

Item #3 Correspondence - Allen Matkins Leck Gamble
Mallory & Natsis LLP

From: Tabaian, Lindsay <ltabaian@allenmatkins.com>
Sent: Thursday, June 05, 2025 7:26 AM
To: Amy Harbin <Amy.Harbin@longbeach.gov>
Cc: Erin Weesner-McKinley <Erin.Weesner-McKinley@longbeach.gov>; Alison Spindler-Ruiz <Alison.Spindler-Ruiz@longbeach.gov>
Subject: Applicant Response to Late EIR Comment Letters

-EXTERNAL-

Amy,

Attached please find the applicant's response to the late comment letters on the EIR for the Pacific Place project received and provided as of yesterday afternoon.

Can you please make sure this is provided to the Planning Commissioners?

Thanks,
Lindsay

Lindsay M. Tabaian Esq.

Partner

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Allen Matkins

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June 4, 2025

City of Long Beach Planning Commission
Vice Chair Jane Templin
Commissioner Alvaro Castillo
Commissioner Michael Clemson
Commissioner Griselda Suarez
Commissioner Michelle Ware
Commissioner Nick Santos
Commissioner Todd Lemmis
411 West Ocean Blvd.
Long Beach, California 90802

Re: Responses to Late Letters re: Pacific Place Project

City Staff & Honorable Commissioners:

This letter is submitted on behalf of Artesia Acquisition Company, LLC, the applicant of the proposed self-storage facility and Recreational Vehicle (“**RV**”) project (“**Project**”) at 3701 Pacific Place (“**Project Site**”), to respond to the correspondence submitted to the City of Long Beach (“**City**”) as of June 4, 2025, each of which post-dates the public comment period on the Project’s Environmental Impact Report (“**EIR**”).

The City provided the required notice pursuant to the California Environmental Quality Act (“**CEQA**”) and CEQA Guidelines that a Draft EIR (“**DEIR**”) for the Project was available for public review during the public comment period (July 31, 2024, through September 30, 2024) (“**DEIR Comment Period**”).¹ The letters addressed herein were submitted between May 19, 2025 and June 4, 2025, eight to nine months after the DEIR Comment Period closed.²

¹ This notice is available at: https://longbeach.gov/globalassets/lbcd/media-library/documents/planning/environmental/environmental-reports/pending/3701-pacific-place--insite-self-storage-project-eir/eir-noa/7-30-24-draft-noa_final

² Letters received by the City and addressed herein were received from: Dana Ahrens; Lisa Dimitrov; Richard Yek; Anna Walker; Joy and Hayim; Daní Alderete González; Christina Cancino; Jerry Prell; Diana Lejins; David Dingman; Paula Binner; Patricia Horsley (Los Angeles County Sanitation Districts); Carina Lister; Jim Kelly; Lynette Ferenczy; Surfrider Foundation, Long Beach; Wrigley Association; Riverpark Coalition, Asian Pacific Environmental Network, Communities for a Better Environment, East Yard Communities for Environmental Justice, Friends of the Los Angeles River, GreenLatinos, Khmer Girls in Action, Long Beach Forward, Los Angeles Neighborhood Land Trust, LA Waterkeeper, Mujeres de la Tierra, Robert Redford Conservancy for Southern California Sustainability, Long Beach Area Group of Sierra Club, West Long Beach Association, Physicians for Social Responsibility Los Angeles, ORALE

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As you are aware, the City prepared thorough and legally adequate responses to all timely DEIR comments (“**DEIR Responses**”), all of which were included in the Final EIR for the Project.

I. RESPONSES TO LATE COMMENTS ARE NOT REQUIRED

The City is not legally required to consider or respond to comments received after the DEIR Comment Period, which ended on September 30, 2024. (Pub. Resources Code, §§ 21091(d)(1), 21092.5(c).) To wit: “Nothing under [CEQA] requires the lead agency to respond to comments not received within the comment periods specified in this division, to reopen comment periods, or to delay acting on a negative declaration or environmental impact report.” (Pub. Resources Code, § 21092.5(c).)

II. RESPONSES FOR INFORMATIONAL PURPOSES

Nevertheless, the Late Letters recently received by the City are addressed herein for informational purposes. The responses have been organized by topic area.

A. Adequacy of the DEIR

Many of the Late Letters alleged that the DEIR is inadequate. However, the claims are conclusory and lack sufficient detail. To illustrate, some of the correspondence duplicate the same statement: “The draft EIR contained significant deficiencies that failed to adequately address the substantial environmental impacts this development would have on our community.” To the contrary, the DEIR and the Final EIR include a robust analysis of potential Project impacts on the environment and demonstrate that no significant and unavoidable impacts were identified for the Project with implementation of over 20 required mitigation measures, which are set forth in DEIR Table 1-1. No evidence has been provided to the contrary.

B. Project Description & Size of Project

A number of the Late Letters raised general concerns about the DEIR project description and related studies, which were adequately addressed in DEIR Responses 60-4 and 60-6.

One of the Late Letters raised concerns related to whether the DEIR analysis is based on a smaller version of the Project. As you are aware, the DEIR was prepared in accordance with the decision issued by the Los Angeles Superior Court in 2022, which granted in part and denied in part the claims raised by Riverpark Coalition and LA Waterkeeper alleging that the City violated CEQA when it approved an earlier version of the Project pursuant to a Mitigated Negative Declaration (“**MND**”). The project analyzed in the MND is referenced in the DEIR as the “Prior Project” to distinguish it from the current Project.

and Wrigley Association, all of whom were co-signatories to the same letter (collectively, “**Late Letters**”).

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The Prior Project proposed the construction of an approximately 152,745 square foot self-storage building consisting of approximately 1,132 self-storage units on three levels. As explained in the DEIR, the Project proposes the construction of an approximately 206,756 square foot self-storage building consisting of approximately 1,681 self-storage units on four levels, within the exact same building footprint. The other components would be substantially the same.

As explained in the DEIR, each CEQA topic was directly compared to the analysis identified for the Prior Project in the MND. New analysis and findings were included as needed to confirm the continuing validity of the MND's conclusions or to document the updated analysis of the Project's potential impacts. Accordingly, the EIR includes revised significance findings and newly applicable mitigation measures to reduce potential impacts to a less-than-significant level under CEQA (see DEIR Table 1-1). No evidence has been provided to dispute the DEIR analysis and findings.

C. Air Quality

Some of the Late Letters raised air quality concerns related to existing pollution sources and emissions partially generated by Project construction and operation. Allegations about the proximity of the Project to existing diesel emissions from the 405 and 710 freeways were adequately addressed in DEIR Responses 5-6 and 60-2. Concerns about increased cancer risk and related mitigation measures were adequately addressed in multiple DEIR Responses (see, e.g., DEIR Responses A.4-3, 1-3, 60-8, and 60-14). Claims about potential toxic emissions from the proposed wastewater dump station were also adequately addressed in multiple DEIR Responses (see, e.g., DEIR Responses A.4-5, 60-15, 60-16, and 60-22.)

One of the Late Letters raised concerns about the adequacy of the air quality analysis in the DEIR and related mitigation measures, which were adequately addressed in multiple DEIR Responses (see, e.g., DEIR Responses 5-6, 59-11, 60-8, 60-9, and 60-14). One of the Late Letters criticized the use of South Coast Air Quality Management District data for localized emissions, a topic that was adequately addressed in DEIR Response 60-12. One of the Late Letters challenged the analysis of carbon monoxide hotspots from concentrated RV operations on the Project Site, which was adequately addressed in DEIR Response 60-10.

One of the Late Letters argued that the DEIR and Final EIR include inadequate mitigation measures to control construction-related and operational-related emissions, which claims are already adequately addressed in DEIR Responses A.3-2, 5-6, 59-11, 60-8, and 60-9. No evidence has been provided to the contrary.

D. Water Quality & Supply

Next, the Late Letters raised duplicate concerns about water quality impacts related to runoff from the Project site, which were adequately addressed in multiple DEIR Responses (see, e.g.,

DEIR Responses A.4-4, A.4-5, A.4-6, 1-9, 13-1, 33-1, 52-2, 60-26, 60-41, 60-43, 60-45, and 60-50). One of the Late Letters raised related concerns about the analysis of heavy metals, oil, grease, trash and other contaminants from the RV park, which were adequately addressed in multiple DEIR Responses (see, e.g., DEIR Responses A.4-5, 60-47, and 60-53). One of the Late Letters disputed the adequacy of the planned stormwater management systems, which was adequately addressed DEIR Response 60-51.

One of the Late Letters questioned the environmental baseline for hydrology and water quality impacts, which was adequately addressed in multiple DEIR Responses (see, e.g., DEIR Responses A.4-4, 60-41, 60-42, 60-44, and 60-45).

One of the Late Letters raised concerns about compliance with water quality regulatory schemes, which were adequately addressed in DEIR Response 60-45.

Numerous Late Letters raised concerns about the potential loss of groundwater recharge, which were adequately addressed in DEIR Responses A.4-6 and 60-37.

E. Habitat for Protected Species

Some of the Late Letters challenged the Project's proposed efforts to protect sensitive plant species (including the southern tar plant) and related mitigation measures, which topics were adequately addressed in multiple DEIR Responses (see, e.g., DEIR Responses A.2-3, A.2-4, A.2-5, A.2-8, A.2-9, A.2-10, 6-3, 60-18, 60-19, 60-E7-2, 60-E7-3, 60-E7-4, and 65-2.)

A number of the Late Letters raised concerns about the loss of habitat for endangered species (including the burrowing owl, bats, and the Crotch bumble bee) and related surveys, which were adequately addressed in multiple DEIR Responses (see, e.g., DEIR Responses A.2-3, A.2-13, A.2-14, A.2-15, A.2-16, 59-3, 60-E7-5, and 65-5.) One of the Late Letters disputes the Project's protections for nesting birds and related mitigation measures (i.e., for the removal of potential bat roosting habitat), which were adequately addressed in multiple DEIR Responses (see, e.g., DEIR Responses A.2-13, A.2-14, A.2-15, A.2-16, A.2-18, 59-5, and 60-E7-7.)

One of the Late Letters argued about potential impacts on wildlife movement and connectivity, which were adequately addressed in DEIR Responses 59-3 and 59-5.

A number of the Late Letters challenged the surveys conducted for Coulter's goldfields and prostrate vernal pool navarretia. However, those species are vernal pool species that only occur in vernal pools. There is no vernal pool habitat on the Project site. Rather, the soils on the Project site are all imported and disturbed and would not contribute toward vernal pool development. No evidence has been provided to the contrary.

F. Cultural Resources

One of the Late Letters raised concerns about potential impacts to archeological and tribal cultural resources and the related field investigation, which were adequately addressed in multiple DEIR Responses (see, e.g., DEIR Responses A.5-2, A.5-8, 7-7, 59-7, 60-E18-1, 60-E18-2, 60-E18-3, and 60-E18-5, 60-E18-6, 60-E18-7, 60-E19-1). One of the Late Letters questioned the potential historic significance of the Project site, which was adequately addressed in DEIR Response 59-2.

Some of the Late Letters questioned the EIR's reliance on allegedly outdated information, including a Phase I Archaeological Study from 2020, and the updated literature review. As discussed in the DEIR, an updated South Central Coastal Information Center (SCCIC) literature review and record search were conducted by Psomas in 2023, and that information was included in the DEIR as Appendix E-1. The SCCIC is one of twelve regional Information Centers that comprise the California Historical Resources Information System (CHRIS), which works under the direction of the California Office of Historic Preservation (OHP) and the State Historic Resources Commission (SHRC). The SCCIC houses information about historical resources within Los Angeles County pursuant to CHRIS standards. Accordingly, the SCCIC literature review and records are the appropriate and primary sources of information related to potential cultural resource locations in the City. No evidence has been provided to the contrary.

Some of the Late Letters alleged that the DEIR analysis did not account for the Project site's location in an area with historical significance dating back to the Paleoindian Period (11,000-7000 B.C.), as noted in the cultural chronology in the DEIR. The background research conducted as part of the SCCIC literature review, record search, and tribal consultation (pursuant to Senate Bill 18 and Assembly Bill 52) was conducted pursuant to the history of the area. The Tribal representatives are the experts and were deferred to through the tribal consultation (2020 and 2023) process.

A number of the Late Letters criticized DEIR mitigation measure (MM) CUL-1 regarding proactive identification of potential cultural resources. As discussed in DEIR Section 4.4 (Cultural Resources) and DEIR Section 4.16 (Tribal Cultural Resources), a site survey, records search reviews (2020 and 2023), and tribal consultation (2020 and 2023) all indicated that no known resources (cultural or tribal cultural) exist on the Project site. MM CUL-1 sufficiently addresses potential impacts to any cultural resources that are inadvertently discovered during Project construction. MM CUL-1 provides: "In the event that cultural (archaeological) resources are inadvertently unearthed during excavation activities, the contractor shall immediately cease all earth disturbing activities within a 100-foot radius of the area of discovery. The Project Applicant/Developer shall retain a qualified professional archaeologist, subject to approval by the lead agency, to evaluate the significance of the find and determine an appropriate course of action. If avoidance of the resource(s) is not feasible, salvage operation requirements pursuant to Section 15064.5 of the State CEQA Guidelines shall be followed. After the find has been appropriately avoided or mitigated, work in the area may resume. Upon completion of ground disturbance

activities and evaluation, the archaeologist will prepare post-construction findings for the City.” No evidence has been provided to dispute the adequacy of this standard mitigation measure.

G. Public Open Space

Some of the Late Letters raised concerns about the “restoration of equestrian trails and connected public green space,” which were adequately addressed in multiple DEIR Responses (see, e.g., DEIR Responses A.6-2, 50-9, 59-2, and 59-15.)

Numerous Late Letters advanced claims related to the need for open public recreational space in an environmentally disadvantaged area, which were adequately addressed in DEIR Responses 60-2 and 66-9.

Some of the Late Letters included statements about public open space, which do not address the legal accuracy or adequacy of the DEIR or Final EIR under CEQA. For example, Diana Lejins noted that the Strategic Plan for Long Beach Parks, Recreation and Marine, which guides operational, staffing and budget decisions for a 10-year period from 2022 to 2032, provides: “Parks have always been an important place of gathering.” That is not a criticism of the Project’s EIR. Nevertheless, it is important to note that DEIR comments that raised concerns about the lack of public parks and the need to support the development of additional public parks were adequately addressed in multiple DEIR Responses (see, e.g., DEIR Responses 7-1, 7-8, 23-2, 33-1, 52-1, 57-1, 60-2, 60-31, and 60-75.)

One of the Late Letters questioned the enforceability of Project Design Feature (PDF-4), which requires the Applicant to set aside an easement along the southern border for future pedestrian/bicycle access, which claims were adequately addressed in DEIR Responses 60-37 and 60-38.

H. Aesthetics

One of the Late Letters raised concerns about whether the height of the Project and zoning height variances will negatively impact scenic vistas along the river, which were adequately addressed in DEIR Responses 18-1, 50-6, and 59-2.

I. Hazardous Materials & Project Site Remediation

Many Late Letters questioned existing soil and water contamination on the Project site, Department of Toxic & Substance Control (“DTSC”) oversight of Project site remediation, and related studies conducted for the Project site. Existing soil and groundwater contamination claims were adequately addressed in multiple DEIR Responses (see, e.g., DEIR Responses A.4-6, 1-2, 31-4, 60-22, 60-48, and 60-57). DTSC remediation oversight was discussed in multiple DEIR Responses (see, e.g., DEIR Responses 1-3, 1-5, 5-5, 8-3, 20-4, 60-22). Concerns about the related

studies conducted for the Project site were adequately addressed in DEIR Response 60-25. The Project's potential impact on groundwater, storm drains, and oil infrastructure was adequately addressed in multiple DEIR Responses (see, e.g., DEIR Responses A.4-6, 7-4, 60-26, 60-27, 60-28, 60-59, and 66-2). Remediation of the Project site was adequately addressed in DEIR Responses 5-5 and 60-56.

One of the Late Letters challenged the postponement of cleanup plans until after Project approval, a topic that was adequately addressed in DEIR Responses 5-5 and 60-56.

One of the Late Letters alleged improper handling of previously moved contaminated soil. As part of Project site assessment activities, Roux Associates, Inc. ("**Roux**") conducted extensive sampling of cover soils across the Project site. This work, documented in the *Final Site Assessment Plan and Report of Findings* (Roux, 2020; DEIR Appendix I-4), identified specific areas with soil impacts, which were designated as Areas of Environmental Concern. As explained in DEIR Section 4.6 (Hazards and Hazardous Materials), prior to conducting any earth-moving activities on the Project site, Roux submitted a Soil Management Plan ("**SMP**"), Ambient Air Monitoring Plan, and Health and Safety Plan to DTSC. As further explained in the DEIR, the impacted soils (which would have otherwise been exposed during Project site grading) were excavated, relocated, and buried onsite in accordance with the SMP and DTSC oversight. This soil handling was documented in the *Draft Response Plan* (Roux, 2024; DEIR Appendix I-15).

J. Project Alternatives

A number of the Late Letters criticized the DEIR's alternatives analysis. Those same arguments were adequately addressed in multiple DEIR Responses (see, e.g., DEIR Response 55-1, 60-62, 60-72, 60-76, 60-78, 60-79, and 60-80).

K. Consistency with City and County Planning Documents

Many of the Late Letters questioned the Project's consistency with existing City and Los Angeles County Planning documents. Project consistency with the Long Beach RiverLink Plan was adequately addressed in multiple DEIR Responses (see, e.g., DEIR Responses 9-6, 17-1, 23-2, 28-1, 36-1, 38-1, 42-1, and 41-9). Project consistency with the Los Angeles River Master Plan was adequately addressed in multiple DEIR Responses (see, e.g., DEIR Responses A.6-3, 55-2, 58-3, 59-4, 59-10, 60-31, and 60-36). Project consistency with the Lower Los Angeles River Revitalization Plan was adequately addressed in multiple DEIR Responses (see, e.g., DEIR Responses A.4-3, 59-4, 59-15, 60-31, and 60-37). Project consistency with the Long Beach Department of Parks, Recreation, and Marine Strategic Plan was adequately addressed in multiple DEIR Responses (see, e.g., DEIR Responses 50-2, 50-3, 53-4, 53-8). And, finally, Project consistency with the West Long Beach Livability Plans (West Long Beach Livability Implementation Plan and the West Long Beach I-710 Community Livability Plan) was adequately

addressed in multiple DEIR Responses (see, e.g., DEIR Responses 50-4, 53-7, 60-31, 60-34, and 60-35).

Some of the Late Letters alleged that the Project is not consistent with the Common Ground from the Mountains to the Sea Plan (“**CG Plan**”) for the San Gabriel and Los Angeles Rivers.³ Contrary to these claims, the Project is consistent with the CG Plan for the following reasons, among others:

- The CG Plan provides: “The potential for individual parcels to be acquired and adapted as public open space” depends on the site of the parcel, the location of the parcel, and the costs of site clean-ups. (CG Plan (Oct. 2001), A Vision for the Future, p. 58.) The CG Plan acknowledges that cost of remediation is a “major challenge to the expansion of open space” along the Los Angeles River. (*Id.*) Therefore, “for properties where acquisition and clean-up costs are prohibitive, those sites may be adapted for a variety of uses, including commercial, industrial, or retail.” (*Id.* at p. 59.) The Project site requires extensive remediation and is therefore appropriate for commercial, industrial, or retail use (*e.g.*, self-storage) versus open space uses.
- The CG Plan is a tool “intended to support and inform planning efforts by cities.” (CG Plan (Oct. 2001) Preface, p. v.) The “central element” of the CG Plan is a set of Guiding Principles, housed under its only substantive section titled: “A Vision for the Future,” which provide over-arching goals that may be used to guide open space planning in the San Gabriel and Los Angeles watersheds. (CG Plan (Oct. 2001) Executive Summary, p. 1.) Cities and State Conservancies may incorporate the CG Plan to “develop plans and projects.” (*Id.*) Thus, the CG Plan is not a mandatory document that requires strict compliance – it is, at most, a general framework.
- Even if the CG Plan contained mandatory requirements, and it does not, the CG Plan is silent as to the Project site. The one mechanism the CG Plan provides to “individualize” its provisions is the creation of “City-Specific Appendices,” which are provided to *allow* a local jurisdiction the opportunity to adopt the CG Plans framework. (Open Space Plan, Phase II, CG Plan (June 2002) § 4.B, p. 15.) Critically, the City did not submit a City-Specific Appendix, so the CG Plan is not applicable to the Project site. (*See* Open Space Plan, Phase II, CG Plan (June 2002) City-Specific Appendices, p. 107.)

³ The CG Plan was jointly developed by the San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy (Rivers and Mountains Conservancy) in conjunction with the Santa Monica Mountains Conservancy through the California Resources Agency.

One of the Late Letters criticized the DEIR's conclusion regarding the "infeasibility" of developing the Project site as park space, which are already adequately addressed in multiple DEIR Responses (see, e.g., DEIR Responses A.4-3, 58-2, 60-76, and 60-77).

One of the Late Letters suggested (but did not clearly state) that the Project is not consistent with the Long Beach Parks, Recreation and Marine Strategic Plan, which was adequately addressed in DEIR Responses 50-3, 53-8, and 60-33.

