminants that may be diverted to open land without adequate O&M controls.

4.4 Recommendations – Roux is not recommending additional investigation, but the storm water runoff is insufficiently assessed and needs further review and consideration due to pre-existing storm water runoff infra-structure deficiencies and known flooding conditions as presented for example in a recent flood claim *Lawler v. the City of Long Beach and LA Co Flood Control District*. In addition, elevation changes that have already occurred during surcharge will further contribute to known flooding risks in the river-front vicinity and has not been sufficiently assessed for a plan to mitigate for or inhibit surface run-off that contribute cumulative flood impact risks.

6. Remedial Action Objectives – 5. Prevent infiltration of surface water or storm water to the subsurface – This will not be done effectively due to the gap in their (Roux) review of this issue.

8. Manage storm water to prevent off-site transport of contaminants – they will still be allowing for surface transfer of storm water runoff, allowing for surface open flow on to other properties adjacent and downstream which also may mobilize site contaminates to other locations.

8. Evaluation of Remedial Alternatives – USEPA – reduction of mobility, implement, community acceptance...

ARARs – threshold criteria – must be met – criterion used to assess whether an alternative adequately protects human health and the environment, in the long-term and short-term – used to assess anticipated performance of each remedial alternative. *In this case the bio-swale wetlands collectors for storm water run-off is insufficient because the pipe they propose to tie to*

does not tie into any other infra-structure and parts of the property still run off to open land toward the railroad tracks and the elevated site will also create more surface run off during and after construction allowing for contaminate migration toward un-contaminated and less contaminated areas. Also the once the bio-swale pipes are filled, what is the contingency plan? Will they simply release the excess also to an "overland" culvert or the river trail area causing trail and downstream property flooding? Furthermore, the overland surface run off that is diverted through the 3 large open above ground storm pipes under the blue line track coming from the Los Cerritos neighborhood is not be assessed and needs to be with the changes in elevation and proposed paved surfaces for the parcel(s) that will no longer be receiving and absorbing those run-off waters.

8.1.2...the project does not propose to reduce the mobility of possible toxic substances with the "bio-swale" system, they are just transferring run-off water, off-site to the adjacent river-trail and southern locations but not within the river channel itself through the regional pipes, due to none being at this location.

They have not assessed the degree of which other "de-watering" measures, i.e. upgrade by the City of Long Beach and LACVCD to the regional storm drain, pipes and pumps to tie into.

There is a need to replace components of the storm water runoff solution prior to completion of any remedy and this requires an EIR. The Mitigated Negative Declaration has not considered these issues adequately to sufficiently mitigate or opt for no project if the issues cannot be mitigated.

Modifying criteria should take place due to the community opposition to this project and insufficient data with regard to the storm water run-off and cultural issues that will be cumulatively impacted.

8.2.1.3 – Alternative 1c – cap of soil – not effective as it does not minimize rainwater/storm water surface run off, it just dewateres the site with increased surface run-off to other adjoining or southern locations and created a tunnel channel effect that may actually increase the speed of run-off to other locations by squeezing it into a smaller channel vs the wider flat plain that the parcel and neighborhood/vicinity had use of for absorption of that overland run off.

SWPPP will be prepared – where is that? When can we see that – was it done for prior to on-site mobilization?

Where is the general permit for storm water discharges?

Where is the NOI for that?

BMPS for storm water during construction activity? Where are those?

10.2.1 – Permits and approvals - Where is the storm water NOI?

10.3 mobilization and construction activity was supposed to be after COLB & DTSC complete CEQA but it has commenced prior?

Paleontologist and tribal monitor – have they been on site during the entire time of grading activity?

Respectfully, I am requesting an EIR for this project including but not limited to the above stated reasons.

*Renee Lawler*  
*Historic Equestrian Trail Assn of So Cal*  
*CARP*  
*Riverpark Coalition*  
[Renee\\_matt@live.com](mailto:Renee_matt@live.com)  
*562-433-0747*



**From:** [kushnerwellnesscenter@hushmail.com](mailto:kushnerwellnesscenter@hushmail.com)  
**To:** [Zabaneh, Rania@DTSC](mailto:Zabaneh.Rania@DTSC)  
**Subject:** Construction on 3701 Pacific Place  
**Date:** Tuesday, January 05, 2021 8:27:12 AM

---

EXTERNAL:

Dear Ms. Zabaneh,

I am a family physician and long time resident of over forty years in Long Beach and am very concerned about the construction of the parking lot over the toxic site at Pacific Place. This area of Long Beach has many young families that use the parks and definitely can use another one, not a parking lot.

I am urging you to support an EIR over this area before any construction is allowed.

You are in a position to make a difference!!

Please feel free to contact me at 562-595-9286 for further discussion.

Respectfully,

Pam Kushner

Sent using Hushmail

**From:** [kushnerwellnesscenter@hushmail.com](mailto:kushnerwellnesscenter@hushmail.com)  
**To:** [Zabaneh, Rania@DTSC](mailto:Zabaneh.Rania@DTSC)  
**Subject:** Construction on 3701 Pacific Place  
**Date:** Tuesday, January 05, 2021 8:27:13 AM

---

EXTERNAL:

Dear Ms. Zabaneh,

I am a family physician and long time resident of over forty years in Long Beach and am very concerned about the construction of the parking lot over the toxic site at Pacific Place. This area of Long Beach has many young families that use the parks and definitely can use another one, not a parking lot.

I am urging you to support an EIR over this area before any construction is allowed.

