SECTION 3.0 PROJECT DESCRIPTION

3.1 PURPOSE OF THE PROJECT DESCRIPTION

The purpose of the project description is to describe the Project in a way that allows for meaningful review by the public, reviewing agencies, and decision makers. Section 15124 of the CEQA Guidelines requires that the project description for an EIR contain the following: (1) the precise location and boundaries of a proposed project; (2) a statement of objectives sought by the proposed project including the underlying purpose of the project; (3) a general description of the project's technical, economic, and environmental characteristics; (4) a statement briefly describing the intended uses of the EIR, including a list of the agencies that are expected to use the EIR in their decision making; (5) a list of the permits and other approvals required to implement the project; and (6) a list of related environmental review and consultation requirements required by federal, State, or local laws, regulations, or policies. An adequate project description need not be exhaustive but should supply the detail necessary for evaluation of the project.

An EIR is the most comprehensive form of environmental documentation identified in CEQA and the CEQA Guidelines. The following project description provides the information needed to assess the environmental effects associated with the development, construction, and operation of the Project.

3.2 PROJECT LOCATION

The 14.20-acre Project Site is located at 3701 North Pacific Place in the City of Long Beach in Los Angeles County. The Project Site is located at the north end of North Pacific Place immediately north of the I-405 Freeway.

Regional access to the site is provided via Interstate I-405. The I-405 freeway is located less than 0.25-mile south of the Project Site. Local access is provided via North Pacific Place.

3.3 PROJECT OBJECTIVES

Section 15124(b) of the CEQA Guidelines requires "[a] statement of objectives sought by the project. A clearly written statement of objectives will help the Lead Agency develop a reasonable range of alternatives to evaluate in the EIR and will aid the decision makers in preparing findings or a statement of overriding considerations, if necessary. The statement of objectives should include the underlying purpose of the project and may discuss the project benefits." Not only is a project analyzed in light of its objectives, but compatibility with project objectives is one of the criteria used in selecting and evaluating a reasonable range of project alternatives. Clear project objectives simplify the selection process by providing a standard against which to measure project alternatives.

The underlying purpose of the Project is to create a self-storage and RV storage area in the City. The Project is proposed to meet the following Project Objectives:

- OBJ-1: Provide a state of the art, secure storage solution that would meet the increased demand in the Long Beach area, especially for secure, RV storage.
- OBJ-2: Develop the Project site in an environmentally sensitive manner, including through the implementation of current codes and building standards that require water efficiency and energy efficiency, as well as through the implementation of water quality best management practices, native drought tolerant landscaping, and other water conservation standards.

- OBJ-3: Develop the Project Site in a manner that improves existing site conditions through the implementation of a Response Plan, under the California Land Reuse and Revitalization Act of 2004 (CLRRA), to address historical site contamination from metals, total petroleum hydrocarbons, and volatile organic compounds, which includes the preparation of a Soil Management Plan and construction of an engineered surface cap to prevent future exposure to hazardous materials, installation of building protection systems under the Project's buildings and installation of subsurface venting systems (passive with the capability of making active) beneath the Project's buildings and parking areas to mitigate potential exposure to methane and soil vapor, and installation of groundwater monitoring wells and perimeter soil vapor probes to monitor subsurface conditions.
- OBJ-4: Construct and operate a self-storage building and self-storage units in order to adequately serve the increased demand in the Long Beach area.
- OBJ-5: Locate the Project near the I-405 freeway in order to provide adequate vehicular access to the Project Site and to reduce vehicular travel through residential neighborhoods or heavily trafficked City roadways.
- OBJ-6: Provide sufficient parking to accommodate long-term RV storage stalls and an onsite private car wash for the recreational vehicles and other customer vehicles.
- OBJ-7: Provide short-term and long-term employment opportunities and generate tax and other revenue for the City.
- OBJ-8: Develop the Project Site with a project that is economically feasible.

3.4 ENVIRONMENTAL SETTING

3.4.1 EXISTING CONDITIONS AND SURROUNDING LAND USES

Existing Physical Conditions

The Project Site consists of four parcels located at 3701 North Pacific Place in the City of Long Beach in Los Angeles County on Assessor's Parcel Number 7140-014-34 as shown in Exhibit 2-1, Regional Location, Exhibit 2-2, Local Vicinity, and Exhibit 2-3, Aerial Photograph.[1]

The Project Site vicinity, including adjoining properties, has been historically used for oil development activities including oil production wells, evaporation and treatment ponds (sumps), and above ground storage tanks (ASTs). The Project Site was formerly used as an oil brine water treatment facility for nearby and onsite oil development activities beginning in 1926. Oil brine was pumped to sumps on the site; the majority of the site was used as a treatment sump. Water was allowed to evaporate from the brine or seep into the subsurface below the sumps leaving behind sludge. Following evaporation, the remaining sludge was left in the sumps or removed and dumped elsewhere. Evaporation operations reportedly ceased at the site in the mid-1950s. In the 1970s, a partial cleanup/treatment of the Project Site was conducted. The partial cleanup included removal, treatment, and replacement of a portion of the sump materials. However, detailed records describing the cleanup activities could not be located or obtained for review. Although numerous investigations have been conducted at the site, no large-scale remediation has been completed.

[1] One of the approvals associated with the MND was a lot merger, which was rescinded in compliance with the Court Ruling. Prior to the City rescinding the Prior Project approvals, the County Assessor processed a Certificate of Compliance for the prior merger, and this caused the Assessor to create and issue a new single APN for the entirety of the Project Site. The Assessor has not withdrawn the new APN that was issued, so this new APN remains is the most accurate identifier for the Project Site.

According to California Geologic Energy Management Division (CalGEM) (formerly the Division of Oil, Gas, and Geothermal Resources (DOGGR) records, six oil wells were historically located onsite, and five of the six wells produced oil. The wells were reportedly drilled between 1937 and 1981. All six wells were abandoned between 1981 and 2014, conforming with CalGEM standards when they were abandoned.

The Project Site was used as a golf driving range in the mid-2000's. Dilapidated remnants of an abandoned driving range were present in the southwest portion of the Project Site, including a paved surface parking lot and supports for a tee-box canopy. Wooden poles and netting remaining from the former driving range were present on much of the perimeter of the Project site.

Until the Surcharge Activities, described below, much of the site was bare land; portions of the site were vegetated with disturbed vegetation consisting mostly of non-native grasses and shrubs. Ornamental vegetation (i.e., pine, eucalyptus, and sycamore trees) was interspersed among portions of the parking lot in the southern part of the site. Most of the Project Site sloped slightly toward the south and elevations onsite ranged from 38 to 71 feet above mean sea level (AMSL).

The Project Site was historically used illegally for driving off-road vehicles, but the Project Site has since been fenced and measures have been taken to prevent trespassing for driving off-road vehicles and all other prohibited uses. A freestanding billboard with two static display panels in a "V" configuration stands off-site to the southwest. A single-panel billboard is shown at that location in aerial photographs dated 1972 through 1994 and a double-panel billboard is shown in aerial photographs from 2002 onward.

