

Form A

Notice of Completion and Environmental Document Transmittal

SCH # 2025050183

For U.S. Mail: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044

For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

Project Title: Sea Ranch Business Park Project

Lead Agency: City of Long Beach

Contact Person: Manraj Bhatia

Street Address: 411 W. Ocean Boulevard, 3rd Floor

Telephone: 562.570.5086

City: Long Beach

Zip Code: 90802

County: Los Angeles

Los Angeles

Project Location: County: Los Angeles

City/Nearest Community: Long Beach

Cross Streets: 2nd Street, N. Studebaker Road

Zip Code: 90803

Lat. / Long.: 33.75982130552244, -118.09666518075447

Total Acres: 53

Assessor's Parcel No. 7237-019-007

Section: 2

Twp: 5 South

Range: 12 West

Base:

Within 2 Miles: State Hwy #: 1 and 22

Waterways: San Gabriel River and Los Cerritos Channel

Airports:

Railways:

Schools:

Document Type:

CEQA: [X] NOP

[] Draft EIR

NEPA: [] NOI

Other: [] Joint Document

[] Early Cons

[] Supplement/Subsequent EIR

[] EA

[] Final Document

[] Neg Dec

(Prior SCH No.)

[] Draft EIS

[] Other:

[] Mit Neg Dec

[] Other:

[] FONSI

Local Action Type:

[] General Plan Update

[] Specific Plan

[] Rezone

[] Annexation

[] General Plan Amendment

[] Master Plan

[] Prezone

[] Redevelopment

[] General Plan Element

[] Planned Unit Development

[X] Use Permit

[X] Coastal Permit

[] Community Plan

[X] Site Plan

[] Land Division (Subdivision, etc.)

[] Other:

Development Type:

[] Residential: Units _____ Acres _____

[] Water Facilities: Type _____ MGD _____

[X] Office: Sq.ft. 200,000 Acres _____ Employees _____

[] Transportation: Type _____

[] Commercial: Sq.ft. _____ Acres _____ Employees _____

[] Mining: Mineral _____

[X] Industrial: Sq.ft. 738,681 Acres _____ Employees _____

[] Power: Type _____ MW _____

[] Educational: Approx. _____

[] Waste Treatment: Type _____ MGD _____

[] Recreational: _____

[] Hazardous Waste: Type _____

Total Acres (approximate): _____

[] Other: _____

Project Issues Discussed in Document:

[X] Aesthetic/Visual

[] Fiscal

[X] Recreation/Parks

[X] Vegetation

[X] Agricultural Land

[X] Flood Plain/Flooding

[X] Schools/Universities

[X] Water Quality

[X] Air Quality

[X] Forest Land/Fire Hazard

[] Septic Systems

[X] Water Supply/Groundwater

[X] Archeological/Historical

[X] Geologic/Seismic

[X] Sewer Capacity

[X] Wetland/Riparian

[X] Biological Resources

[X] Minerals

[X] Soil Erosion/Compaction/Grading

[X] Wildlife

[X] Coastal Zone

[X] Noise

[X] Solid Waste

[] Growth Inducing

[X] Drainage/Absorption

[X] Population/Housing Balance

[X] Toxic/Hazardous

[X] Land Use

[] Economic/Jobs

[X] Public Services/Facilities

[X] Traffic/Circulation

[X] Cumulative Effects

[X] Other: Cultural Resources, Energy, and greenhouse Gas Emissions

Present Land Use/Zoning/General Plan Designation:

Land Use: Zoning: General Plan: I-Industrial, SP-2-IND

Project Description:

The project site is at 6701 E 2nd Street in 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 project 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. The proposed project would split the site into 10 different parcels.

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 companies 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.

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.

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.

Form A, continued
Notice of Completion and Environmental Document Transmittal

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
 If you have already sent your document to the agency please denote that with an "S".

- | | |
|--|---|
| <input checked="" type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input checked="" type="checkbox"/> Boating and Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Parks and Recreation |
| <input checked="" type="checkbox"/> Caltrans District # 7 | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Planning (Headquarters) | <input type="checkbox"/> Reclamation Board |
| <input type="checkbox"/> Coachella Valley Mountains Conservancy | <input checked="" type="checkbox"/> Regional WQCB # 4 |
| <input checked="" type="checkbox"/> Coastal Commission | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> S.F. Bay Conservation and Development Commission |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> Santa Monica Mountains Conservancy |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input checked="" type="checkbox"/> Fish and Game Region # 5 South Coast | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Food and Agriculture, Department of | <input checked="" type="checkbox"/> SWRCB: Water Rights |
| <input type="checkbox"/> Forestry and Fire Protection | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> General Services, Department of | <input checked="" type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Health Services, Department of | <input checked="" type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> Housing and Community Development | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Integrated Waste Management Board | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> Native American Heritage Commission | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Office of Emergency Services | <input type="checkbox"/> Other: _____ |

Local Public Review Period (to be filled in by lead agency):

Starting Date: May 30, 2025 Ending Date: June 30, 2025

Lead Agency (complete if applicable):
 Consulting Firm: Placeworks
 Address: 700 Flower St #600

Applicant:
 Name: Scott Mulkay
 Address: 3501 Jamboree Road, Suite 3000

City/State/Zip: Los Angeles, CA 90017

Contact: Addie Farrell, Principal

Telephone: 213.623.1443

City/State/Zip: Newport Beach, California, 92260

Telephone: 949-756-5959

Signature of Lead Agency Representative

Mansraj Bhatia

Date: 05/29/2025

Authority cited: Sections 21083 and 21087, Public Resources Code. Reference: Section 21161, Public Resources Code.