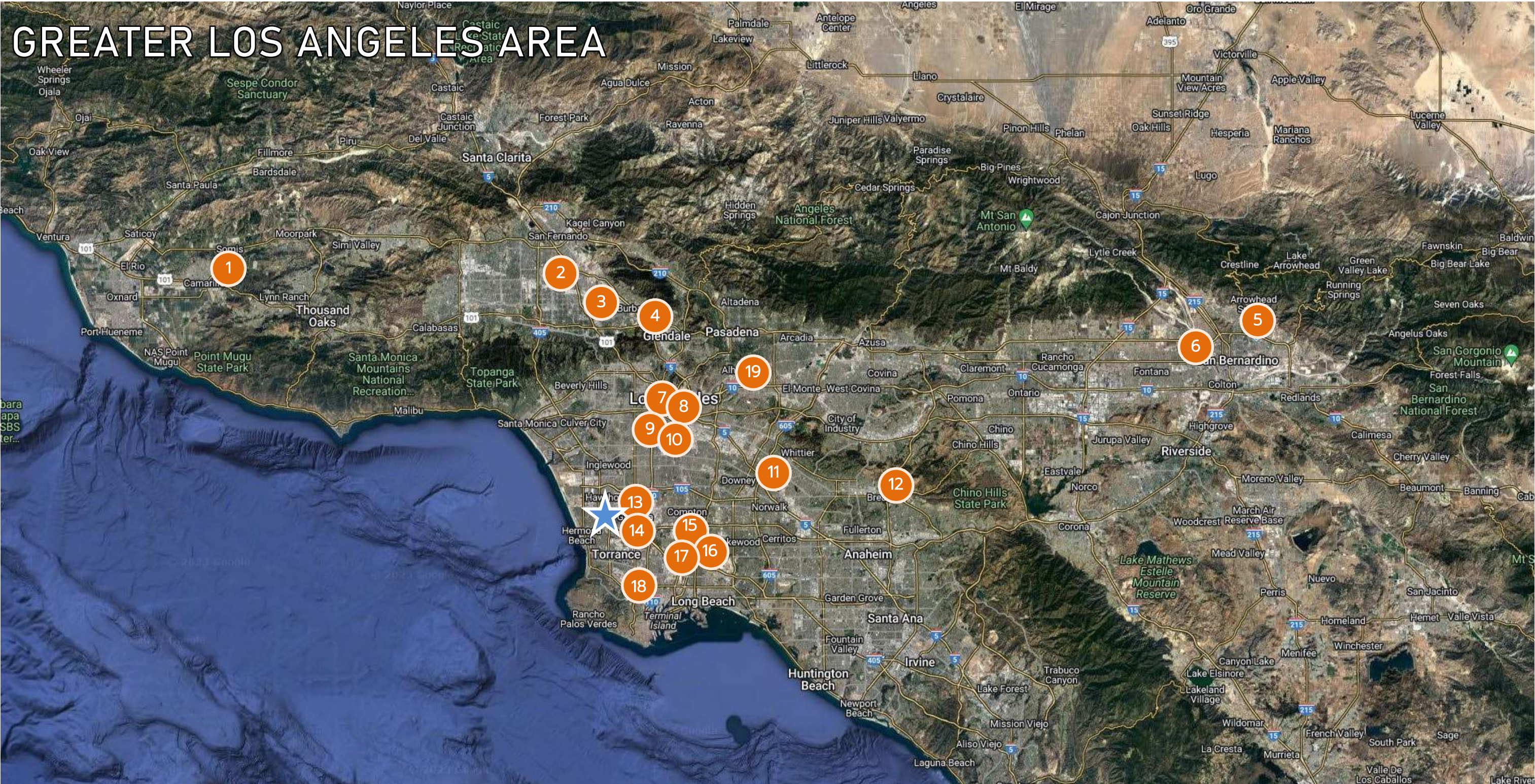


3701 N PACIFIC PLACE,  
LONG BEACH, CA





# WHO WE ARE





# SITE OVERVIEW



SITE AERIAL – EXISTING CONDITIONS

SECURE SPACE  
3701 PACIFIC PLACE, LONG BEACH, CA





PROPOSED DESIGN RENDERINGS

SECURE SPACE  
3701 PACIFIC PLACE, LONG BEACH, CA





PROPOSED DESIGN RENDERINGS

SECURE SPACE  
3701 PACIFIC PLACE, LONG BEACH, CA



## 2021 APPROVAL

- THE PROJECT WAS APPROVED BY THE CITY IN 2021
- THE MITIGATED NEGATIVE DECLARATION (MND) PREPARED FOR THE APPROVED PROJECT WAS CHALLENGED IN A LAWSUIT FILED BY THE RIVERPARK COALITION AND LA WATERKEEPER
- IN 2022 THE COURT DETERMINED THAT THE MND FAILED TO PROVIDE A FULL ANALYSIS OF CERTAIN PROJECT ISSUES RELATING TO BIOLOGY, TRANSPORTATION AND LAND USE PLANS
- THE APPLICANT HAS SPENT THE LAST THREE YEARS WORKING WITH THE CITY AND OTHER RESPONSIBLE AGENCIES TO PREPARE AN ENVIRONMENTAL IMPACT REPORT FOR THE PROJECT



# OLD VS NEW DESIGN



3-STORY SELF STORAGE AND OFFICE BUILDING  
TOTAL SF - 152,745 GSF  
BUILDING FOOTPRINT - 50,687 sf  
OFFICE - 6,600 SF  
HEIGHT - 43'-11" (40' TO ROOFLINE)  
RV STALLS - 578  
TRAIL ACCESS  
EV CHARGING AND SOLAR CANOPY  
TAR PLANT MITIGATION CREDITS / TRANSLOCATION



4-STORY STORAGE BUILDING  
TOTAL SF - 206,756 GSF  
BUILDING FOOTPRINT - 51,689 sf  
OFFICE - NONE  
HEIGHT - 43'-11" (40' TO ROOFLINE)  
RV STALLS - 551  
TRAIL ACCESS  
EV CHARGING AND SOLAR CANOPY  
0.5 AC TARPLANT MITIGATION AREA ON SITE



# CURRENT ZONING VS PROPOSED PROJECT



CURRENT ZONING: IL (LIGHT INDUSTRIAL)

PERMITTED USES:

- MOTOR FREIGHT TRANSPORTATION AND WAREHOUSING
- INDUSTRIAL MANUFACTURING
- GENERAL WAREHOUSING AND STORAGE
- REPAIR SERVICES WITHIN ENCLOSED STRUCTURE



PROPOSED PROJECT: CS (COMMERCIAL STORAGE)

PERMITTED USES:

- LONG TERM SELF STORAGE
- LONG TERM RV STORAGE



EXISTING SITE CONDITIONS





# EXISTING SITE CONDITIONS





# EXISTING SITE CONDITIONS



SITE PHOTOS - EXISTING CONDITIONS

SECURE SPACE  
3701 PACIFIC PLACE, LONG BEACH, CA



EXISTING SITE CONDITIONS



SITE PHOTOS - EXISTING CONDITIONS

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# AGENCY COORDINATION





# SITE SECURITY



SITE SECURITY

SECURE SPACE

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The map displays the Pacific Electric Railroad area, showing various sampling points (SB, GB, SG, C, E, B, MW) and the location of the Pacific Electric Railroad. The map includes a legend for sampling points and a scale bar.

**Legend:**

- SB-1, SB-2, SB-3, SB-4, SB-5, SB-6, SB-7, SB-8, SB-9, SB-10, SB-11, SB-12, SB-13, SB-14, SB-15, SB-16, SB-17, SB-18, SB-19, SB-20, SB-21, SB-22, SB-23, SB-24, SB-25, SB-26, SB-27, SB-28, SB-29, SB-30, SB-31, SB-32, SB-33, SB-34, SB-35, SB-36, SB-37, SB-38, SB-39, SB-40, SB-41, SB-42, SB-43, SB-44, SB-45
- GB-1, GB-2, GB-3, GB-4, GB-5, GB-6, GB-7, GB-8, GB-9, GB-10, GB-11, GB-12
- SG-1, SG-2, SG-3, SG-4, SG-5, SG-6, SG-7, SG-8, SG-9, SG-10, SG-11, SG-12, SG-13, SG-14, SG-15, SG-16
- C-1, C-2, C-3, C-4, C-5, C-6, C-7, C-8, C-9, C-10, C-11, C-12, C-13, C-14, C-15, C-16
- E-1, E-2, E-3, E-4, E-5, E-6, E-7, E-8, E-9, E-10, E-11
- B-1, B-2, B-3, B-4, B-5, B-6, B-7
- MW-1, MW-2, MW-3, MW-4, MW-5, MW-6

**Scale:** 0 to 100 feet

**Map Labels:** PACIFIC ELECTRIC RAILROAD, ELEMENT SCHOOL



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# SITE CLEANUP – DTSC COORDINATION



THE APPLICANT TEAM HAS BEEN IN DIRECT COORDINATION WITH DTSC FROM 2019 TO PRESENT REGARDING SITE CLEANUP

*THE CITY PROVIDED & DTSC REVIEWED BOTH 1) THE DEIR AND 2) THE CITY'S PROPOSED RESPONSES TO PUBLIC COMMENTS RE: MATTERS UNDER DTSC JURISDICTION & DTSC CONFIRMED IT HAD NO FURTHER COMMENTS ON EITHER DOCUMENT (FEBRUARY 5, 2025 LETTER FROM DTSC PROJECT MANAGER TO CITY PROJECT MANAGER)*

THE FOLLOWING “REMEDY” (CLEAN-UP PLAN) WAS APPROVED BY DTSC IN 2021 AND REMAINS UNCHANGED TO DATE:

- MANAGEMENT OF SOILS IN AREAS OF ELEVATED CONCENTRATIONS (AECS)
- CONSTRUCTION OF AN ENGINEERED CAP – 2 FEET OF CLEAN SOIL COVERED BY LOW PERMEABILITY ASPHALT WILL COVER THE ENTIRE SITE TO PREVENT DIRECT CONTACT WITH IMPACTED SOILS, MINIMIZE INFILTRATION OF WATER, AND PREVENT EXPOSURE TO SOIL VAPORS
- METHANE/SOIL GAS MITIGATION MEASURES
- GROUNDWATER MONITORING
- PERIMETER SOIL VAPOR PROBES
- PREPARATION & IMPLEMENTATION OF A LONG-TERM OPERATION, MAINTENANCE AND MONITORING (OM&M) PLAN – WILL INCLUDE FURTHER TESTING TO MONITOR SYSTEMS, EARLY INSPECTIONS AND REPORTING TO DTSC; 5-YEAR REVIEWS BY DTSC; AND FINANCIAL ASSURANCE PROVIDED BY THE APPLICANT



# SITE CLEANUP – RESPONSE PLAN



DTSC APPROVED THE RESPONSE PLAN FOR THE 2021 APPROVED PROJECT ON SEPTEMBER 23, 2021, BUT WITHDREW FORMAL APPROVAL AFTER THE 2022 COURT ORDER

APPLICANT HAS BEEN WORKING WITH DTSC FOR THE PAST THREE YEARS ON THE RESPONSE PLAN FOR THE PROPOSED PROJECT WHICH INCLUDES:

- MINOR TEXT UPDATES TO REFLECT THE PROPOSED PROJECT AND CEQA DOCUMENT (NOW AN EIR VS MND)
- THE SAME REMEDY AS THE APPROVED PROJECT
- NO NEW TESTING OR SITE CHARACTERIZATION WAS REQUIRED BY DTSC FOR THE REVISED RESPONSE PLAN

THE REVISED RESPONSE PLAN WAS PUBLICLY CIRCULATED FROM AUGUST 28-SEPTEMBER 27, 2024, AND DTSC CONDUCTED A PUBLIC HEARING ON THE REVISED RP ON SEPTEMBER 3, 2024

DTSC WILL HAVE 180 DAYS FROM FINAL APPROVAL OF THE PROJECT TO ISSUE A NOTICE OF DETERMINATION APPROVING THE REVISED RESPONSE PLAN, ALSO BASED ON THE PROJECT EIR



# TRAIL EASEMENTS





# TARPLANT MITIGATION AREA



TARPLANT

TARPLANT  
MITIGATION  
AREA



EXISTING  
TARPLANT  
POPULATION

LA COUNTY  
FLOOD  
PARCEL

LA RIVER



# SITE SUSTAINABILITY FEATURES



SOLAR  
PANELS



EV CHARGERS



MODULAR  
WETLAND  
SYSTEM



CAL GREEN -  
LEED  
EQUIVALENT



DROUGHT  
TOLERANT  
PLANTS





In Closing

3701  
Thank You

secure space  
SELF STORAGE





# MARKET DEMAND

- WITHIN 3-MILES, THE AVERAGE YEAR BUILT OF THE SELF-STORAGE COMPETITORS IS 1994 (31 YEARS OLD)
  - THE NEWEST FACILITY HAS BEEN OPEN FOR 7.5 MONTHS AND IT'S ALREADY AT 68% OCCUPANCY
  - IT'S PROJECTED TO BE AT FULL OCCUPANCY BY YEAR END
- THERE ARE ONLY 2 FACILITIES THAT OFFER RV PARKING AT SCALE WITHIN 3-MILES, BUT NEITHER OFFERS CLASS A COVERED PARKING:
  - BOTH FACILITIES ARE AT CAPACITY
- THE CITY OF LONG BEACH HAS BEEN CLEAR ABOUT ON-STREET RV PARKING HAS BEEN A NUISANCE



# RV DUMP STATION

- **TENANT USE ONLY:** THE RV DUMP STATION IS FOR USE BY STORAGE TENANTS ONLY
- **ODOR CONTROL:** INCLUDES A P-TRAP THAT SEALS ODORS; ANY MINOR GAS RELEASE DURING HOSE CONNECTION DISSIPATES QUICKLY.
- **LOW USAGE:** EXPECTED USAGE IS MINIMAL—ABOUT 2–3 TIMES PER WEEK.
- **HEALTH & ODOR RISK IS NEGLIGIBLE:** ROUX CONFIRMED MINIMAL EXPOSURE RISK; STATION IS 450 FT FROM THE NEAREST SCHOOL AND 600 FT FROM HOMES.
- **COMPLIANT DESIGN:** MUST FOLLOW LACSD’S STANDARD DRAWINGS AND WASTEWATER ORDINANCE.
- **SECURITY & ACCESS:** LOCKED WHEN NOT IN USE; ONLY ACCESSIBLE WITH ON-SITE STAFF SUPPORT.
- **INSPECTION READY:** STATION WILL BE AVAILABLE FOR LACSD INSPECTION AS NEEDED.



# TRANSPORTATION SAFETY

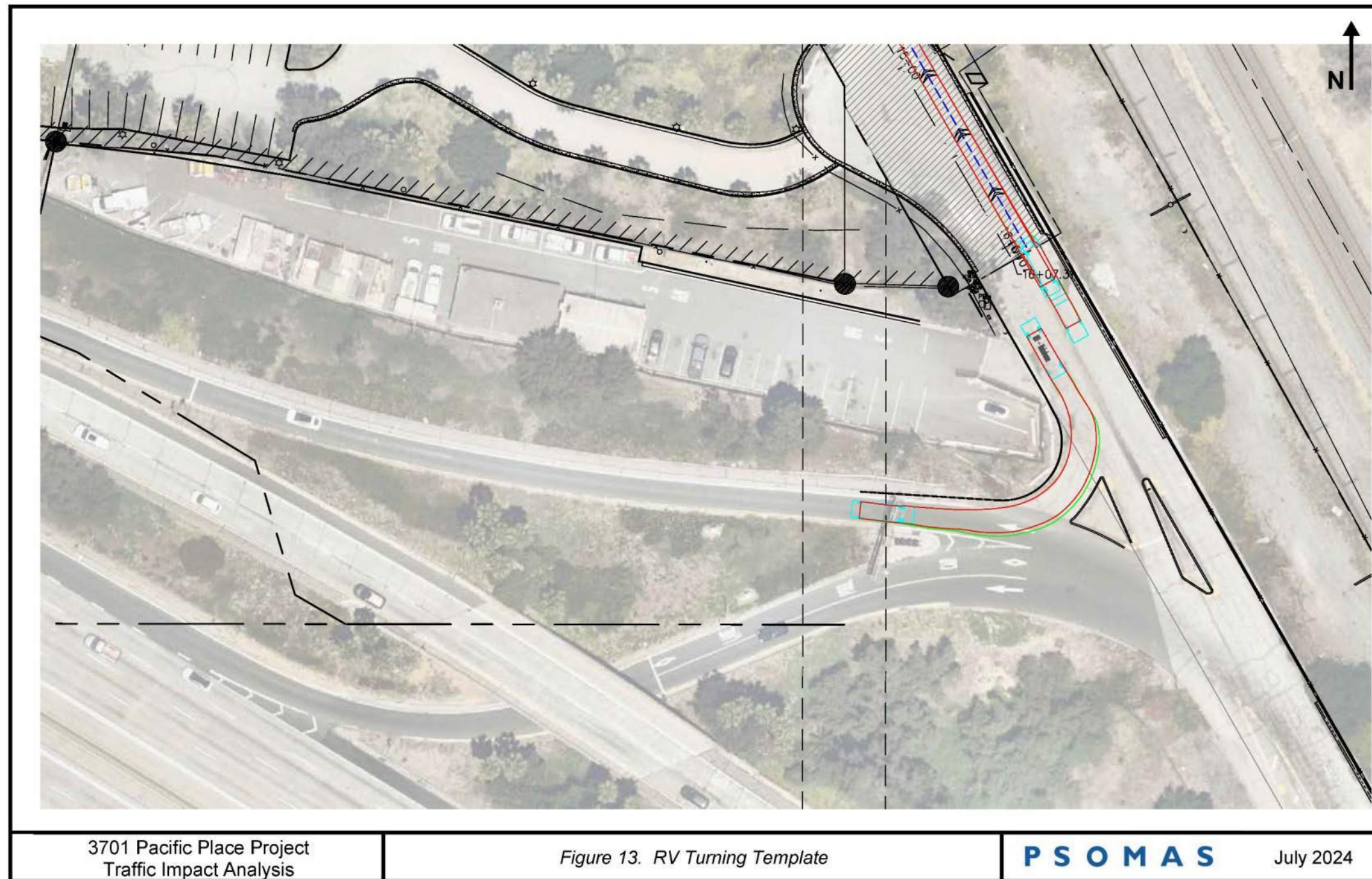
- WE DID TURNING TEMPLATES FOR THE TIGHTEST TURN OF THE THREE ABOVE TURNS – THE HARD RIGHT INTO THE 710 RAMP. THESE ARE AT FIGURES 13 AND 14 OF THE ATTACHED TRAFFIC IMPACT ANALYSIS (TIA).