The Surcharge Activities were undertaken in late 2020 through early 2021 to determine the type of building foundation that would be most suitable for the proposed development at the Project Site. Surcharging is a geotechnical study to test the site soil conditions for suitability and stability to support improvements. In this case, the Surcharge Pile was designed to determine whether pile-supported foundations would be required or could be eliminated altogether in lieu of alternative, less intrusive foundation designs. The Surcharge Activities, which were developed by the Project's geotechnical and civil engineers, included moving existing, pre-characterized, clean soil from the northern portion of the Project Site to the area of the Project's proposed self-storage building and consolidating it to create the Surcharge Pile. In addition, approximately 12,000 cubic yards of certified clean soil was imported to complete the Surcharge Pile over an area with the same dimensions and with similar physical weight as the future building. The Surcharge Pile is approximately 18 feet tall and occupies approximately 60,000 sf. The Surcharge Pile was then monitored, with measurements taken to determine the degree of settlement of the soil underlying the Surcharge Pile over time. The Applicant obtained all necessary permits from the City to undertake the Surcharge Activities. Given the site's environmental history, the Applicant also coordinated with the California Department of Toxic Substances Control (DTSC) during the planning and implementation of the Surcharge Activities, including the following actions taken:

1. Prior to commencing the Surcharge Activities, the following plans were prepared to reduce the potential risks from exposure to Site contaminants:
    a. Soil Management Plan (SMP)
    b. Ambient Air Monitoring Plan (AAMP)
    c. Health and Safety Plan (HASP)
    d. Stormwater Pollution Prevention Plan (SWPPP)
2. Approximately 400 cubic yards of soil impacted with historical contaminants from areas of environmental concern (AECs) identified in the Final Site Assessment Plan were

excavated and moved from the areas where the Surcharge Activities were to occur into a pre-approved onsite reconsolidation area per the SMP to ensure that onsite soils used to construct the Surcharge Pile were clean.

3. During earth movement activities, air monitoring was conducted for potential contaminants in dust, including during placement of cover soil activities to the Surcharge Pile.

Prior to commencing the Surcharge Activities, the Applicant notified the South Coast Air Quality Management District (SCAQMD) about upcoming earthmoving activities. The Applicant also prepared a Notice of Intent and SWPPP in accordance with the California Construction General Permit, which were submitted to and approved by the Los Angeles Regional Water Quality Control (LARWQCB) and are available online in the LARWQCB's Storm Water Multiple Application & Reporting System (SMARTS) system (Waste Discharge Identification [WDID] number 4 19C391158). In August 2020, DTSC informed the surrounding community of the upcoming Surcharge Activities through community mailers and a work notice, available to the public on DTSC's online repository, Envirostor. Per the AAMP, the Applicant performed baseline air monitoring in August 2020 and began mobilizing for the earth-moving activities.

The earth-moving activities associated with the Surcharge Activities were then conducted from September 2020 to January 2021. All earth-moving activities associated with the Surcharge Activities were conducted in accordance with SCAQMD requirements and the SWPPP, and pursuant to the Site SMP and AAMP which DTSC reviewed, commented on, approved, and posted on Envirostor, and the HASP, which DTSC reviewed, commented on, and posted on Envirostor. Per the AAMP, the Applicant's consultants conducted real time monitoring of volatile organic compound (VOC) emissions from soil (per SCAQMD Rule 1166), fugitive dust (Per SCAQMD Rules 401, 402, 403, and 1466), and air (per the Site's AAMP), and conducted discrete air sampling for metals and VOCs (per the Site's AAMP) during the earth-moving activities. Generally, SCAQMD Rule 403 prohibits net PM10 (dust) levels from exceeding 50 micrograms per cubic meter ($\mu g/m^3$) between the upwind and downwind areas of the site. As requested by DTSC, a more stringent threshold of 25 $\mu g/m^3$ was adhered to during the Surcharge Activities. Air monitoring was conducted using three monitoring stations along the Project Site perimeter. Two of the monitoring stations were located along the northern and eastern boundaries between the work activities and the residences and elementary school across the railway tracks. The Applicant also coordinated with SCAQMD throughout the earthwork activities, and dust suppression measures were implemented pursuant to SCAQMD requirements and the site-specific AAMP and SMP. In accordance with the MND's mitigation measures, a tribal monitor was present during the duration of the earth-moving activities.

Following completion of the Surcharge Activities, the topography of the majority of the Project Site is graded gradually at an elevation of between 48 to 50 feet above mean sea level (amsl). The currently ungraded northwestern corner sits at an elevation approximately 4 to 6 feet lower than the majority of the Project Site. The Surcharge Pile is approximately 18 feet tall and currently occupies approximately 60,000 square feet of the Site and covers the footprint of the proposed self-storage building. The elevation of the top of this soil is at approximately 74 feet amsl.

Existing Land Use and Zoning Designations

The Project Site has a General Plan PlaceType (land use designation) of Neo-Industrial (NI) and a zoning designation of Light Industrial (IL). The NI General Plan land use designation allows for light industrial, clean manufacturing and offices; commercial uses accessory to creative business endeavor(s); and repurposed buildings with live/work artist studios. The NI PlaceType allows a maximum of 36 du/ac based on lot size and floor area ratio (FAR) between 0.50 and 1.00. While a maximum height of 65 feet (ft) is allowed within the NI land use designation, MAP LU-8, Heights,

within the City's General Plan Land Use Element identifies the maximum height of the existing Project site as 40 ft (City of Long Beach 2019). Light Industrial (IL) zoning allows for a variety of land uses, including but not limited to urban agriculture uses, manufacturing uses, wholesale trade uses, laundry, cleaning and garment services, and professional office and institutional uses. A detailed description of all uses allowed within areas of the City zoned for IL can be found in Chapter 21.33.060 of the City's Municipal Code. Among other requirements, IL zoning development standards impose a minimum lot size of 15,000 square feet (sf); a maximum lot coverage of 55%; a maximum building height of 4 stories or 60 ft, whichever is more restrictive; and a maximum non-building structure height of 45 ft.

Surrounding Uses

Properties along the northern, southern, and western boundaries of the Project site are zoned as Public Right-of-Way (PR), with General Plan land use designations of Open Space (OS). Property along the eastern boundary of the Project is zoned IL. Properties further north of the Project site are zoned for residential (R-1-N) while properties further east of the Project site are zoned for Institutional (I) and Park (P) uses; these properties have General Plan land use designations of Founding and Contemporary Neighborhood (FCN), and OS.

The Project Site is bounded to the south by a California Department of Transportation (Caltrans) maintenance station; the I-405 freeway; a ramp from North Pacific Place to the northbound I-405 freeway; and the transition road from the northbound I-405 to the northbound I-710 freeways. An undeveloped, privately-owned parcel abuts the Project Site to the southeast. The Los Angeles County Metropolitan Transportation Authority (Metro) A Line (formerly Blue Line) light rail tracks are located east of the Project Site. Beyond the Metro A Line tracks are Los Cerritos Park, Los Cerritos Elementary School, and single-family residential uses. Vacant land owned by the Los Angeles County Flood Control District (LACFCD), runs along the western boundary of the Project site. West of the LACFCD property is the LA River, which exists as an engineered concrete channel. West of the LA River are a stormwater detention basin and an equestrian club. The site is bounded to the north by undeveloped land.