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Respectfully,

Pam Kushner

Sent using Hushmail

**From:** [kushnerwellnesscenter@hushmail.com](mailto:kushnerwellnesscenter@hushmail.com)  
**To:** [Zabaneh, Rania@DTSC](mailto:Zabaneh.Rania@DTSC)  
**Subject:** Construction on 3701 Pacific Place  
**Date:** Tuesday, January 05, 2021 8:27:12 AM

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Respectfully,

Pam Kushner

Sent using Hushmail

**From:** [Christopher Koontz](#)  
**To:** [Amy Harbin](#)  
**Subject:** Fw: Pacific Place Project  
**Date:** Sunday, December 20, 2020 1:59:06 PM

---

**Christopher Koontz, AICP**  
*Deputy Director*

**Development Services**  
411 W. Ocean Blvd., 3rd Floor | Long Beach, CA 90802  
Office: 562.570.6288 | Fax: 562.570.6068



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**From:** Joseph Hower <JHower@ramboll.com>  
**Sent:** Sunday, December 20, 2020 11:58 AM  
**To:** Christopher Koontz <Christopher.Koontz@longbeach.gov>  
**Cc:** bob@gillfamily.org <bob@gillfamily.org>  
**Subject:** Pacific Place Project

**-EXTERNAL-**

Dear Christopher,

I hope you and yours are doing well. I am a member of the Los Cerritos Neighborhood association, which has been reviewing the Pacific Place project. I have a few questions:

1. Will the comments and responses be posted at some time? I cannot find either on the website <http://longbeach.gov/lbds/planning/environmental/reports/>
2. What is the status of the 77,000 square-foot of building area consisting of 73,500 square-foot warehouse space and 3,500 square-foot of office space that is included in the MND but not apparently to be built?

Best regards,

Joe

**Joseph Hower, PE, DEE**

Principal and Vice-President - Mechanical Engineering  
1692740 - Los Angeles

D +1 (213) 943-6319

M +1 (213) 219-4773

[jhower@ramboll.com](mailto:jhower@ramboll.com)

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Connect with us 

Ramboll  
350 South Grand Avenue  
Suite 2800  
Los Angeles, CA 90071  
USA  
<https://ramboll.com>

**From:** [David Hiveley](#)  
**To:** [Zabaneh, Rania@DTSC](mailto:Zabaneh.Rania@DTSC)  
**Cc:** [Anderson, Jessica@DTSC](mailto:Anderson.Jessica@DTSC); [Nax, Sanford@DTSC](mailto:Nax.Sanford@DTSC)  
**Subject:** EIR request for 3701 Pacific Place, Long Beach, Ca 90806  
**Date:** Thursday, January 07, 2021 8:30:08 AM

---

EXTERNAL:

Attention:

Rania A. Zabaneh

Project Manager

DTSC Cypress Regional Office

5796 Corporate Avenue

Cypress, California 90630

Phone: (714) 484-5479

Email: [Rania.Zabaneh@dtsc.ca.gov](mailto:Rania.Zabaneh@dtsc.ca.gov)

As a resident, I am voicing a request for the Department of Toxic Substances Control to follow its mission to protect the people, communities, and environment of California from harmful chemicals by requiring a Environmental Impact Report on the site known as The Plan for the Long Beach Industrial Park (A.K.A Former Oil Operators) (70000161) located at 3701 Pacific Place, Long Beach, California, 90806.

The known presence of various chemicals of concern (COCs) in the soil, soil gas, and groundwater which including methane, volatile organic compounds (VOCs) such as tetrachloroethene (PCE) and trichloroethene (TCE), semi-VOCs such as benzo (a) pyrene and naphthalene, and heavy metals such as arsenic, lead, and mercury necessitate a thorough Environmental Impact Report.

Sincerely,

Rachel Hiveley

3809 Cedar Ave., Long Beach, Ca 90807

[dreamofflying@verizon.net](mailto:dreamofflying@verizon.net)

**From:** [David Hiveley](#)  
**To:** [District8@longbeach.gov](mailto:District8@longbeach.gov); [O'Neill, Beverly](#); [Zabaneh, Rania@DTSC](mailto:Zabaneh.Rania@DTSC)  
**Subject:** I oppose the development at 3701 Pacific Place  
**Date:** Thursday, January 07, 2021 9:31:01 AM

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EXTERNAL:

Mayor Garcia, Councilman Austin, and Department of Toxic Substances:

I am writing to state that I oppose the development at 3701 Pacific Place and to request an environmental impact report (EIR). We do not yet know the harmful effects this soil may present. I felt helpless when I learned of the development at 3701 Pacific Place, but I am angered to learn that an EIR has not been completed. I am concerned about the elementary school, the park, Los Cerritos Wetlands and the health risks the development may present. We will not know the potential risks if an EIR is not completed. In addition, as a resident in the adjacent neighborhood, I would like to see the land used as intended, which is much needed open space to revitalize the LA River. Our neighborhood is cornered by two noisy freeways and next to the Metro. To further add a parking lot and storage facility is nonsensical. It does not beautify the neighborhood whatsoever, nor does it help reduce traffic or noise.

To be clear, I strongly oppose the development at 3701 Pacific Place. Please insist on an EIR for 3701 Pacific Place and reassign this space as open/green space, as originally intended to revitalize the LA River. Thank you.