# TRANSPORTATION SAFETY

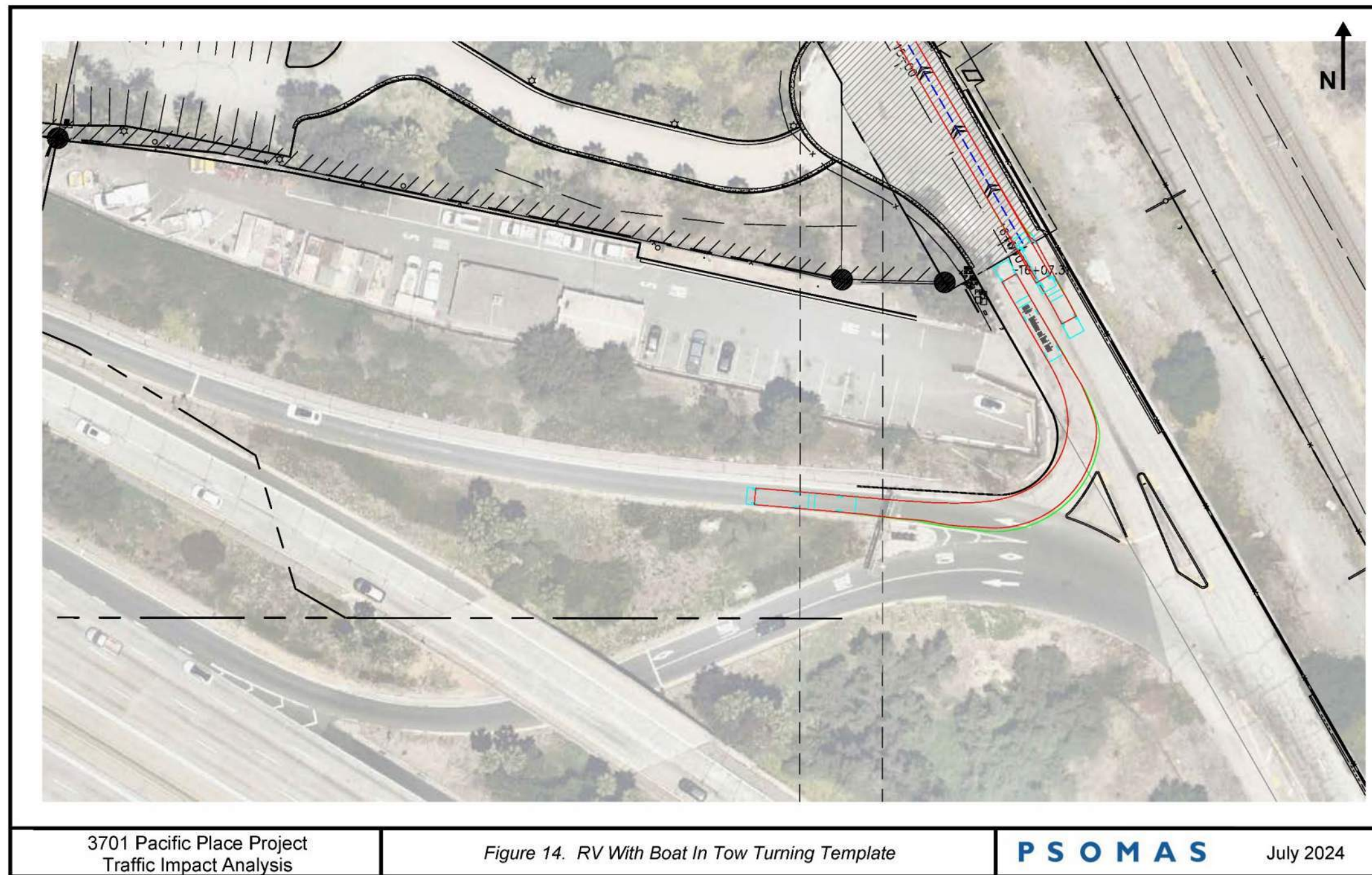
- FIGURE 13 FROM ATTACHED TIA (P. 30) – *RV ONLY CAN MAKE THIS TURN*





