Print Form

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: 300 Studebaker Road Industrial Park Project

Lead Agency: City of Long Beach

Contact Name: Maryanne Cronin, Planner

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Project Location: Long Beach (*City*) Los Angeles (*County*)

Project Decription (Proposed actions, location, and/or consequences).

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 at the northwest and southwest corners of Studebaker Road and Loynes Drive would be dedicated as open space as part of this project.

Situated within the eastern parcel, 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 LBMC. 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.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The project would require mitigation for impacts associated with aesthetics, biological resources, cultural resources, geology and soils, hazards and hazardous materials, noise, and tribal cultural resources. Mitigation Measure AES-1, Outdoor Lighting Plan, would be required to ensure that any exterior lighting would not result in excessive light spillage onto to the adjacent Los Cerritos Wetlands. Mitigation Measure BIO-1 ensures compliance with respect to nesting birds by reducing the impact through pre-construction nesting bird surveys and avoidance of active nests. Mitigation Measure CR-1 provides for the unanticipated discovery of cultural resources. The measure stipulates that if unanticipated cultural resources are encountered during ground-disturbing activities, a qualified archaeologist will evaluate the find and determine if the resource requires evaluation for listing on the CRHR. Mitigation Measure GEO-1 would address the potentially significant impacts relating to liquefaction-induced dynamic settlements. Employing a deep foundation system, consisting of vibro-replacement stone columns (VRSC), designed to resist the effects of the anticipated differential settlements and prevent structures from failing. Mitigation Measure GEO-2 would address the potentially significant impacts relating to settlement from expansive soils. Mitigation Measure GEO-3 is recommended in the case of unanticipated fossil discoveries during excavation associated with building construction. Mitigation Measures HAZ-1 and HAZ-2 would address potentially significant impacts pertaining to present RECs and OEFs on-site by removing residual on-site pipelines and related hazardous material that may have become entrained in surrounding soils, enforcing a Soil Management Plan approved by the DTSC, and complying with the LUC requirements. Mitigation Measure NOI-1 would provide project consistency with the SEASP noise reduction measures (see Regulatory Setting of this section) to reduce construction noise impacts to noise-sensitive receivers, including wildlife. Mitigation Measure TCR-1 through TCR-6 were developed during the consultation efforts for this project to mitigate impacts to tribal resources.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

There are no known areas of controversy.

Provide a list of the responsible or trustee agencies for the project.

There are no responsible or trustee agencies for the project.