3.5 PROJECT ELEMENTS

The Project proposes development of a four-story, 206,756-sf self-storage building consisting of approximately 1,681 self-storage units on four levels; the building would be approximately 40 feet tall at the roof line, with a parapet extending an additional approximately 4 feet. The first level would include a combination of drive-up storage units with roll-up doors located along the perimeters of the building, directly accessible from the outside, and interior storage units accessible from the building's interior. The second, third, and fourth stories would include interior-accessible storage units. Ancillary uses would include one lobby, approximately 900 sf of leasing office, and two unisex restrooms on the first floor. The proposed building would include two elevators and two stairwells, and one main point of entry/exit through the lobby. Alternate points of entry/exit would be in connection with the two stairwells and the electrical room. The building would be constructed in the southeast portion of the Project site.

The balance of the Project site would be developed with 551 rentable RV parking stalls, 27 standard automobile parking stalls, and 5 ADA accessible automobile parking stalls. The types of vehicles stored in the rentable stalls might include motor homes, travel trailers, vans, truck campers, camping trailers, boats, and off-road vehicles. Five canopies (Canopy A, Canopy B, Canopy C, Canopy D, and Canopy E) would be constructed in five parallel rows to provide covered parking for the majority of the rentable RV stalls. Canopies A through D would each include two rows of parking. Canopy E would include a single row of parking stalls and would extend along the western, northern, and northeastern edges of the Project site. Canopies A

through D would include a small number of uncovered spaces on either end of the canopy row. The remaining uncovered parking stalls would be constructed along the eastern edge of the Project site.

The Project would also include the development of a 1,450 sf private car/RV wash for exclusive use by property owner or tenants, site improvements, landscaping, off-site improvements along North Pacific Place Road, and dedication of an easement for future development of a publicly accessible trail and trailhead. Additional information on the Project is provided below and depicted in Exhibit 3-1, Conceptual Site Plan.

The Project would set aside an easement to provide public access along the southern boundary of the site to the L.A. River if and when the neighboring LACFCD property is developed in the future as open space and/or recreation areas.

Architectural Style

The building exterior would consist of a stucco finish with areas of wood paneling, vision and spandrel glass, and metal paneling. Finishes would be primarily shades of gray with blue and wood accents. Roll-up doors would be included on the northern, southern, and eastern facing walls of the building's first level and would be gray and blue tones. Exhibit 3-2, Self-Storage Building Rendering, shows renderings of the proposed self-storage building.

The canopy structures in recreational vehicle parking area would be galvanized steel structures comprised of poles and the canopies with typical 12-foot-wide angled parking spaces delineated with white striping. Exhibit 3-3, Parking Canopy Renderings, shows renderings of the proposed parking canopies.

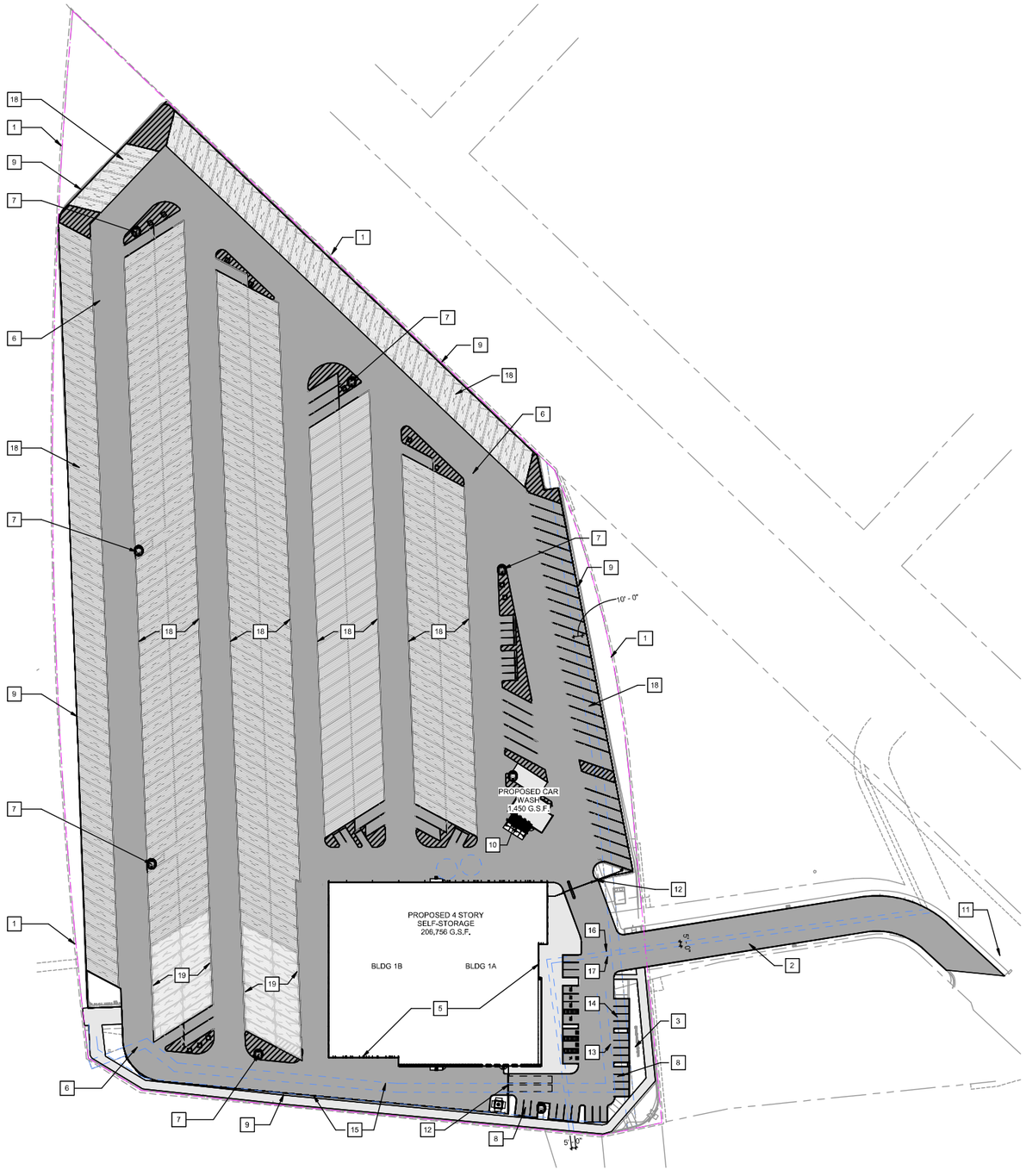
Landscape and Hardscape

Landscaping would be installed throughout the Project site, concentrated at the northern and southern ends of the parking canopy rows perimeter, along the Project site perimeter, along the self-storage building entry, and adjacent to the uncovered parking areas associated with the self-storage building and the recreational vehicle parking. The Project includes four planter schemes including a mix of native and introduced species. The four schemes would be maintained to provide a consistent and complementary landscape appearance throughout the Project site. The Project landscape plan would conform with the City of Long Beach water-efficient landscape requirements set forth in Municipal Code Section 21.42.

