

APPEAL OF PLANNING COMMISSION DECISION DEC 17 2020

*FOUR PARCELS KNOWN
AS 3701 PACIFIC PLACE
AND FOUR PARCELS
KNOWN AS 3916-4021
AMBECO ROAD*

APPELLANT: CARP
CITIZENS ABOUT
RESPONSIBLE PLANNING

PRESENTER:
CORLISS LEE

APRIL 13, 2021



THE ASK - TODAY

- **Require an Environmental Impact Report (EIR)** for the project location - *four parcels known as 3701 Pacific Place and four parcels known as 3916-4021 Ambeco Road.*
- **Deny** all requests for
 - Zoning changes
 - Conditional use permit (CUP)
 - Height variance
 - Approval of the Mitigated Negative Declaration (MND)

CONSIDER BEST USE FOR THE GREATEST GOOD

THE ASK - GOING FORWARD

- Deny all approvals and permits for construction
- Considering land-use options as part of an EIR study
- Consider purchasing the properties (or use eminent domain) to meet the dire need for green space along the lower LA River
- Access the many millions of dollars available from local, state, and federal agencies for land acquisition and remediation of river adjacent land in west Long Beach



PARK OR PARKING LOT?



THE PLUS SIDE FOR **OPEN SPACE**

- + Remediation of this site for OPEN SPACE is simpler than for the proposed development (like Davenport Park)
- + Open space allows emissions to be harmlessly released into the air.

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THE DOWNSIDE FOR BUILDING **STRUCTURES** ON THE SITE

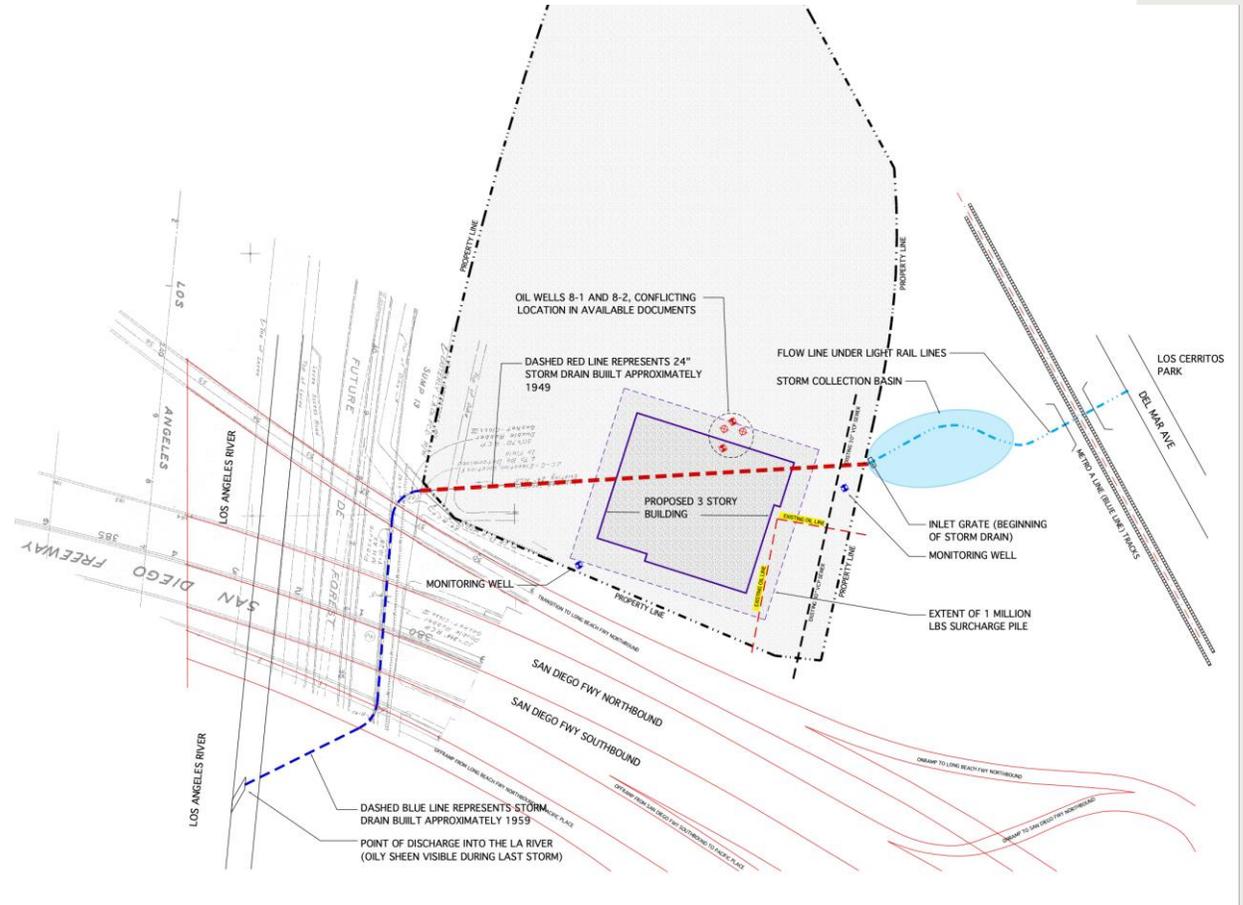
The proposed 1 Million pound self storage facility

- Would cause significant soil displacement of highly contaminated soil
- Toxins released will travel into the storm drain pipe under the building and that pipe drains into the LA River

TAKE AWAY: Either way, we need an FIR

SUBSTANTIAL ISSUE:

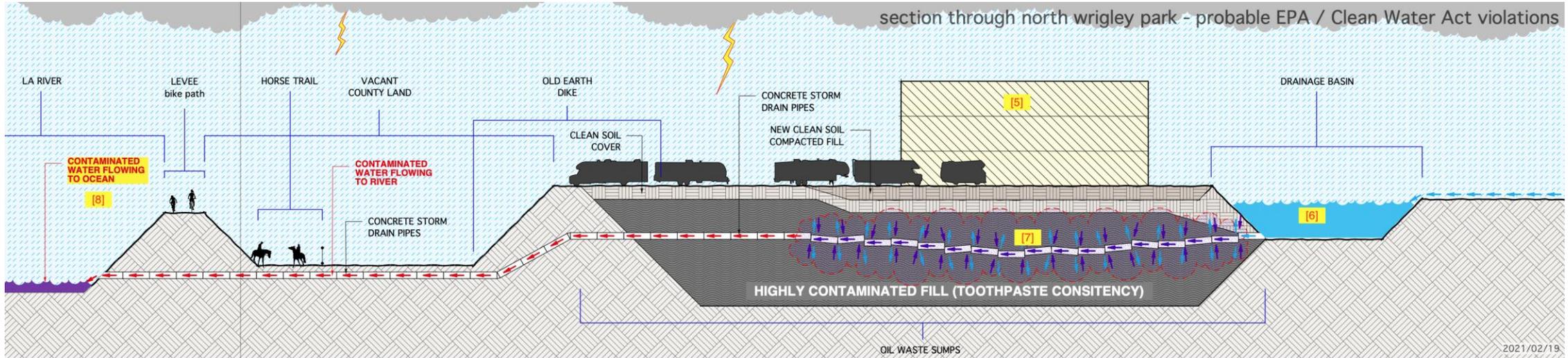
STORM DRAIN PIPE RUNS UNDER SURCHARGE TEST/ PROPOSED BUILDING SITE



THIS ISSUE WAS **NOT STUDIED IN THE MND**

The pipe is probably already damaged and will allow soil contaminants to be transported into the LA River

CROSS SECTION VIEW OF STORM PIPE



and via the LA River, down to the ocean, contaminating everything in its path, including the beaches. [25]

This view shows the pipe under the weight of the surcharge test soil mound – probably being crushed and damaged under the weight.

A damaged pipe will allow the contaminated soil to enter and flow with water into the LA River

REQUEST FOR HEIGHT VARIANCE

- Request for zone change from light industrial to commercial storage CS
 - Normal commercial storage maximum height is 28'
- Developer applied for height variance of 44 ft (but Public Notice shows 42 ft high) so 16 ft higher than the standard of 28 feet

HOWEVER

- When grading was done, ground level was raised 9 ft at the building location. This addition was not calculated into the height variance.
- $9 \text{ ft} + 44 \text{ ft} = 53 \text{ ft}$ - which **is almost twice as high** as the standard of 28 ft
- Also note **a story pole was not erected** on the site showing the proposed building height

In a neighborhood that is mainly two stories, this building will not fit in, and promises to be an eyesore.

