

**NOTICE OF INTENT TO ADOPT / NOTICE OF AVAILABILITY
MITIGATED NEGATIVE DECLARATION
for the 300 Studebaker Road Industrial Park 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 300 Studebaker Road Industrial Park Project, prepared in accordance with the California Environmental Quality Act (CEQA), CEQA Guidelines, and local implementation procedures.

Name of Project: 300 Studebaker Road Industrial Park Project

Project Location: The project site is located at 300 Studebaker Road in Long Beach, approximately 0.2 mile west of the San Gabriel River and 1.7 miles northeast of Alamitos Bay. The project site includes five parcels, which are identified as Assessor Parcel Numbers (APNs) 7237-017-007, 7237-017-008, 7237-017-009, 7237-018-001, and 7237-019-008.

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

Project Description: The project involves the demolition of 400 square feet (sf) of existing concrete, on-site pipeline structures, and asphalt paving, and the development of two concrete tilt-up industrial buildings, situated on 6.69 acres of land east of Studebaker Road. Approximately 1.81 acres of vacant land west of Studebaker Road, at the northwest and southwest corners of Studebaker Road and Loynes Drive, would be dedicated as open space as part of this project.

Situated within the eastern project area, the two 35-foot high buildings would total 139,200 sf, including 21,000 sf office space. The individual building sizes would be 91,700 sf and 47,500 sf, respectively. The project would support potential uses such light manufacturing, warehousing, assembly, and distribution. The proposed facility would operate 24 hours a day. The building layout may be broken into six or more individual spaces depending upon final tenant demand. Office spaces would be provided in the interior frontage of each building to support the business operations. Office space would occupy a maximum of 25 percent of the gross floor area pursuant to Chapter 21.33 of the LBMC. Office space in Building 1 would total 14,000 sf and 7,000 sf in Building 2, which together represents 21,000 sf, or 15 percent of the gross floor area.

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 at the following locations:

- City of Long Beach, Development Services Department, City of Long Beach 411 W. Ocean Blvd., 2nd Floor, Long Beach, CA 90802;
- Bay Shore Branch Library, 195 Bay Shore Avenue, Long Beach, CA 90803;
- El Dorado Branch Library, 2900 Studebaker Road, Long Beach, CA 90815; and
- City of Long Beach website at:
<http://www.longbeach.gov/lbds/planning/environmental/reports/>

For questions regarding the Mitigated Negative Declaration contact:

NAME:	Ms. Maryanne Cronin	PHONE: (562) 570-5683
TITLE:	Planner	EMAIL: LBDS-EIR-Comments@longbeach.gov
ADDRESS:	City of Long Beach, Development Services Department, 411 W. Ocean Blvd., 3rd Floor, Long Beach, CA 90802	

Public Review Period: **Begins – September 6, 2019**

Ends – October 7, 2019

Hazardous Waste Sites: The Project site was on a list compiled pursuant to Government Code section 65962.5. The project site was previously occupied by two large, aboveground storage tanks (ASTs) that held fuel oil for the nearby Alamitos Energy Center. Alamitos Energy Center is listed in numerous databases under

several different street addresses with various operators. Furthermore, database information suggests the release of substances including petroleum hydrocarbons and volatile organic compounds from several sites within 0.25 miles of the project site. However, there are no indications that near-surface soil beneath the project site has been impacted by operations at the Alamitos Energy Center.

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. Maryanne Cronin, City of Long Beach, Development Services Department, City of Long Beach 411 W. Ocean Blvd., 3rd Floor, Long Beach, CA 90802