Retaining walls would be constructed along the west and northeast boundaries, and most of the east boundary. An additional retaining wall would separate the landscaped area in the north end of the Project site from the RV storage area to the south. Eight-foot-high concrete block walls would be constructed along RV Canopy E, adjacent to the site perimeter. Soils on-site next to the retaining walls would be reinforced with geogrids or geosynthetic materials used to reinforce soil stability. Landscaping will be incorporated into the geogrids to reduce their visibility.

Lighting

Lighting elements would be installed throughout the site, including lighting standards throughout the RV storage area and exterior security lighting for the self-storage building and car wash. All lighting elements would be shielded to direct lighting onto the Project site and minimize light spillage onto off-site areas.



PROJECT SUMMARY

PROJECT ADDRESS:	3701 NORTH PACIFIC PLACE LONG BEACH, CA 90806	
TOTAL SITE AREA:	14.2 ACRES	
	EXISTING	PROPOSED
ZONING:	IL	CS
HEIGHT OVERLAY ZONE:	N/A	50'
GENERAL PLAN:	NI	CC
BUILDING HEIGHT:	28'	44'
SITE COVERAGE:	0%	8.2%
SETBACKS		
FRONT:	15'	105'
SIDE:	15'	56'
REAR:	5'	–
LANDSCAPE BUFFER:	–	–
CONSTRUCTION TYPE:	TYPE II-B FULLY SPRINKLERED PER NFPA 13	
OCCUPANCY:	S-1 STORAGE INDUSTRIAL	
TOTAL BUILDING AREA:	206,756 SF (incl. LEASING 900 SF)	
UNIT COUNT:	1,681 UNITS	

GROSS SQUARE FEET PER LEVEL

Building	Level	Gross Square Footage
BUILDING 1	Level 1	51,689.00 SF
BUILDING 1	Level 2	51,689.00 SF
BUILDING 1	Level 3	51,689.00 SF
BUILDING 1	Level 4	51,689.00 SF
		206,756.00 SF

PARKING INFORMATION

PARKING REQUIREMENTS	
STANDARD SPACES:	3 + 1 / 100 UNITS = 3 + 1681/100 = 3 + 17 = 20 REQUIRED
EV REQUIRED	4 / 10-25 ACTUAL PARKING SPACES = 4 REQUIRED
PARKING PROVIDED:	
STANDARD SPACES	25
ACCESSIBLE	3
EV	4
RENTABLE	551
TOTAL:	583

1	PROPERTY LINE
2	ENTRANCE DRIVE
3	BIKE PARKING
4	ASPHALT PAVING AREA
5	BUILDING FOOTPRINT
6	FIRE ACCESS DRIVE AISLE
7	PROPOSED FIRE HYDRANT
8	PROPOSED NEW PARKING
9	6'-0" WROUGHT IRON FENCING, SEE SHEET A111
10	TRASH ENCLOSURE
11	MONUMENT SIGN
12	LIFT GATE
13	SEWER EASEMENT FOR COUNTY SANITATION DISTRICT. NO3
14	SEWER, PIPELINE AND INCIDENTAL EASEMENT
15	EASEMENT FOR PUBLIC HIGHWAY SLOPES AND INCIDENTAL
16	EASEMENT FOR OIL COMPANY THAT MAY CONTAIN 8" UNDERGROUND PETROLEUM PIPELINE
17	PIPELINE EASEMENT
18	PARKING CANOPY
19	SOLAR PANELS ON PARKING CANOPY

Source: InSite, 2024

Conceptual Site Plan

Exhibit 3-1

Pacific Place Project

N W E S

Map not to scale

PSOMAS

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PROJECT RENDERING 1

PROJECT RENDERING 2

PROJECT RENDERING 3

PROJECT RENDERING 4

Source: InSite, 2023

Self-Storage Building Rendering

Exhibit 3-2

Pacific Place Project

PSOMAS

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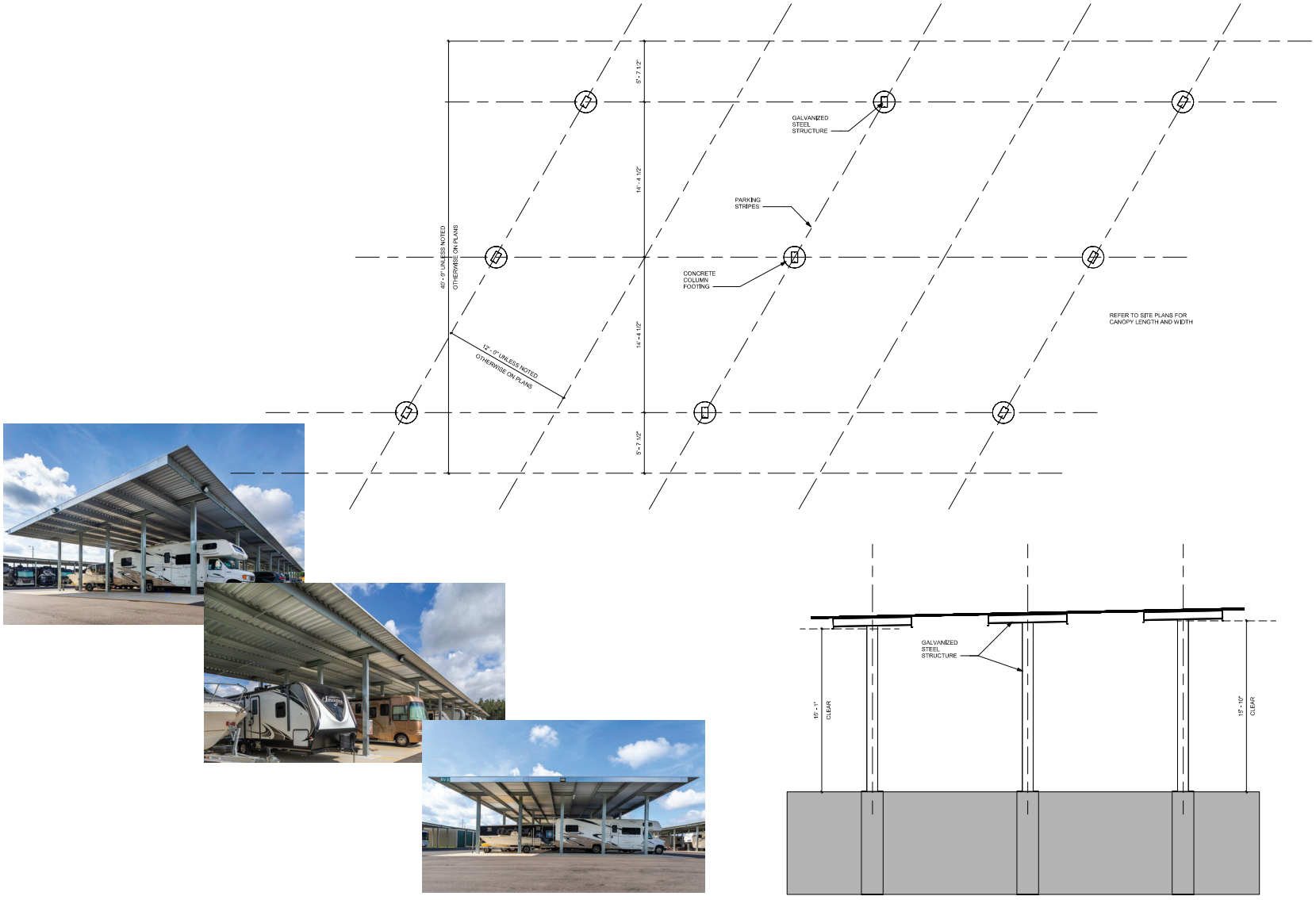


