



NOTICE OF INTENT TO ADOPT AN INITIAL STUDY/MITIGATED NEGATIVE DECLARATION FOR THE 4501 ORANGE AVENUE RESIDENTIAL PROJECT

In accordance with Section 15072 of the CEQA Guidelines, this serves as a Notice of Intent to Adopt an Initial Study/Mitigated Negative Declaration for the 4501 Orange Avenue Residential Project, prepared in accordance with the California Environmental Quality Act (CEQA), CEQA Guidelines, and local implementation procedures.

Name of Project: 4501 Orange Avenue Residential Project

Project Location: The project site is located at 4501 Orange Avenue (Assessor's Parcel Numbers [APNs] 713-502-7003, 713-502-7002, and 713 502-7001) in the City of Long Beach, County of Los Angeles. The 44,153-square foot site is bounded by commercial office buildings and a health clinic to the east and multifamily residential developments to the north, west, and south.

Lead Agency: City of Long Beach, 411 West Ocean Boulevard, 3rd Floor, Long Beach, California 90802

Project Description: The proposed project is located at 4501 Orange Avenue. The proposed project would include the demolition of all existing structures on the project site including two commercial buildings, a surface parking lot, and a privately owned open space area, to construct six three-story buildings containing 32 townhome units with attached garages. The townhomes would feature three- bedroom floorplans and one- or two-car garages. Additional site improvements would include landscaping improvements, eight additional guest parking spaces, and amenities including a children's play structure, an open fireplace, and lounging amenities.

City discretionary approvals for the proposed project include adoption of the Initial Study/Mitigated Negative Declaration (IS/MND) and a Zone Change from Community Commercial Automobile-Oriented (CCA) to Residential Mixed Use 3 (RMU-3).

The project is not located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

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 the project would not have any significant adverse impacts on the environment with incorporated mitigation measures. 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, 411 West Ocean Boulevard, 3rd Floor, Long Beach, California 90802;
- Billie Jean King Main Library, 200 West Broadway, Long Beach, California 90802;
- Dana Neighborhood Library, 3680 Atlantic Avenue, Long Beach, California 90807; and
- City of Long Beach website at: <http://www.longbeach.gov/lbds/planning/environmental/reports/>.

For questions regarding the Mitigated Negative Declaration or to make an appointment to view the document in person, please contact:

NAME: Jonathan Iniesta, Planner
ADDRESS: City of Long Beach
Development Services Department
411 West Ocean Boulevard, 3rd Floor
Long Beach, CA 90802

PHONE: (562) 570-6922
EMAIL: LBDS-EIR-Comments@longbeach.gov

Public Review Period: Begins – September 26, 2023

Ends – October 25, 2023

In accordance with the CEQA Guidelines, any comments concerning the findings of the proposed IS/MND must be submitted in writing 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 this project, you may be limited to the issues raised during this public review period.