Sincerely,

Rachel Hiveley  
3809 Cedar Ave.  
Long Beach, Ca 90807  
[dreamofflying@verizon.net](mailto:dreamofflying@verizon.net)

**From:** [Richard Gutmann](#)  
**To:** [Zabaneh\\_Rania@DTSC](mailto:Zabaneh_Rania@DTSC)  
**Subject:** Long Beach Industrial Park (Pacific Place Project)  
**Date:** Thursday, January 07, 2021 12:59:02 AM

---

EXTERNAL:

Rania A. Zabaneh  
Project Manager  
DTSC Cypress Regional Office  
5796 Corporate Avenue  
Cypress, California 90630

Dear Ms. Rania A. Zabaneh,

[PLEASE REQUIRE A COMPLETE EIR, NOT JUST A MND FOR PACIFIC PLACE](#)

I noticed in one of the documents provided for the MND for the proposed Pacific Place development, chromium has been found on the property. I never saw any mention whether or not there was actually any chromium-6 discovered.

Chromium-6 (also known as hexavalent chromium) is the cancer-causing element that was in the water supply of Hinkley, California, a town made infamous in the movie *Erin Brockovich*.

Currently, the southwest corner of Orange Avenue and Spring Street is the site of a new development, the Spring Street Business Park. It will consist of three buildings for manufacturing and warehousing.

In the past, the site was occupied by the Lomita Gasoline Company. Long-time residents will probably remember their large brown cooling tower located just west of Orange Avenue and a little south of Spring Street.

It was common practice at the time to use chromium-6 to prevent corrosion in cooling towers. Lomita Gasoline Company was a member of Oil Operators, Inc. and like the other members, sent its wastewater to our neighborhoods in Los Cerritos and Wrigley Heights.

I can't prove there is chromium-6 on the former Golf Learning Center site. But the great possibility that there is should necessitate a full EIR.

Richard Gutmann  
602 W. 37th Street  
Long Beach, CA 90806-1117  
562-972-9340



**From:** [Carrie Aguilar](#)  
**To:** [Amy Harbin](#)  
**Subject:** The development near Los Cerritos Elementary  
**Date:** Thursday, December 17, 2020 11:05:45 AM

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-EXTERNAL-

Dear Amy,

My family lives in Roberto Uranga's district. I love our neighbors and our neighborhood. I do not however love our terrible air quality. We're near a dump (Signal Hill). We're near oil derricks (Signal Hill and Long Beach). And we're near a whole lot of industry. I have two asthmatic children. I know that the west side of along Beach has a nickname, "Asthma Alley." There's a reason for this. What drives along Beach is industry. But literally, what drives industry is the human population of Long Beach. If pollution sickens all our neighbors and our constituents, this can not be a thriving city. Please don't allow our contaminated land become contaminated air. You must require a full environmental impact inspection on the site at 3701 Pacific Place. The city of Long Beach is responsible for protecting us.

Thank you,  
Carrie and Steven Aguilar  
3439 Lemon Ave.  
Long Beach, CA 90807

P.s, please reply to confirm receipt of this message.

## Dionne Bearden

---

**From:** Padric Gleason Gonzales <[REDACTED]>  
**Sent:** Tuesday, December 15, 2020 3:49 PM  
**To:** PlanningCommissioners  
**Subject:** Public comment re: agenda item #1 of 12/17 Planning Commission agenda

**-EXTERNAL-**

I'm writing with strong environmental and health concerns relating to the proposed project at 3701 North Pacific Place near Los Cerritos. First, the presence of known dangers- such as VOCs, lead, and arsenic- must be remediated prior to construction. Second, the neighborhood's designation as an "SB 535 Disadvantaged Community" demands that development reduce harm, not produce further harm. The owners assumed responsibility for the sludge and emissions costs alongside their purchase of the property. They must clean up if they want to proceed with development.

### **Presence of "Oily Sludge"**

Specifically, my first concern relates to the development of the site and the likelihood of releasing toxic chemicals into the air and water during construction. I'm concerned about the following information, which is published on the project's own [website](#): "the oily sludge... is present in the central and northern portions of the site at thicknesses between 20 and 30 feet, with a maximum of 50 feet... The oily sludge contains petroleum-related volatile organic compounds (VOCs) and semi-VOCs and low to moderate amounts of methane are generated." Additionally, the website acknowledges "areas of elevated lead and arsenic concentrations" on the property. This is a dangerous site and steps must be taken to clean it up before approval is granted.

### **Located in a Disadvantaged Community**

The parcel is located within close proximity to two residential neighborhoods: Los Cerritos and Wrigley Heights. It's also just across the highway from Los Cerritos Elementary School. Finally, it's adjacent to the LA River Bike Path and a pathway used by local horse riders. Does the City really want neighbors, parents, pedestrians, cyclists, and horsemen all worried about toxic debris falling onto their homes and classrooms and toxic air kicked up into their lungs because of a polluted construction site that was untreated before development? Or chemicals leaked into the stormwater, which would enter the LA River and, thus, Long Beach harbor?

This parcel is also designated as a "Disadvantaged Community" according to CalEnviroScreen 3.0, which notes very high levels of asthma, impaired water, and toxic releases. Pollution Burden Percentile: 86 out of 100. It's also a majority-minority neighborhood, with 77% of residents identifying as Asian American, Hispanic, or African American. Adding new emissions resulting from increased road traffic and diesel-powered RVs, along with the accompanying surface runoff that's produced with any parking lot, is a poor land use for this site and would have direct health impacts in the surrounding communities.

### **Increased Pedestrian Risk on Local Streets**

Finally, ingress and egress to and from the site would produce increased emissions along Pacific Place and the adjacent disadvantaged community. In addition to increased ground-level emissions and VOCs, there will be much higher risk to children and pedestrians as drivers of large RVs squeeze along what is otherwise a residential street.

For all of these reasons, I oppose this project and I encourage you to explore each of these concerns in your environmental report.

