



Yana Garcia
Secretary for
Environmental Protection



Department of Toxic Substances Control

Meredith Williams, Ph.D., Director
5796 Corporate Avenue
Cypress, California 90630



Gavin Newsom
Governor

January 20, 2023

SENT VIA ELECTRONIC MAIL

Ms. Cynthia de la Torre
Planner IV
Planning Bureau
City of Long Beach
411 West Ocean Boulevard, 3rd Floor
Long Beach, California 90806
cynthia.delatorre@longbeach.gov

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION FOR THE HOLY INNOCENTS PARISH CHURCH AND SCHOOL PROJECT (SCH #2023010063)

Dear Ms. de la Torre:

The Department of Toxic Substances Control (DTSC) has received your Initial Study/Mitigated Negative Declaration (IS/MND) for the Holy Innocents Parish Church and School Project (Project). The Project site is located at 2500 Pacific Avenue, Long Beach, California. The site is comprised of five parcels (Assessor's Parcel Numbers: 7205-005-021, -024, -025, -026, and -027) that total 2.31 acres (100,623 square feet). The Project site also contains a commercial office building that houses a doctor's office, a classroom, and a storage area for one of the parish ministries located to the northeast of the school across an existing alley.

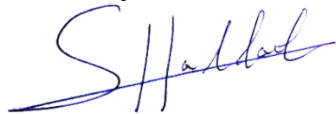
The proposed project consists of a three-phased development to expand the existing Holy Innocents Parish School to include instruction for 9th through 12th grades and the addition of church-related facilities. Each phase would be completed before the start of the subsequent phase. The three phased expansion would include a parish office, a two-story school building, a single-story gymnasium, a rectory, a convent, and a church. Project entitlements include a Vesting Tentative Parcel Map, a Long-Range Development Plan, Site Plan Review, and a Sign Program.

DTSC recommends the following items be addressed in the IS/MND:

1. The ND should identify and determine whether current or historic uses at the project site may have resulted in any release of hazardous wastes/substances. A Phase I Environmental Site Assessment is necessary to identify any recognized environmental conditions.
2. If there are any recognized environmental conditions in the project area, then proper investigation, sampling and remedial actions overseen by the appropriate regulatory agencies should be conducted prior to the new development or any construction.
3. If during construction/demolition of the project, soil and/or groundwater contamination is suspected, construction/demolition in the area should cease and appropriate health and safety procedures should be implemented. If it is determined that contaminated soil and/or groundwater exist, the IS/MND should identify how any required investigation and/or remediation will be conducted, and the appropriate government agency to provide regulatory oversight.
4. Discuss whether project may require soil excavation or filling in certain areas. If the project proposes to import soil to backfill the areas excavated, DTSC recommends sampling be conducted in accordance with DTSC's Information Advisory Clean Imported Fill Material (https://dtsc.ca.gov/wp-content/uploads/sites/31/2018/09/SMP_FS_Cleanfill-Schools.pdf)

If you have any questions regarding this letter, please contact Mr. Johnson P. Abraham, Project Manager, at (714) 484-5380 or Johnson.Abraham@dtsc.ca.gov or me at (714) 484-5368 or Shahir.Haddad@dtsc.ca.gov.

Sincerely,



Shahir Haddad, P.E.
Supervising Engineer
Brownfields Restoration and School Evaluation Branch
Site Mitigation and Restoration Program

mm/ja/sh

cc: See next page

Ms. Cynthia de la Torre

January 20, 2023

Page 3

cc: (via e-mail)

Governor's Office of Planning and Research

State Clearinghouse

P.O. Box 3044

Sacramento, California 95812-3044

State.clearinghouse@opr.ca.gov

Mr. Dave Kereazis

Office of Planning & Environmental Analysis

Department of Toxic Substances Control – Sacramento Office

Dave.Kereazis@dtsc.ca.gov

Ms. Katherine Gould

Hazardous Substances Engineer

Site Mitigation and Restoration Program - Cypress Office

Katherine.Gould@dtsc.ca.gov

Mr. Johnson Abraham

Project Manager

DTSC/Brownfields Restoration and School Evaluation Branch – Cypress Office

Johnson.Abraham@dtsc.ca.gov

Brownfields Restoration and School Evaluation Branch Reading File – Cypress

DEPARTMENT OF TRANSPORTATION

DISTRICT 7

100 S. MAIN STREET, MS 16

LOS ANGELES, CA 90012

PHONE (213) 505-5003

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www.dot.ca.gov

*Making Conservation
a California Way of Life*

January 30, 2023

Cynthia de la Torre
City of Long Beach
411 W. Ocean Boulevard
Long Beach, CA 90802

