

## NOTICE OF DETERMINATION

TO:  Office of the County Clerk  
Environmental Filings  
12400 E. Imperial Highway, Room 1201  
Norwalk, CA 90650

Office of Planning and Research  
1400 Tenth St., Room 121  
Sacramento, CA 95814

FROM: City of Long Beach  
Department of Development Services  
411 W. Ocean Boulevard, 3<sup>rd</sup> Floor  
Long Beach, CA 90802

Contact: Scott Kinsey, AICP, Planner  
Phone: (562) 570-6194

Lead Agency (if different from above): N/A

**Subject:** *Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.*

**State Clearinghouse Number** (if submitted to Clearinghouse): 2018091021

**Project Title:** Goodman Commerce Center Adaptive Reuse Project (Amazon, Application No. 2012-02 [SPR21-022]) (PECC-03-21) (Globemaster Corridor Specific Plan Program EIR/EIS [EIR-03-17])

**Project Applicant:** Ward Mace for Goodman, 18201 Von Karman Ave., Suite 1170, Irvine, CA 92612

**Project Location** (include county): 2401 E. Wardlow Road, City of Long Beach, Los Angeles County

**Project Description:** The project proposes the adaptive reuse of a large former aerospace manufacturing building at 2401 E. Wardlow Rd. The building at 2401 (Building 1) would be renovated for an Amazon Last-Mile Delivery Station. Upgrades would include interior demolition of existing configurations, construction of new tenant improvements, and significant exterior remodeling, including new architectural treatments and new drive-in bay doors. Upgrades would also include some site improvements to the parking fields and site landscaping. Limited site grading or excavation (ground disturbance) would occur and would be limited to existing foundation excavation and removal, parking field spot resurfacing and repair, landscaping, and utility installation (sewer, domestic water, gas, electrical).

The proposed project also includes off-site improvements, mainly to Wardlow Road between Cherry Avenue to the west and the boundary of the Long Beach Airport property to the east. These improvements consist of reconfiguration of the 80-foot-wide right-of-way to include a parkway strip, sidewalk, and Class IV bike lane on both sides of the street meeting the standards of the City's Public Works Department. Other improvements include the addition of a median, addition of mid-block pedestrian crossings at multiple intervals on the project block, and ADA and signalization improvements to the intersection of Cherry Avenue and Wardlow Road. Additionally, limited improvements will be made to on-site utility connections, as well as a new electrical connection between the "Astro" customer-owned electrical substation on the north side of Wardlow Rd. with Building 2 on the south side of Wardlow Road. Lastly, the project site would be connected to the City's reclaimed water system for landscape irrigation. The nearest reclaimed water main is located in the Wardlow Road right-of-way on the west side of Cherry Avenue.

**Environmental Review:** Pursuant to Section 15152 of the CEQA Guidelines, this project is covered by the Globemaster Corridor Specific Plan Program EIR/EIS (EIR-03-17, State Clearinghouse No. 2018091021) and no new environmental documentation is required. A CEQA Statement of Compliance was prepared for the proposed project.

Notice of Determination

Goodman Commerce Center Adaptive Reuse Project (Application Nos. 2012-02 [SPR21-022] and 2110-25 [SPR21-066]) (PECC-03-21) (Globemaster Corridor Specific Plan Program EIR/EIS [EIR-03-17]), SCH#2018091021

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This is to advise that the City of Long Beach Site Plan Review Committee (lead agency) has approved the above-described project on **February 23, 2022**, and has made the following determinations regarding the above-described project:

1. The project ( will/ will not) have a significant effect on the environment.
2.  The project was determined to be within the scope of a previously-certified EIR. (Globemaster Corridor Specific Plan Program EIR/EIS)  
 An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA  
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA
3. Mitigation Measures ( were/ were not) made a condition of the approval of the project. (PEIR Measures)
4. A Mitigation Monitoring and Reporting Program ( was/ was not) adopted for this project. (PEIR MMRP)
5. A Statement of Overriding Considerations ( was/ was not) adopted for this project. (PEIR SOC)
6. Findings ( were/ were not) made pursuant to the provisions of CEQA. (PEIR Findings)

This is to certify that the final EIR with comments and responses and record of project approval, or the Negative Declaration, is available to the general public at:

**Department of Development Services, 411 W. Ocean Blvd., 2<sup>nd</sup> Floor, Long Beach, CA 90802 and at:**

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

Signature (Public Agency)  Title: Planner V

Date: February 23, 2022

Date Received for filing at OPR \_\_\_\_\_

Authority cited: Sections 21083, Public Resources Code; Reference Section 21000–21174, Public Resources Code