Another of the Late Letters disputed the zoning of the Project site, which was adequately addressed in multiple DEIR Responses (see, e.g., DEIR Responses 1-9, 12-2, 17-1, 24-1, 28-1, 29-1, 33-1, 35-1, 36-1, 38-1, and 39-1).

One of the Late Letters challenged the Project's consistency with regional, local and City General Plan goals and policies (including those in the Open Space and Recreation Element), which were adequately addressed in multiple DEIR Responses (see, e.g., DEIR Responses A.4-3, 9-8, 12-2, 50-4, 50-32, 52-1, 60-2, 60-32, 60-39, and 60-40). One of the Late Letters suggested (but did not clearly state) that the Project is not consistent with the City General Plan Open Space and Recreation Element, which was adequately addressed in multiple DEIR Responses (see, e.g., DEIR Responses 50-4, 53-6, 60-32, 60-39, and 60-40.)

One of the Late Letters alleged that the Project is inconsistent with the City's Westside Promise, which is a 10-year community investment plan for West Long Beach. The Westside Promise does *not* include the Project site; its scope is limited to the area south of I-405 and west of I-710 and the Los Angeles River. This allegation is therefore irrelevant.

Another of the Late Letters questioned the Project's consistency with the City's Elevate '28 Infrastructure Investment Plan, which is a five-year infrastructure program made up of 159 already-designated projects to serve City parks, public facilities, mobility, and street improvements. The Project site is not included in the Plan. Furthermore, the City has not issued a planning document in support of the program, so there are no requirements that can be met. Again, the comment should be dismissed as irrelevant.

L. Traffic Safety

Numerous Late Letters raised concerns about traffic safety near the Metro train crossing due to slow-moving RVs, all of which were adequately addressed in multiple DEIR Responses (see, e.g., DEIR Responses 53-3, 60-63, 60-64, and 60-65).

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M. Sewer Service

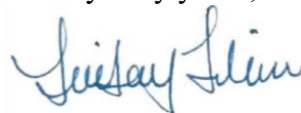
A Late Letter from the Los Angeles County Sanitation District clarifies that the wastewater generated by the Project will be treated at A.K. Warren Water Resource Facility and not the Long Beach Water Reclamation Plant. This revision was noted in DEIR Response A.1-2 and, as explained in DEIR Response A.1-9, the A.K. Warren Water Resource Facility has sufficient capacity to accommodate wastewater flow from the Project.

III. CONCLUSION

The City is not legally required to consider or respond to correspondence received outside of the close of the DEIR Comment Period, which ended eight months ago. Regardless, as shown above, none of the Late Letters raised new issues that undermine the legal accuracy or adequacy of the DEIR or Final EIR as all claims were adequately addressed, or have been shown to be erroneous or irrelevant to the City's CEQA analysis.

In light of the Project's exhaustive CEQA review, and the extensive information provided to the City as part of the pending entitlement process, we respectfully request that you certify the Final EIR and move the Project forward to the City Council without delay.

Very truly yours,



Lindsay M. Tabaian

cc: Amy Harbin, Project Planner
Erin Weesner-McKinley, Principal Deputy City Attorney
Alison Spindler-Ruiz, Planning Bureau Manager
Christopher Koontz, Director of Development Services

Item #3 Correspondence - Carstens, Black & Minter LLP Law Firm

From: Sarah Bloss <smb@cbcearthlaw.com>

Sent: Thursday, June 5, 2025 12:11 PM

To: LBDS-EIR-Comments@longbeach.gov; Amy Harbin <Amy.Harbin@longbeach.gov>;
PlanningCommissioners <PlanningCommissioners@longbeach.gov>

Cc: Doug Carstens <dpc@cbcearthlaw.com>; Sunjana Supekar <sss@cbcearthlaw.com>

Subject: Supplemental Comments regarding Agenda Item 3 (25-55508) June 5, 2025; 3701 Pacific Place
Project FEIR

-EXTERNAL-

Good afternoon,

Please see the attached comment letter from Sunjana Supekar regarding the above-captioned matter.

If you have any questions, please feel free to contact our office.

Thank you,
Sarah Bloss
Paralegal

PLEASE NOTE OUR CHANGE OF ADDRESS

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June 5, 2025

**Via Email (LBDS-EIR-Comments@longbeach.gov, Amy.Harbin@longbeach.gov,
PlanningCommissioners@longbeach.gov)**

Planning Commission
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Ms. Amy L. Harbin, AICP
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Community Development Department, Planning Bureau
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LBDS-EIR-Comments@longbeach.gov
Amy.Harbin@longbeach.gov


Re: Supplemental Comments regarding Agenda Item 3 (25-55508) June 5, 2025
Planning Commission Hearing; 3701 Pacific Place; Objections to Pacific Place
Project FEIR

Dear Honorable Chair and Commissioners:

Please see attached a letter prepared by Pearl Hanks of PEnterprise Consulting Services regarding the Pacific Place Project Final Environmental Impact Report.

Thank you for your consideration of these comments.

Sincerely,


Sunjana Supekar

Attachment:
June 4, 2025 Letter from Pearl Hanks re Pacific Place Project (FEIR SCH No. 2023060250)

June 4, 2025



Riverpark Coalition
4000 Long Beach Blvd, STE 301
Long Beach, CA 90807

Attention: Ms. Leslie Ann Garretson

Phone: (310) 874-2632

Re: **Pacific Place Project (FEIR SCH No. 2023060250)**

Pacific Place Project
3701 Pacific Place
Long Beach, CA
Project No. PJ2025-010

Dear Ms. Garretson:

PEnterprise Consulting Services, LLC (PEnterprise) has completed a preliminary cursory review of the Final Environmental Impact Report (FEIR) prepared by Psomas, dated May 2025. The project's FEIR fails to meet legal standards under California Environmental Quality Act (CEQA), federal law, and environmental justice mandates. Below is a summary of critical unresolved issues:

FINDINGS

U.S. ARMY CORPS OF ENGINEERS (USACE) JURISDICTION

The project's adjacency to the Los Angeles River (a federally protected waterway) triggers Section 404 of the Clean Water Act due to:

- Potential discharges of dredged/fill material during grading and construction.
- Contaminated runoff risks (arsenic, lead, VOCs) from the site's legacy as an oil brine waste facility (1940s–1950s).
- Stormwater infrastructure directly connected to the river via existing drains.

Proceeding without this permit exposes the city and developer to potential injunctions, penalties, and restoration orders. The FEIR fails to demonstrate that the city has initiated or secured or received an exemption for the necessary Section 404 permit.

CALIFORNIA LAND REUSE AND REVITALIZATION ACT (CLRRRA) RELEASE DOES NOT CURE CEQA DEFICIENCIES

While Department of Toxic Substances Control (DTSC) may grant a liability release under the Carpenter-Presley-Tanner Act, this does not resolve the FEIR's failures:

- Deferred mitigation: The FEIR relies on DTSC's "institutional controls" for toxic remediation but lacks enforceable safeguards for groundwater migration or methane leaks.

- Cumulative exposure: Construction-phase dust mobilization of toxic sludge near Los Cerritos Elementary School remains unaddressed.