PLEASE DENY HEIGHT VARIANCE



THE LOCATION & ITS HISTORY

In 1923 alone the field produced over 68 million barrels of oil

★ 3701 Pacific Place
juncture of 405 and 710 fwys

Long Beach Oil Field



[LongBeachOF.jpg \(3300x2550\) \(wikimedia.org\)](#)



OIL WELL IN BACKYARD 1928
3841 PACIFIC AVENUE



OIL WELLS ALL OVER THE NEIGHBORHOOD

Location of
Sump pond

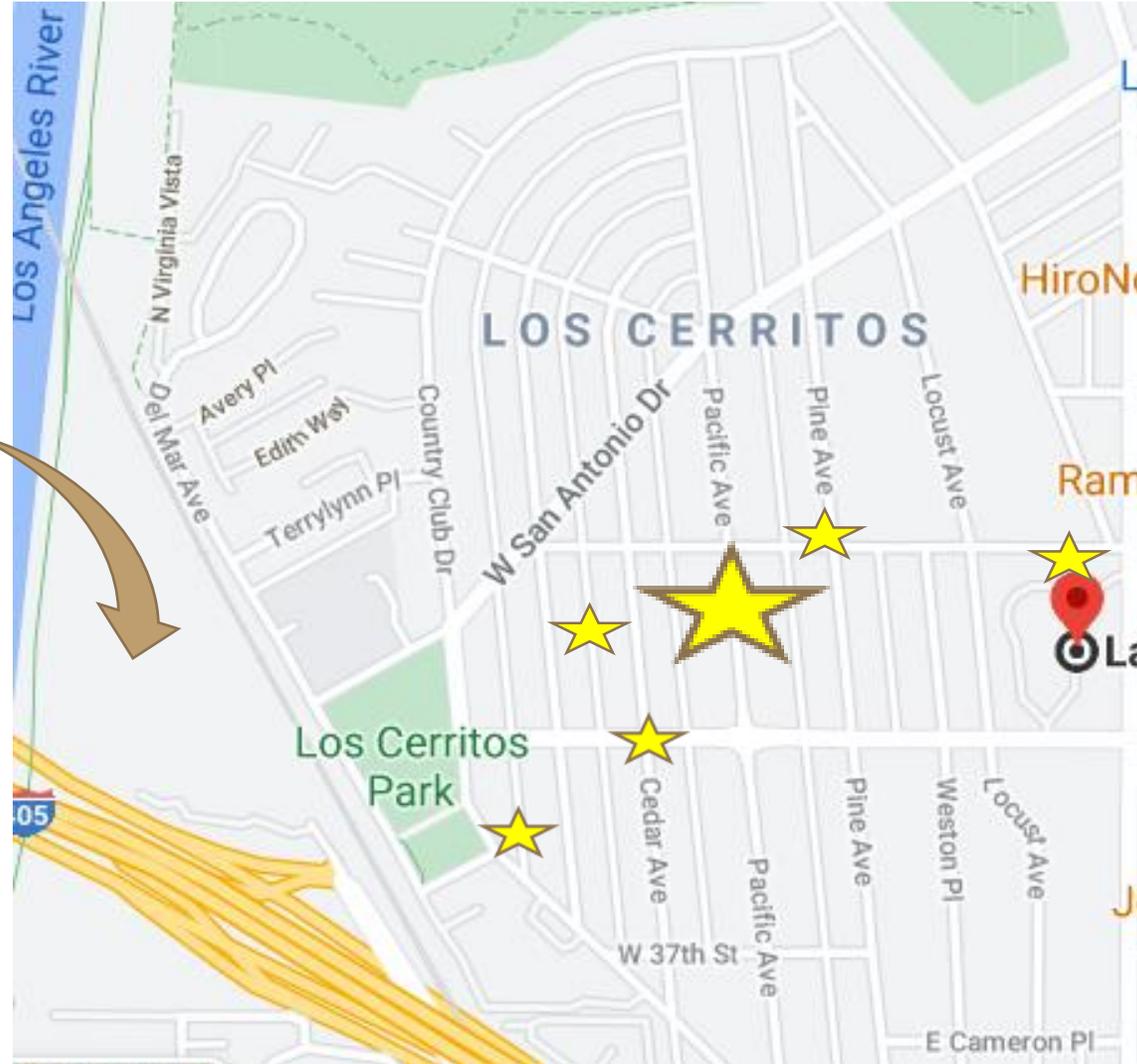


PHOTO OF A SUMP POND 1941 – LONG BEACH OIL FIELDS



Photo of Signal Hill Oil Field Sump Pond

3701 PACIFIC PLACE
was an oil brine treatment
facility from 1926 – 1950s

An estimated 30 - 50 ft of
contaminants are still in ground
said to be “the consistency of
toothpaste.”

