# NOTICE OF INTENT TO ADOPT / NOTICE OF AVAILABILITY
# MITIGATED NEGATIVE DECLARATION
**for the 1601 San Francisco Avenue Project**

**This serves as the City of Long Beach's (City) Notice of Intent to adopt an Initial Study/Mitigated Negative Declaration for the 1601 San Francisco Project, prepared in accordance with the California Environmental Quality Act (CEQA), CEQA Guidelines, and local implementation procedures.**

*Name of Project:* 1601 San Francisco Avenue Project

*Project Location:* The project site is located at 1601 San Francisco Avenue, Long Beach, California. The site encompasses 171,191 square feet (sf) (3.93 acres) and includes two parcels, which are identified as Assessor Parcel Numbers 7271-012-020 and 7271-012-023.

*Lead Agency:* City of Long Beach, 333 W. Ocean Boulevard, Long Beach, California 90802

*Project Description:* The proposed project involves the demolition of 11,750 square feet (sf) of existing buildings on-site and the development of two buildings, restricted to a maximum height of 35 feet above grade (two-stories), that would serve as a warehouse/manufacturing facility with associated office support. The two proposed units would total a square footage of 94,872. The individual building sizes would be 48,657 sf and 46,215 sf. Office space would be provided in the interior frontage of each building to support the business operations. Office space in Building 1 would total 12,128 sf and 11,518 sf in Building 2, which together represents 23,646 sf, or 25 percent of the gross floor area. Loading docks would be located on the north side of Building 1 and south side of Building 2. The proposed project would provide 96 automobile parking spaces for employees and visitors. Project entitlements include a Site Plan Review.

**NOTICE IS HEREBY GIVEN THAT** the City proposes to adopt a Mitigated Negative Declaration for the above-cited project. The Mitigated Negative Declaration is based on the finding that, by implementing the identified mitigation measures, the project's potential significant adverse impacts will be reduced to a less than significant level. The reasons to support such a finding are documented by an Initial Study prepared by the City. Copies of the Initial Study, the proposed Mitigated Negative Declaration and supporting materials are available for public review at the following locations:

- City of Long Beach, Development Services Department, 333 W. Ocean Boulevard, 5th Floor, Long Beach, California 90802;
- Long Beach Main Library, 101 Pacific Avenue, Long Beach, California 90802; and
- City of Long Beach website at: http://www.lbds.info/planning/environmental_planning/environmental_reports.asp

For questions regarding the Mitigated Negative Declaration contact:


**NAME**: Mr. Cuentin Jackson **PHONE**: (562) 570-6345
**TITLE**: Planner **EMAIL**: Cuentin.Jackson@longbeach.gov
**ADDRESS**: City of Long Beach, Development Services Department, 333 W. Ocean Blvd., 5th Floor, Long Beach, CA 90802


*Public Review Period*: ***Begins* – May 14, 2019** ***Ends* – June 12, 2019**

In accordance with the CEQA Guidelines, any comments concerning the findings of the proposed Initial Study-Mitigated Negative Declaration must be submitted in writing and ***received by the City no later than 4:30 p.m. on the closing date of the public review period as cited above***, in order to be considered prior to the City's final determination on the project. Should you decide to challenge the proposed project, you may be limited to the issues raised during this public review period. Please submit your written comments to Mr. Cuentin Jackson, City of Long Beach, Development Services Department, 333 W. Ocean Boulevard, Long Beach, California 90802.