Regards,

Padric Gleason Gonzales



Long Beach, CA 90802

City Council District 1



**From:** [PlanningCommissioners](#)  
**To:** [Cuentin Jackson](#); [Amy Harbin](#)  
**Subject:** FW: Public comment re: agenda item #1 of 12/17 Planning Commission agenda  
**Date:** Wednesday, December 16, 2020 12:05:56 PM

---

**From:** Padric Gleason Gonzales <padric.gleason@gmail.com>  
**Sent:** Tuesday, December 15, 2020 3:49 PM  
**To:** PlanningCommissioners <PlanningCommissioners@longbeach.gov>  
**Subject:** Public comment re: agenda item #1 of 12/17 Planning Commission agenda

**-EXTERNAL-**

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### **Presence of "Oily Sludge"**

Specifically, my first concern relates to the development of the site and the likelihood of releasing toxic chemicals into the air and water during construction. I'm concerned about the following information, which is published on the project's own [website](#): "the oily sludge... is present in the central and northern portions of the site at thicknesses between 20 and 30 feet, with a maximum of 50 feet... The oily sludge contains petroleum-related volatile organic compounds (VOCs) and semi-VOCs and low to moderate amounts of methane are generated." Additionally, the website acknowledges "areas of elevated lead and arsenic concentrations" on the property. This is a dangerous site and steps must be taken to clean it up before approval is granted.

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This parcel is also designated as a "Disadvantaged Community" according to CalEnviroScreen 3.0, which notes very high levels of asthma, impaired water, and toxic releases. Pollution Burden Percentile: 86 out of 100. It's also a majority-minority neighborhood, with 77% of residents identifying as Asian American, Hispanic, or African American. Adding new emissions resulting from increased road traffic and diesel-powered RVs, along with the accompanying surface runoff that's produced with any parking lot, is a poor land use for this site and would have direct health impacts in

the surrounding communities.

**Increased Pedestrian Risk on Local Streets**

Finally, ingress and egress to and from the site would produce increased emissions along Pacific Place and the adjacent disadvantaged community. In addition to increased ground-level emissions and VOCs, there will be much higher risk to children and pedestrians as drivers of large RVs squeeze along what is otherwise a residential street.

For all of these reasons, I oppose this project and I encourage you to explore each of these concerns in your environmental report.

Regards,  
Padric Gleason Gonzales  
110 W 6th Street, Apt 323  
Long Beach, CA 90802  
City Council District 1  
T: 207-751-2656

**From:** [PlanningCommissioners](#)  
**To:** [Cuentin Jackson](#); [Amy Harbin](#)  
**Subject:** FW: Public comment re: agenda item #1 of 12/17 Planning Commission agenda  
**Date:** Wednesday, December 16, 2020 12:05:41 PM

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**From:** Padric Gleason Gonzales <padric.gleason@gmail.com>  
**Sent:** Tuesday, December 15, 2020 4:28 PM  
**To:** PlanningCommissioners <PlanningCommissioners@longbeach.gov>  
**Subject:** Public comment re: agenda item #1 of 12/17 Planning Commission agenda

**-EXTERNAL-**

Dear Commissioners,

95 Long Beach residents wrote in to oppose this project. Isn't it curious that NOT A SINGLE LETTER was written in support? The neighbors don't want this development. The community doesn't want this development. There are risks here relating to traffic that are not adequately explored. The parcel is located in a heavily polluted area. I'm not even sure the city wants this development. Surely the public outcry justifies a full environmental study, rather than a simple MND. Don't approve this development. It's an awful use of scarce land that will only produce anguish.

--

Padric Gleason Gonzales  
Fulbright Mexico '12  
MBA, St. Mary's University '12  
B.A., Wheaton College '10

## Dionne Bearden

---

**From:** Padric Gleason Gonzales <[REDACTED]>  
**Sent:** Tuesday, December 15, 2020 4:28 PM  
**To:** PlanningCommissioners  
**Subject:** Public comment re: agenda item #1 of 12/17 Planning Commission agenda

**-EXTERNAL-**

Dear Commissioners,

95 Long Beach residents wrote in to oppose this project. Isn't it curious that NOT A SINGLE LETTER was written in support? The neighbors don't want this development. The community doesn't want this development. There are risks here relating to traffic that are not adequately explored. The parcel is located in a heavily polluted area. I'm not even sure the city wants this development. Surely the public outcry justifies a full environmental study, rather than a simple MND. Don't approve this development. It's an awful use of scarce land that will only produce anguish.

--

Padric Gleason Gonzales  
Fulbright Mexico '12  
MBA, St. Mary's University '12  
B.A., Wheaton College '10

**From:** [Brian Giesen](#)  
**To:** [Zabaneh, Rania@DTSC](mailto:Zabaneh.Rania@DTSC)  
**Subject:** 3701 Pacific Place  
**Date:** Thursday, January 07, 2021 7:48:08 PM

---

EXTERNAL:

Dear Ms. Zabaneh,

I am writing as a concerned Long Beach resident and parent in the Los Cerritos Neighborhood. I urge you to reject the proposed development of the Long Beach Industrial Park at 3701 N. Pacific Place in Long Beach Place and require a Environmental Impact report before any development is allowed on this parcel of land.

As I am sure you know this site is in very close proximity of a elementary school and a community park where children play. I implore you to place the health and safety of our children first.

Thank you for your consideration in this matter,

Brian Giesen  
3756 Pine Ave.  
Long Beach, Ca 90807



**From:** [Robin Pritchard](#)  
**To:** [Zabaneh, Rania@DTSC](mailto:Zabaneh.Rania@DTSC)  
**Subject:** River Development  
**Date:** Thursday, January 07, 2021 7:42:04 PM

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EXTERNAL:

Dear Ms. Zabaneh,

I am writing as a concerned Long Beach resident and mother in the Los Cerritos Neighborhood. I urge you reject the proposed development of the Long Beach Industrial Park at 3701 N. Pacific Place in Long Beach Place and require a Environmental Impact report before any development is allowed on this parcel of land.

