

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 Community Development
411 W. Ocean Boulevard, 3rd Floor
Long Beach, CA 90802

Contact: Manraj G. Bhatia, Planner V
Phone: (562) 570-5086

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): 2015051054

Project Title: 1445 Judson Avenue (PECC 03-25) (City of Long Beach General Plan Land Use Element (LUE) and Urban Design Element (UDE) [SCH #2015051054])

Project Applicant: Greg Pearson for Fortress Investment Group, 11611 San Vicente Blvd, 10th Floor, Los Angeles, CA 90049

Project Location: 1445 Judson Ave (APN: 7429-007-022), Long Beach, Los Angeles County, California

Project Description: A Conditional Use Permit (CUP23-024) to operate a trucking and trailer storage facility for 79 trailers in conjunction with the construction of a new 120-square-foot office building with automobile parking and landscaping on a 127,630-square-foot (2.92-acre) lot located at 1445 Judson Avenue in the General Industrial (IG) Zoning District. The existing site is currently developed with 46 oil wells that are in the process of being decommissioned.

Environmental Review: Pursuant to Section 15162 and 15168 (c)(2) of the CEQA Guidelines, this project is covered by the General Plan Land Use and Urban Design Elements Program Environmental Impact Report (PEIR) (EIR 03-16, State Clearinghouse No. 2015051054) and no new environmental documentation is required. A CEQA Statement of Compliance (PECC 03-25) was prepared for the proposed development.

This is to advise that the City of Long Beach Planning Commission (lead agency) has approved the above-described project on **May 15, 2025**, and has made the following determinations regarding the above-described project:

1. The project (will/ will not) have a significant effect on the environment. (General Plan LUE/UDE PEIR)
2. The project was determined to be within the scope of a previously-certified EIR. (General Plan LUE/UDE 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. (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 Community Development, 411 W. Ocean Blvd., 2nd Floor, Long Beach, CA 90802 and at:
<https://www.longbeach.gov/lbcd/planning/environmental/reports/>

Signature (Public Agency) 

Title: Planner V

Date: 05/16/2025

Date Received for filing at OPR _____

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