FEIR DEFICIENCIES

The FEIR violates CEQA by failing to:

- Align the development with multiple regional plans (e.g., LA River Master Plan, West Long Beach Livability Plan).
- Address pre-surge stormwater pollution analysis.
- Addressing increased stormwater runoff risks overwhelming modular wetlands, potentially flooding equestrian trails and the LA River.

RECOMMENDATIONS

Based on our findings, PEnterprise recommends the following:

- Immediately initiate the Section 404 permitting process with USACE and require the FEIR to include a status update and analysis of compliance with federal Clean Water Act requirements.
- If the project is not eligible for streamlining CEQA, update the FEIR to include enforceable mitigation and monitoring for all hazardous materials, stormwater, and air quality impacts.

The Pacific Place Project needs further review to evaluate necessary permitting and environmental reporting requirements due to its industrial nature, hazardous site status, and lack of alignment with the city's housing element. The failure to secure a Section 404 permit further jeopardizes the project's legality and exposes the city to federal enforcement action. We strongly recommend that the city and project proponents address these threshold issues before advancing the project.

STANDARD OF CARE

PEnterprise's services were performed in a manner consistent with generally accepted practices of the profession undertaken in similar studies in the same geographical area during the same time. PEnterprise makes no express or implied warranties regarding the findings, conclusions, or recommendations. Please note that PEnterprise does not warrant the work of laboratories, regulatory agencies, or other third parties supplying information used to prepare the report.

RELIANCE

This report has been prepared for the exclusive use of Riverpark Coalition, and any authorization for use or reliance by any other party (except a governmental entity having jurisdiction over the site) is prohibited without the express written authorization of Riverpark Coalition and PEnterprise. Any unauthorized distribution or reuse is at the client's sole risk. Notwithstanding the foregoing, reliance by authorized parties will be subject to the terms,

conditions, and limitations stated in the proposal, the report, and PEnterprise's Terms and Conditions. The limitation of liability defined in the terms and conditions is the aggregate limit of PEnterprise's liability to the client and all relying parties unless otherwise agreed in writing.

CLOSURE

We appreciate the opportunity to perform these services for Riverpark Coalition. Please contact either of the undersigned at (877) 531-1911 if you have questions regarding the information provided in the report.

Sincerely,

PEnterprise Consulting Services



Pearl Hanks, PG., C.H.G.
Principal





PEARL HANKS, PG, CHG PRINCIPAL

PROFESSIONAL EXPERIENCE

For more than 20 years, Ms. Hanks has partnered with clients to strategically manage large-scale remediation and redevelopment projects throughout California. Recognized for her innovative approach to vapor intrusion issues, Ms. Hanks was invited by the State to develop soil gas advisory guidelines. Her pioneering methods in this field have led to significant advancements in vapor intrusion assessment and mitigation, which have been instrumental in high-stakes legal cases. She has a proven track record in agency negotiations related to groundwater, soil, and vadose zone investigations. Her technical expertise and project management skills have consistently optimized client savings during site management and closure activities. Ms. Hanks' clientele spans aerospace, real estate development, construction, education, financial, legal, and government sectors.

RELEVANT PROJECT EXPERIENCE

Lead contaminated Soil Remediation / Principal / Railroad Facility / CA

Designed and implemented a sampling work plan without disruption to the train schedule, which helped the client achieve a 30% reduction in disposal fees. Project involved obtaining data to allow for segregation of the waste into non-hazardous and California hazardous waste. The investigation and remediation plan included offsite disposal of soil.

Contaminated Soil Remediation / Principal / Recycling Facility / CA

Designed and supervised a limited site investigation to determine the extent of soil and groundwater contamination related to lead dust near an active railroad facility. Data obtained was used to develop a remedial action plan for offsite disposal of onsite lead soil contamination as California hazardous and Resource Conversation and Recovery Act non-hazardous waste.

Groundwater Replenishment System / Project Geologist / Orange County Water District / Various Locations throughout Southern CA

Met client's 2-1/2-week schedule to design drinking water wells, align contracts, and conduct on site confirmations and sampling. The water district developed an initiative for this groundwater replenishment system due to drought in the surrounding areas. To meet the client's goals, drinking water and aquifer storage recovery wells needed to be installed in homeowner's backyards. Managed the project closely to address community concerns and conduct 24-hour drilling activities without incident. Project highlights included development of well location selection criteria, data research, groundwater modelling and pump design specifications.

Remediation – Superfund / Project Geologist / Chemical Manufacturer / CA

The project was conducted in a politically charged environment. The initial goal was to assess impacts to the overall budget from the remediation phase of the project. A feasibility study was conducted to help the client establish short- and long-term goals. Demonstrated the stability of a VOC plume in groundwater to the federal agency and utilized innovative tools such as depleted isotope studies and a signature ratio as a tracer to define the plume's boundary. Obtained data to develop and implement a limited and focused groundwater monitoring, limited soil gas investigation, institutional controls – HVAC systems and passive venting subslab depressurization systems and best management practices for stormwater.



Education

Master of Business Administration, Finance, UCLA

Master of Science, Hydrogeology, Ohio University

Bachelor of Science, General Geology, University of Mumbai

Registrations

Professional Geologist (PG 8671)

Certified Hydrogeologist (HG 999)

Select Publications

Hanks Pearl, 2024. Groundwater Remediation of Total Petroleum Hydrocarbons. PEMA, October 30.

Pereira Pearl, 2008. Comparison of United States Environmental Protection Agency (EPA) Method 8260B to EPA Method TO-15 for Soil Gas Sampling. Department of Toxic Substances of California – Soil Gas Advisory Forum, March 4.

Pereira Pearl, Subramanian Ravi., 2007. Comparison of Shadow Sampling to Evaluate Potential Vapor Intrusion Pathways. Air & Waste Management, Vapor Intrusion: Learning from the Challenges, September 26-28.

Pereira Pearl, Smith Michael, Subramanian Ravi., 2006. Aquifer Performance Tests for Proposed Leachate Extraction System. National Groundwater Association, 2006 Groundwater Expo, December 5-8, 2006.

Pereira, McHale Dan., Martin Richard, 2002. Tidal Filtering of Pumping Test Data in the Downtown Seattle and the Elliot Bay Area.

Partnership Value

Expert in contamination site assessment and design phasing concepts

Engages stakeholders to build consensus and develop innovative solutions

Responsive to agencies requests and contractor submittals/RFPs

Amy Harbin

From: Melinda Cotton <mbcotton@hotmail.com>
Sent: Thursday, June 05, 2025 1:50 PM
To: PlanningCommissioners; Amy Harbin
Subject: Fw: Agenda Item #3 LB Planning Commission June 5 2025

-EXTERNAL-

I urge the Planning Commission to remember that the West Side of Long Beach desperately needs more parks, especially along the LA River. I urge you to reject this proposal and read and pay attention to Joe Weinstein's well thought out reasons.

I know all of you were chosen because you have the interests of Long Beach residents in mind.

Please help deserving residents and their children and provide parkland, not more storage units.

Thank you.
Sincerely,
Melinda Cotton

From: Joe Weinstein <jweins123@hotmail.com>
Sent: Thursday, June 5, 2025 3:56 AM
To: PlanningCommissioners@longbeach.gov <PlanningCommissioners@longbeach.gov>; amy.harbin@longbeach.gov <amy.harbin@longbeach.gov>
Subject: Agenda Item #3 LB Planning Commission June 5 2025

Re: Agenda item 3 (3701 Pacific Place)

Long Beach Planning Commission – 5 June 2025

Dear Commissioners :

Many a project proposal that comes before you embodies simply the benign intentions of the owner of a small private parcel, a parcel in whose fate the general public, apart from a few neighbors, has scant interest or stake. In such a case you can readily grant needed approvals and impose feasible and mutually agreeable conditions.

The agenda verbiage in this case may look similar, but what is in fact at stake is not merely the interest of the property owner but in fact the fate of one of the city's notably large and strategically located parcels - a fate in which the public has significant stake – especially the tens of thousands of us western Long Beach residents and Riverpark Coalition supporters.

This is a case which calls precisely for a Planning Commission to live up to its title, to heed the significant neighborhood and city-wide impacts and land-use planning issues – and not merely facilitate the whims of the parcel owner.

The Final Environmental Impact Report - in its length, scope of topics, and details – at first glance looks impressive. However, the FEIR lacks the basic characteristic of any legitimate EIR – namely a reasonable scope of alternatives. That scope is farcically constrained. A legitimate EIR at least seriously considers the alternative that is most popularly and vocally sought. This would-be EIR utterly disregards that alternative – park!! The proposed project in fact subverts the LA River parkland corridor which for decades, and in repeatedly documented detail, was planned and promised to us.

The FEIR list of project objectives also is farcically constrained. It is heavily weighted toward specific aims that can be met only by the project itself or an ‘alternative’ whose features will be so similar to the proposed project that the ‘comparison’ of ‘alternatives’ is a farce. (Indeed, this bias in the list of objectives, as well as the constrained spectrum of alternatives, are ample grounds for legal action.)

The FEIR does incorporate comments of various public agencies, but – sad to say - those comments fail to question the narrow spectrum of alternatives and biased objectives. Their proposed mitigations and conditions merely attempt to make the proposed unsuitable fate for the parcel a bit more palatable – sort of like spraying whipped cream on a cowpat.

So, don’t be misled by your usual focus on what a parcel owner wants, as versus the unusual significance of this parcel for thousands of residents.

Please reject the proposed approvals and FEIR, and demand instead a focus on the amply demonstrated needs and desires of us residents!

Cordially,

Joseph M (Joe) Weinstein (Ph.D.)



Item #3 Correspondence - Riverpark Coalition

From: Leslie Ann Garretson <leslie.garretson@riverparkcoalition.org>

Sent: Thursday, June 5, 2025 1:22 PM

To: Amy Harbin <Amy.Harbin@longbeach.gov>; PlanningCommissioners <PlanningCommissioners@longbeach.gov>; Council District 1 <District1@longbeach.gov>; district3@longbeach.gov; Council District 2 <District2@longbeach.gov>; Mayor <Mayor@longbeach.gov>; Council District 4 <District4@longbeach.gov>; Council District 5 <District5@longbeach.gov>; Council District 6 <District6@longbeach.gov>; Council District 7 <District7@longbeach.gov>; Council District 8 <District8@longbeach.gov>; Council District 9 <District9@longbeach.gov>; Tom Modica <Tom.Modica@longbeach.gov>

Cc: Renee Lawler <renee.lawler@riverparkcoalition.org>; Kimberly Walters <kimberly.walters@riverparkcoalition.org>; Keith Tyschper <keith@riverparkcoalition.org>

Subject: Agenda Item 3 (25-55508) June 5, 2025 Planning Commission Hearing; 3701 Pacific Place; Objections to Pacific Place Project FEIR

-EXTERNAL-

Dear Planning Commissioners, Mayor, City Manager, and City Councilmembers:

Attached please find a petition from your community members opposing using a last, precious piece of open space to build a storage facility where all planning documents have envisioned green space. As of the time of this letter, 975 people have signed. The petition is still active. We will update you in the future with further signatures.

Leslie Ann Garretson

President, Riverpark Coalition

4000 Long Beach Blvd. #301

Long Beach, CA 90807

Mobile: [REDACTED]

www.riverparkcoalition.org

Never doubt that a small group of thoughtful, committed citizens can change the world; indeed, it is the only thing that ever has.

- Margaret Mead



Riverpark Coalition
4000 Long Beach Blvd, #301
Long Beach, CA 90807
www.riverparkcoalition.org

***Via Email (LBDS-EIR-Comments@longbeach.gov;
Amy.Harbin@longbeach.gov; PlanningCommissioners@longbeach.gov)***

Planning Commission
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411 West Ocean Blvd, 3rd Floor
Long Beach, CA 90802
PlanningCommissioners@longbeach.gov

Ms. Amy L. Harbin, AICP
City of Long Beach
Community Development Department, Planning Bureau
411 W. Ocean Boulevard, Third Floor
Long Beach, CA 90802
LBDS-EIR-Comments@longbeach.gov
Amy.Harbin@longbeach.gov
Date: June 5, 2025
Re: Agenda Item 3 (25-55508) June 5, 2025 Planning Commission Hearing; 3701 Pacific Place;
Objections to Pacific Place Project FEIR

Dear Planning Commissioners, Mayor, City Manager, and City Councilmembers:

Attached please find a petition from your community members opposing using a last, precious piece of open space to build a storage facility where all planning documents have envisioned green space. As of the time of this letter, 975 people have signed. The petition is still active. We will update you in the future with further signatures.

Your sincerely,
Leslie Ann Garretson
President
Riverpark Coalition

Petition to LB City Council: REJECT the Proposed Development at 3701 Pacific Place

Dear Mayor Richardson and Long Beach City Council,

We, the undersigned Long Beach residents, urge Long Beach City Council to reject the current development proposal at 3701 Pacific Place. Western Long Beach desperately needs open space, access to nature, and places to thrive - NOT more pollution, waste, and noise.

The lack of open space for underserved communities in the City is well-known. Despite past attempts to address this inequity through the Lower Los Angeles River Revitalization Plan and the Los Angeles River Link Plan, industrial development continues to take precedence over parks and open space for western Long Beach residents, resulting in only 1 acre of park space per 1000 residents which meets the legal definition of “park poor”.

CalEnviroScreen data shows that our City’s underserved communities experience some of the highest pollution impacts in California due to high levels of particulate matter (PM) and nitrogen oxide (smog) from vehicles (particularly diesel trucks on the 405 and 710 freeways), as well as pollution from refineries and the Ports of Long Beach and Los Angeles. The western side of the City has a life expectancy that is five to ten years lower than the more affluent East Side. This history of environmental racism and enduring health disparities in communities of color must be a central consideration for any development proposal in western Long Beach.

The proposed project is a bad fit for the City and the surrounding community, especially given the critical need for open space in western Long Beach. The proposed development— which includes a 4-story storage facility, an RV parking lot, a private car wash, and a wastewater dump station — would continue a history of environmental injustice, and would also mark a significant departure from decades of established city policy designed to address these existing inequities for underserved communities and communities of color.

We urge Long Beach City Council to reject the current proposal at 3701 Pacific Park Place and vote NO on the Final Environmental Impact Report (EIR) and deny any permit for the proposed development.