As I am sure you know this site is in very close proximity of a elementary school and a community park where children play. I implore you to place the health and safety of our children first.

Thank you for your consideration in this matter,

Robin P. Giesen  
3756 Pine Ave.  
Long Beach, Ca 90807

[Sent from Yahoo Mail for iPhone](#)

## Dionne Bearden

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**From:** Leslie Garretson <lamiller@pacbell.net>  
**Sent:** Thursday, December 17, 2020 3:00 PM  
**To:** PlanningCommissioners; Council District 8; Amy Harbin; Councilmember Roberto Uranga  
**Cc:** Juan Ovalle; Amy Valenzua  
**Subject:** Opposition to 3701 Pacific Place, EIR is imperative

**-EXTERNAL-**

To Whom it may Concern,

I am gravely concerned about the health and safety of my neighborhood.

The Department of Toxic Substances Control (DTSC) has agreed to postpone a community input period until Jan 7 of next year. It is my request the Planning Commission must not consider this until after this date and allow adequate time for the public to review such documents/reports that the DTSC has promised to prepare.

The Planning Commission has absolutely no business putting this item on their agenda when it has not been fully vetted nor has the public been given an opportunity for adequate input. A project such as this that would highly impact a community should have extensive citizen assessment/dialogue.

Please acknowledge receipt of this email and respond appropriately.

Leslie Garretson  
Los Cerritos Resident

[Sent from AT&T Yahoo Mail on Android](#)

**From:** [Joshua Frank](#)  
**To:** [Zabaneh.Rania@DTSC](mailto:Zabaneh.Rania@DTSC)  
**Subject:** 3701 Pacific Place  
**Date:** Monday, January 04, 2021 12:16:22 PM

---

EXTERNAL:

Ms. Rania,

I am a resident of Long Beach (4528 Linden Ave, 90807) and I am deeply concerned about the proposed development at 3701 Pacific Place. We are in dire need of more green space, especially along the LA River corridor, and I urge you to require a full EIR of the proposed construction.

I strongly oppose this development.

More parks, less parking lots please.

All the best,

Joshua Frank  
503-577-2340

**From:** [Joshua Frank](#)  
**To:** [Zabaneh.Rania@DTSC](mailto:Zabaneh.Rania@DTSC)  
**Subject:** 3701 Pacific Place  
**Date:** Monday, January 04, 2021 12:16:21 PM

---

EXTERNAL:

Ms. Rania,

I am a resident of Long Beach (4528 Linden Ave, 90807) and I am deeply concerned about the proposed development at 3701 Pacific Place. We are in dire need of more green space, especially along the LA River corridor, and I urge you to require a full EIR of the proposed construction.

I strongly oppose this development.

More parks, less parking lots please.

All the best,

Joshua Frank  
503-577-2340

**From:** [Joshua Frank](#)  
**To:** [Zabaneh.Rania@DTSC](mailto:Zabaneh.Rania@DTSC)  
**Subject:** 3701 Pacific Place  
**Date:** Monday, January 04, 2021 12:16:21 PM

---

EXTERNAL:

Ms. Rania,

I am a resident of Long Beach (4528 Linden Ave, 90807) and I am deeply concerned about the proposed development at 3701 Pacific Place. We are in dire need of more green space, especially along the LA River corridor, and I urge you to require a full EIR of the proposed construction.

I strongly oppose this development.

More parks, less parking lots please.

All the best,

Joshua Frank  
503-577-2340

**From:** [Lynette Ferenczy](#)  
**To:** [Zabaneh.Rania@DTSC](mailto:Zabaneh.Rania@DTSC)  
**Subject:** 3701 Pacific Place - MND  
**Date:** Monday, December 21, 2020 11:00:09 AM

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EXTERNAL:

To: DTSC

Re: CEQA review for 3701 Pacific Place project

I am opposed to a Mitigated Negative Declaration for this project and believe a full EIR should be processed.

1. It appears that the contaminated soil is not being removed but covered up with a cap and asphalt. Why is the toxic soil not being completely removed to prevent possible contamination to water sources and possible further harm to local residents?

2. There has already been a lot of grading on the site. The City plans do not include a topographic map showing grade at the beginning of the project and the proposed grade at the end of the project. The Geogrid section plan included with the plans sent to the Planning Commission on December 17, 2020, have a note that states the first three feet of soil needs special care. What does this mean? Is this new fill or existing on-site soil that needs to be treated? Please explain what special care implies when referring to the soil. Also, this plan does not provide a cross section showing the cap, the height above grade (average elevation at front top of curb), and the height of surrounding properties so that it is clear how high the project will be above grade. If the project finished grade is above the grade of adjoining properties there is potential for water run off. It is not clear how water runoff will be treated to prevent any water that falls on site from entering the sewer system untreated or flow south towards residential uses south of the 405 without being treated.

3. Please explain how this project complies with NPDES and how any

water that runs off the site will not be in contact with contaminated soil and the entire site drainage system.

For these reasons I request a full EIR.