RE: Holy Innocents Parish Church & School
Mitigated Negative Declaration (MND)
SCH # 2023010063
Vic. LA-001 /PM: 6.501
GTS # 07-LA-2023-04146

Dear Cynthia de la Torre:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced MND. The proposed project consists of a three-phased development to expand the existing Holy Innocents Parish School to include instruction for 9th through 12th grades and the addition of church-related facilities. Each phase would be completed before the start of the subsequent phase. The three phased expansion would include a parish office, a two-story school building, a single-story gymnasium, a rectory, a convent, and a church. Project entitlements include a Vesting Tentative Parcel Map, a Long-Range Development Plan, Site Plan Review, and a Sign Program. The City of Long Beach is the Lead Agency under the California Environmental Quality Act (CEQA).

The project site is approximately a mile from State Route (SR-1). The initial Traffic and Parking Study indicates less than significant impact based on the screening criteria and further analysis is not required. The following information is included for your consideration.

Caltrans is aware of challenges that the region faces in identifying viable solutions to alleviating congestion on State and Local facilities. With limited room to expand vehicular capacity, all future developments should incorporate multimodal and complete streets transportation elements that will actively promote alternatives to car use and better manage existing parking assets. Prioritizing and allocating space to efficient modes of travel such as bicycling and public transit can allow streets to transport more people in a fixed amount of right-of-way.

As a reminder, any transportation of heavy construction equipment and/or materials which requires use of oversized-transport vehicles on State Highways will need a Caltrans

transportation permit. Caltrans recommends that the Project limit construction traffic to off-peak periods to minimize the potential impact on State facilities. If construction traffic is expected to cause issues on any State facilities, please submit a construction traffic control plan detailing these issues for Caltrans' review.

If you have any questions, please feel free to contact Karen Herrera, the project coordinator, at Karen.Herrera@dot.ca.gov and refer to GTS # 07-LA-2023-04146.

Sincerely,

A handwritten signature in black ink that reads "Miya Edmonson". The signature is written in a cursive, flowing style.

MIYA EDMONSON
LDR/CEQA Branch Chief

cc: State Clearinghouse

Alex Medina

From: Cynthia de la Torre
Sent: Monday, January 9, 2023 7:25 AM
To: Christina Marsden Conley
Cc: Robert Dorame; Amy Harbin
Subject: RE: 2500 Pacific Avenue Holy Innocents Project - Initial Study Mitigated Negative Declaration (ISMND)
Attachments: gabrielino tongva withdrawal of concern 3.14.22.pdf

Hi Christina,

Hope you are well and safe. To clarify: we had received the attached letter from the Gabrieleno Tongva Indians of California when we first mailed the AB52 letters for this project that indicated you withdrew from consultation. However, you may still comment on the IS/MND through the usual public comment process, which we are now in.

Thanks,

Cynthia de la Torre
Planner IV
Pronouns: She, Her, Hers, Ella

Long Beach Development Services | Planning Bureau
411 W. Ocean Blvd., 3rd Fl. | Long Beach, CA 90802
Office: 562-570-6559



From: Christina Marsden Conley <christina.marsden@alumni.usc.edu>
Sent: Friday, January 6, 2023 1:32 PM
To: Cynthia de la Torre <Cynthia.DeLaTorre@longbeach.gov>
Cc: Robert Dorame <gtongva@gmail.com>
Subject: Re: 2500 Pacific Avenue Holy Innocents Project - Initial Study Mitigated Negative Declaration (ISMND)

-EXTERNAL-

Good afternoon,

We are in receipt of your project and are concerned with the ground disturbances which will occur on the APE as the project is on our village site.

