

Notice of Determination

Appendix D

To:

Office of Planning and Research
U.S. Mail: P.O. Box 3044 Sacramento, CA 95812-3044
Street Address: 1400 Tenth St., Rm 113 Sacramento, CA 95814

County Clerk
County of: Los Angeles
Address: 12400 Imperial Hwy, Norwalk, CA 90650

From:

Public Agency: City of Long Beach
Address: 411 W. Ocean Boulevard, 3rd Floor Long Beach, CA 90802
Contact: Cuentin Jackson, Planner
Phone: (562) 570-6345

Lead Agency (if different from above):
Address:
Contact:
Phone:

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

State Clearinghouse Number (if submitted to State Clearinghouse): 2001051048

Project Title: Project Avalon at Pacific Pointe West

Project Applicant: Douglas Park Associates IV, LLC

Project Location (include county): 3435 Conant St and 3715 Stineman Ave, Long Beach, LA County

Project Description:

The modified project would modify a portion of the approved project evaluated in the 2004 Certified EIR, which is located entirely within the City of Long Beach, to add a four-level, approximately 862,063-square-foot parking structure with a maximum of 2,850 parking stalls (to replace two previously-approved buildings) and the construction of two new office buildings (Buildings 20 and 21) totaling 256,547 square feet of building area (previously approved at 190,007 square feet total).

This is to advise that the City of Long Beach has approved the above (Lead Agency or Responsible Agency)

described project on April 2, 2026 and has made the following determinations regarding the above described project.

- 1. The project will not have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. A statement of Overriding Considerations was adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

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: Community Development Dept/Planning Bureau: 411 W. Ocean Blvd., 2nd Floor, Long Beach

Signature (Public Agency): Cuentin Jackson Title: Planner IV

Date: April 2, 2026 Date Received for filing at OPR: