

## Notice of Preparation of an Environmental Impact Report

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

**FROM:** City of Long Beach  
Department of Development Services, Planning Bureau  
411 W. Ocean Boulevard, 3rd Floor  
Long Beach, CA 90802

**SUBJECT:** Spring Street Business Park Project – Notice of Preparation of an Environmental Impact Report in Compliance with Title 14, Section 15082(a) of the California Code of Regulations

Pursuant to Public Resources Code Section 21165 and the Guidelines for the California Environmental Quality Act (CEQA) Section 15050, the City of Long Beach is the lead agency responsible for preparation of an Environmental Impact Report (EIR) addressing potential impacts associated with the project identified below.

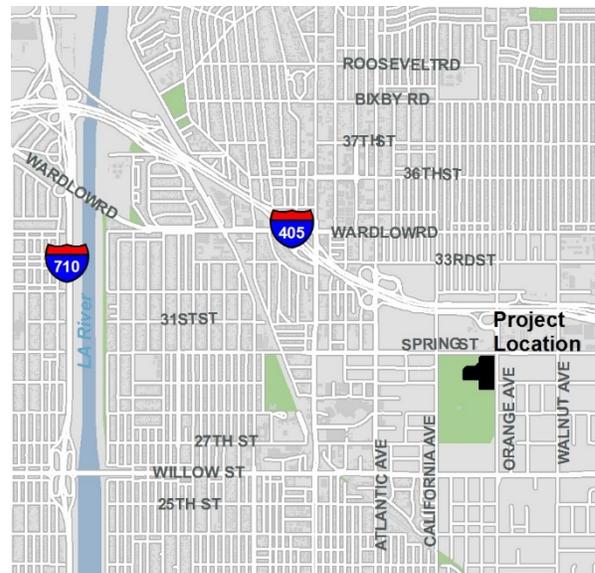
**AGENCIES:** The purpose of this document is to serve as a Notice of Preparation (NOP) of an EIR pursuant to the CEQA Guidelines Section 15082 and solicit comments and suggestions regarding the scope and content of the EIR to be prepared for the proposed project. Specifically, the City of Long Beach requests input on the environmental information germane to your agency's statutory responsibility in connection with the proposed project. Your agency may rely on the EIR prepared by the City of Long Beach when considering permits or other approvals for this project.

**ORGANIZATIONS AND INTERESTED PARTIES:** The City of Long Beach requests your comments and concerns regarding the proposed scope and content of the environmental information to be included in the EIR.

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

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

The Spring Street Business Park Project site is approximately 7.5 acres of land and consists of a single parcel (Assessor's Parcel Number 7212-009-021) located within the City of Long Beach along the city boundary with the adjacent City of Signal Hill to the east. The project site is vacant and immediately bounded by Spring Street on the north, Willow Springs Park on the south, Orange Avenue on the east, and undeveloped property on the west. The project site can be accessed via Spring Street and Orange Avenue.



**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 three 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 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 an IM zoning district, in which the project is located.

**POTENTIAL ENVIRONMENTAL EFFECTS:** Based on the findings of the Initial Study, the proposed project could have potentially significant impacts with respect to the following environmental issue areas: **Air Quality, Geology/Soils, Greenhouse Gas Emissions, Noise, Transportation.**

**PUBLIC REVIEW PERIOD:** This NOP is available for public review and comment pursuant to California Code of Regulations, Title 14, Section 15082(b). Comments must be submitted no later than 30 days of receipt. The NOP and accompanying Initial Study are available for a 30-day public review period beginning **October 25, 2019**, and ending **November 25, 2019**.

Copies of the Initial Study and supporting documents are available for review at Long Beach City Hall, 411 W. Ocean Boulevard, 3rd Floor, Long Beach, CA 90802. The Initial Study can also be viewed on the City of Long Beach website at the following address: <http://www.longbeach.gov/lbds/planning/environmental/reports/>.

**SCOPING MEETING:** As part of the NOP process, the City of Long Beach will conduct a public scoping meeting to present the proposed project and environmental process and receive public comments and suggestions regarding the proposed project. The scoping meeting will be held **November 12, 2019**, from 5 p.m. to 7 p.m. at the Long Beach Gas & Oil Auditorium located at 2400 E. Spring Street, Long Beach, CA 90806. Please park in designated guest parking only.

**RESPONSES AND COMMENTS:** The City of Long Beach will accept written comments only during the aforementioned public review 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. Please indicate a contact person for your agency or organization and send your written comments to:

Department of Development Services, Planning Bureau  
ATTN: Scott Kinsey, Planner V  
411 W. Ocean Boulevard, 3rd Floor  
Long Beach, CA 90802  
(562) 570-6461  
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