

**NOTICE OF AVAILABILITY
OF A DRAFT ENVIRONMENTAL IMPACT REPORT**

TO: Agencies, Organizations, and Interested Parties

SUBJECT: Notice of Availability of a Draft Environmental Impact Report (EIR) for the First Citizens Bank – Long Beach Project (SCH No. 2024070597)

As the lead agency overseeing the project's environmental review, the City of Long Beach initiated the preparation of an EIR to determine the nature and extent of the proposed project's impact on the environment. An EIR also identifies ways to reduce environmental effects and analyzes reasonable alternatives to avoid or minimize significant environmental effects.

Pursuant to California Code of Regulations, Title 14, Section 15087(a), this notice has been prepared to advise that the City of Long Beach has completed a Draft EIR for the proposed project listed above and described below. The Draft EIR is available for public review.

PROJECT TITLE: First Citizens Bank – Long Beach Project

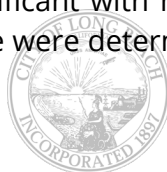
PROJECT APPLICANT: Kimley-Horn and Associates, Inc.
Attn.: Kacie Won, Civil Engineer
660 South Figueroa Street, Suite 2050
Los Angeles, CA 90017

PROJECT LOCATION: 3450-3470 Long Beach Boulevard, Long Beach, CA 90807 (Assessor's Parcel Numbers 7145-006-010, -011, and -012)

PROJECT DESCRIPTION: The proposed project would merge three parcels into one and develop an approximately 12,469-gross square foot, two-story office/bank building on vacant, undeveloped land. The proposed building height would be 34 feet and would not exceed two stories, with the exception of a 51-foot 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 of the proposed parking stalls would accommodate electric vehicles, 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 teller or drive-thru ATM facility is proposed.

SIGNIFICANT ENVIRONMENTAL EFFECTS OF THE PROJECT: The Initial Study (IS) for the project determined that impacts related to Aesthetics, Agriculture and Forestry Resources, Biological Resources, Energy, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Population and Housing, Public Services, Recreation, Transportation, Utilities and Service Systems, and Wildfire would be less than significant. These environmental topics are not further analyzed in the EIR.

The Draft EIR has determined that the project would not result in any significant and unavoidable impacts. Impacts related to Cultural Resources, Tribal Cultural Resources, Geology and Soils, and Hazards and Hazardous Materials would be less than significant with mitigation incorporated. Impacts related to Air Quality, Greenhouse Gas Emissions, and Noise were determined to be less than significant.



PUBLIC COMMENT PERIOD: The 45-day public comment period during which the City of Long Beach will receive written comments on the Draft EIR is:

Beginning: Monday, April 14, 2025

Ending: Wednesday, May 28, 2025

The City will accept written comments only during the public comment period. 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. The City of Long Beach must receive all written comments relating to the Draft EIR no later than 4:30 p.m. on Wednesday, May 28, 2025.

Comments preferable should be sent via email to: LBDS-EIR-Comments@longbeach.gov, or alternatively comments may be sent by mail to:

Community Development Department, Planning Bureau
ATTN: Eljio Sandoval, Planner IV
411 W. Ocean Boulevard, 3rd Floor
Long Beach, CA 90802

DRAFT EIR REVIEWING LOCATIONS: The Draft EIR can be reviewed online at:
<https://www.longbeach.gov/lbcd/planning/environmental/reports/>.

