

CALIFORNIA ENVIRONMENTAL QUALITY ACT

STATEMENT OF FINDINGS

The Department of Toxic Substances Control (DTSC) has issued Findings for this Project pursuant to the California Environmental Quality Act (CEQA; California Public Resources Code, Division 13, Section 21081) and implementing Guidelines (California Code of Regulations, Title 14, Division 6, Chapter 3, Sections 15091 et seq.)

A. PROJECT SUBJECT TO DTSC APPROVAL

PROJECT TITLE: Long Beach Industrial Park (a.k.a. Former Oil Operators) Response Plan		SITE CODING: 401886-11
PROJECT ADDRESS: 3701 North Pacific Place	CITY: Long Beach	COUNTY: Los Angeles
PROJECT SPONSOR: Artesia Acquisition Company, LLC (aka InSite Property Group)	CONTACT: Chip Brown, Manager	PHONE/ EMAIL: (866) 521-8292 / chip@insitepg.com
Approval Action Under Consideration by DTSC:		
<input type="checkbox"/> Removal Action Workplan <input type="checkbox"/> Interim Removal <input type="checkbox"/> Initial Permit Issuance <input type="checkbox"/> Permit Re-Issuance <input type="checkbox"/> Corrective Measure Study/Statement of Basis <input type="checkbox"/> Permit Modification <input type="checkbox"/> Closure Plan <input type="checkbox"/> Remedial Action Plan <input type="checkbox"/> Regulations <input checked="" type="checkbox"/> Other (specify): Response Plan		
STATUTORY AUTHORITY:		
<input type="checkbox"/> California H&SC, Chap. 6.5 <input type="checkbox"/> California H&SC, Chap. 6.8 <input checked="" type="checkbox"/> Other (specify): CA H&SC, Chap. 6.82		
<p>PROJECT DESCRIPTION: The Project includes activities to address contaminated soil, soil vapor, and groundwater at the currently undeveloped 14-acre property (Site). The Response Plan was developed to address the contamination at the Site. Project activities include grading, construction of an engineered cap, installation of a vapor mitigation system, soil vapor and groundwater monitoring, and implementation of a Land Use Covenant to address contaminated soil vapor, soil, and groundwater that are above protective health standards. The selected remedy will also include an operation, maintenance, and monitoring (OM&M) plan for future operations to allow for development of the Site.</p> <p>Project activities detailed in the Response Plan will occur as part of the overall development project that is under the jurisdiction of the City of Long Beach (City). The City completed an Environmental Impact Report (EIR) for the construction of a four-story, 206,756-square foot (sf) self-storage building consisting of approximately 1,681 self-storage units on four levels; and 551 rentable recreational vehicle (RV) parking stalls, 27 standard automobile parking stalls, and 5 Americans with Disabilities Act (ADA) accessible automobile parking stalls. In addition, the City's project would also include Site improvements, landscaping, offsite improvements along North Pacific Place Road, and dedication of an easement for future development of a publicly accessible trail and trailhead.</p> <p>Construction of an engineered cap is an effective and commonly used method to prevent exposure to residual subsurface impacts. An engineered cap will be designed and constructed to cover the entire Site. The cap will create a separation between the underlying impacted soils and sump materials and the final development grade. The cap serves to minimize infiltration of rainwater into the underlying impacted materials and groundwater. The intent of the vapor mitigation system is to minimize the vertical migration of methane and soil vapor. The vapor mitigation system will be installed under future buildings, the paved parking areas, and the rest of the Site to prevent potential accumulation or offsite migration of methane and volatile organic compounds (VOCs) in soil vapor. A Land Use Covenant will restrict any future activities that may disturb or impede the functionality of any part of the cap or vapor mitigation system.</p> <p>Perimeter soil vapor monitoring probes and groundwater monitoring wells will be constructed to monitor the Site for long term protection. Site groundwater conditions do not appear to differ significantly from the regional groundwater quality. Although groundwater beneath the Site is considered of beneficial use by the Los Angeles Regional Water</p>		

Quality Control Board (LARWQCB), regional groundwater quality is generally poor due to saltwater intrusion and industrial waste disposal, including historical oil and gas production activities in the vicinity of the Site. No active drinking water production wells were identified within one mile of the Site. For these reasons, groundwater will be monitored to determine if future remediation is warranted.

All project activities discussed in the Response Plan will be conducted in accordance with the applicable mitigation measures included in the City’s EIR. The Project DTSC is approving (i.e., the Response Plan) will not add any new significant impacts and no additional mitigation measures are required. All of the potential environmental impacts associated with the Project activities detailed in the Response Plan were analyzed as part of the City’s EIR and no additional analysis is required.

B. LEAD AGENCY ENVIRONMENTAL DOCUMENT REVIEWED

Lead Agency: City of Long Beach
Lead Agency’s Environmental Document: Pacific Place Project Environmental Impact Report
Date Environmental Impact Report Adopted: August 12, 2025
State Clearinghouse Number: 2023060250

C. STATEMENT OF FINDINGS AND FACTS FOR ADEQUACY OF LEAD AGENCY ENVIRONMENTAL DOCUMENT

Using its independent judgment, DTSC makes the following findings:

- The Lead Agency Final Environmental Document includes a description of the Project now before DTSC for decision
- The Lead Agency Final Environmental Document adequately analyzed impacts associated with the Project before DTSC for decision.
- DTSC concurs with the findings made by the Lead Agency Final Environmental Document relating to the Project before DTSC for decision.
- Mitigation measures are included in the Lead Agency Final Environmental Document for the following resources that would potentially be affected by the DTSC project.

