



**NOTICE OF INTENT TO ADOPT / NOTICE OF AVAILABILITY
MITIGATED NEGATIVE DECLARATION
for the Pacific Place Project**

This serves as the City of Long Beach’s (City) Notice of Intent to adopt an Initial Study/Mitigated Negative Declaration (IS/MND) for the Pacific Place Project, prepared in accordance with the California Environmental Quality Act (CEQA), CEQA Guidelines, and local implementation procedures.

Name of Project: Pacific Place Project

Project Location: The project site is located in the City of Long Beach in Los Angeles County. The project site is located at the north ends of Pacific Place and Ambeco Road immediately north of the Interstate (I) 405 Freeway; Ambeco Road is a cul-de-sac connecting to Pacific Place near the north end of the latter roadway¹. The project site occupies eight parcels and a proposed vacated roadway easement totaling approximately 19.41 acres listed below in Table 1 and is separated into two areas – the Artesia Acquisition Company, LLC (Artesia) parcels and the McDonald Trust parcels. The four Artesia parcels combined are triangular with south, northwest, and northeast sides. The four McDonald Trust parcels combined are also triangular with south, west, and northeast sides, and with a southeasterly extension.

**TABLE 1
PROJECT SITE PARCELS**

Assessor’s Parcel No.	Address	Acres
Artesia Parcels		
7140-014-019	3701 Pacific Place	9.75
7140-014-032		2.96
7140-014-033		0.98
7140-014-025		0.26 ¹
Subtotal		13.95
McDonald Trust Parcels		
7140-014-023	3916-4021 Ambeco Road	1.03
7140-014-022		1.35
7140-014-021		1.85
7140-014-027		0.09
Vacated Street		1.14
Subtotal		5.46
Total		19.41
¹ Note that the site plan for the McDonald Trust Parcels includes parcel No. 7140-014-025 (0.26 acre); this parcel was acquired by the applicant for the Artesia parcels after preparation of the McDonald Trust site plan.		

¹ Two roadways named Pacific are present near the project site: Pacific Place, which passes through the southeast part of the project site; and Pacific Avenue approximately 0.3 mile to the east. Pacific Place changes name to Pacific Avenue approximately 0.8 mile southeast of the project site.

Lead Agency: City of Long Beach, 411 West Ocean Blvd., 3rd Floor, Long Beach, CA 90802

Project Description: As stated previously, the project site is divided into two components: the Artesia parcels and the McDonald Trust parcels. It is anticipated that development of either component would occur independent of the other component; therefore, this section is divided between the two components.

Artesia Parcels

The Artesia parcels would be developed with a three-story, 152,745-sf self-storage building consisting of approximately 1,132 self-storage units on three levels. The first level would include a combination of drive-up storage units with roll-up doors located along the perimeters of the building and directly accessible from the outside, and interior storage units accessible from the building's interior. The second and third stories would include interior-accessible storage units. Ancillary uses would include two lobbies, 500 square feet of office space, and two unisex restrooms on the first floor; and an additional unisex restroom on the third floor. The proposed building would include two elevators and two stairwells, and two main points of entry/exit through the lobbies. Alternate points of entry/exit would be in connection with the two stairwells, the office space, and the electrical room. The building would be constructed in the southeast part of the Artesia parcels.

Recreational vehicle storage areas would be developed on most of the balance of the Artesia parcels: 405 surface pull-through parking spaces for outdoor storage and 173 covered pull-in storage spaces on the western, northern, and eastern perimeter of the Artesia parcels, for a total of 578 spaces. A 2,153-sf self-serve car wash for use by RV storage customers would be built in the eastern part of the Artesia parcels a short distance north of the proposed self-storage building. A waste disposal station would be built north of the self-storage building.

The proposed self-storage building would not be constructed over any of the six abandoned oil wells on the Artesia parcels.

McDonald Trust Parcels

The project would allow for construction of a single-story building with up to 77,000 sf of building area under a proposed General Plan Amendment, Conditional Use Permit (CUP), Site Plan Review, Specific Plan Amendment and a zone change. Development would be permitted for and assumed to consist of 73,500 sf of warehouse space and 3,500 sf of office space that would be built on the McDonald Trust parcels north of the proposed extension of Ambeco Road. A total of 10 truck loading dock doors and one at-grade truck loading dock would be located on the north side of the proposed building.

NOTICE IS HEREBY GIVEN THAT the City proposes to adopt a Mitigated Negative Declaration for the above-cited project. The Mitigated Negative Declaration is based on the finding that, by implementing the identified mitigation measures, the project's potential significant adverse impacts will be reduced to a less than significant level. The reasons to support such a finding are documented by an Initial Study prepared by the City. Copies of the Initial Study, the proposed Mitigated Negative Declaration and supporting materials are available for public review on the City of Long Beach website at: <http://www.longbeach.gov/lbds/planning/environmental/reports/>.

For questions regarding the Mitigated Negative Declaration contact:

NAME: Ms. Amy L. Harbin, AICP
TITLE: Planner
ADDRESS: City of Long Beach,
Development Services Department,
411 W. Ocean Blvd., 3rd Floor
Long Beach, CA 90802

PHONE: (562) 570-6872
EMAIL: LBDS-EIR-Comments@longbeach.gov

*Public Review Period: **Begins – October 19, 2020 Ends – November 16, 2020***

In accordance with the CEQA Guidelines, any comments concerning the findings of the proposed IS/MND must be submitted in writing (mail or email) and **received by the City no later than 4:30 p.m. on the closing date of the public review period as cited above**, in order to be considered prior to the City's final

determination on the Project. Should you decide to challenge the proposed Project, you may be limited to the issues raised during this public review period. Please submit your written comments to Ms. Amy L. Harbin, AICP, City of Long Beach, Development Services Department, City of Long Beach 411 W. Ocean Blvd., 3rd Floor, Long Beach, CA 90802.

Project Location Map

