

DEPARTMENT OF TRANSPORTATION

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April 17, 2025

Elijio Sandoval, Planner IV
Community Development, Planning Bureau
City of Long Beach
411 West Ocean Boulevard, 3rd Floor
Long Beach, CA 90802

RE: First Citizens Bank
SCH # 2024070597
Vic. LA-405/PM 6.503
GTS # LA-2024-04793-DEIR

Dear Elijio Sandoval:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above-referenced environmental document. 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.

Per Initial Study dated April 24, 2024, the proposed Project is an infill commercial development featuring an office/bank building. The Wardlow Station of the public transit service is located 0.4-miles west of the Project Site. Long Beach Transit Bus Route 51/ 131 bus stop is about 200/800 feet of the project site. The proposed Project is located within a transit priority area (TPA) and is within 0.5 mile of a major transit stop with 294 daily project trips. Therefore, any impacts from the proposed Project are "presumed to cause a less than significant transportation impact".

Any transportation of heavy construction equipment and/or materials that require the use of oversized transport vehicles on State highways will need a Caltrans transportation permit. Any large-size truck trips be limited to off-peak commute periods for the construction phase and operation phase. Construction truck loads should be covered with a tarpaulin cover.

Storm water run-off is a sensitive issue for Los Angeles County. Please be mindful that projects should be designed to discharge clean run-off water. Additionally, discharge of storm water run-off is not permitted onto any roadway without any storm water management plan.

In addition, a truck/traffic construction management plan is needed for this project because the project is near by Caltrans on/off-ramps. Traffic Management Plans involving lane closures or street detours which will impact the circulation system affecting traffic to and from freeway on/off-ramps should be coordinated with Caltrans.

If you have any questions, please feel free to contact Mr. Alan Lin, the project coordinator, at (213) 269-1124 and refer to GTS # LA-2024-04793-DEIR.

Sincerely,



MIYA EDMONSON
LDR/CEQA Branch Chief

email: State Clearinghouse