

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: 3401 Cerritos Project– Notice of Preparation of an Environmental Impact Report (EIR) 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 (EIR04-24) addressing potential impacts associated with the project as identified below.

AGENCIES: The purpose of this document is to serve as a Notice of Preparation (NOP) of an Environmental Impact Report (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. Specifically, the City of Long Beach requests input on the 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: 3401 Cerritos Project

PROJECT LOCATION: The approximately 30,318-square-foot (0.7-acre) project site area is comprised of two parcels located at 1131 East Wardlow Road and 3401 Cerritos Avenue (APN 7146-024-025 and 7146-024-028). The project site, located in the approximate center of the City, is generally bound by residential uses to the north, Cerritos Avenue to the east, E. Wardlow Road to the south, and an existing alley to the west. An existing east-west alley between the two parcels is included in the overall site area. (Refer to **Figure 1, Aerial Photograph of the Project Site**)

PROJECT DESCRIPTION: The proposed project includes the construction of an approximately 73,787 square foot apartment complex with a total of 73 dwelling units. The apartment complex will include a front 5-story element and rear 2-story and 3-story element with a mix of three-, two-, and one-bedroom apartments. A parking garage with up to two subterranean levels, will provide up to 103 residential parking spaces, 15 long-term bicycle parking spaces, a trash/recycle room, an organics room, a moving/trash pick-up/loading zone, an electrical room, and residential storage. The front element, located on the corner of E. Wardlow Road and Cerritos Avenue, will be 5 stories with a maximum height of 66 feet (54 feet to sheathing). This portion will include 60 units (including a manager's unit). In addition, this portion will include a lobby, central courtyard, community room, laundry room, and fitness room on the first floor. The first floor will also provide 15 short-term bicycle parking spaces. The rear element will have 2 and 3 story portions with a maximum height of 40 feet (32 feet to sheathing) and include open space amenities on the first floor. This portion will include 13 units. Corridors located on the first, second, and third floor will connect the front and rear building elements. The Project will include a gross floor area of up to 73,787 square feet and will include a total of 8,080 square feet of outdoor open space, 300 square feet of private open space, and 1,616 square feet of outdoor planting space. (Refer to **Figure 2, Site Plan**)

POTENTIAL ENVIRONMENTAL IMPACTS: The City of Long Beach has completed an Initial Study (IS) for the project (see attached). Preliminary findings based on the IS indicate that an EIR will be necessary for the project. Topics expected to be addressed within the EIR include cultural resources, land use and planning, air quality,

traffic, noise and vibration. 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 Tuesday, October 22, 2024 and ending Thursday, November 21, 2024. The documents are available online at <https://www.longbeach.gov/lbcd/planning/environmental/reports/> and also, in person, at the following locations:

City of Long Beach

Planning Bureau
411 W. Ocean Boulevard, 2nd 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

EIR PUBLIC 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: October 28, 2024

Time: 5:00 P.M. to 7:00 P.M. Pacific Daylight Time

Please click the link below to join the webinar:

<https://longbeach-gov.zoom.us/j/97599562613?pwd=aEkHtdZyuKabQPAyrJZwci22C56s0e.1>

Passcode: 909665

By Telephone: 213.338.8477

Webinar ID: 975 9956 2613

International numbers available: <https://longbeach-gov.zoom.us/u/ac7XZyrp8>

RESPONSES AND COMMENTS: The City of Long Beach will accept written comments only during the aforementioned public review period. Comments must be submitted via letter or e-mail 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 for your agency or organization and send your written comments to:

Elijio Sandoval, Planner III
Community Development Department
411 West Ocean Boulevard, 3rd Floor
Long Beach, California 90802
(562)570-6952
LBDS-EIR-Comments@longbeach.gov



SOURCE: Esri, 2024

