

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: 300 Studebaker Road Industrial Park Project

Lead Agency: City of Long Beach

Contact Person: Maryanne Cronin

Mailing Address: 411 W. Ocean Blvd., 3rd Fl.

Phone: 562-570-5683

City: Long Beach

Zip: 90802

County: Los Angeles

Project Location: County: Los Angeles

City/Nearest Community: Long Beach

Cross Streets: Studebaker Road and Loynes Drive

Zip Code: _____

Longitude/Latitude (degrees, minutes and seconds): 118 ° 19 ' 37 " N / 33 ° 77 ' 00 " W Total Acres: 8.5-acres

Assessor's Parcel No.: 7237-018-001, 7237-017-007, -008, -009 Section: _____ Twp.: 01N Range: 08W Base: San Bernardino

Within 2 Miles: State Hwy #: SR-22, I-605, I-405

Waterways: Cerritos Channel

Airports: Long Beach

Railways: _____ Schools: Charles F. Ketterling Elementary School

Document Type:

- | | | | |
|---|--|------------------------------------|--|
| CEQA: <input type="checkbox"/> NOP | <input type="checkbox"/> Draft EIR | NEPA: <input type="checkbox"/> NOI | Other: <input type="checkbox"/> Joint Document |
| <input type="checkbox"/> Early Cons | <input type="checkbox"/> Supplement/Subsequent EIR | <input type="checkbox"/> EA | <input type="checkbox"/> Final Document |
| <input type="checkbox"/> Neg Dec | (Prior SCH No.) _____ | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> Mit Neg Dec | Other: _____ | <input type="checkbox"/> FONSI | |

Governor's Office of Planning & Research

Local Action Type:

- | | | | |
|---|---|---|---|
| <input type="checkbox"/> General Plan Update | <input type="checkbox"/> Specific Plan | <input type="checkbox"/> Rezone | <input type="checkbox"/> Annexation |
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan | <input type="checkbox"/> Prezone | <input type="checkbox"/> Redevelopment |
| <input type="checkbox"/> General Plan Element | <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Use Permit | <input checked="" type="checkbox"/> Coastal Permit |
| <input type="checkbox"/> Community Plan | <input checked="" type="checkbox"/> Site Plan | <input checked="" type="checkbox"/> Land Division (Subdivision, etc.) | <input type="checkbox"/> Other: <u>Standards Variance</u> |

SEP 06 2019

STATE CLEARINGHOUSE

Development Type:

- | | |
|---|--|
| <input type="checkbox"/> Residential: Units _____ Acres _____ | <input type="checkbox"/> Transportation: Type _____ |
| <input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Mining: Mineral _____ |
| <input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Power: Type _____ MW _____ |
| <input checked="" type="checkbox"/> Industrial: Sq.ft. <u>139,200</u> Acres _____ Employees _____ | <input type="checkbox"/> Waste Treatment: Type _____ MGD _____ |
| <input type="checkbox"/> Educational: _____ | <input type="checkbox"/> Hazardous Waste: Type _____ |
| <input type="checkbox"/> Recreational: _____ | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Water Facilities: Type _____ MGD _____ | |

Project Issues Discussed in Document:

- | | | | |
|--|--|--|---|
| <input checked="" type="checkbox"/> Aesthetic/Visual | <input type="checkbox"/> Fiscal | <input type="checkbox"/> Recreation/Parks | <input type="checkbox"/> Vegetation |
| <input type="checkbox"/> Agricultural Land | <input type="checkbox"/> Flood Plain/Flooding | <input type="checkbox"/> Schools/Universities | <input type="checkbox"/> Water Quality |
| <input checked="" type="checkbox"/> Air Quality | <input type="checkbox"/> Forest Land/Fire Hazard | <input type="checkbox"/> Septic Systems | <input type="checkbox"/> Water Supply/Groundwater |
| <input checked="" type="checkbox"/> Archeological/Historical | <input checked="" type="checkbox"/> Geologic/Seismic | <input type="checkbox"/> Sewer Capacity | <input type="checkbox"/> Wetland/Riparian |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Minerals | <input type="checkbox"/> Soil Erosion/Compaction/Grading | <input type="checkbox"/> Growth Inducement |
| <input type="checkbox"/> Coastal Zone | <input checked="" type="checkbox"/> Noise | <input type="checkbox"/> Solid Waste | <input type="checkbox"/> Land Use |
| <input type="checkbox"/> Drainage/Absorption | <input type="checkbox"/> Population/Housing Balance | <input type="checkbox"/> Toxic/Hazardous | <input type="checkbox"/> Cumulative Effects |
| <input type="checkbox"/> Economic/Jobs | <input type="checkbox"/> Public Services/Facilities | <input checked="" type="checkbox"/> Traffic/Circulation | <input checked="" type="checkbox"/> Other: <u>Tribal Cultural Resources</u> |

Present Land Use/Zoning/General Plan Designation:

Southeast Area Development and Improvement Plan (PD-1)/LUD No. 7 (Mixed Uses)

Project Description: *(please use a separate page if necessary)*

Please see attached page for a brief description of the proposed project.