Source: InSite, 2023

Conceptual RV Parking Canopy Design

Exhibit 3-3

Pacific Place Project

PSOMAS

Vehicular Access, Parking and On-Site Circulation

Site access would be from a proposed extension of North Pacific Place northwest and west approximately 360 feet from the existing end of Ambeco Road. Two electronic gates would control entry to the RV storage area: one across the driveway next to the northeast side of the proposed self-storage building and the second across the driveway next to the south side of the self-storage building. Two crosswalks would connect the parking lot to the proposed self-storage building. An accessible pedestrian path of travel would be located along the north side of the proposed entrance driveway. A driveway would extend around the perimeter of the self-storage building. Several internal drive aisles would provide access to the RV storage spaces (see Exhibit 3-1, Conceptual Site Plan).

Storm Water

The Project Site would be separated into eight drainage areas (Areas A through H), and two separate Low Impact Development (LID) drainage management areas (DMA A and B) as shown on Exhibit 3-4, LID Plan. Drainage Area A (comprised of 2.2 acres), Area B (comprised of 2.4 acres), Area C (comprised of 2.0 acres), and Area D (comprised of 2.1 acres) would drain southwest towards LID feature area DMA A, which consists of a stormwater detention and wetland biofiltration system. DMA A has a storage capacity of 33,499 cubic feet (cf), which exceeds the required storage capacity of 32,550 cf. Drainage Area E (comprised of 1.9 acres), Area F (comprised of 1.0 acre), and Area H (comprised of 1.3 acres) would drain southeast towards LID feature area DMA B, which is comprised of another stormwater detention and wetland biofiltration system. DMA B has a storage capacity of 15,988 cf, which exceeds the required storage capacity of 15,528 cf. Drainage Area G (comprised of 0.3 acre) would drain southeast towards the municipal stormwater system.

Onsite drainage would generally be directed towards a series of catch basins and underground storage pipes along the site perimeters, which would convey stormwater to the two proposed detention systems located along the western and eastern site and consisting of multiple underground cisterns. One detention system is located along the eastern site boundary (DMA B) and the other along the western boundary (DMA A), and stormwater discharged from the detention systems would be directed to the two proposed biofiltration systems located on their respective ends, comprised of modular wetlands for treatment, and ultimately conveyed into the municipal storm drains located along the southern portion of the site towards the proposed extension of North Pacific Place northwest.

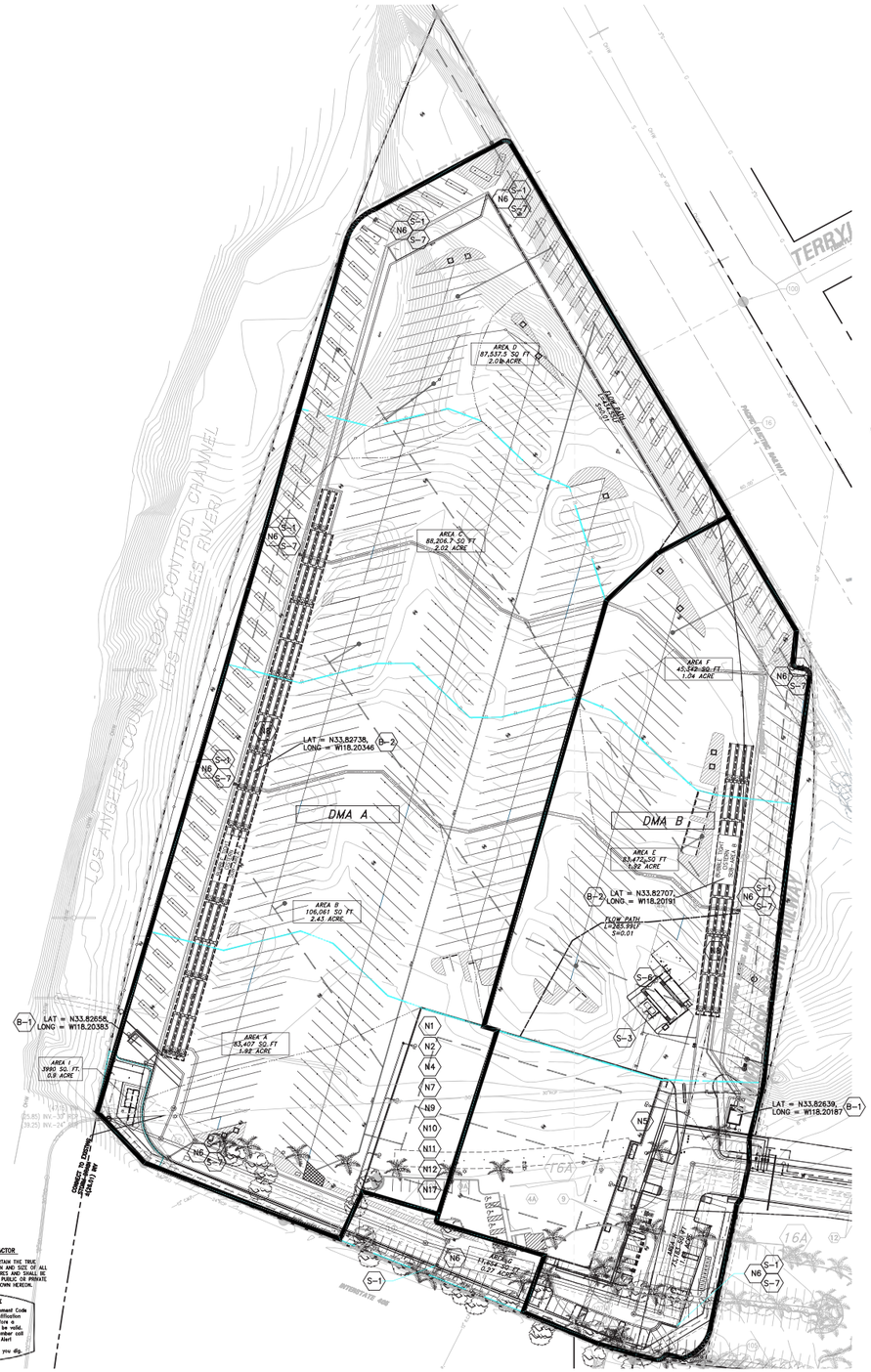
To collect stormwater that originates offsite and flows to North Pacific Place, two catch basins would be installed in North Pacific Place and a new offsite 36” RCP storm drain line would be installed from North Pacific Place extending around the southern perimeter of the Project Site, to be dedicated to the City, which would eventually connect to an existing Caltrans pipe at the southwest corner of the Project Site. This is depicted on the offsite drainage plans included as Appendix J-2 of this DEIR.

Utility Improvements

The Project would require the extension of distribution lines for all utilities to serve the Project, as described below.