The Gabrielino Tongva Indians of California will need to provide Native American monitoring for all ground disturbances.

Please keep us informed on the progress.

Take care,
Christina

tehoovet taamet

CHRISTINA CONLEY

- Native American Monitor - Caretaker of our Ancestral Land and Water
- Cultural Resource Administrator Under Tribal Chair, Robert Dorame (Most Likely Descendant) of Pimugna (Catalina Island)
- Native American Heritage Commission Contact
- Fully qualified as a California State Recognized Native American Tribe fulfilling SB18, AB52 Compliance Regulations
- HAZWOPER Certified
- 626.407.8761

GABRIELINO TONGVA INDIANS OF CALIFORNIA

The Gabrielino Tongva Indians of California are recognized in the State of California Bill AJR96 as the aboriginal tribe to encompass the entire Los Angeles Basin area and the Channel Islands of Santa Catalina, San Nicholas and San Clemente



NAHC recognizes GTIOC Tribal Territory

On Jan 5, 2023, at 8:02 AM, Cynthia de la Torre <Cynthia.DeLaTorre@longbeach.gov> wrote:

Hello,

Hope you had a nice New Year's holiday. Please see the City's Notice of Intent (NOI) to Adopt a Mitigated Negative Declaration for the Holy Innocents Parish Church and School project attached. As indicated in the Notice, the Initial Study, the proposed Mitigated Negative Declaration, and supporting materials are available for review on the City's environmental reports webpage: [Environmental Reports \(longbeach.gov\)](https://www.longbeach.gov/environmental-reports). The public review period is from January 5, 2023 to February 3, 2023.

Pursuant to CEQA Guidelines Section 15087, responsible and trustee agencies and other interested parties, including members of the public, must submit any comments in response to this notice no later than February 3, 2023 at 4:30pm. The City will accept written comments only during the aforementioned public review period. Comments must be submitted via letter or email to the contact below. Comments made via other means, including social media, or delivered to other recipients, will not be accepted or considered. Please indicate a contact person for your agency or organization and send your written comments to Cynthia de la Torre, Planner, Development Services Department, of the City of Long Beach at the below address, or by e-mail at: LBDS-EIR-Comments@longbeach.gov

City of Long Beach, Department of Development Services, Planning Bureau
ATTN: Cynthia de la Torre, Holy Innocents MND Comments

411 W. Ocean Blvd., 3rd Floor
Long Beach, CA 90802

Please let me know if you have any questions,

Cynthia de la Torre

Planner IV

Pronouns: She, Her, Hers, Ella

Long Beach Development Services | Planning Bureau

411 W. Ocean Blvd., 3rd Fl. | Long Beach, CA 90802

Office: 562-570-6559

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<image002.png> <image003.png> <image004.png>

<NOI.pdf>

Cynthia de la Torre

From: Cynthia de la Torre
Sent: Monday, March 14, 2022 7:09 AM
To: CHRISTINA CONLEY-HADDOCK
Cc: Amy Harbin; Robert Dorame
Subject: RE: NAM: 2500 Pacific Avenue Holy Innocents Expansion Project

Thank you, Christina for the update.

Best,

Cynthia de la Torre
Planner IV
Pronouns: She, Her, Hers, Ella

Long Beach Development Services | Planning Bureau
411 W. Ocean Blvd., 3rd Fl. | Long Beach, CA 90802
Office: 562-570-6559



From: CHRISTINA CONLEY-HADDOCK <christina.marsden@alumni.usc.edu>
Sent: Monday, March 14, 2022 6:20 AM
To: Cynthia de la Torre <Cynthia.DeLaTorre@longbeach.gov>
Cc: Amy Harbin <Amy.Harbin@longbeach.gov>; Robert Dorame <gtongva@gmail.com>
Subject: Re: NAM: 2500 Pacific Avenue Holy Innocents Expansion Project

-EXTERNAL-

Good morning Cynthia,
After reconvening in discussion of 2500 Pacific Avenue and cultural resources, we will withdraw our concerns on the project.

Take care,
Christina

Christina Conley
626.407.8761
Native American Cultural Resource Monitor
Gabrielino Tongva Indians of California

****I am presently on a field site, please excuse any typos.****