Petition to Long Beach City Council: REJECT the Proposed Development at 3701 Pacific Place				
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958	Peter	Stoothoff	petestoothoff@icloud.com	District 8: Tunua Thrash-Ntuk	
959	Tom	Hamilton	theservices@gmail.com	District 7: Roberto Uranga	
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Item #3 Correspondence – Riverpark Coalition

From: Leslie Ann Garretson <leslie.garretson@riverparkcoalition.org>
Sent: Thursday, June 05, 2025 1:35 PM
To: LBDS-EIR-Comments <LBDS-EIR-Comments@longbeach.gov>; Council District 3 <District3@longbeach.gov>
Subject: Fwd: Agenda Item 3 (25-55508) June 5, 2025 Planning Commission Hearing; 3701 Pacific Place; Objections to Pacific Place Project FEIR

-EXTERNAL-

----- Forwarded message -----

From: Leslie Ann Garretson <leslie.garretson@riverparkcoalition.org>
Date: Thu, Jun 5, 2025 at 1:32 PM
Subject: Agenda Item 3 (25-55508) June 5, 2025 Planning Commission Hearing; 3701 Pacific Place; Objections to Pacific Place Project FEIR
To: <amy.harbin@longbeach.gov>, <cuentin.jackson@logbeach.gov>, mayor@longbeach.gov <mayor@longbeach.gov>, Planning Commissioners <planningcommissioners@longbeach.gov>, tom.modica@longbeach.gov <tom.modica@longbeach.gov>, <District1@longbeach.gov>, <district2@longbeach.gov>, <district3@longbeach.gov>, district5@longbeach.gov <district5@longbeach.gov>, district4@longbeach.gov <district4@longbeach.gov>, district6@longbeach.gov <district6@longbeach.gov>, <district7@longbeach.gov>, <district8@longbeach.gov>, district9@longbeach.gov <district9@longbeach.gov>
Cc: Renee Lawler <renee.lawler@riverparkcoalition.org>, Kimberly Walters <kimberly.walters@riverparkcoalition.org>, Keith Tyschper <keith.tyschper@riverparkcoalition.org>

Dear Planning Commissioners, Mayor, City Manager, and City Councilmembers,

On behalf of the Riverpark Coalition, **we urge the City of Long Beach (“City”) to reject the Final Environmental Impact Report (“FEIR”) for the Pacific Place Project at 3701 Pacific Place, Long Beach, CA, (“Project”).**

In your evaluation of this EIR today we ask that you recognize that CEQA standards have not been met in the FEIR presented before you. We will point out that in numerous categories the FEIR is in-complete, erroneous in its conclusions and omits analysis of one or more categories. As per State guidelines, you are obligated to vote no when that is the case. We have included several sections in the EIR and their negative impacts in the attached supporting documentation. We will identify significant impacts in many categories, each on their own merit providing substantial evidence that this FEIR should not be approved. In several instances no amount of mitigation will offset the negative

impact this project will generate and the alternative of no project is the only decision to be made at this time.

To ensure a thorough analysis of the Project's impacts, it is essential to adhere strictly to CEQA's requirements, particularly given the longstanding policy and vision for green, open space at this site. For the reasons outlined above, we respectfully urge the City Planning Commission to reject this Project.

We appreciate your consideration of these comments.

Sincerely, Leslie Garretson for the Riverpark Coalition

Attachments:

Letter

Supporting documents

--

Leslie Ann Garretson

President, Riverpark Coalition

4000 Long Beach Blvd. #301

Long Beach, CA 90807

Mobile:

www.riverparkcoalition.org

Never doubt that a small group of thoughtful, committed citizens can change the world; indeed, it is the only thing that ever has.

- Margaret Mead

--

Leslie Ann Garretson

Mobile:



Riverpark Coalition
4000 Long Beach Blvd, #301
Long Beach, CA 90807
www.riverparkcoalition.org

***Via Email (LBDS-EIR-Comments@longbeach.gov,
Amy.Harbin@longbeach.gov, PlanningCommissioners@longbeach.gov)***

Planning Commission
City of Long Beach
411 West Ocean Blvd, 3rd Floor
Long Beach, CA 90802
PlanningCommissioners@longbeach.gov

Ms. Amy L. Harbin, AICP
City of Long Beach
Community Development Department, Planning Bureau
411 W. Ocean Boulevard, Third Floor
Long Beach, CA 90802
LBDS-EIR-Comments@longbeach.gov
Amy.Harbin@longbeach.gov

Re: Agenda Item 3 (25-55508) June 5, 2025 Planning Commission Hearing;
3701 Pacific Place; Objections to Pacific Place Project FEIR

Dear Honorable Chair and Commissioners:

On behalf of the Riverpark Coalition, **we urge the City of Long Beach (“City”) to reject the Final Environmental Impact Report (“FEIR”) for the Pacific Place Project at 3701 Pacific Place, Long Beach, CA, (“Project”).**

In your evaluation of this EIR today we ask that you recognize that CEQA standards have not been met in the FEIR presented before you. We will point out that in numerous categories the FEIR is in-complete, erroneous in its conclusions and omits analysis of one or more categories. As per State guidelines, you are obligated to vote no when that is the case. We have included several sections in the EIR and their negative impacts in the attached supporting documentation. We will identify significant impacts in many categories, each on their own merit providing substantial evidence that this FEIR should not be approved. In several instances no amount of mitigation will offset the negative impact this project will generate and the alternative of no project is the only decision to be made at this time.

To ensure a thorough analysis of the Project's impacts, it is essential to adhere strictly to CEQA's requirements, particularly given the longstanding policy and vision for green, open space at this site. For the reasons outlined above, we respectfully urge the City Planning Commission to reject this Project.

We appreciate your consideration of these comments.

Sincerely,

Renee Lawler

Renee Lawler

Riverpark Coalition

Attachment:

Supporting Document

Amy Harbin

From: Serena Steers <serenasteers.ccv@gmail.com>
Sent: Thursday, June 05, 2025 1:24 PM
To: Amy Harbin
Subject: Comments submitted for Planning Commission?
Attachments: IMG_9718.jpeg; Crews put out fire burning thick plastic tubes in Long Beach – NBC Los Angeles.pdf; 3701 Pacific Place Fire 5-15-25.mov

-EXTERNAL-

Hi Amy,
Do you have a “best practice” recommendation for how I should send larger files along with my Comments?

Thank you again for your time discussing my concerns about this project yesterday. As always, your expertise and thoughtfulness is greatly appreciated.

Here are a couple images of the fire at 3701 Pacific Place.

Fondly,
Serena



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4 LOS ANGELES

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Crews put out fire burning thick plastic tubes in Long Beach

By **Missael Soto** • Published May 15, 2025 • Updated on May 15, 2025 at 6:54 pm



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A fire that erupted in Long Beach sent a dark plume of smoke hundreds of feet in the air Thursday.

Firefighters were working to contain the aggressive blaze that was burning at a lot near the 710 and 405 freeways. The fire was also adjacent to Los Cerritos Elementary School.

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It's unclear how the fire was started.

Newschopper4 was over the fire that appeared to be burning black PVC plastic drain pipes.

