

**REVISED NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT  
AND NOTICE OF PUBLIC SCOPING MEETING FOR THE SEA RANCH BUSINESS PARK**

**TO:** Agencies, Organizations, and Interested Parties

**FROM:** City of Long Beach  
Community Development Department, Planning Bureau  
411 W. Ocean Boulevard, 3rd Floor  
Long Beach, CA 90802

**SUBJECT:** Sea Ranch Business Park Project – REVISED Notice of Preparation of a Draft  
Environmental Impact Report in Compliance with Title 14, Section 15082(a) of the  
California Code of Regulations (SCH 2025050183)

Pursuant to Public Resources Code Section 21165 and the Guidelines for the California Environmental Quality Act (CEQA) Section 15050, the City of Long Beach is the lead agency responsible for preparation of an Environmental Impact Report (EIR) addressing potential impacts associated with the project identified herein.

A Notice of Preparation (NOP) of a Draft EIR and Notice of Public Scoping Meeting for the Sea Ranch Business Park project was issued on May 2, 2025. As the lead agency, the City of Long Beach has revised and is recirculating this NOP to reflect revisions to the NOP, specifically regarding the project address and Assessor Parcel Number. As such, this revised NOP supersedes the prior NOP released on May 2, 2025. No changes to the project description from the prior NOP are made – changes are limited to the physical address of the project site. All comments previously submitted to the City during the initial review period (May 2, 2025 to June 2, 2025) have been retained by the City, and do not need to be resubmitted. The comment period for this re-circulated NOP has been updated to begin on May 30, 2025, and end on June 30, 2025.

**AGENCIES:** The purpose of this document is to serve as an NOP of an EIR pursuant to the CEQA Guidelines Section 15082 and solicit comments and suggestions regarding the scope and content of the EIR to be prepared for the proposed project. Specifically, the City of Long Beach requests input on the environmental information germane to your agency’s statutory responsibility in connection with the proposed project. Your agency may rely on the EIR prepared by the City of Long Beach when considering permits or other approvals for this project.

**ORGANIZATIONS AND INTERESTED PARTIES:** The City of Long Beach requests your comments and concerns regarding the proposed scope and content of the environmental information to be included in the EIR.

**PROJECT TITLE:** Sea Ranch Business Park Project

**PROJECT LOCATION:** 6701 E 2nd Street, Long Beach, California. The project site encompasses approximately 53 acres and is currently developed with the Alamitos Generating Station Fuel Tank Farm. The site is bordered by the San Gabriel River to the east; the Los Cerritos Channel and industrial uses to the north; Studebaker Road, Steam Shovel Slough, and oil and gas wells to the west; and 2nd Street and oil and gas wells to the south. The site is approximately 0.4 miles northwest of State Route (SR) 1 and 0.6

miles south of SR-22. It has access to major transportation routes (Interstates 710, 605, and 405), the Ports of Los Angeles and Long Beach, and the Los Angeles International and Long Beach airports.

The project site consists of one parcel with Assessor's Parcel Number 7237-019-007 and is in the Southeast Area Specific Plan (SP-2), more commonly known as SEASP. The property immediately northeast of the intersection of Studebaker Road and 2nd Street is not a part of the project site (see Figure 1, Site Aerial). The proposed project would split the site into 10 different parcels.

**PROJECT DESCRIPTION:** The project applicant proposes to remove all existing uses and develop 10 new light industrial buildings ranging in size between 67,472 square feet (sf) and 124,265 sf, for a total of 938,681 sf. The proposed project would include a total of 200,000 sf of office space and 738,681 sf of light industrial space, for a wide range of uses such as finished product and material storage, shipping, assembly, packing, and manufacturing uses. Third-party logistics and trucking intensive, cross-docked warehouse uses are prohibited at this site and are not proposed. The gross coverage on the site would be 36.3 percent. A minimum of 100 feet of undisturbed land would be provided as a buffer adjacent to sensitive habitat in compliance with SEASP (see Figure 2, Conceptual Site Plan).

Other on-site project features and improvements include landscaping and hardscaping; parking, vehicular access, and circulation improvements; and infrastructure improvements. Off-site improvements include new signalized intersections, new landscaped parkways and new sidewalks on Studebaker Road and 2nd Street, a new sewer line, and new stormwater outfalls. Figure 1 shows the off-site area of disturbance.

The project applicant proposes to demolish all existing structures on the site, including seven tanks, a perimeter fence, streetlights, storm drains connected to the tanks, hardscaping, and two small buildings. Southern California Edison (SCE) power poles and a power line exist along the western boundary of the site. All existing on-site utilities would be demolished except for the SCE distribution and overhead transmission lines.

The project site is in the Seal Beach Oil Field and the City of Long Beach's Methane Gas Zone. Though soil vapor testing performed to date has not shown evidence of vapor encroachment, the adjacent historical oil field uses, and an off-site landfill, make it possible that vapor encroachment of volatile organic compounds may be present at the project site. The proposed project would implement a Soil Management Plan and Human Health Risk Assessment to assess the potential for soil vapor encroachment and any mitigation that may be required during the demolition and remediation phase. A methane gas survey would also be required per Chapter 18.79, Methane Gas Mitigation, of the City's municipal code.

**POTENTIAL ENVIRONMENTAL EFFECTS:** Potentially significant environmental impacts associated with the proposed project could include Aesthetics, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Land Use and Planning, Noise, Public Services, Transportation, Tribal Cultural Resources, and Utilities and Service Systems. These topics will be addressed in the EIR. In addition, the EIR will describe and evaluate project alternatives that may reduce or avoid any identified significant adverse impacts of the project. Topics that are found to not have a significant impact include Agriculture and Forestry, Mineral Resources, Population and Housing, Recreation, and Wildfire.

**PUBLIC REVIEW PERIOD:** This revised NOP is available for public review and comment pursuant to California Code of Regulations, Title 14, Section 15082(b). Comments must be submitted within 30 days of receipt. The NOP is available for a 30-day public review period beginning May 30, 2025, and ending June 30, 2025 online at <https://www.longbeach.gov/lbds/planning/environmental/reports/> and also, in person, at the following locations:

**City of Long Beach Community Development  
Planning Bureau**  
411 W. Ocean Boulevard, 2<sup>nd</sup> Fl.  
Long Beach, CA 90802  
**Dana Neighborhood Library**  
3680 Atlantic Avenue  
Long Beach, CA 90807

**Billie Jean King Main Library**  
200 W. Broadway  
Long Beach, CA 90802

**Bay Shore Neighborhood Library**  
195 Bay Shore Avenue  
Long Beach, CA 90803

**SCOPING MEETING:** As a part of the NOP process, the City conducted a virtual Scoping Meeting on May 14, 2025. The City is holding a second virtual public Scoping Meeting to present the proposed project and environmental process and to receive public comments and suggestions regarding the proposed project. Information shared at this meeting will be the same as the May 14, 2025, Scoping Meeting. All comments previously received during the May 14, 2025 Scoping Meeting have been retained by the City. If you submitted comments previously, they have been retained and do not need to be resubmitted.

All interested parties are invited to attend the scoping meeting to assist in identifying issues to be addressed in the Draft EIR. The Scoping Meeting will involve a presentation about the proposed project, the environmental review process, and schedule. After the presentation, public comments will be accepted either orally or in writing via the chat function. The Scoping Meeting will be held via web conference at the following date and time:

**Meeting Information (Virtual)**

Date: June 11, 2025, 6:00 p.m. Pacific via Zoom  
Time: 6:00 p.m. to 7:00 p.m.

**Please click the link below to join the webinar:**

<https://longbeach.gov.zoom.us/j/91862732533?pwd=qP9QShLgN3zhaK8PxtJTLXnZbFITaa.1>

**OR**

**Meeting ID:  
918 6273 2533  
Passcode: 766254**

**RESPONSES AND COMMENTS:** The City of Long Beach will accept written comments only during the aforementioned public review period ending on June 30, 2025, at 4:30 p.m. Comments must be submitted via letter or email to the contact below. Comments made via other means, including social media, or delivered to other recipients, will not be accepted or considered. Please indicate a contact person for your agency or organization and send your written comments to:

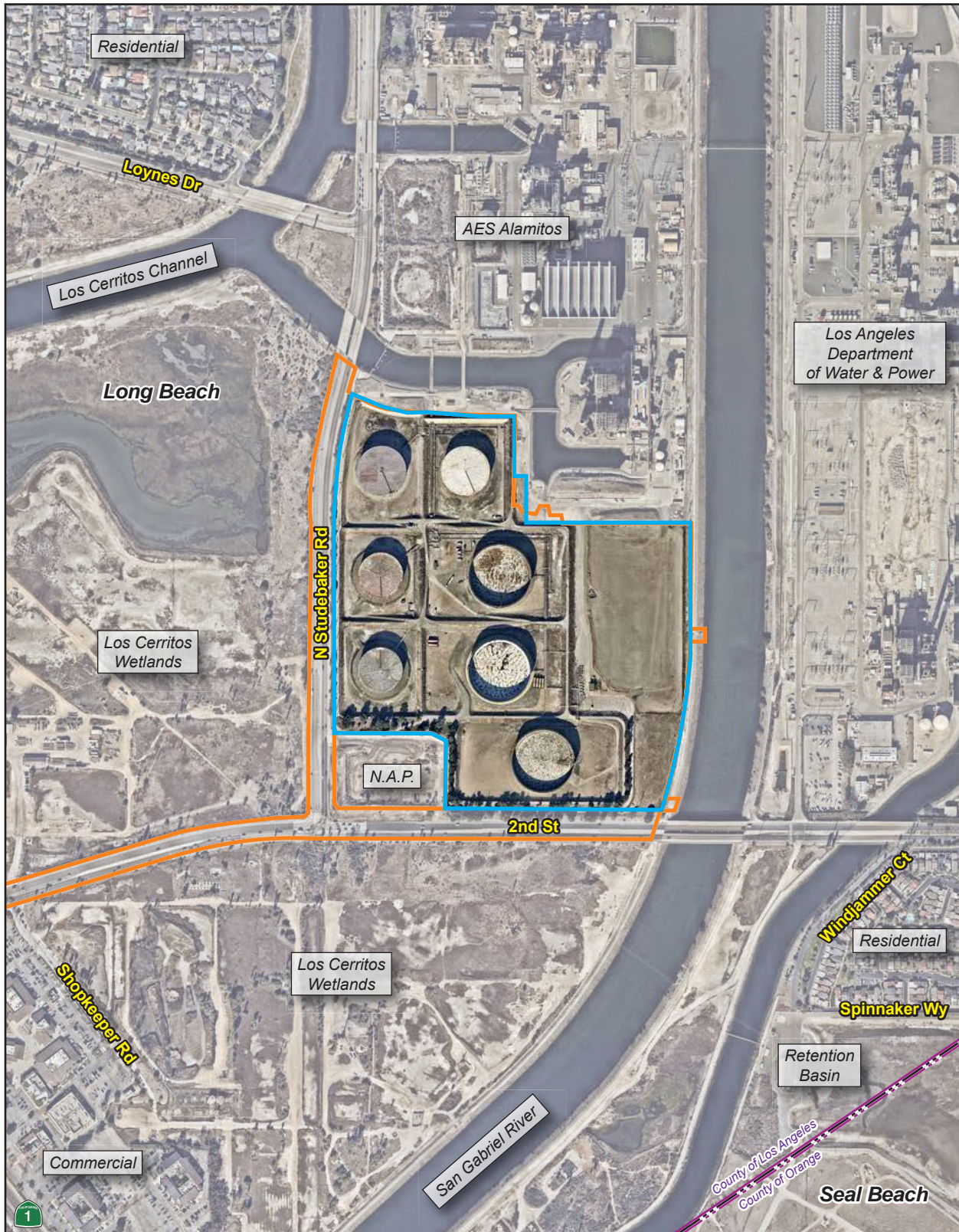
**Community Development Department, Planning Bureau**

Attn: Manraj Bhatia, Planner  
411 W. Ocean Boulevard, 3rd Floor  
Long Beach, CA 90802  
Ph: (562) 570-5086  
LBDS-EIR-Comments@longbeach.gov

**Attachments:**

Figure 1, Site Aerial  
Figure 2, Conceptual Site Plan

Figure 1 - Site Aerial



— SEASP Boundary  
— Project Boundary  
— Limits of Disturbance  
 Source: Nearmap 2025.

- - - - - City Boundary  
 - - - - - County Boundary

0 650  
Scale (Feet)



Figure 2 - Conceptual Site Plan



- Project Boundary
- 100' Wetlands Buffer
- ▲ Driveways

Source: DRA Architects 2024.