Thank You

Lynette Ferenczy  
lferenczy62@verizon.net

**From:** [Alicia](#)  
**To:** [Zabaneh.Rania@DTSC](mailto:Zabaneh.Rania@DTSC)  
**Cc:** [Anderson.Jessica@DTSC](mailto:Anderson.Jessica@DTSC); [Nax.Sanford@DTSC](mailto:Nax.Sanford@DTSC)  
**Subject:** 3701 North Pacific Place Project  
**Date:** Wednesday, January 06, 2021 11:37:26 PM

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EXTERNAL:

Attention:  
Rania A. Zabaneh  
Project Manager  
DTSC Cypress Regional Office  
5796 Corporate Avenue  
Cypress, California 90630  
Phone: (714) 484-5479  
Email: [Rania.Zabaneh@dtsc.ca.gov](mailto:Rania.Zabaneh@dtsc.ca.gov)

As a resident, I am voicing another request for the Department of Toxic Substances Control to follow its mission to protect the people, communities, and environment of California from harmful chemicals by requiring a **Environmental Impact Report** on the site known as The Plan for the Long Beach Industrial Park (A.K.A Former Oil Operators) (70000161) located at 3701 Pacific Place, Long Beach, California, 90806.

The known presence of various chemicals of concern (COCs) in the soil, soil gas, and groundwater which including methane, volatile organic compounds (VOCs) such as tetrachloroethene (PCE) and trichloroethene (TCE), semi-VOCs such as benzo (a) pyrene and naphthalene, and heavy metals such as arsenic, lead, and mercury. Necessitate a thorough **Environmental Impact Report**.

Sincerely,  
Alicia Estrada  
2543 Daisy Ave  
Long Beach, CA 90806

Cc:  
Jessica Anderson  
Public Participation Specialist  
714) 484-5354  
[Jessica.Anderson@dtsc.ca.gov](mailto:Jessica.Anderson@dtsc.ca.gov)

Sandy Nax  
Public Information Officer  
(916) 327-6114

Sandy Nax  
Public Information Officer



(916) 327-6114

[Sanford.Nax@dtsc.ca.gov](mailto:Sanford.Nax@dtsc.ca.gov)

**From:** [Cuentin Jackson](#)  
**To:** [Dionne Bearden](#)  
**Cc:** [Amy Harbin](#); [Patricia Diefenderfer](#); [Alexis Oropeza](#)  
**Subject:** Fw: Planning Commission - 3701 Pacific Place project  
**Date:** Thursday, December 17, 2020 8:35:59 AM

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FYI...

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**From:** Lynette Ferenczy <lferenczy62@verizon.net>  
**Sent:** Thursday, December 17, 2020 8:26 AM  
**To:** Cuentin Jackson <Cuentin.Jackson@longbeach.gov>  
**Cc:** Lynette Ferenczy <lferenczy62@verizon.net>  
**Subject:** Fwd: Planning Commission - 3701 Pacific Place project

**-EXTERNAL-**

Hi Cuentin,

Please forward to the PC for today's hearing.

Thanks

December 17, 2020

To : Planning Commission

Re: 3701 Pacific Place project

I am opposed to the adoption of a Mitigated Negative Declaration and to approve the project entitlements for the following reasons.

1. A full EIR should be processed for this project. The site was used for oil drilling and storage for multiple years, has abandoned oil wells, active oil pipelines, and is in close proximity to Los Cerritos Park, an elementary school and residential uses to the north across the blue line. In addition this project will pave nearly 14 acres that are currently open.

2. I do not support a standards variance to exceed the permitted height by 14 feet which will allow an additional floor. As the site is isolated and

adjacent to the freeway a few feet for architectural projections is reasonable but not 14 feet. Additionally, the plans do not show height from grade or top of curb as required by the permit application. It appears that the site may be artificially elevated due to the cross section showing a retaining wall on the plans. Please clarify the height from the adjacent top of curb on Pacific Place.

3. The Dept. of Toxic Substances Control has not completed its study of the site so how can the environmental review process move forward without this information? The DTSC is still accepting public comment for the project. Meanwhile the grading has created a huge amount of possibly toxic dust being carried west into the surrounding residential community.

4. The Wrigley Association did not receive a notice of public hearing for this project. Although this project is located in council district 8, it is adjacent to council districts 6 and 7 and the traffic from this project will be traveling through the north portion of the Wrigley area on Pacific Avenue and Wardlow Road. I only saw this notice on Monday when the planning commission agenda was sent out. The community is shocked to see this on the agenda as most of the residents thought this was under review and an EIR would be required. The noticing for this project is insufficient and did not give the community adequate time to respond. Please continue this item and send a notice to all affected community groups. No community groups or associations were noticed for this large and controversial project.

5. Transportation/Traffic - The site is accessed by only one road, Pacific Place, which is not a classified street. Also, Pacific Place, Wardlow Road, and Pacific Avenue are not truck routes. Truck access to the site has not been fully analyzed. The MND does not analyze how trucks will arrive at the site from the 405/710 freeway exit ramps. Eastbound Wardlow Road was been reduced from three to two lanes from the 710 to Long Beach Blvd. to allow a bike lane a few years ago. The MND states 436 average daily trips will be generated from this project. Rush hour traffic eastbound on Wardlow Road is already extremely heavy during non-Covid conditions and these additional trips will have a negative impact on traffic, especially for those turning left

from Wardlow Road to Pacific Place.

There is no analysis of southbound traffic leaving the site. This is a one lane road which goes under the 405 and will be very dangerous as slow moving semitrucks, RV's, moving trucks, and over 400 cars must cross two lanes of traffic as people are picking up speed entering the freeway ramp for the 405 and 710. A full traffic study with analysis of the freeway on/off ramps and southbound traffic from the project site should be provided.

6. Noise and lighting were not adequately analyzed for the self storage facility. The RV parking will obviously be lit and may spill into the Los Cerritos neighborhood along with light from the 42 foot high building. The height of the light standards is not clearly indicated.

7. The Zone change will result in a lost opportunity for open space on the West side which has a shortage of park space. A full EIR will analyze no project or a reduced project size and the resulting change to open space.

8. Landscaping - Other than a little perimeter landscaping and a small area at the very north of the site there is almost no on site landscaping within the walls of the project and approximately 13.5 acres of hardscape. Also, there is no perimeter landscaping on the east side that faces Los Cerritos where it is needed most to screen the use. All this paving will generate much more heat and will not allow water to penetrate the soil. In addition, compliance with NPDES does not appear to be analyzed and verified.

9. The MND does not considered the cumulative traffic of a potential project on Wardlow Road east of the 710 with approximately 225 proposed new homes to be built on a currently vacant site. This traffic must be included in the traffic study so that the cumulative effect can be analyzed.

10. Site Drainage and storm run off - the site drains towards the south along the river. How will the site drain as there are no sufficiently sized storm drains on site? The paving of 14 acres may cause flooding to the

property owners to the south in the northern portion of Wrigley. This issue does not seem to be adequately addressed in the MND.

For these reasons I request a full EIR.

Thank You

Lynette Ferenczy and Mike Laquatra  
Wrigley residents

[lferenczy62@verizon.net](mailto:lferenczy62@verizon.net)

**From:** [kefthy](#)  
**To:** [Amy Harbin](#); [planningcommissioner@longbeach.gov](mailto:planningcommissioner@longbeach.gov); [Council District 7](#); [Mayor](#)  
**Subject:** opposition to proposed development at 3701 pacific place  
**Date:** Thursday, December 17, 2020 10:51:24 AM

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**-EXTERNAL-**

I was stunned to read a post today that the many opposing inputs to the development at 3701 Pacific Place had been ignored. I do not have access to my original letter sent weeks ago but I will try to accurately restate what I passionately exclaimed then. Please note that I rarely get involved in city affairs but this is too important to ignore.

My husband and I live at 3331 Maine Ave. We purchased our house about a year and a half ago with great excitement. Just in time to witness the uncontrolled rioting, unabated fire works from May through July this year and the explosion of porch pirating, catalytic converter theft and other crimes in our surrounding neighborhood.

And then to find out that RIVERFRONT PROPERTY is being turned into a storage yard. Are you serious? Is anybody looking after the interests of these neighborhoods? We have a major dearth of park space in this area of Long Beach...no doubt a consequence of the horrific red lining real estate policies of years ago.

Here is a wonderful opportunity to make amends to this neglect with a nature park similar to the massive El Dorado park on the Eastside.

We vehemently object to this use of the land. We regularly walk the river trail bordering Wrigley Heights and it is a DISGRACE to see the neglect of the natural river channel and surrounding areas.

An EIR must be performed.

Please don't lose this communication as well.

Karen and Olly Efthyvoulos  
3331 Maine Ave

Sent from my T-Mobile 4G LTE Device

**From:** [Steve Douglas](#)  
**To:** [Zabaneh, Rania@DTSC](mailto:Zabaneh.Rania@DTSC)  
**Subject:** Fwd: Pacific Place/River Park Development  
**Date:** Friday, January 01, 2021 2:50:41 PM

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EXTERNAL:

----- Forwarded message -----

**From:** **Steve Douglas** <[stevend2016@gmail.com](mailto:stevend2016@gmail.com)>  
**Date:** Fri, Jan 1, 2021 at 2:37 PM  
**Subject:** Pacific Place/River Park Development  
**To:** [Rania.Zaba@neh.dtsc.ca.gov](mailto:Rania.Zaba@neh.dtsc.ca.gov) <[Rania.Zaba@neh.dtsc.ca.gov](mailto:Rania.Zaba@neh.dtsc.ca.gov)>

Hello,

I'm writing to request that the development as planned be denied. Most forward thinking communities are recognizing the value of open space and the opportunity to beautify urban rivers. This is a rare chance to give residents on the west side of Long Beach a place to exercise and spend time outdoors with their children and connect with nature.

A few other points include:

1. Regrading the site will raise toxic dust and impact local residents and children at nearby Los Cerritos Elementary School.
2. The asphalt paving will be an enormous heat sink and contribute to urban warming
3. The aesthetic of this huge parking lot and storage facilities will degrade the community.

Thank you,  
Steven Douglas

**From:** [Steve Douglas](#)  
**To:** [Zabaneh, Rania@DTSC](mailto:Zabaneh.Rania@DTSC)  
**Subject:** Fwd: Pacific Place/River Park Development  
**Date:** Friday, January 01, 2021 2:50:40 PM

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EXTERNAL:

----- Forwarded message -----

**From:** **Steve Douglas** <[stevend2016@gmail.com](mailto:stevend2016@gmail.com)>  
**Date:** Fri, Jan 1, 2021 at 2:37 PM  
**Subject:** Pacific Place/River Park Development  
**To:** [Rania.Zaba@neh.dtsc.ca.gov](mailto:Rania.Zaba@neh.dtsc.ca.gov) <[Rania.Zaba@neh.dtsc.ca.gov](mailto:Rania.Zaba@neh.dtsc.ca.gov)>

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Thank you,  
Steven Douglas



**From:** [Steve Douglas](#)  
**To:** [Zabaneh, Rania@DTSC](mailto:Zabaneh.Rania@DTSC)  
**Subject:** Fwd: Pacific Place/River Park Development  
**Date:** Friday, January 01, 2021 2:50:40 PM

---

EXTERNAL:

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**From:** **Steve Douglas** <[stevend2016@gmail.com](mailto:stevend2016@gmail.com)>  
**Date:** Fri, Jan 1, 2021 at 2:37 PM  
**Subject:** Pacific Place/River Park Development  
**To:** [Rania.Zaba@neh.dtsc.ca.gov](mailto:Rania.Zaba@neh.dtsc.ca.gov) <[Rania.Zaba@neh.dtsc.ca.gov](mailto:Rania.Zaba@neh.dtsc.ca.gov)>

Hello,

I'm writing to request that the development as planned be denied. Most forward thinking communities are recognizing the value of open space and the opportunity to beautify urban rivers. This is a rare chance to give residents on the west side of Long Beach a place to exercise and spend time outdoors with their children and connect with nature.

A few other points include:

1. Regrading the site will raise toxic dust and impact local residents and children at nearby Los Cerritos Elementary School.
2. The asphalt paving will be an enormous heat sink and contribute to urban warming
3. The aesthetic of this huge parking lot and storage facilities will degrade the community.

Thank you,  
Steven Douglas

**From:** [Betsaida Cruz](#)  
**To:** [Zabaneh.Rania@DTSC](mailto:Zabaneh.Rania@DTSC)  
**Subject:** Against Pacific Place Project  
**Date:** Sunday, December 13, 2020 2:15:58 PM

---

EXTERNAL:

- Dear Rania,
- My name is Betsaida and I live a few blocks away from this area. I live here. This is my and my families home. We are firmly against this project for all of the following reasons, which you surely can understand:
- Loss of the last large piece of open space to development
- Construction noise
- Stirring up of contaminated soils
- Storage yard and warehouse visible from the Los Cerritos Park
- Declining property values because the creation of industrial use
- Not a fit with our community.

The City has not requested a full EIR, only what is called a Mitigated Negative Declaration.

- The Development has not been fully entitled, yet the developer has been allowed to grade the site flat and remove all vegetation
- The developer has been allowed to build a fifteen-foot mound of dirt for the purposes of compacting the soil called surcharging (they call it a test) that is commonly done after the permit for construction has been issued.
- The Department of Toxic Substances Control (DTSC) has not completed its study of the site, not held a public meeting, yet grading has spread potentially contaminated dust into our neighborhood.
- Traffic caused by the proposed development has not been fully analyzed, nor how it will impact our air quality or traffic patterns.
- Potentially contaminated storm drainage has not been adequately studied or addressed.
- The draft Land Use Element (LUE) of 2018 identified the area as open SPACE, a well-deserved designation due to its history as a toxic landfill.

CITY PLANS FROM 2007-2015 IDENTIFIED THIS AREA AS OPEN SPACE AND PARK LAND. LONG BEACH RIVER LINK AND THE COUNTY LOWER LA RIVER PLANS HAVE PROPOSED PARK AND WETLANDS TO COMPLEMENT THE DOMINGUEZ GAP wetland. However, in 2019 a last-minute change to the final LUE ZONED THE SITE Industrial.

**From:** [ [Rania.Zabaneh@dtsc.ca.gov](mailto:Rania.Zabaneh@dtsc.ca.gov) <[Rania.Zabaneh@dtsc.ca.gov](mailto:Rania.Zabaneh@dtsc.ca.gov)>  
**To:** [Rania.Zabaneh@dtsc.ca.gov](mailto:Rania.Zabaneh@dtsc.ca.gov) <[Rania.Zabaneh@dtsc.ca.gov](mailto:Rania.Zabaneh@dtsc.ca.gov)>  
**Subject:** Long Beach Industrial Park Project, 3701 Pacific Place  
**Date:** Wednesday, November 11, 2020 3:51:22 PM

---

EXTERNAL:

Hello Rania Zabaneh:

I am opposed to the current plans for the site at 3701 Pacific Place and ask the following items are considered before the project is approved.

Western Long Beach has a severe need for more parks and open space, because of our historical development that favored industry which resulted in higher levels of pollution. Needed is more forested parks and open space to serve as the lungs of our neighborhoods and create parity between eastern and western Long Beach. The eastern side of Long Beach has seventeen times more acreage dedicated to parks and open space than the west side (of Long Beach).

The alternative to illegal use of this land for motocross is not more asphalt that creates urban heat islands; this is a shortsighted approach. Let's think about the long-term health of our neighborhood and the future generations. There will never be another opportunity for the city to acquire and develop this many acres for parkland. This is our only chance.

My Concerns Are:

- \* Loss of the last large piece of open space to development
- \* Construction noise
- \* Stirring up of contaminated soils
- \* Storage yard and warehouse visible from the Los Cerritos Park
- \* Declining property values because the creation of industrial use
- \* Not a fit with our community

The following items need to be addressed before any project is allowed to go forward on this property.

- 1) The City has not requested a full EIR.
- 2) The Development has not been fully entitled, yet the developer has been allowed to grade the site flat and remove all vegetation
- 3) The developer has been allowed to build a fifteen foot mound of dirt for the purposes of compacting the soil called surcharging (they call it a test) that is commonly done *after* the permit for construction has been issued. A construction permit has not been issued to date.
- 4) The Department of Toxic Substances Control (DTSC) has not completed its study of the site, not held a public meeting, yet grading has spread potentially contaminated dust into

our neighborhood.

5) Traffic caused by the proposed development has not been fully analyzed, nor how it will impact our air quality or traffic patterns.

6) Potentially contaminated storm drainage has not been adequately studied or addressed.

7) Property Re-Zoned from Open Space to Industrial in 2018, without adequate notice to Neighbors of Los Cerritos, Wrigley or Bixby Knolls.

Sincerely,

David Dingman

1241 E. Marshall Pl.

Long Beach, CA 90807