

City of **LYNWOOD**

A City Meeting Challenges

11330 BULLIS ROAD
LYNWOOD, CALIFORNIA 90262
(310) 603-0220



**NOTICE OF AVAILABILITY/INTENT TO ADOPT A
MITIGATED NEGATIVE DECLARATION**
For the SUPERMARKET LONG BEACH -
LYNWOOD Project

This serves as the City of Lynwood's Notice of Availability/Intent to adopt an Initial Study/Mitigated Negative Declaration (IS/MND) for the Supermarket Long Beach Blvd. - Lynwood Project, prepared in accordance with the California Environmental Quality Act (CEQA), CEQA Guidelines, and local implementation procedures.

Name of Project: Supermarket Long Beach Blvd. - Lynwood
Project Location: 11600 Long Beach Boulevard, Lynwood, CA 90262
APNs 6175-002-001 thru 6175-002-005, 6175-002-028, 6175-009-005 thru 008,
6175-009-025, 6175-003-013 thru 015, 6175-003-017 and 6175-003-018
Application Nos.: EA No. 2019-01, CUP No. 2020-01, CUP No. 2019-01 and TTM 2019-01
Lead Agency: City of Lynwood, Community Development Department – Planning Division, 11330
Bullis Road, Lynwood, California 90262

Project Description: The Planning Commission will consider the new development, maintenance and operation of a single-story, 38,479 square foot supermarket, 3,981 square foot attached retail space, and a detached 890 square foot drive-through café/restaurant. The project's required entitlement actions include a Conditional Use Permit No. 2019-01 requesting the approval of a full line of alcoholic beverages for off-site consumption in conjunction with the supermarket operations; Conditional Use Permit No. 2020-01 requesting the approval of a drive-through café/restaurant; Tentative Parcel Map No. 2019-01 (82613) proposing the merger of all on-site parcels and the re-subdivide into three (3) parcels of land (Parcel Nos. 1, 2 and 3); and Site Plan Review No. 2019-03 to review the design aspects of the proposed supermarket, attached retail space, and drive-through restaurant. The subject project site is described as a 164,657 square feet (3.78 acres) location with a 167 parking stall at-grade, fully paved and landscaped adjoining parking lot. The subject site is within the Lynwood Transit Area Specific Plan and the proposed uses are permitted. The associated Environmental Assessment No. 2019-01 consists of an Initial Study and Mitigated Negative Declaration (30-day State Clearing Housing Publication required) to fully address any potential environmental impacts to a less than significant level in compliance with the California Environment Quality Act (CEQA). The subject site is primarily a vacant, undeveloped and paved site with approximately eight (8) single-family dwellings to be removed as part of the overall project site, zoned Transit Village per the Long Beach Boulevard Specific Plan.

NOTICE IS HEREBY GIVEN THAT the City of Lynwood proposes to adopt an IS/ MND for the above-referenced project. The IS/MND is based on the finding that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions on the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared. The reasons to support such a finding are documented in the Initial Study prepared by the City.

The IS/MND and supporting materials are available for review at the following locations:

- Citywebsite: <http://lynwood.ca.us>
- State Clearinghouse Website: ceqanet.opr.ca.gov
- Contact: Alfredo Perez, Planning Associate at (310) 603-0220, Ext 249, alopez@lynwood.ca.us

Written comments regarding the proposed IS/MND must be received by the Planning Division by email or standard mail **prior to 5:30 p.m. on the last day of the 30-day public review/comment period (September 13, 2021)**. All correspondence and any questions regarding the Mitigated Negative Declaration should be directed to the following

City Staff:

NAME: TITLE: Alfredo Perez and Karen Figueredo
ADDRESS: Planning Associates City of Lynwood
Community Development Department – Planning Division 11330 Bullis Road,
Lynwood, California 90262
PHONE: EMAIL: 310.603.0220, Ext. 249 and Ext. 247
alopez@lynwood.ca.us / kfigueredo@lynwood.ca.us

Public Review Period:

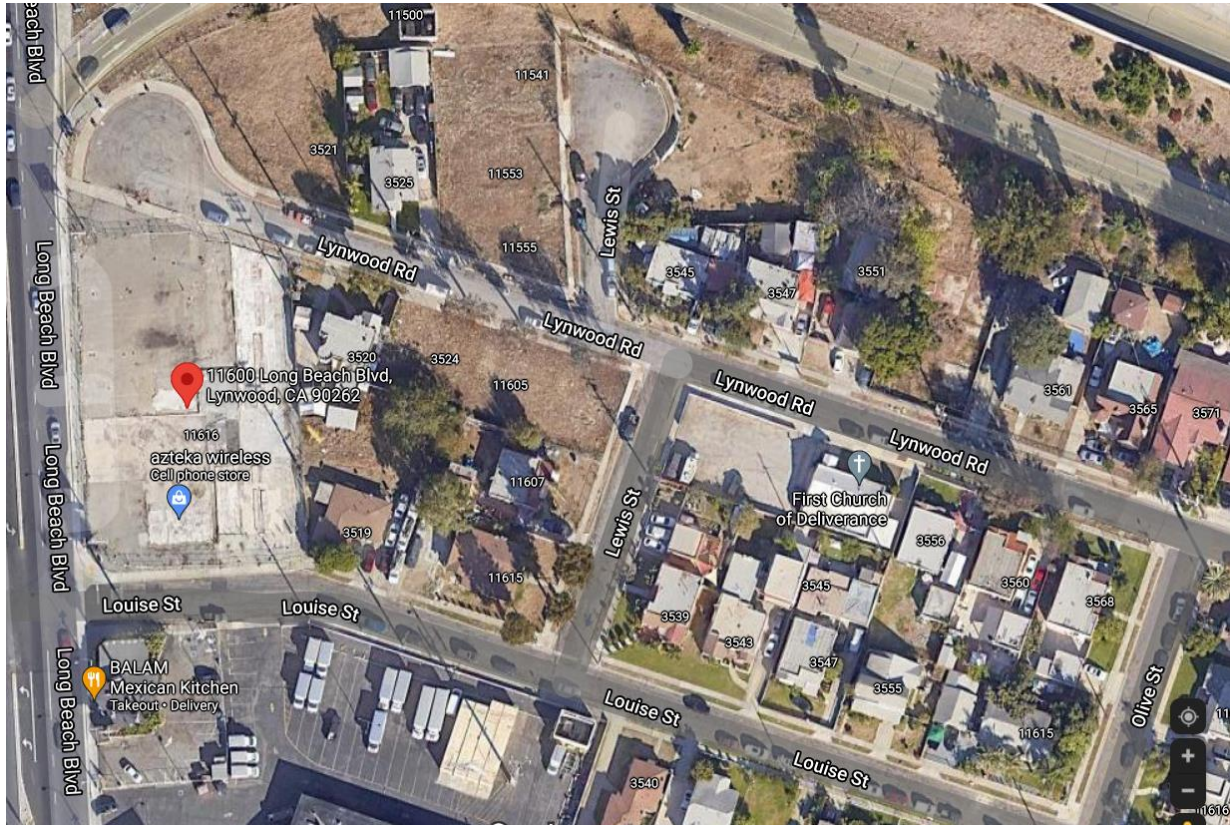
Begins – August 13, 2021

Ends – September 13, 2021

Web conference via ZOOM – Meeting ID: 315 693 3656 Passcode: Lynwood

One tap mobile: +16699006833,,3156933656#,,,,*7523491# US (San Jose)
+12532158782,,3156933656#,,,,*7523491# US (Tacoma)

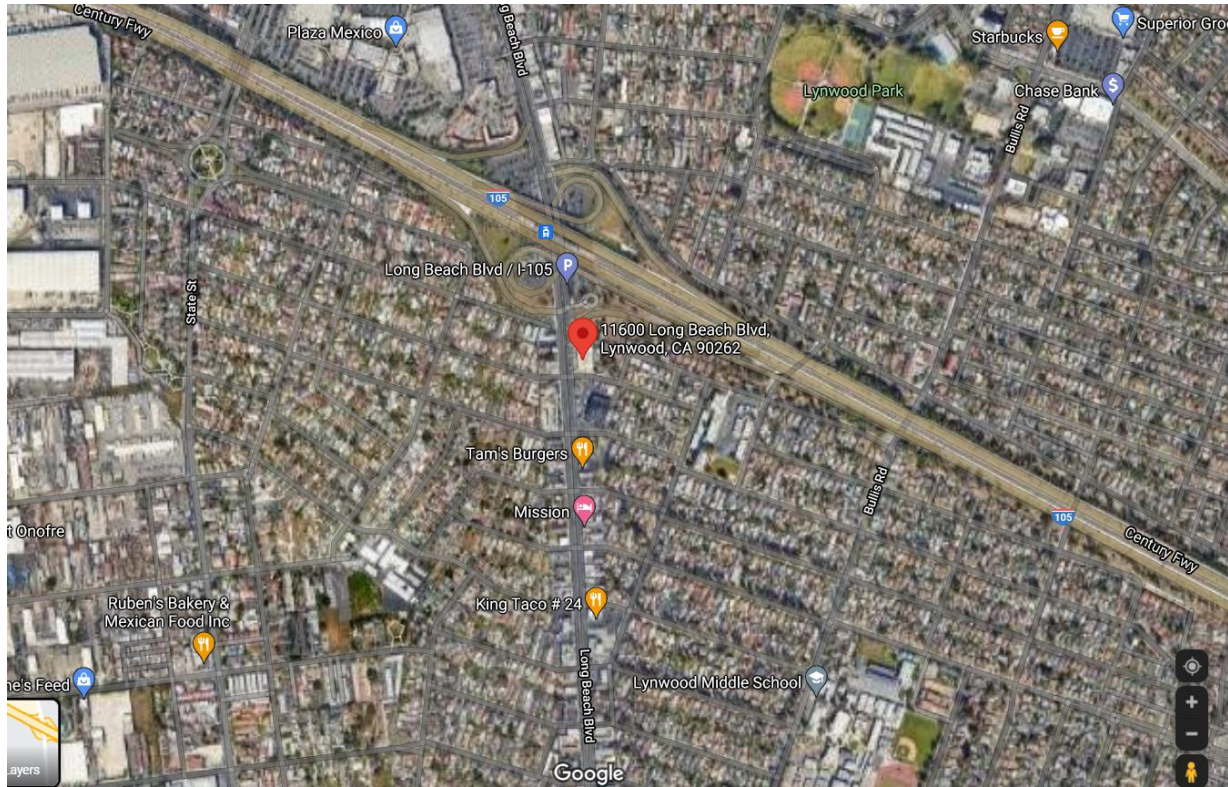
Aerial Photograph



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Vicinity Map



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