

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, 3rd 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: Bonseph Long Beach LLC – LGB Aviation Center (App. No. 2306-18, SPR23-050, PECC-01-24) (Globemaster Corridor Specific Plan Program Environmental Impact Report/Environmental Impact Statement (EIR/EIS) (EIR-03-17), SCH No. 2018091021)

Project Applicant: Bonseph Long Beach, LLC c/o Justin Castagna for Aeroplex Group Partners

Project Location (include county): 3605 E. Spring St., City of Long Beach, Los Angeles County

APN(s): 7149-003-935

Project Description:

The proposed project includes demolition of the existing 17,000-sq. ft. aircraft hangar, associated ancillary structures, and parking lot and aircraft ramp on the site, and construction of three new metal building system aircraft hangars (Hangar 1: 31,500 sq. ft., Box Hangar 1: 12,960 sq. ft., and Box Hangar 2: 19,360 sq. ft., plus 9,960 sq. ft. of accessory office space) totaling 73,760 sq. ft. The project also involves repaving of approximately 60,000 sq. ft. of exterior aircraft ramp space, and a new 117-stall auto parking lot and associated landscaping and other ancillary site improvements. Off-site improvements to Spring St. also are required, including realignment and reconstruction of the curb and gutter along Spring St. adjacent to the project site to create a 40-foot half roadway width from centerline to curb face, and improvement of the existing parkway with new street trees with root barriers, drought tolerant planting and associated irrigation on Spring St.

Environmental Review: Pursuant to the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, this project was analyzed as part of the previously-certified Globemaster Corridor Specific Plan Program EIR (GCSP PEIR, (EIR-03-17, State Clearinghouse No. 2018091021). A Program EIR Compliance Checklist (PECC-01-24) was prepared for this project. The checklist analyzed the project in accordance with the GCSP PEIR, and determined that the project will not result in any new significant impacts, or any significant impacts that are more severe than those analyzed in the GCSP PEIR, with mitigation measures included. Additionally, the development is subject to the GCSP PEIR Mitigation Monitoring and Reporting Program (MMRP). The MMRP is designed to ensure compliance with adopted mitigation measures during project implementation. For each mitigation measure recommended in the PEIR that applies to the applicant's proposal, specifications are made that identify the action required and the monitoring that must occur. In addition, the party for verifying compliance with individual mitigation measures is identified.

This is to advise that the City of Long Beach Planning Commission (lead agency), on April 18, 2024, took the following actions:

- (1) Approve the Program EIR Compliance Checklist (PECC-01-24) to the Globemaster Corridor Specific Plan Program EIR (SCH No. 2018091021); and
- (2) Approve Site Plan Review for the construction of three aircraft hangars and accessory office space, totaling 73,760 sq. ft., and repaving of approximately 60,000 sq. ft. of exterior aircraft ramp area, and a new 117-space auto parking lot, on a 7.48-acre leasehold on the Long Beach Airport (SPR23-050).

In connection with the foregoing approvals and actions, on April 18, 2024, the City of Long Beach Planning Commission (lead agency), 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. (GCSP PEIR)
 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. (GCSP PEIR)
4. A Mitigation Monitoring and Reporting Program (was/ was not) adopted for this project. (GCSP PEIR)
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 a record of project approval is available to the general public at:

Department of Development Services, 411 W. Ocean Blvd., 2nd Floor, Long Beach, CA 90802 and at:
<http://www.longbeach.gov/lbds/planning/environmental/reports/>

Signature (Public Agency)  Title: Planner V
Scott Kinsey, Project Planner

Date: April 18, 2024 Date Received for filing at OPR _____

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