

## NOTICE OF DETERMINATION

TO:  Office of the County Clerk  
Environmental Filings  
12400 E. Imperial Highway, Room 1201  
Norwalk, CA 90650

Office of Planning and Research  
*U.S. Mail:* *Street Address:*  
P.O. Box 3044 1400 Tenth St., Room 113  
Sacramento, CA 95812-3044 Sacramento, CA 95814

**THIS NOTICE WAS POSTED**  
**ON** August 08 2025  
**UNTIL** September 08 2025  
**REGISTRAR – RECORDER/COUNTY CLERK**

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

Contact: Elijo Sandoval, Planner IV  
Phone: (562) 570-6952

**2025 163490**  
  
**FILED**  
**Aug 08 2025**  
Dean C. Logan, Registrar – Recorder/County Clerk  
Electronically signed by MARY JOANNE PUJANA

Lead Agency (if different from above): N/A

**Subject:** *Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.*

**State Clearinghouse Number** (if submitted to Clearinghouse): 2024070597

**Project Title:** First Citizens Bank – Long Beach Project (Case No. 2304-22)

**Project Applicant:** Danh Duong, Associate, Kimley-Horn and Associates, Inc., 660 South Figueroa Street, Suite 2050, Los Angeles, CA 90017

**Project Location** (include county): 3450-3470 Long Beach Boulevard, Long Beach, Los Angeles County

**Project Description:** The project proposes to develop an approximately 12,469-gross square foot, two-story office/bank building on three parcels (Assessor's Parcel Numbers 7145-006-010 through -012). The net occupiable building space would be approximately 7,821 square feet. The proposed building height would be 34 feet and would not exceed two stories, with the exception of a 51-foot tower. A total of 44 vehicular parking stalls are proposed. The bank would include a walk-up Automated Teller Machine (ATM); no drive-thru teller or drive-thru ATM facility is proposed.

**Environmental Review:** An Environmental Impact Report (EIR02-24) was prepared for the proposed First Citizens Bank – Long Beach Project (SCH # 2024070597).

This is to advise that the City of Long Beach Planning Commission (lead agency) has approved the above-described project on **August 7, 2025**, and has made the following determinations regarding the above-described project:


1. The project ( will/ will not) have a significant effect on the environment.
2.  An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA  
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA
3. Mitigation Measures ( were/ were not) made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Program ( was/ was not) adopted for this project.
5. A Statement of Overriding Considerations ( was/ was not) adopted for this project.
6. Findings ( were/ were not) made pursuant to the provisions of CEQA.

The Final Environmental Impact Report (EIR02-24) with comments and responses and record of project approval is available for review to the General Public at:

Department of Community Development, Permit Center, 411 W. Ocean Blvd., 2<sup>nd</sup> Floor, Long Beach, CA 90802 and on the City's website at: <https://www.longbeach.gov/lbcd/planning/environmental/reports/>.

Signature (Public Agency) *Eduardo Sandoval* Title: Planner IV  
Date: 08/07/2025 Date Received for filing at OPR \_\_\_\_\_

Authority cited: Sections 21083, Public Resources Code; Reference Section 21000–21174, Public Resources Code

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State of California—Department of Fish and Wildlife

**2025 ENVIRONMENTAL DOCUMENT FILING FEE  
CASH RECEIPT**

DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT Number: 19 — 08/08/2025 — 202508081240010
STATE CLEARING HOUSE # (If applicable) 2024070597

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF LONG BEACH DEPARTMENT OF COMMUNITY DEVELOPMENT	LEAD AGENCY EMAIL	DATE 08/08/2025
COUNTY/STATE AGENCY OF FILING LA/CA	DOCUMENT NUMBER 2025163490	

PROJECT TITLE  
FIRST CITIZENS BANK - LONG BEACH PROJECT (CASE NO. 2304-22)

PROJECT APPLICANT NAME ELIJO SANDOVAL	PROJECT APPLICANT EMAIL	PHONE NUMBER (562)570-6952
PROJECT APPLICANT ADDRESS 411 W. OCEAN BOULEVARD 3RD FLOOR	CITY LONG BEACH	STATE CA
		ZIP CODE 90802

PROJECT APPLICANT (Check appropriate box):

Local Public Agency     School District     Other Special District     State Agency     Private Entity

**CHECK APPLICABLE FEES:**

<input checked="" type="checkbox"/> Environmental Impact Report (EIR)	\$4,123.50	\$ <u>4,123.50</u>
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,968.75	\$ <u>0.00</u>
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,401.75	\$ <u>0.00</u>
<input type="checkbox"/> Exempt from fee		
<input type="checkbox"/> Notice of Exemption (attach)		
<input type="checkbox"/> CDFW No Effect Determination (attach)		
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)		
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$ <u>0.00</u>
<input checked="" type="checkbox"/> County documentary handling fee		\$ <u>75.00</u>
<input type="checkbox"/> Other		\$ <u>0.00</u>

**PAYMENT METHOD:**

Cash     Credit     Check     Other

**TOTAL RECEIVED**    \$ 4,198.50

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE ITC
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Dean C. Logan  
Los Angeles County Registrar / Recorder  
12400 Imperial Highway, Norwalk, CA  
(800)201-8999

BUSINESS FILINGS REGISTRATION  
NORWALK DEPARTMENT HEADQUARTER

Cashier: M. PUAINA



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Friday, August 8, 2025 10:57 AM

Item(s)

<u>Fee</u>	<u>Qty</u>	<u>Total</u>
NoD - County Posting Fee 2025163490	1	\$75.00
NoD - Environmental Impac 2025163490	1	\$4,123.50
<b>Total</b>		<b>\$4,198.50</b>

Total Documents: 1

Customer payment(s):

Check \$4,198.50

Check List:

#216866408 \$4,198.50