

## **NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT**

**TO:** Agencies, Organizations, and Interested Parties

**SUBJECT:** Notice of Availability of a Draft Environmental Impact Report (EIR) for the Spring Street Business Park Project (SCH No. 2019100514)

As the lead agency overseeing the project's environmental review, the City of Long Beach initiated the preparation of an EIR to determine the nature and extent of the proposed project's impact on the environment. An EIR also identifies ways to reduce environmental effects and analyzes reasonable alternatives to avoid or minimize significant environmental effects.

Pursuant to California Code of Regulations, Title 14, Section 15087(a), this notice has been prepared to advise that the City of Long Beach has completed a Draft EIR for the proposed project listed above and described below. The Draft EIR is available for public review.

**PROJECT TITLE:** Spring Street Business Park Project

**PROJECT APPLICANT:** Signal Hill Petroleum, Inc.

**PROJECT LOCATION:** 2851 Orange Avenue, Long Beach, California

**PROJECT DESCRIPTION:** The project is a proposed business park complex with off-site street improvements, along Spring Street and Orange Avenue, and park enhancements consistent with the Willow Springs Park Master Plan. The proposed business park would consist of a total of 160,673 square feet (SF) of floor area within 3 concrete "tilt-up" buildings. The anticipated mix of land uses includes manufacturing and warehousing. Building 1 of the project site is 39,812 SF, inclusive of 3,000 SF of mezzanine. Building 2 is 48,745 SF, inclusive of 3,000 SF of mezzanine. Building 3 is 72,116 SF, inclusive of 4,000 SF of mezzanine. The project is proposing to provide 162 standard surface lot parking stalls, 8 trailer spaces, and 18 loading docks. Project improvements are consistent with the land use and development standards of the Medium Industrial zoning district in which the project is located.

**SIGNIFICANT ENVIRONMENTAL EFFECTS OF THE PROJECT:** The Draft EIR has determined that the project would result in several significant and unavoidable environmental impacts related to transportation. The project would also have the potential for significant environmental impacts in the areas of air quality, geology and soils, noise, and transportation; mitigation measures have been included to reduce these impacts to



a less than significant level. Additionally, as identified in the Initial Study prepared for the project, the project would also have the potential for significant environmental impacts in the areas of biological resources, cultural resources, hydrology and water quality, and tribal cultural resources; mitigation measures have been included to reduce these impacts to a less than significant level.

**PUBLIC COMMENT PERIOD:** The public comment period during which the City of Long Beach will receive written comments on the Draft EIR is:

**Beginning:** Monday, January 6, 2020

**Ending:** Thursday, February 20, 2020

The city will accept written comments only during the public comment period. Comments must be submitted via letter or email to the contact below. Comments made via other means, including social media or delivered to other recipients, will not be accepted or considered. The City of Long Beach must receive all written comments relating to the Draft EIR no later than 5:00 p.m. on Thursday, February 20, 2020. Comments should be sent to:

Department of Development Services, Planning Bureau  
ATTN: Scott Kinsey, Planner V  
411 W. Ocean Boulevard, 3rd Floor  
Long Beach, CA 90802

Or via email to:

Scott.Kinsey@longbeach.gov

**DOCUMENT AVAILABILITY:** The Draft EIR is available for public review online and at the locations listed below during regular business hours:

City Hall, 411 West Ocean Boulevard, 2nd Floor, Planning Counter, Long Beach  
Billie Jean King Main Library, 200 West Broadway, Long Beach  
Burnett Neighborhood Library, 560 East Hill Street, Long Beach  
Dana Neighborhood Library, 3680 Atlantic Avenue, Long Beach

Online: <http://www.longbeach.gov/lbds/planning/environmental/reports/>

If you require additional information, please contact Scott Kinsey at 562-570-6461 or [scott.kinsey@longbeach.gov](mailto:scott.kinsey@longbeach.gov).