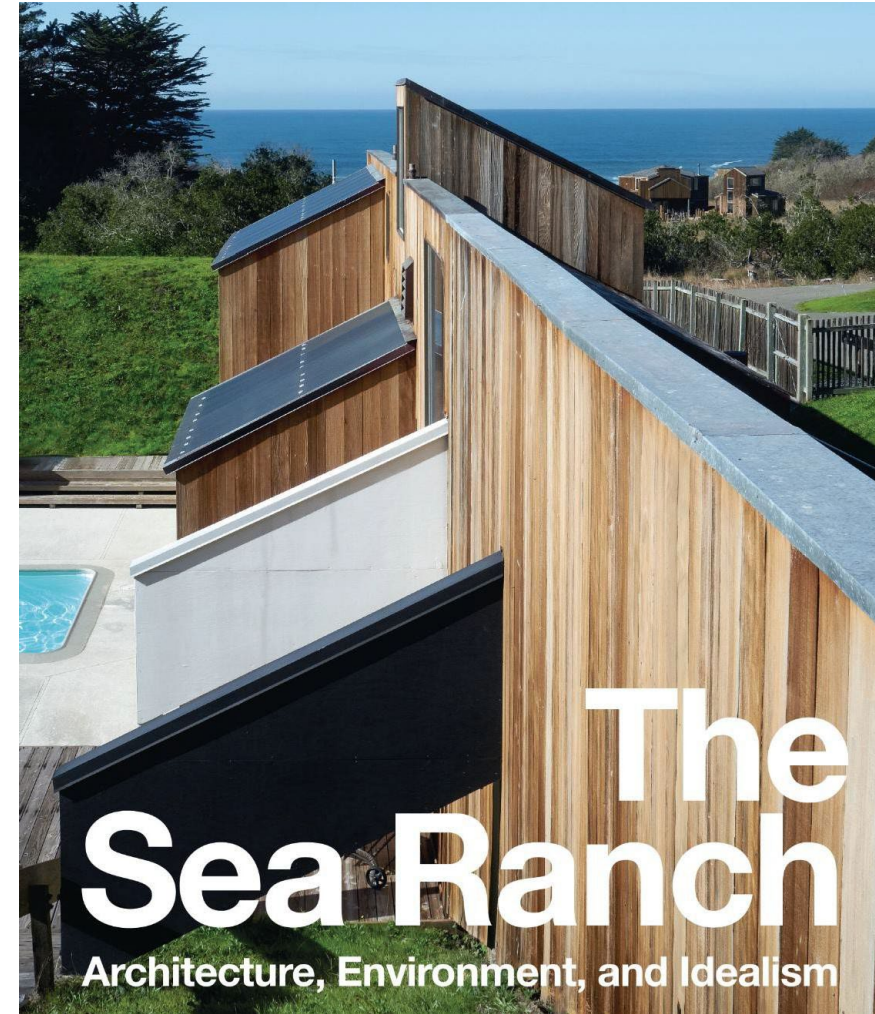




Presentation to Los Cerritos Wetlands Authority

September 10, 2026



SEARANCH BUSINESSPARK — Long Beach
23007_2025-07-23



SRG COMMERCIAL





Existing Information



- Located off Studebaker Road and 2nd Street
- Approximately 53 acres
- 7 storage tanks, containment berms, and related infrastructure
- Within Southeast Area Specific Plan (SEASP)
- Zoned Industrial

The Sea Ranch Business Park

- 9 new light industrial buildings
- 200,000 sf office space, 742,970 sf light industrial space
- Onsite landscaping, hardscaping, internal circulation improvements, bike lanes, and parking
- Offsite sidewalks, parkway landscaping, and signalization
- Warehousing not permitted as primary use
- Consistent with SEASP



Setbacks

- From Studebaker Road and 2nd Street
- 100' setback  from delineated wetland or Environmental Sensitive Habitat Area (SEASP Policy 5.20)
- Additional 20' setback from San Gabriel River 
- Additional building setback of a minimum of 55' from the ESHA, with most being an additional 100' from the ESHA. 



Bioswale Exhibit

Working with Los Cerritos Wetlands Land Trust to increase the building setbacks and adding a bioswale adjacent to the San Gabriel River.

The bioswales improve water quality and are compatible with other environmental measures and sustainability features introduced at the project.





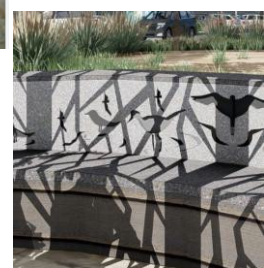
Native trees, Torrey pines, and plant-scaping palette per SEASP Vision



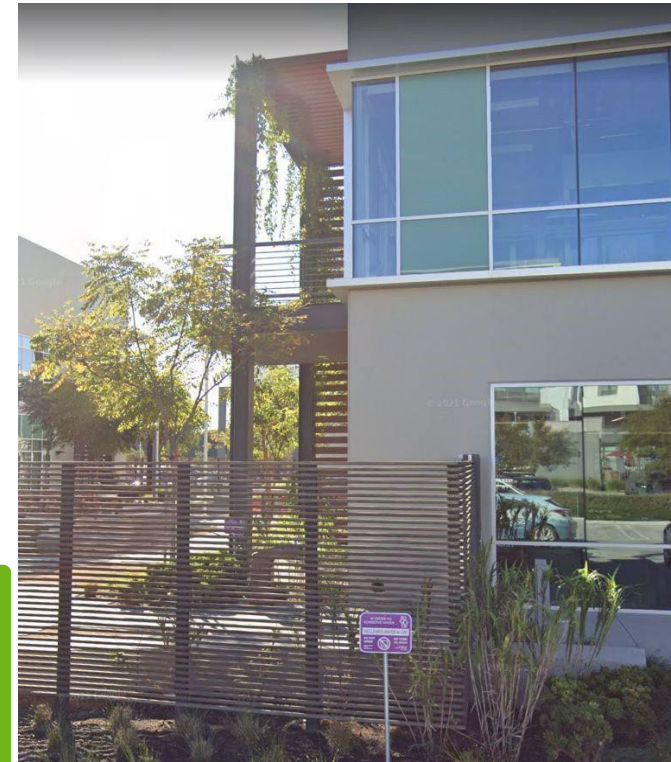
Interpretive Kiosks



Internal sidewalks and pedestrian pathways
link to paseos and interpretive kiosks ★



Bird-Safe Façade Treatments



Additional Features

- Balconies
- Night Sky Compliant Lighting
- Ornamental Fencing
- Outdoor patios
- Electric vehicle charging stations
- Rooftop solar
- High windows
- Stormwater runoff pollution prevention
- Buildings will be built to LEED Silver standards.



Thank you



Questions?