

**NOTICE OF INTENT TO ADOPT / NOTICE OF AVAILABILITY
MITIGATED NEGATIVE DECLARATION
for the Oceanaire Apartment Project**

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

Name of Project: Oceanaire Apartment Project

Project Location: The proposed project site is located at 150 West Ocean Boulevard (between South Pine Avenue and Pacific Avenue) within the City of Long Beach in Los Angeles County.

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

Project

Description: The project proposes a 216-unit multi-family/mixed-use apartment complex on the 1.76-acre site. The project would include a single structure that would consist of seven levels along West Ocean Boulevard and five levels along West Seaside Way, above a two-level parking structure with ingress/egress along West Seaside Way. The apartment structure would reach a maximum height of 85 feet above West Ocean Boulevard grade and 106.5 feet above West Seaside Way grade. The apartment units would include a mixture of studios, and one-, two-, and three-bedroom configurations. Additionally, the project proposes to implement improvements at Victory Park on the northern portion of the project site along West Ocean Boulevard as well as a dog and fitness park on the southwest corner of the project site. Per *CEQA Guidelines* Section 15072(g)(5), the project site is not listed as a hazardous property as designated under Section 65962.5 of the Government Code.

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. Craig Chalfant	PHONE: (562) 570-6368
TITLE:	Planner	EMAIL: craig.chalfant@longbeach.gov
ADDRESS:	City of Long Beach Development Services Department 333 W. Ocean Blvd., 5 th Floor Long Beach, CA 90802	

Public Review Period: **Begins – March 30, 2015** **Ends – April 28, 2015**

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 this project, you may be limited to the issues raised during this public review period. Please submit your written comments to Mr. Craig Chalfant, City of Long Beach, Development Services Department, 333 W. Ocean Boulevard, Long Beach, California 90802.