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TAKE AWAY: If ever there was
a location deserving of an EIR,
this is it.



The pie shaped property is the location of an old sump pond.

It is less than 200 yards from Los Cerritos School and Los Cerritos Park

Residences are also adjacent to this property

KNOWN CONTAMINANTS

MAP OF SAMPLES TAKEN

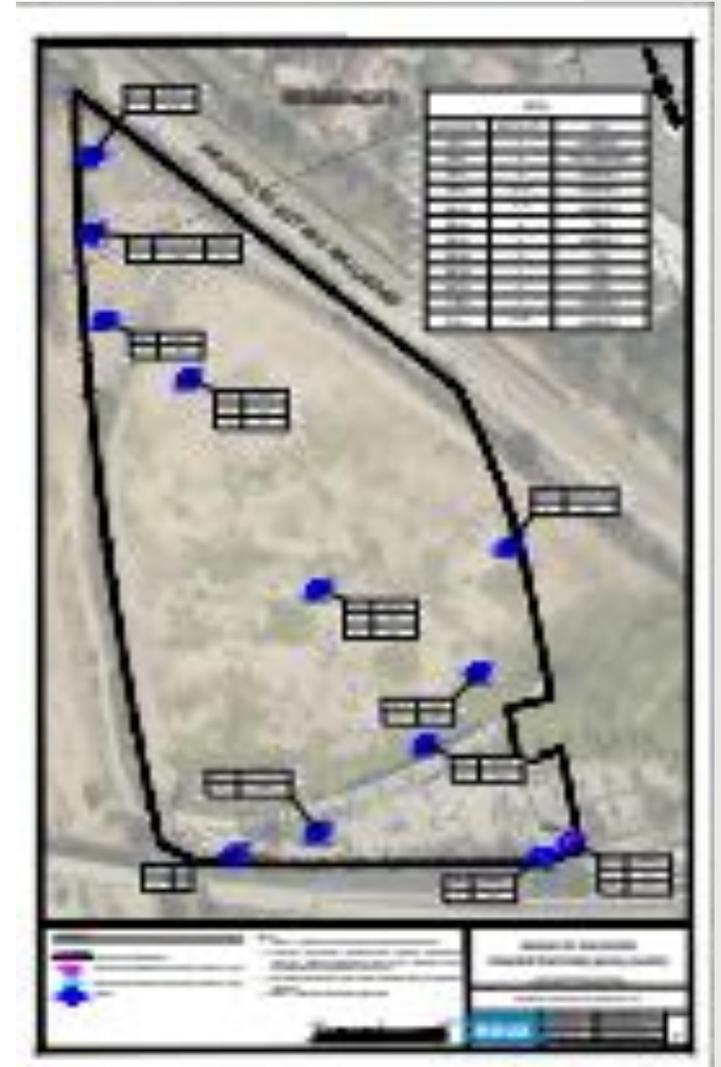
AREAS OF ELEVATED CONCENTRATIONS (AECs) IN SOIL^[1]

AECs		
LOCATION	DEPTH (FT)	contaminant
SB-1	1	ARSENIC
SB-2	4	TPH, ARSENIC
SB-4	0	ARSENIC
SB-8	8, 13	ARSENIC
SB-22	1, 3	ARSENIC
SB-24	9	TPH
SB-31	2	ARSENIC
SB-36	5	TPH
SB-38	1	LEAD
SB-45	0	LEAD
T-SB1	1	ARSENIC
RTB-1	5, 20	ARSENIC

CONCENTRATIONS ARE IN MILLIGRAMS PER KILOGRAM (MG/KG)

[

LEAD
 ARSENIC
 TPH
 Total petroleum hydrocarbons



HAZARDOUS SUBSTANCES - ARSENIC

ELEVATED CONCENTRATIONS:

- All the samples recorded on the map on the prior page **exceed EPA standards** for arsenic and they are distributed across the site.
- A few examples from the site are provided below:
 - Sample SB1 westside/ north corner of the site at 1 ft depth 53.4 mg/kg
53400 ppb divided by 390 ppb = 139 **139X the acceptable limit**
 - Sample SB22 middle of the site *at one 1ft depth* 18.9 mg/kg
18900 ppb divided by 390 ppb = 48.46 **48X the acceptable level**
 - Sample SB22 at 3 ft depth 29.9 mg/kg
29900 ppb divided by 390 ppb = 76.67 **77X the acceptable level**



HAZARDOUS SUBSTANCES – LEAD, BENZENE

LEAD:

- Sample SB38 2260 mg/kg
- OEHHA Acceptable level: 80 mg/kg soil for residential property and 320 mg/kg soil for commercial/industrial property7 **7X the acceptable limit for industrial**
28X for residential

BENZENE

- One TPH compound (benzene) has been **shown to cause cancer** (leukemia) in people. The International Agency for Research on Cancer (IARC) has determined that benzene is carcinogenic to humans (Group 1 classification).
Elevated concentrations of benzene and methane were detected in soil vapor at nine locations

THIS SIGN WAS POSTED
AT THE SITE BY THE SO
COAST AIR QUALITY
MGMT. DISTRICT



**THIS SITE CONTAINS SOILS THAT CONTAIN THE
FOLLOWING CHEMICALS: [LEAD & ARSENIC] TO
REPORT ANY DUST LEAVING THE SITE PLEASE
CALL BOB BOYLE 949-903-9690 OR THE SOUTH
COAST AIR QUALITY MANAGEMENT DISTRICT
AT 1-800-CUT-SMOG**

PUBLIC NOTICE
NOTICE OF PUBLIC HEARING
PLANNING COMMISSION

Project Name: [Illegible]
Project Location: [Illegible]
Project Description: [Illegible]
Project Status: [Illegible]
Project Dates: [Illegible]
Project Contact: [Illegible]

The Planning Commission will hold a public hearing on the [Illegible] project on [Illegible] at [Illegible]. The purpose of the hearing is to receive public input on the project. The project is located at [Illegible]. The project is currently in the [Illegible] stage. The project is expected to be completed by [Illegible]. The project contact is [Illegible].



The MND had not been approved at commencement of work.

- **Neighbors reported seeing billowing clouds of dust from the freeway on their way home (Aug 24, 2020)**

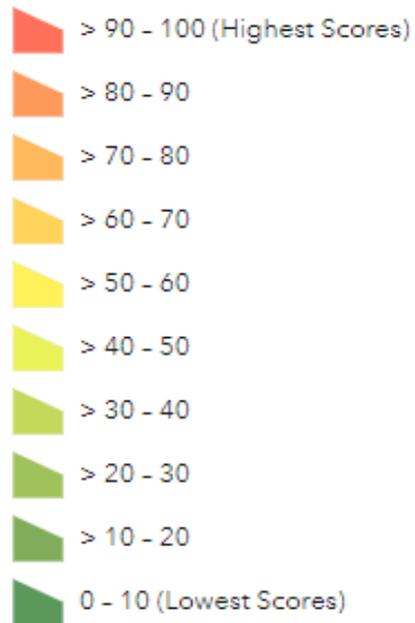
THE PURPOSE OF A CEQA EIR IS TO:

- **Disclose to the public the significant environmental effects** of a proposed discretionary project
- Disclose to the public **the agency decision making process**
- Enhance public participation in the environmental review process through **scoping meetings, public notice, public review**, hearings, and the judicial process;
- Improve interagency coordination through early consultations, **scoping meetings, notices of preparation**, and State Clearinghouse review;
- **Prevent or minimize damage** to the environment through **development of project alternatives**, mitigation measures, and **mitigation monitoring**.