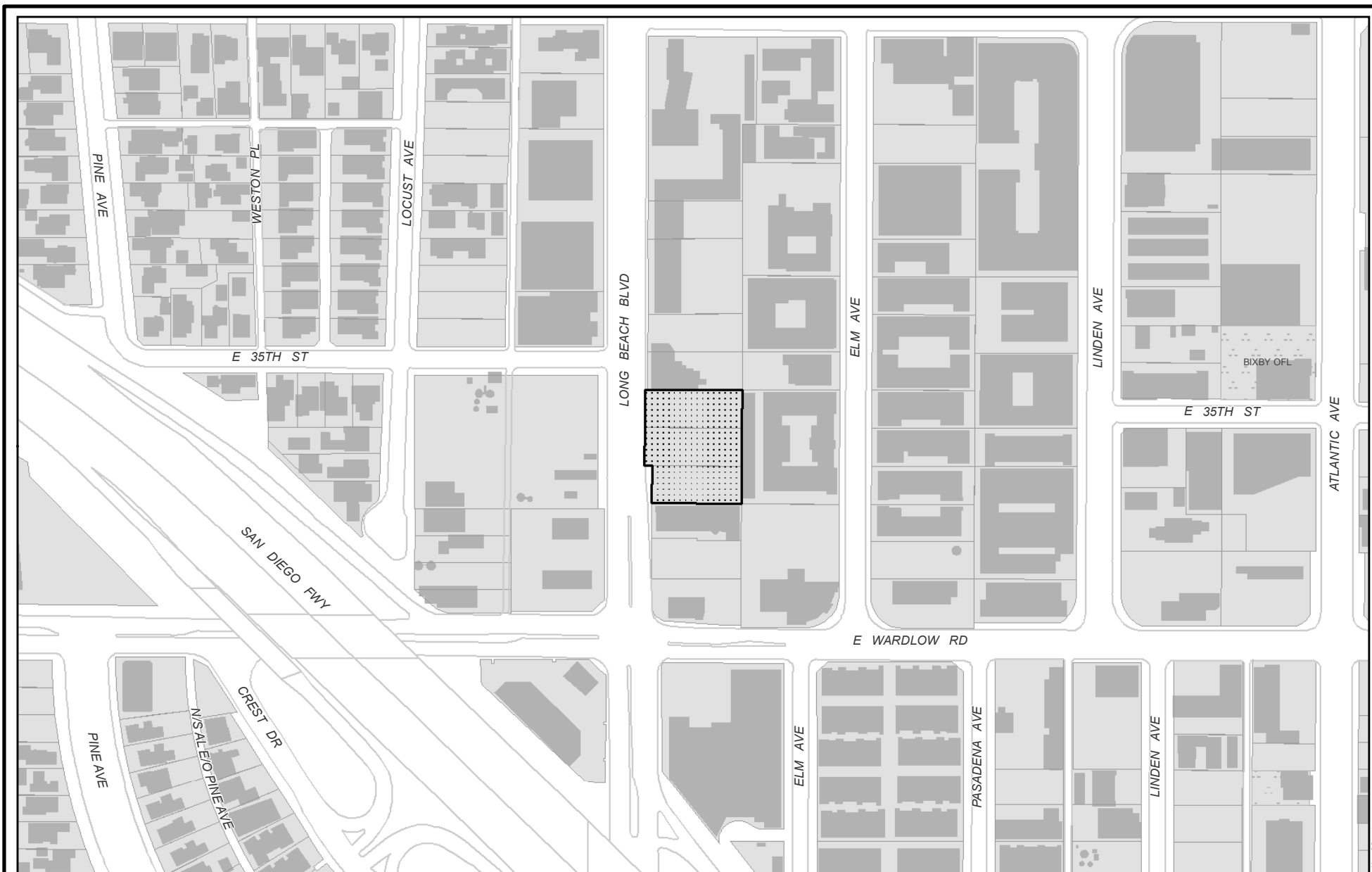
The Draft EIR can also be reviewed in-person at the following locations:

City of Long Beach City Hall
411 W. Ocean Boulevard, 2nd Floor
Long Beach, CA 90802
Hours: Monday, Tuesday, Thursday and Friday, 8:00 a.m. to 4:00 p.m.
Wednesday, 9:00 a.m. to 4:00 p.m.
Saturday and Sunday, Closed

Billie Jean King Main Library
200 W. Broadway
Long Beach, CA 90802
Hours: Tuesday and Thursday, 10:00 a.m. to 7:00 p.m.
Wednesday, 12:00 p.m. to 6:00 p.m.
Friday and Saturday, 10:00 a.m. to 5:00 p.m.
Monday and Sunday, Closed

Dana Neighborhood Library
3680 Atlantic Avenue
Long Beach, CA 90807
Hours: Tuesday and Thursday, 12:00 p.m. to 7:00 p.m.
Wednesday, 12:00 p.m. to 6:00 p.m.
Friday and Saturday, 10:00 a.m. to 5:00 p.m.
Monday and Sunday, Closed





As of 3/25/2025

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Subject Property:
3450-3470 Long Beach Blvd
Application No.: 2304-22
Council District : 5
Zoning Code : CCA (HR-4)

***First Citizens Bank –
Long Beach Project***