The City of Long Beach developed a Mitigation Monitoring and Reporting Program (MMRP) for the entire project. Mitigation Measures that are applicable to the Response Plan are listed below. The entire MMRP is provided as **Appendix A** to this Statement of Findings.

<input type="checkbox"/> Aesthetics	Mitigation Measure:
<input type="checkbox"/> Agricultural Resources	Mitigation Measure:
<input checked="" type="checkbox"/> Air Quality	Mitigation Measure: AIR-1

<input checked="" type="checkbox"/> Biological Resources	Mitigation Measure: BIO-1, BIO-2, BIO-3, and BIO-4
<input checked="" type="checkbox"/> Cultural Resources	Mitigation Measure: CULT-1
<input type="checkbox"/> Energy	Mitigation Measure:
<input checked="" type="checkbox"/> Geology / Soils	Mitigation Measure: GEO-2, GEO-3
<input type="checkbox"/> Greenhouse Gas Emissions	Mitigation Measure:
<input checked="" type="checkbox"/> Hazards / Hazardous Materials	Mitigation Measures: HAZ-1, HAZ-2, HAZ-3, HAZ-4, HAZ-5
<input type="checkbox"/> Hydrology / Water Quality	Mitigation Measure:
<input type="checkbox"/> Land Use / Planning	Mitigation Measure:
<input type="checkbox"/> Mineral Resources	Mitigation Measure:
<input checked="" type="checkbox"/> Noise	Mitigation Measure: NOI-1
<input type="checkbox"/> Population / Housing	Mitigation Measure:
<input type="checkbox"/> Public Services	Mitigation Measure:
<input type="checkbox"/> Recreation	Mitigation Measure:
<input type="checkbox"/> Transportation / Traffic	Mitigation Measure:
<input checked="" type="checkbox"/> Tribal Cultural Resources	Mitigation Measure: TRIB CULT-1, TRIB CULT-2, TRIB CULT-3, TRIB CULT-4, TRIB CULT-5
<input type="checkbox"/> Utilities / Service Systems	Mitigation Measure:
<input type="checkbox"/> Wildfire	Mitigation Measure:

Mitigation measures identified in the Lead Agency Final Environmental Document have been adopted by DTSC for this Project and will be implemented to avoid, reduce, or substantially lessen the Project impacts. No additional mitigation measures are necessary, and no additional mitigation monitoring plan is required pursuant to CEQA.

For each significant environmental effect identified for the Project:

Changes or alterations have been required in, or incorporated into, the Project which avoid or substantially lessen the significant environmental effects as identified in the Lead Agency Final Environmental Document.

Such changes or alterations are within the responsibility and jurisdiction of the County of Los Angeles not DTSC.

- Such changes have been adopted by this public agency or can and should be adopted by this public agency.
- Mitigation measures included in the Lead Agency Final Environmental Document are infeasible, and therefore, will not be incorporated into the DTSC Project for the following reasons: N/A

BASED ON THE ABOVE FINDINGS, DTSC CONCLUDES:

The proposed Project will not result in significant and unavoidable effects to the environment.

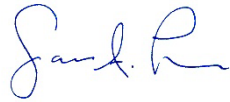
The proposed Project will result in significant and unavoidable effects to the following environmental resources:

<input type="checkbox"/> Air Quality	<input type="checkbox"/> Mineral Resources
<input type="checkbox"/> Agricultural Resources	<input type="checkbox"/> Noise
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Population/Housing
<input type="checkbox"/> Cultural Resources	<input type="checkbox"/> Public Services
<input type="checkbox"/> Energy	<input type="checkbox"/> Recreation
<input type="checkbox"/> Geology/ Soils	<input type="checkbox"/> Transportation/Traffic
<input type="checkbox"/> Greenhouse Gas Emissions	<input type="checkbox"/> Tribal Cultural Resources
<input type="checkbox"/> Hazards/Hazardous Materials	<input type="checkbox"/> Utilities/ Service Systems
<input type="checkbox"/> Hydrology/ Water Quality	<input type="checkbox"/> Wildfire

None of the conditions requiring a subsequent EIR or Negative Declaration pursuant to Cal. Code Regs., title 14 Section 15162 exist.

In accordance with Cal. Code of Regs., title 14, section 15093, a Notice of Determination indicating the results of said Findings will be filed with the Governor’s Office of Planning and Research / State Clearinghouse.

D. CERTIFICATION



Project Manager's Signature

2/6/2026

Date

Sarah Larese Senior Environmental Scientist (Specialist)

Project Manager's Name Title 714-484-5321

Phone #



Branch Chief's Signature

2/6/2026

Date

Eileen Mananian, M.S. Environmental Program Manager 1
(Supervisory)

Branch Chief's Name Title 714-484-5349

Phone #