Water

The Project would include construction of proposed domestic, fire, and irrigation lines on the Project site to serve the anticipated water demand. The Project would also involve off-site



BMP SUMMARY TABLE			
BMP TYPE	VOLUME REQUIRED FT³	VOLUME PROVIDED FT³	GPS COORDINATES (LAT., LONG.)
STORMWATER DETENTION SYSTEM (DMA A)	32,550	33,499	33.82738; −118.20346
WETLANDMOD STORMWATER BIOFILTRATION SYSTEM (DMA A)	32,550	33,499	33.82658; −118.20383
STORMWATER DETENTION SYSTEM (DMA B)	15,528	15,988	33.82707; −118.20191
WETLANDMOD STORMWATER BIOFILTRATION SYSTEM (DMA B)	15,528	15,988	33.82639; −118.20187

*72 HOUR DRAIN DOWN TIME TREATMENT VOLUME

PROPOSED SITE EXHIBIT 13.3 ACRES – TOTAL REDEVELOPMENT AREA			
SURFACE TYPE		AREA (ACRE)	%
IMPERVIOUS	BUILDING ROOF, PAVING (AC & PCC)	13.3	100.0
PERVIOUS	LANDSCAPED AREA	0.00	0.00

City of Long Beach
Department of Development Services
Building and Safety Bureau
333 West Ocean Blvd., 4th Floor
Long Beach, CA 90802
tel: 562-570-LBDS fax: 562-570-6753
Website: http://www.lbds.info

LID OBSERVATION REPORT FORM

LID OBSERVATION means the visual observation of the Low Impact Development ("LID") and storm water related Best Management Practices (BMPs) for conformance with the approved LID Plan at significant construction stages and at completion of the project. LID observation does not include or waive the responsibility for the inspections required by Section 18.07.050 or other sections of the City of Long Beach Building Code.

LID OBSERVATION must be performed by the Registered Design Professional ("RDP") responsible for the approved LID Plan or designated staff in their employment.

LID OBSERVATION REPORT must be signed and stamped below by the RDP responsible for the approved LID Plan and submitted to the city prior to the Building Final or issuance of the certificate of occupancy.

Project Address: 3701 N Pacific Place	Building Permit No.: TBD
Name of RDP responsible for the approved LID Plan: Geoffrey Ayton	Phone Number: (714) 935-0265
Name of LID Observer:	Phone Number:

CHECK APPROPRIATE BOX

- ☐ Installation is approved and without deficiencies.
- ☐ Final lid observation for the project is 100% complete without any deficiencies.
- ☐ Observed deficiencies and comments:

I declare that the following statements are true to the best of my knowledge:

1. I am the Registered Design Professional retained by the Owner to be in responsible charge for the approved LID plan, and
2. I, or a designated staff under my responsible charge, has performed the required site visits at each significant construction stage and at completion to verify that the best management practices as shown on the approved LID plan have been constructed and installed in accordance with the approved LID plan.

SIGNATURE OF LID OBSERVER OF RECORD | DATE | STAMP OF LID OBSERVER OF RECORD

Updated: 11-27-12

City of Long Beach
Department of Development Services
333 West Ocean Blvd., 4th Floor
Long Beach, CA 90802
Phone: (562) 570-5237 Fax: (562) 570-675
Website: www.lbds.info

LID Project Information

Applicant: Paul Brown	Date: 12/20/19
Project Address: 3701 N Pacific Place	Permit Number: TBD

Choose at least two LID Measures and provide the required information in each column:

Residential 4 Units or Less

LID BMP Measures						
Rain Barrels (# 55 gal barrels)	Rain Gardens (Area)	Planter Boxes (Area)	Dry Wells (Gallons)		Permeable Pavement (Area)	# of Trees
			Fill	with Fill		
					1 ft subbase / 2 ft subbase	

Off-Site Mitigation Fee $_____
$3.00 per sq ft of non-infiltrated or non-treated water (first ¾").
I hereby certify that the above information is true, accurate, and complete, to the best of my knowledge.

Owner's Signature | Date

Non-Residential & Residential / 5 Units or More

Development Type *(Check the appropriate category)*: New Development ☑ Redevelopment ☐

Land Use *(Check the appropriate category)*:
Residential / 5-Units or More ☐ Non-Residential ☑ Industrial ☐ Institutional ☐ Transportation ☐
Open Space ☐ Mixed Use ☐ Other ☐ :_____

Off-Site Mitigation Fee $_____
$3.00 per sq ft of non-infiltrated or non-treated water (first ¾").

Project Information*						
Total Drainage Area managed by Project (acres)	Average Imperviousness (%)	Average Perviousness (%)	Project Design Volume (cubic feet)	Total Volume Capacity of BMPs (cubic feet)	BMP Type (e.g. infiltration, biofiltration, harvest and use)
13.3	100.0	0.0	48,400	49,780	Biofiltration

*Please provide the information requested in each column. The table is intended to represent the **cumulative data** of the project. If multiple LID BMPs are proposed, the data must be summed.

I certify that the volumes specified provided herein correspond with the approved Low Impact Development (LID) Plan and comply with the requirements established by the California Regional Water Quality Control Board and the State Water Resources Control Board for Low Impact Development (LID) Plans.

Registered Design Professional's Signature | Date | **Affix Registered Design Professional Wet Ink Stamp Here:**

- DRAINAGE AREA BOUNDARY
- FLOW PATH
- N_ DENOTES NON-STRUCTURAL MEASURES
- N1 EDUCATION FOR PROPERTY OWNERS, TENANTS AND OCCUPANTS
- N2 ACTIVITY RESTRICTIONS
- N4 BMP MAINTENANCE
- N5 NOT USED
- N6 COMMON AREA CATCH BASIN INSPECTION
- N7 STREET SWEEPING AND PRIVATE STREETS AND PARKING LOTS
- N8 NOT USED
- N9 NOT USED
- N10 UNIFORM FIRE CODE IMPLEMENTATION
- N11 LITTER/DEBRIS CONTROL PROGRAM
- N12 EMPLOYEE TRAINING
- N17 COMPLY WITH ALL OTHER APPLICABLE NPDES PERMITS
- B_ DENOTES BIOFILTRATION BMPs
- B–1 WETLAND MOD STORMWATER BIOFILTRATION SYSTEM
- B–2 UNDERGROUND CISTERN SYSTEM
- S_ DENOTES ROUTINE STRUCTURAL SOURCE CONTROL BMPs
- S–1 STORM DRAIN MESSAGE AND SIGNAGE
- S–2 OUTDOOR MATERIAL STORAGE AREA DESIGN
- S–3 OUTDOOR TRASH STORAGE AND WASTE HANDLING AREA DESIGN
- S–6 OUTDOOR VEHICLE WASHING AREA DESIGN
- S–7 CATCH BASIN FILTERS