State Clearinghouse Contact:

(916) 445-0613

State Review Began:

9 - 6 - 2019

SCH COMPLIANCE

10 - 7 - 2019

Project Sent to the following State Agencies

- | | |
|--|--|
| <input checked="" type="checkbox"/> Resources | Cal EPA |
| <input type="checkbox"/> Boating & Waterways | ARB: Airport & Freight |
| <input type="checkbox"/> Central Valley Flood Prot. | ARB: Transportation Projects |
| <input checked="" type="checkbox"/> Coastal Comm | <input checked="" type="checkbox"/> ARB: Major Industrial/Energy Resources, Recycl. & Recovery |
| <input type="checkbox"/> Colorado Rvr Bd | SWRCB: Div. of Drinking Water |
| <input type="checkbox"/> Conservation | SWRCB: Div. Drinking Wtr # _____ |
| <input checked="" type="checkbox"/> CDFW # <u>5</u> | SWRCB: Div. Financial Assist. |
| <input checked="" type="checkbox"/> Cal Fire | <input checked="" type="checkbox"/> SWRCB: Wtr Quality |
| <input type="checkbox"/> Historic Preservation | <input checked="" type="checkbox"/> SWRCB: Wtr Rights |
| <input checked="" type="checkbox"/> Parks & Rec | <input checked="" type="checkbox"/> Reg. WQCB # <u>4</u> |
| <input type="checkbox"/> Bay Cons & Dev Comm. | <input type="checkbox"/> Toxic Sub Ctrl-CTC |
| <input type="checkbox"/> DWR | Yth/Adlt Corrections |
| | Corrections |
| CalSTA | Independent Comm |
| <input checked="" type="checkbox"/> Aeronautics | Delta Protection Comm |
| <input checked="" type="checkbox"/> CHP | Delta Stewardship Council |
| <input checked="" type="checkbox"/> Caltrans# <u>7</u> | Energy Commission |
| <input type="checkbox"/> Trans Planning | <input checked="" type="checkbox"/> NAHC |
| Other | Public Utilities Comm |
| <input type="checkbox"/> Education | Santa Monica Bay Restoration |
| <input type="checkbox"/> Food & Agriculture | <input checked="" type="checkbox"/> State Lands Comm |
| <input type="checkbox"/> HCD | Tahoe Rgl Plan Agency |
| <input type="checkbox"/> OES | <input checked="" type="checkbox"/> <u>San Gabriel & Lower LA</u> |
| State/Consumer Svcs | Conservancy |
| <input type="checkbox"/> General Services | Other: _____ |

Please note State Clearinghouse Number (SCH#) on all Comments

SCH#: **2019099005**

Please forward late comments directly to the Lead Agency

AQMD/APCD 33

(Resources: 9 / 7)

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

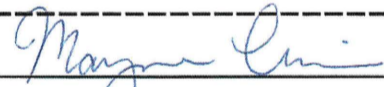
- | | |
|---|--|
| <input checked="" type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # <u>7</u> | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # <u>4</u> |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input checked="" type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input checked="" type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>5</u> | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input checked="" type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | |
| <input type="checkbox"/> Health Services, Department of | Other: _____ |
| <input type="checkbox"/> Housing & Community Development | Other: _____ |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date September 6, 2019 Ending Date October 7, 2019

Lead Agency (Complete if applicable):

Consulting Firm: <u>Rincon Consulting</u>	Applicant: <u>Panattoni Development Company, Inc.</u>
Address: <u>250 East 1st Street, Ste 1400</u>	Address: <u>20411 SW Birch Street, Suite 200</u>
City/State/Zip: <u>Los Angeles, CA 90012</u>	City/State/Zip: <u>Newport Beach, CA 92660</u>
Contact: <u>Danielle Griffith</u>	Phone: <u>949-296-2924</u>
Phone: <u>213-986-9904</u>	

Signature of Lead Agency Representative:  Date: 9-4-19

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

2009807105

Description of Proposed Project

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 to the Los Cerritos Wetlands Authority as part of this project. The project would include planting of an assortment of native grasses and tree species consistent with the Los Cerritos Wetlands Authority, including low growing grasses along street frontage.

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 Long Beach Municipal Code. 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.