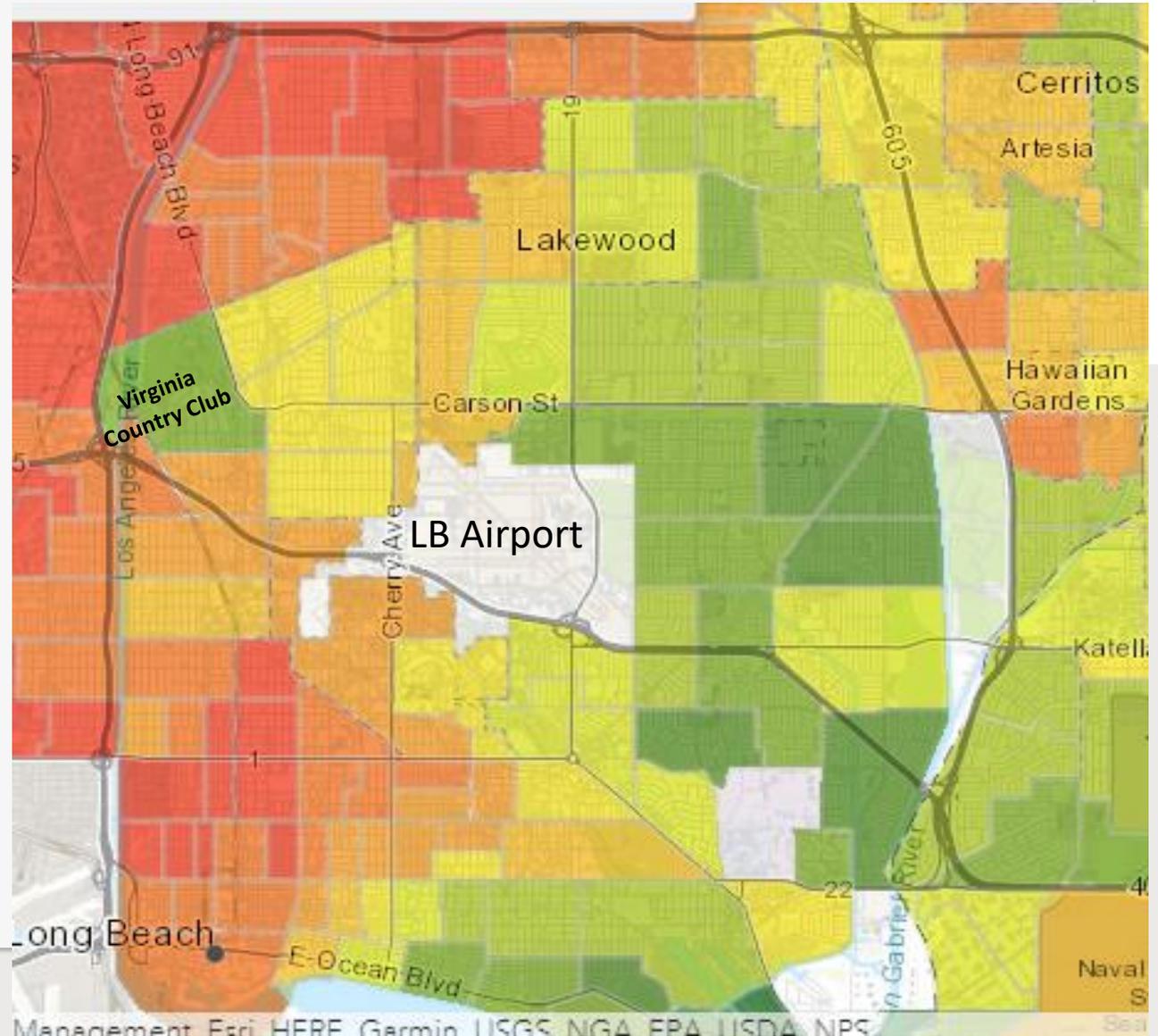
CalEnviroScreen is a mapping tool that helps identify California communities that are most affected by many sources of pollution