	Category 1 Screening (Feasible)	Category 2 Screening (Potentially Feasible)	Category 3 Screening (Infeasible)
Descriptors	☐ Underlying Groundwater ☐ Depth of bottom of infiltration facility to seasonal high groundwater is > 10 ft ☐ Site Soils ☐ Infiltration rate (K_{sat}) is > 0.5 in/hr ☐ Geotechnical hazards ☑ Site Surroundings ☑ Buildings or structures are at least 25 ft away from the potential infiltration BMP ☑ Site is not located within the designated hillside grading area. ☑ No continuous presence of dry weather flows	1. Underlying Groundwater ❑ Depth from bottom of infiltration facility to seasonal high groundwater is ≤10 ft ❑ Unconfined aquifer is present with beneficial uses that may be mpaired by infiltration. Full treatment required if this is the case ❑ Groundwater is known to be polluted. 2. Site Soils ❑ Infiltration rate is ≤ 0.5 in/hr but potential connectivity to higher K_{sat} soils s feasible ❑ Geotechnical hazards such as liquefaction are a potential near the site 3. Site Surroundings ❑ Buildings or structures are witnin 10 to 25 ft of the potential infiltration BNP ❑ High-risk areas such as service,gas stations, truck stops, and heavy industral sites. Full treatmont is required if this is the case, or high-risk areas must be separate from stormwater runoff mingling	1. Underlying Groundwater ❑ Depth from bottom of infiltration facility to seasonal high groundwcter is ≤ 5 ft ☑ Sites with soil and/or groundwater contamination** Infiltration is not feasible 2. Site Soils ❑ Infiltration rate is ≤ 0.3 in/hr and connectivity to higher K_{sat} soils is infeasible ☑ Geotechnical hazards such as liquefaction, collapsible soils, or expansive soils exist 3. Site Surroundings ❑ Site is located on a fill site ❑ Site is located on or within 50 feet upgradient of a steep slope (20% or greater) and has not been approved by a professional geotechnical engineer or geologist
Instructions	If all of the above boxes are checked, they shall be confirmed by a site-specific geotechnical investigation report and/or hydrologic anlysis conducted and certified by a State of California registered professional geotechnical engineer or geologist, verifying that infiltration BMPs are feasible at the site*. Otherwise, proceed to Category 2 screening.	If all of the above boxes are checked, or if corresponding boxes in Category 1 are checked in combination with the above boxes, a site-specific geotechnical investigation report and/or hydrologic analysis conducted and certified by a State of California registered professional geotechnical engineer or geologist shall be carried out to approve infiltration measures*. Otherwise, proceed to Category 3 screening.	If any of the above boxes are checked, a site-specific geotechnical investigation repor; and/or hydrologic analysis conducted and certified by a State of California registered professional geotechnical engineer or geologist shall be submitted to prove infiltration practices are not feasible. *

Table 4.1. Infiltration Feasibility Screening

* Geotechnical Reports shall be reviewed by Building and Safety Bureau and Public Works Department. See Geotechnical Report Requirements herein.

** The presence of soil and/or groundwater contamination and/or the presence of existing or removed underground storage tanks shal be documented by CEQA or NEPA environmental reports, approved geotechnical reports, permits on file with the City, or a review of the State of California's Geotracker website.

	Category 1 Screening (Feasible)	Category 2 Screening (Potentially Feasible)	Category 3 Screening (Infeasible)
Description	1. Landscaped Area ☐ Landscaped area categorization of 1 soils in accordance with Table 4.3 ☐ Captured volume equal to or less than the Estimated Total Water Usage (ETWU) from October 1 - April 30. 2. Site Soils ☐ Geotechnical hazards are not a potential near the site 3. Vector Control ☐ Approved vector control measures will be implemented	1. Landscaped Area ☐ Landscaped area categorization of 2 soils in accordance with Table 4.3 ☐ Captured volume greater than the Estimated Total Water Usage (ETWU) from October 1 - April 30. 2. Site Soils ☐ Geotechnical hazards such as liquefaction are a potential near the site ☐ Soil hydraulic conductivities are sufficient for the dosigned water application rate; if not, soil amendments will be implemented	1. Landscaped Area ☐ Landscaped area categorization of 2 soils in accordance with Table 4.3 2. Site Soils ☑ Geotechnical hazards such as landsliding, collapsible soils, or expansive soils exist 3. Site Surroundings ☐ Site is located on or within 50 feet of a steep slope (20% or greater) as determined by the Department of Building and Safety; irrigation within 3 days of a rain event could cause geotechnical instability
Instructions	If all of the above boxes are checked, they shall be confirmed by a site-specific geotechnical investigation report and/or hydrologic analysis conducted and certified by a State of California registered professional civil engineer, geotechnical engineer, geologist, or landscape architect, verifying that capture and use BMPs are feasible at the site.* Otherwise, proceed to Category 2 screening.	If all of the above boxes are checked, or if corresponding boxes in Category 1 are checked in combination with the above boxes, a site-specific geotechnical investigation report and/or hydrologic analysis conducted and certified by a State of California registered professional civil engineer, geotechnical engineer, geologist, or landscape architect, shall be carried out to approve capture and use measures.* Otherwise, proceed to Category 3 screening.	If any of the above boxes are checked, a site-specific geotechnical investigation report and/or hydrologic analysis conducted and certified by a State of California registered professional geotechnical engineer, geologist, or landscape architect shall be submitted to prove capture & use practices are not feasible. *

Table 4.2: Capture and Use Feasibility Screening

* Geotechnical Reports shall be reviewed by the Building and Safety Bureau and Public Works Department See Geotechnical Report Requirements contained in the Infiltration Feasibility section.

Source: Joseph C. Truwax and Associates, Inc., 2021

LID Plan

Pacific Place Project

Exhibit 3–4

N W E S

Map not to scale

PSOMAS

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improvements related to installation of an 8-inch water line within the extension of Pacific Place, extending north along the Pacific Electric right-of-way. This proposed 8-inch line would extend through the Project Site and off site to the west where it would connect to an existing City of Long Beach water line.

Wastewater

Wastewater would be collected onsite through a series of proposed pipelines and conveyed to the City's sewer system via a connection to existing offsite sewer mains in North Pacific Place. The Los Angeles County Sanitation District (LACSD) 30-inch vitrified clay pipe (VCP) North Long Beach Trunk Sewer is located within the Project Site, along the Project Site's eastern boundary. This existing sewer line is located within a 10-foot LACSD sewer easement that would be maintained in place with a 25-foot setback from the proposed water quality features. The Project would construct a 6-inch private sewer line extending from the LACSD sewer line and serving the proposed car wash and self-storage building. Wastewater would be collected on-site and flow off-site to be treated at the Joint Water Pollution Control Plant (JWPCP) in the City of Carson.

Electricity and Telecommunications

The Project would install electricity, data, and telecommunications lines on-site and would be responsible to connect to existing offsite lines.

Site Remediation

Response Plan (RP)

As part of the construction, an engineered cap would be designed and constructed to cover the entire Project site. Construction activities associated with the response actions would likely include, but not be limited to, the following main tasks:

- Mass grading of the Site to achieve planned development grades;
- Management of soils associated with the identified AECs;
- Installation of venting systems under proposed building slabs and parking areas;
- Construction of the engineered cap;
- Construction of building protection systems; and
- Installation of groundwater monitoring wells and perimeter soil vapor monitoring probes and methane/vapor system.

Project Phasing and Schedule

Site preparation and Project construction will occur in two phases. The first phase, which was previously completed in January 2021, involved mass grading of the site and creation of a soil Surcharge pile to determine the type of building foundation that would be most suitable for the proposed development of the Project Site. In addition, 12,000 cy of certified clean soil was imported from offsite to include in the Surcharge pile. The second phase will involve grading out the Surcharge pile, import of an additional 6,000 cy of soil, and building construction, paving, and architectural coatings. This second phase is expected to occur over a 20-month period.

