

**NOTICE OF PUBLIC HEARING AND NOTICE OF INTENT
TO ADOPT FINAL INITIAL STUDY/MITIGATED NEGATIVE DECLARATION
AND APPLICATION SUMMARY REPORT**

Date: December 29, 2025
Project Title: Gold Bond Gypsum Wallboard Manufacturing Facility Demolition Project
Applicant: Gold Bond Building Products, LLC, 2001 Rexford Road, Charlotte, NC 28211
Lead Agency: Port of Long Beach (City of Long Beach Harbor Department)
Harbor Development Permit Application No: 23-019
State Clearinghouse Number: 2025091065

Notice is hereby given that the Port of Long Beach Board of Harbor Commissioners will hold a public hearing during their regular scheduled meeting on January 12, 2026, to consider adoption of the Final Initial Study/Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring and Reporting Program for the proposed Gold Bond Gypsum Wallboard Manufacturing Facility Demolition Project (Project); approval of the Application Summary Report; approval of the proposed Project, and issuance of Level II Harbor Development Permit 23-019. An initial Notice of Availability/Notice of Intent to Adopt a Draft IS/MND was issued on September 24, 2025 for a 30-day public review and comment period through October 24, 2025.

Project Location: 1850 Pier B Street, Long Beach, CA 90813, Long Beach Harbor Northeast Planning District, City of Long Beach, County of Los Angeles

Project Description: Gold Bond Building Products, LLC (Gold Bond) proposes to demolish and remove all onsite improvements of the wallboard manufacturing facility consisting of a warehouse, rock storage building (gypsum dome), mill building, plaster mill, tape joint system building, board plant, office building and basement, ship unloading hopper and associated supporting footing on wharf, overhead rock conveyor system and associated supporting footings from the wharf to the gypsum dome, reclaim conveyor system to rock conveyor system, two rock conveyor systems from the gypsum dome to the mill building and associated footings, two underground storage tanks, underground utilities, interior access roads, parking areas, and electrical distribution and components owned by Gold Bond. An existing on-site electrical distribution panel, its foundation and appurtenances owned by Southern California Edison, existing rail spurs, and fencing at the site would remain in-place. There is no proposed in-water demolition work. There are no proposed development, improvements, operations, or new land uses for the site following the proposed demolition of the facility.

Document Availability: Starting on December 29, 2025, the Final IS/MND, Mitigation Monitoring and Reporting Program, and Application Summary Report will be available for review electronically on the Port of Long Beach's website at: <https://www.polb.com/ceqa>. Printed copies of the documents will be available for viewing at the following locations:

- Port of Long Beach Administration Building – 415 W. Ocean Blvd., 7th Floor, Environmental Planning Division, Long Beach, CA 90802
- Billie Jean King Main Library – 200 W. Broadway, Long Beach, CA 90802
- Bret Harte Neighborhood Library – 1595 W. Willow St., Long Beach CA 90810
- San Pedro Regional Branch Library – 931 S. Gaffey St., San Pedro, CA 90731
- Wilmington Branch Library – 1300 N. Avalon Blvd., Wilmington, CA 90744

Environmental Determination: The IS/MND concludes that with the incorporation of mitigation measures, potential significant environmental impacts to Biological Resources, Cultural Resources, Hazards and Hazardous Materials, and Tribal Cultural Resources would be mitigated to less than significant levels.

Port Master Plan Consistency: The Application Summary Report prepared in accordance with the Guidelines for Implementation of the certified Port Master Plan determines that the proposed Project conforms to and is consistent with the certified Port Master Plan, uses permitted in the Northeast Harbor Planning District, and Chapter 8 of the California Coastal Act. Based on the Application Summary Report and CEQA environmental findings, Port staff will recommend the Board of Harbor Commissioners issue a Level II Harbor Development Permit.



Public Hearing: The Long Beach Board of Harbor Commissioners will hold an in-person public hearing during their regularly scheduled meeting on Monday, January 12, 2026 to consider adoption of the Final IS/MND and Mitigation Monitoring and Reporting Program, approval of the proposed Project, and Application Summary Report, and issuance of Level II Harbor Development Permit 23-019 for the Project.

Date and Time: Monday, January 12, 2026; Starting at 1:30 p.m.

Public Hearing Location: Bob Foster Civic Chambers, Long Beach Civic Center, 411 West Ocean Boulevard, Long Beach, California

Public Comment during the Public Hearing: Members of the public are invited to participate in the public hearing and provide comment on this item. Public comment cards will be available before and during the Harbor Commission Meeting. Each speaker will be given 3 minutes to address the Board. Written comments or materials may be submitted before or throughout the meeting via email to bhc@polb.com. For the Board of Harbor Commissioners meeting agenda and more information on how to submit public comments on an agenda item, please visit: <https://polb.com/commission/board-meetings/#board-meetings-overview>.

Special Accommodations: Spanish Interpretation will be available during the public hearing. If individuals require other interpretation services (American Sign Language, Khmer, Tagalog), or reasonable accommodations to participate in the public hearing in accordance with the Americans with Disabilities Act of 1990, please contact the Port of Long Beach Environmental Planning Division at (562) 283-7100 or via email at ceqa@polb.com at least three full working days (72 hours) prior to the public hearing date to ensure that reasonable arrangements can be made to provide interpretation services. **Contact Information:** Jennifer Blanchard, Environmental Specialist, Environmental Planning Division, GoldBondDemo@polb.com or (562) 283-7100.

Para ver este aviso en español, visite el sitio web del Puerto de Long Beach en: <https://www.polb.com/ceqa>.

Para makita itong Paunawa sa Tagalog, bisitahin ang website ng Port of Long Beach sa <https://www.polb.com/ceqa>.

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Signed:

Renee Moilanen
Director of Environmental Planning

Date: December 29, 2025