

## CALIFORNIA ENVIRONMENTAL QUALITY ACT NOTICE OF DETERMINATION

To: Office of Land Use and Climate Innovation  
State Clearinghouse  
P.O. Box 3044, 1400 Tenth Street, Room 212  
Sacramento, CA 95812-3044

From: Department of Toxic Substances Control  
Site Mitigation and Restoration Program  
5796 Corporate Avenue  
Cypress, CA 90630

**Subject:** FILING OF NOTICE OF DETERMINATION IN COMPLIANCE WITH SECTION 21108 OF THE PUBLIC RESOURCES CODE

**Project Title:** Long Beach Industrial Park (a.k.a. Former Oil Operators) Response Plan

**State Clearinghouse Number:** 2023060250

**Project Location:** 3701 North Pacific Place, Long Beach, CA 90806

**County:** Los Angeles

**Project Applicant:** Chip Brown, Manager  
Artesia Acquisition Company, LLC (aka InSite Property Group)  
811 North Catalina Avenue, Suite 1306  
Redondo Beach, CA 90277  
[chip@insitepg.com](mailto:chip@insitepg.com)

**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 for the selected remedy 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, soil vapor, and groundwater at the Site 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.

Project activities will be conducted as part of a construction project (Pacific Place Project) to develop a storage facility at the Site under the jurisdiction of the City of Long Beach (City). The storage facility will include a self-storage building, a recreational vehicle parking facility, and an office space covering approximately 5.5 acres of the Site. The City prepared an Environmental Impact Report (EIR) for the development of the storage facility at the Site and approved the project on August 12, 2025. Their Notice of Determination was filed with the State Clearinghouse on August 14, 2025.

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.

As a Responsible Agency under the California Environmental Quality Act (CEQA), DTSC approved the above-described Project on February 2, 2026 and has made the following determinations:

1. The Project will not have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA by the City of Long Beach.
3. Mitigation measures were made a condition of Project approval.
4. A Statement of Overriding Considerations was not adopted for this Project.

5. Findings were made pursuant to the provisions of CEQA.

The administrative record for this project is available to the public by appointment at the following location:

Department of Toxic Substances Control  
Site Mitigation and Restoration Program  
5796 Corporate Avenue  
Cypress, CA 90630

Additional project information is available on EnviroStor:

[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)

Contact Person:

Sarah Larese

Contact Title:

Senior Environmental Scientist  
(Specialist)

Phone Number:

714-484-5321

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Branch Chief's Signature:



Date:

February 6, 2026

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Name:

Eileen Mananian, M.S.

Title:

Environmental Program Manager 1  
(Supervisory)

Phone Number:

714-484-5349