# TRANSPORTATION SAFETY

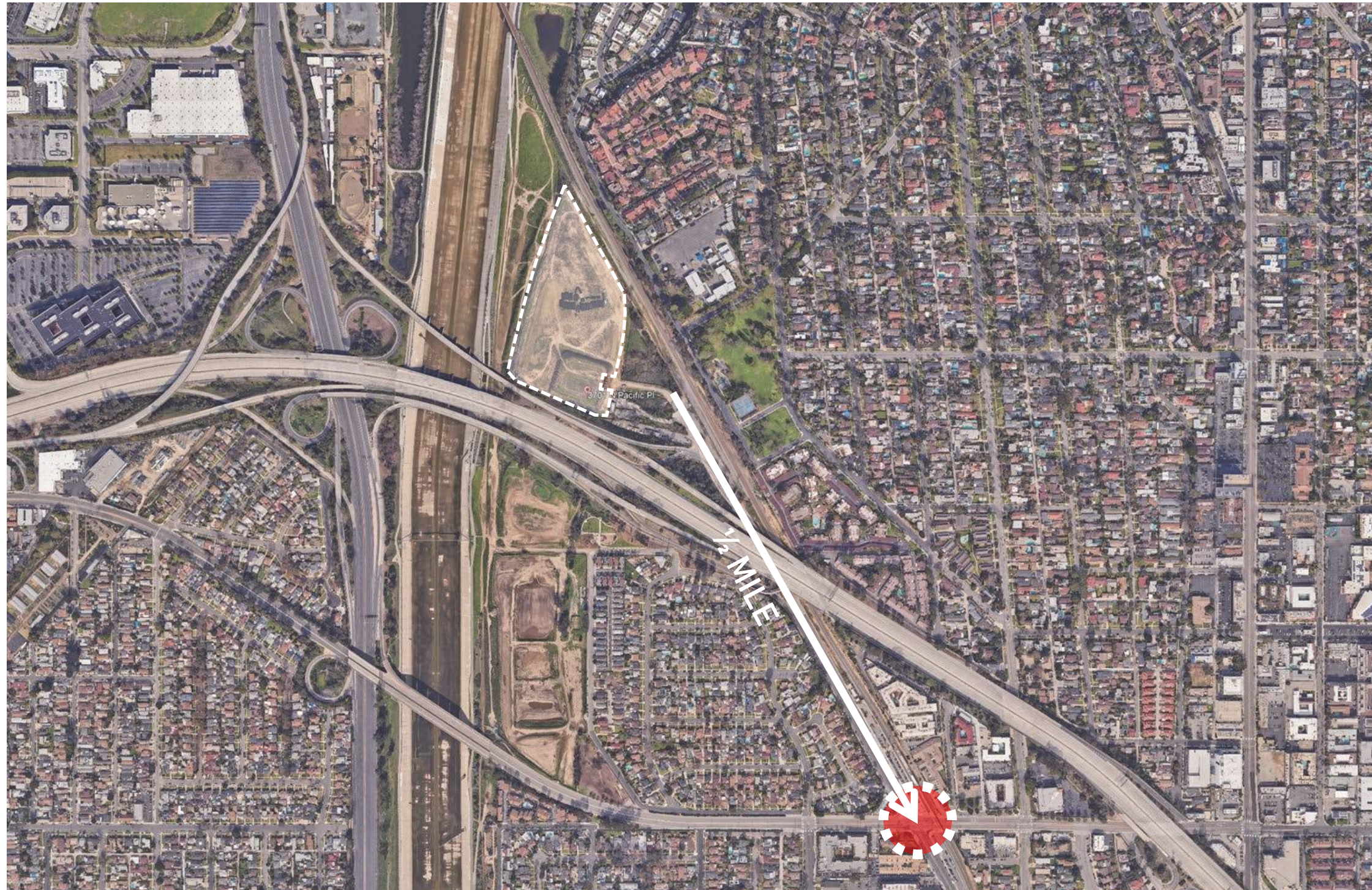
- FIGURE 14 FROM ATTACHED TIA (P. 30) – *RV WITH BOAT CAN MAKE THIS TURN*





# TRANSPORTATION SAFETY

- AERIAL SHOWING THE APPROXIMATELY ½+ MILE DISTANCE FROM THE PROJECT ACCESS POINT ON PACIFIC PLACE TO THE ADJACENT INTERSECTION AT WARDLOW AND PACIFIC PLACE.





# TRANSPORTATION SAFETY

- SIGNAGE AND MERGING LANE ON PACIFIC





# SOIL MANAGEMENT – SURCHARGE PILE

THE SURCHARGE WORK WAS NECESSARY TO DESIGN THE BUILDING. THE SURCHARGE PILE WAS PART OF A GEOTECHNICAL STUDY CONDUCTED IN 2020 TO TEST SOIL STABILITY AND DETERMINE THE APPROPRIATE FOUNDATION TYPE FOR THE PROPOSED DEVELOPMENT. THIS TESTING IS A STANDARD ENGINEERING PRACTICE, IS A TEMPORARY STUDY, AND DOES NOT REPRESENT PROJECT APPROVAL OR CONSTRUCTION ACTIVITY.

THE SURCHARGE PILE WAS CONSTRUCTED USING CLEAN, PRE-TESTED SOIL FROM THE SITE AND CERTIFIED CLEAN SOIL FROM OFF-SITE SOURCES. CONTAMINATED SUMP MATERIALS BENEATH THE COVER SOIL WERE NOT DISTURBED DURING THE PROCESS.

THE SURCHARGE WORK WAS PERMITTED. APPLICANT OBTAINED ALL NECESSARY PERMITS FROM THE CITY TO UNDERTAKE THE SURCHARGE ACTIVITIES.

THE SURCHARGE WORK WAS OVERSEEN BY DTSC & SCAQMD. DTSC AND SCAQMD REQUIRED EXTENSIVE ENVIRONMENTAL SAFEGUARDS BEFORE AND DURING SOIL MOVEMENT, INCLUDING REAL-TIME AIR AND DUST MONITORING, DUST CONTROL MEASURES, AND HEALTH AND SAFETY PLANNING.

THE PUBLIC WAS NOTIFIED BEFORE THE WORK. DTSC NOTIFIED THE COMMUNITY AHEAD OF THE SURCHARGE TEST WORK IN AUGUST 2020 THROUGH MAILERS AND PUBLIC NOTICES.

NO RECENT WORK BEYOND MAINTENANCE. SINCE THE COURT RULING IN OCTOBER 2022 REQUIRING A FULL ENVIRONMENTAL IMPACT REPORT (EIR), NO PHYSICAL WORK HAS OCCURRED ON THE SITE—ONLY ROUTINE MAINTENANCE AND STORMWATER MANAGEMENT



# STORMWATER MANAGEMENT

1. SITE IS CONSIDERED IMPERVIOUS DUE TO THE ASSUMED CAP INSTALLED TO ADDRESS EXISTING SOIL CONTAMINATION.
2. ELEVATIONS ARE APPROXIMATE SEE PROJECT GRAIND PLANS AND STORM DRAIN PLANS FOR DETAILS.

----- DRAINAGE AREA BOUNDARY  
 - - - - - DRAINAGE AREA BOUNDARY (OFFSITE)  
 ----- FLOW PATH-OVERLAND (INITIAL)  
 ----- FLOW PATH PIPE  
 ← DRAINAGE FLOW DIRECTION

SOIL TYPE 013

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# INTEGRITY OF ABANDONED STORM DRAIN

- THE SURCHARGE WORK WAS COMPLETED IN 2020-2021 UNDER DTSC AND SCAQMD OVERSIGHT.
- IN AUGUST 2021 CUES, INC. CONDUCTED A VIDEO INSPECTION OF THE ENTIRE STORM DRAIN LINE, INCLUDING THE PORTION THAT EXTENDS UNDER THE SURCHARGE PILE. THIS VISUAL REVIEW CONFIRMED THAT THE STORM DRAIN REMAINED INTACT.
- IN NOVEMBER 2024 NOR-CAL PIPELINE SERVICES CONDUCTED A SECOND VIDEO INSPECTION OF THE ENTIRE STORM DRAIN LINE. THIS SECOND VISUAL REVIEW AGAIN CONFIRMED THAT THE STORM DRAIN REMAINED INTACT.
- AS DETAILED IN THE GEOTECHNICAL REPORT THAT IS AN APPENDIX TO THE PROJECT EIR, THE FACT THAT THE GROUND SURFACE OVER THE STORM DRAIN HAS REMAINED STABLE SINCE 2019 ALSO INDICATES THAT THE STORM DRAIN REMAINS INTACT. DAMAGED, LEAKY STORM DRAINS CAUSE SINK HOLES AND LOCALIZED DEPRESSIONS AT THE GROUND SURFACE DUE TO SOIL LOSS VIA SEEPAGE THROUGH CRACKS AND OPEN JOINTS.
- THIS STORM DRAIN WILL BE COMPLETELY BACKFILLED WITH CEMENT/SAND SLURRY AS PART OF THE PROPOSED DEVELOPMENT PRIOR TO CONSTRUCTION OF THE ENGINEERED CAP OR THE SELF-STORAGE AND RV FACILITIES.



# LAND USE COMPLIANCE

We comply with all applicable land use plans, including the equestrian-related plan requirements:

- The Long Beach RiverLink Plan
- The Los Angeles River Master Plan
- The Lower LA River Revitalization Plan
- West Long Beach Livability Plans
- Common Ground from the Mountains to the Sea Plan