The Project is expected to be completed in July 2026.

Project construction activities are anticipated to occur up to six days per week (i.e., Monday through Saturday). As described in more detail in Section 4.11, Noise, Project construction would be limited to Monday through Friday, for approximately 10 hours a day between 7 a.m. and 7 p.m. No construction would occur on Sundays or during City-observed federal holidays.

Sustainable Features

PDF-1 The Project shall implement a a combination of the installation of on-site renewable energy systems and participation in Southern California Edison's (SCE's) Green Rate program to supply 100% of the proposed Project's estimated energy demand to the maximum extent feasible. As described in Section 3.0, Project Description, the Project would install solar photovoltaic panels with sufficient capacity to offset approximately 70% of the Project's electrical demand. As available, the Project applicant would be required to participate in SCE at the Green Rate level (i.e. 100% carbon free electricity) for all electricity accounts associated with the project until which time SCE provides 100% carbon-free electricity for all accounts by default (for all electricity not generated by on-site solar). As of July 9, 2024, SCE notes that "the volume of interest for both the 50% and 100% Green Rate program has exceeded the amount of capacity available from approved Green Rate resources. In the 4th Quarter of 2022, SCE launched a new request for offers for additional generation to support the increasing interest in the Green Rate program. Until new Green Rate resources are contracted, or otherwise ordered, or authorized by the Commission, SCE will maintain a waitlist from customers interested in participating in the Green Rate program. As capacity becomes available, SCE will enroll customers onto the Green Rate on a first-come, first-served basis." Should Green Rate electricity not be available at the time the Project obtains its first certificate of occupancy, the Project Applicant shall sign up for the SCE Green Rate waitlist and remain on the waitlist until Green Rate electricity becomes available, upon which, the Applicant would be required to enroll in SCE's Green Rate program for all electricity associated with the Project not generated by on-site solar.

PDF-2 The Project shall comply with all state and local requirements for recycling, also including but not limited to, Chapter 8.60 Solid Waste, Recycling, and Litter Prevention and Organic Waste Disposal Reduction in the City's Municipal Code. Additionally, the Project shall:

1. Comply with all Mandatory Construction & Demolition (C&D) Recycling Program Requirements, including Section 18.67.100.
2. Provide substantial storage, collection, and loading of recyclables in a manner that is convenient and safe for all users of the building. Ensure there are sufficient sizes and amount of collection containers for recyclables. Containers will be kept clean, be clearly labeled, and will be co-located next to any other solid waste receptacles. The Project Applicant will ensure sufficient pick up of collection containers to meet the needs of the occupants or customers.
3. The Project shall ensure space for multi-stream collection containers in any location where a solid waste container is traditionally housed. This includes both outdoor collection containers serviced by a waste hauler or indoor collection containers utilized by occupants. The Project shall provide educational material and training to occupants and tenants in how to properly separate recyclables from all other solid waste and place recyclables in a separate container designated for recycling.

4. The Project Applicant shall ensure that all Project occupants and tenants separate recyclables from all other refuse and place recyclables in a separate container designated for recycling through the provision of separate containers.
5. The Project Applicant shall ensure that all containers are audited annually to ensure proper service levels and to check for contamination and report findings back to occupants within 30 days and to the City as requested.
6. The Project Applicant shall work with the Project's waste hauler to provide educational material to tenants at least on an annual basis.
7. The Project Applicant shall provide compliance data to the City as required for any current auditing program.

PDF-3 The Project shall comply with all state and local requirements for composting and organic waste collection, including, Chapter 8.60 Solid Waste, Recycling, and Litter Prevention and Organic Waste Disposal Reduction in the City's Municipal code. Additionally, the Project shall:

1. Provide proper storage, collection, and loading of organics in a manner that is convenient and safe for all users of the building. Ensure there are sufficient sizes of collection containers for organics. Containers shall be kept clean, be clearly labeled, and co-located next to any other solid waste receptacles. The Project Applicant shall ensure sufficient pick up of collection containers to meet the needs of occupants or customers.
2. The Project Applicant shall ensure that the Project includes space for multi-stream collection containers for both recycling and organics in any location where a solid waste container is traditionally housed. This includes both outdoor collection containers serviced by a waste hauler or indoor collection containers utilized by occupants. The Project must provide educational material and training to occupants and tenants in how to properly separate organics from all other solid waste and place organics in a separate container designated for organics.
3. The Project Applicant shall ensure that all Project occupants and tenants will separate compostables from all other refuse and place compostables in a separate container designated for composting.
4. The Project Applicant shall ensure containers are audited annually to ensure proper service levels and to check for contamination and report findings back to occupants within 30 days and to the City as requested.
5. The Project Applicant shall work with the Project's waste hauler to provide educational material to tenants at least on an annual basis.
6. The Project Applicant shall provide compliance data to the City as required for any current auditing program.

PDF-4 The Project will set aside an easement along the southern border of the Project Site to provide future pedestrian and bicycle access to the Los Angeles River, should a future trail be developed. Should a future trail be developed, this easement would provide a publicly accessible trail/trailhead and improve the walking environment within the City. All pedestrian facilities and connections would be with the City's Mobility Element, CX3 Pedestrian Plan, and any other relevant governing plans.

PDF-5 The Project shall provide 15 bicycle parking spaces along the front parking lot area, encouraging individual to take alternative modes of transportation.

PDF-6 The Project shall incorporate shaded canopies with solar panels above the RV storage areas.

PDF-7 The Project shall incorporate drought-tolerant and native trees and plants around the perimeter of the Project Site, as applicable and feasible.

PDF-8 The Project shall include the installation of low flow sprinkler heads and drip, automated faucets, and high efficiency toilets, where feasible. Additionally, the Project shall plant native and drought tolerant vegetation with lower demands than required by Model Water Efficient Landscape Ordinance (MWELO).

PDF-9 The Project shall incorporate green infrastructure such as bioretention areas, bioswales, or vegetated strips, where feasible.

3.6 AGENCY APPROVALS

Implementation of the Project would require permits or other forms of approval from public agencies or other entities prior to construction of the Project.

City of Long Beach

- **Certification of Final EIR**
- **General Plan Amendment.** To change the Property's PlaceType from Neo-Industrial to Community Commercial Centers and Corridors, and to allow a building height of up to five stories at the Project Site.
- **Zone Change.** Amend Project Site's zoning district from Light Industrial (LI) to Commercial Storage (CS), and add a height overlay of 50 feet (HR-50).
- **Zoning Text Amendment.** To allow the CS zoning district to utilize height overlays.
- **Site Plan Review.** City site plan review for projects with greater than 50,000 sf in floor area.
- **Conditional Use Permit.** Conditionally permit self-storage, RV storage, and car wash uses in the proposed CS zone.
- **Lot Merger/Lot Line Adjustment.** To combine four parcels into a single parcel.

Other Responsible Agencies

Approvals from the following agencies are anticipated to be required during Project construction:

- California Department of Toxic Substances Control
- Los Angeles County Metropolitan Transportation Authority

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