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Item #3 Correspondence – Alan Tolkoff

From: atolkoff@aol.com <atolkoff@aol.com>
Sent: Thursday, June 05, 2025 3:12 PM
To: Cuentin Jackson <Cuentin.Jackson@longbeach.gov>
Subject: 3701 Pacific Place

-EXTERNAL-

I respectfully urge the Commission to use this property for much-needed green space.
The west side desperately needs parkland for its under-served residents.

Alan Tolkoff
7th Council District

[REDACTED]
[REDACTED]

Item #3 Correspondence – Various Organizations

From: Kimberly Walters <kimberly.walters@riverparkcoalition.org>
Sent: Thursday, June 05, 2025 2:34 PM
To: Amy Harbin <Amy.Harbin@longbeach.gov>; Cuentin Jackson <Cuentin.Jackson@longbeach.gov>; LBDS-EIR-Comments <LBDS-EIR-Comments@longbeach.gov>; PlanningCommissioners <PlanningCommissioners@longbeach.gov>; Mayor <Mayor@longbeach.gov>; Council District 1 <District1@longbeach.gov>; Council District 2 <District2@longbeach.gov>; Council District 3 <District3@longbeach.gov>; Council District 4 <District4@longbeach.gov>; Council District 5 <District5@longbeach.gov>; Council District 6 <District6@longbeach.gov>; Council District 7 <District7@longbeach.gov>; Council District 8 <District8@longbeach.gov>; Council District 9 <District9@longbeach.gov>; Tom Modica <Tom.Modica@longbeach.gov>
Cc: Leslie Ann Garretson <leslie.garretson@riverparkcoalition.org>; Renee Lawler <renee.lawler@riverparkcoalition.org>; Keith Tyschper <keith.tyschper@riverparkcoalition.org>
Subject: Agenda Item 3 (25-55508) June 5, 2025 Planning Commission Hearing; 3701 Pacific Place; Objections to Pacific Place Project FEIR

-EXTERNAL-

Dear Ms. Harbin,

Attached please find a letter signed by a coalition of various organizations voicing their opposition to the EIR for 3701 Pacific Place. Kindly include this statement of broad organizational opposition in the public record.

Best regards,
Kimberly

--

Kimberly Walters
Vice President
(she/her)

I am privileged to live and work on the land of the Tongva and Acjachemen peoples who continue to care for this land today.

ORGANIZATIONAL COALITION LETTER:

We reject the Environmental Impact Report at 3701 Pacific Place

Dear Mayor, City Manager, City Councilmembers, and Planning Commission:

We the undersigned neighborhood associations, community-based organizations, environmental and environmental justice organizations write in strong opposition to the current development proposal at 3701 Pacific Place. As organizations that represent and serve communities in Long Beach and throughout California, we urge Long Beach decision-makers to reject more polluting industry in western Long Beach and instead support investments in the health and vitality of these communities.

We ask the Mayor and members of the Long Beach City Council, as well as the Long Beach Planning Commission, to reject the current proposal at 3701 Pacific Place by voting NO on the Final Environmental Impact Report (EIR) and denying all permits for the development.

The proposed development—which includes a four-story storage facility, an RV parking lot, a private car wash, and a wastewater dump station—is a bad fit for the community given the history of pollution, lack of investment, and environmental injustice in western Long Beach. If approved, the project would continue this legacy of environmental injustice and would exacerbate existing inequities for under-resourced communities and communities of color.

The lack of open space for under-resourced communities in the City of Long Beach is well-known. In 2002, the City's General Plan conducted an analysis on [Open Space and Recreation](#) (1) and highlighted the unequally distributed open space in under-resourced areas of the city. Despite the City's previous policy to address these disparities through the Lower Los Angeles River Revitalization Plan and the Los Angeles River Link Plan, industrial development continues to take precedence over parks and open space for western Long Beach residents, resulting in [only 1 acre of park space per 1100 residents](#) (2), which meets the legal definition of [“park-poor”](#) (3).

This inequity is further compounded by severe pollution in western Long Beach. CalEnviroScreen data shows that under-resourced communities in the city experience some of the [highest pollution impacts](#) (4) in California. These impacts are driven by [high levels of particulate matter \(PM\) and nitrogen oxides \(smog\)](#) (5) from vehicles—particularly diesel trucks on the 405 and 710 freeways—as well as pollution from refineries and the Ports

of Long Beach and Los Angeles. As a result of these impacts, the western side of the city has a life expectancy that is [five to ten years lower \(6\)](#) than the more affluent East Side. The legacy of environmental racism and enduring health disparities in communities of color must be a central consideration for any development proposal in West Long Beach.

West Long Beach desperately needs more open space, access to nature, and places to thrive, not more pollution, waste, and noise. The 3701 Pacific Place parcel represents an opportunity to address these existing inequities rather than perpetuate them.

With strong public opposition to this development, City leaders have a clear mandate to vote NO on the Final Environmental Impact Report.

By rejecting a development that would only increase pollution in western Long Beach, the City can make space to explore ideal projects that align with the needs of the community.

Thank you for your consideration,

Leslie Garretson

Chair

Riverpark Coalition

Seng So

LA Organizing Director

Asian Pacific Environmental Network (APEN)

Brittany D. Rivas

CARE Coordinator

Communities for a Better Environment

Jocelyn Del Real

Energy Policy Organizer

East Yard Communities for Environmental Justice

Candice Dickens-Russell

CEO

Friends of the Los Angeles River

Andrea Marpillero-Colomina

Sustainable Communities Program Director
GreenLatinos

Maggie Quan

Program Director
Khmer Girls in Action

James Suazo

Executive Director
Long Beach Forward

Tori Kjer

Executive Director
Los Angeles Neighborhood Land Trust

Benjamin Harris

Senior Staff Attorney, Regulatory Affairs & Legal Policy
LA Waterkeeper

Irma R. Muñoz

Founder and Executive Director
Mujeres de la Tierra

Deja McCauley

Land Use and Health Program Manager
Physicians for Social Responsibility Los Angeles

Theral Golden

President
West Long Beach Association

Alex Tomko

President
Wrigley Association

Denisse Tapia

Community Organizer
ORALE

Susan A. Phillips

Director

Robert Redford Conservancy for Southern California Sustainability

Gabrielle Weeks

Chair

Long Beach Group of the Sierra Club

- (1) <https://www.longbeach.gov>.
- (2) <https://www.longbeach.gov2>
- (3) <https://www.parks.ca.gov>
- (4) <https://oehha.ca.gov>
- (5) <https://lbpost.com/news/state>
- (6) <https://www.memorialcare.org>





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Item #3 Correspondence – Cynthia Weber

From: Cindy Weber <cweber.sb@gmail.com>
Sent: Thursday, June 05, 2025 3:09 PM
To: Cuentin Jackson <Cuentin.Jackson@longbeach.gov>
Subject: Comments on use of Riverpark Green Space

-EXTERNAL-

Residents of the westside desperately need additional green space to clean our air and moderate the ambient temperature. The prevailing breeze brings gases and particulates from the 710 Frwy, the refineries and the ports. We often smell bad odors and always have a fine black soot on our window sills and window blinds. This is irritating our throats, eyes and going into our lungs . Adding more pavement and hardscape will also increase the surrounding temperature during our hot summers by absorbing heat and reflecting it back to the surrounding area,

Please vote NO on commercial development and YES for Riverpark Green Space

Cynthia Weber, [REDACTED]