Legend

Draft CalEnviroScreen 4.0 Results



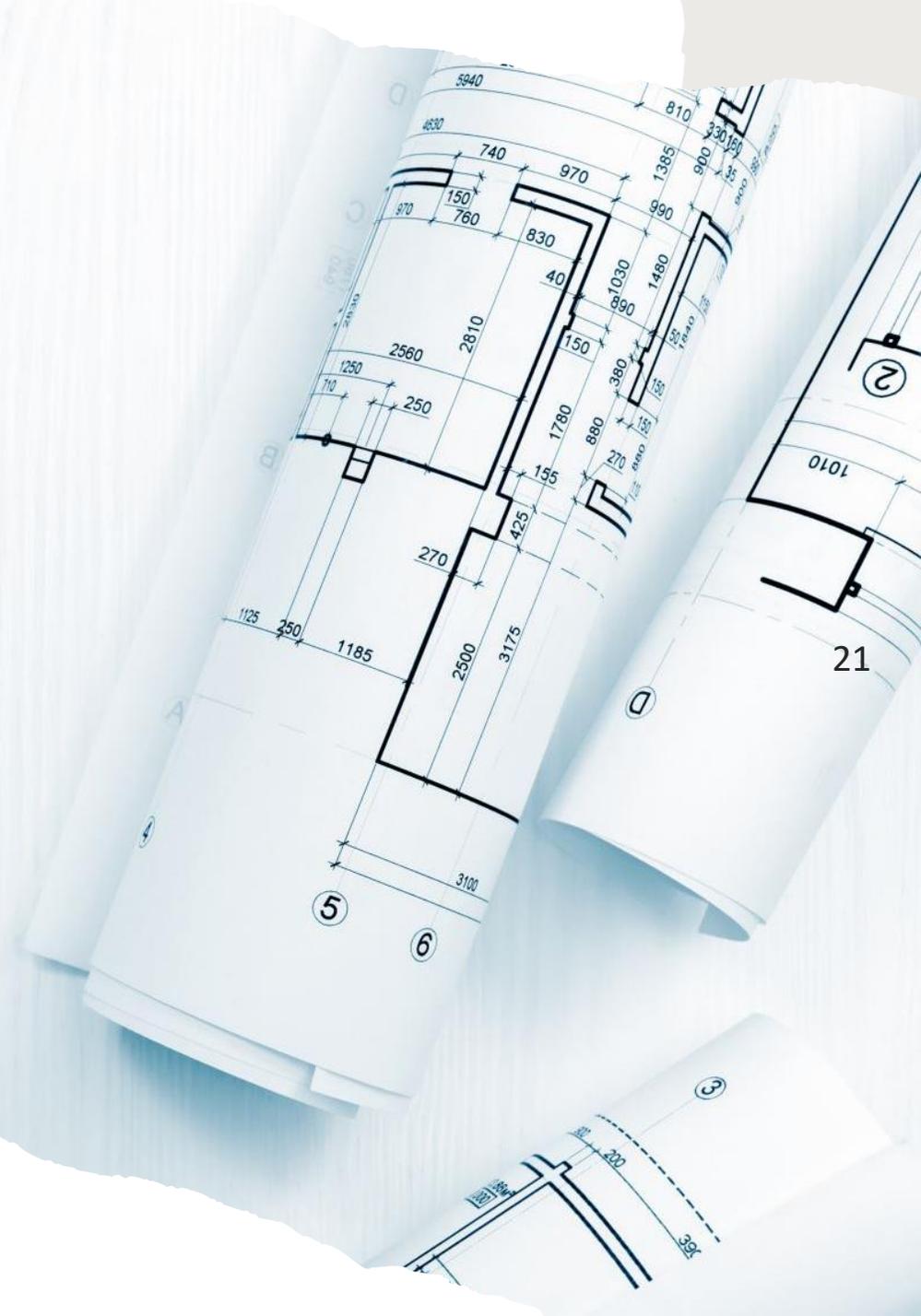
CAL ENVIROSCREEN 4.0



CEQA REQUIREMENTS

No projects which would cause significant environmental effects should be approved as proposed if there are feasible alternatives or mitigation measures that would lessen those effects.

SEE LIST OF CEQA ISSUES FROM MULTIPLE PERSONS AND ORGANIZATIONS INCLUDING CALIFORNIA FISH AND WILDLIFE



S U M M A R Y

Adverse impacts expected are numerous and require an EIR

- air quality
- aesthetics
- biological resources
- geology/soils
- hazards/hazardous materials
- historic and cultural resources, tribal resources
- hydrology and water quality, stormwater issues*
- Recreational opportunities
- and other impacts

A NO VOTE ON THE MND HAS MANY BENEFITS

- Requires an EIR which provides full disclosure to the public on environmental and cultural issues
- Allows the discussion on alternative uses
The land use plan
Riverlinks Plan
LA River Masterplan

