

**TO:** Agencies, Organizations, and Interested Parties

**FROM:** City of Long Beach  
Community Development Department, Planning Bureau  
411 W. Ocean Boulevard, 3rd Floor  
Long Beach, CA 90802

**SUBJECT:** First Citizens Bank – Long Beach Project – Notice of Preparation of an Environmental Impact Report in Compliance with Title 14, Section 15082(a) of the California Code of Regulations

Pursuant to Public Resources Code Section 21165 and the Guidelines for the California Environmental Quality Act (CEQA) Section 15050, the City of Long Beach is the lead agency responsible for preparation of an Environmental Impact Report (EIR02-24) addressing potential impacts associated with the project identified below.

**AGENCIES:** The purpose of this document is to serve as a Notice of Preparation (NOP) of an EIR pursuant to the CEQA Guidelines Section 15082 and solicit comments and suggestions regarding the scope and content of the EIR to be prepared for the proposed project. The City of Long Beach requests input on environmental information germane to your agency's statutory responsibility in connection with the proposed project. Your agency may rely on the EIR prepared by the City of Long Beach when considering permits or other approvals for this project.

**ORGANIZATIONS AND INTERESTED PARTIES:** The City of Long Beach requests your comments and concerns regarding the proposed scope and content of the environmental information to be included in the EIR.

**PROJECT TITLE:** First Citizens Bank – Long Beach Project

**PROJECT LOCATION:** The approximately 36,775-square foot project site consists of three parcels (Assessor's Parcel Numbers 7145-006-010, -011, and -012) located at 3450-3470 Long Beach Boulevard within the City of Long Beach.

**PROJECT DESCRIPTION:** The proposed project would merge 3 parcels and develop an approximately 12,469-gross square foot, two-story office/bank building on vacant, undeveloped, land. Measuring to the mid-point of the roof slope, the proposed building height is 34 feet and would not exceed two stories, with the exception of a 46-foot decorative tower. The proposed building would be situated in the northeast corner of the project site with parking areas provided to the west and south of the building. A total of 44 vehicular parking stalls are proposed. Eight (8) of the proposed parking stalls would accommodate electric vehicles, each providing access to an electric vehicle charging station. Vehicular access to the project site would be provided via a single driveway from Long Beach Boulevard. A marked pedestrian walkway would connect the sidewalk along Long Beach Boulevard with the front of the proposed building. The bank would

include a walk-up Automated Teller Machine (ATM); no drive-thru bank teller or drive-thru ATM facility is proposed.

**POTENTIAL ENVIRONMENTAL EFFECTS:** Potentially significant environmental impacts associated with the proposed project may include Air Quality, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Noise, and Tribal Cultural Resources. These topics will be addressed in the EIR. In addition, the EIR will describe and evaluate project alternatives that may reduce or avoid any identified significant adverse impacts of the project.

**PUBLIC REVIEW PERIOD:** Pursuant to California Code of Regulations, Title 14, Section 15082(b), the NOP and accompanying Initial Study (IS) are available for a 30-day public review and comment period beginning July 16, 2024, and ending August 15, 2024 online at <https://www.longbeach.gov/lbds/planning/environmental/reports/> and also, in person, at the following locations:

**City of Long Beach**  
Community Development  
Planning Bureau  
411 W. Ocean Boulevard, 2<sup>nd</sup> Fl.  
Long Beach, CA 90802

**Billie Jean King Main Library**  
200 W. Broadway  
Long Beach, CA 90802

**Dana Neighborhood Library**  
3680 Atlantic Avenue  
Long Beach, CA 90807

**SCOPING MEETING:** As part of the NOP process, the City of Long Beach will conduct a virtual public scoping meeting to present the proposed project and environmental process. After the presentation, public comments will be accepted either orally or in writing via the chat function. The scoping meeting will be held via web conference per the details below:

Date: July 31, 2024

Time: 6:00 P.M. to 7:00 P.M. Pacific Standard Time

Please click the link below to join the webinar: <https://longbeach-gov.zoom.us/j/98136708877?pwd=hNHJlFUQrkHM8VS85CVpudpakafFsK.1>

Passcode: 138501

By Telephone: 213.338.8477

Webinar ID: 981 3670 8877

International numbers available: <https://longbeach-gov.zoom.us/j/98136708877>

**RESPONSES AND COMMENTS:** The City of Long Beach will accept written comments only during the aforementioned public review period ending on August 15, 2024, at 4:30 P.M. Comments must be submitted via letter or email to the contact below. Comments made via other means, including social media, or delivered to other recipients, will not be accepted or considered. Please indicate a contact person from your agency or organization and send your written comments to:

Community Development Department, Planning Bureau  
ATTN: Elijo Sandoval, Planner  
411 W. Ocean Boulevard, 3rd Floor  
Long Beach, CA 90802  
(562) 570-6952  
[LBDS-EIR-Comments@longbeach.gov](mailto:LBDS-EIR-Comments@longbeach.gov)

