



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 W. Ocean Blvd. Long Beach, CA 90802 (562) 570-6458 - FAX (562) 570-6068

NOTICE OF PREPARATION

TO: Agencies, Organizations and Interested Parties

SUBJECT: Notice of Preparation of a Draft 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 (EIR) addressing potential impacts associated with the project identified below.

AGENCIES: The purpose of this notice is to serve as a Notice of Preparation (NOP) of an EIR pursuant to the State 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 environmental information germane to your agency's statutory responsibility in connection with the proposed project. Your agency may rely on the Draft EIR prepared by the City 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: Dorado Residential Development Project

PROJECT LOCATION: The project site is located on a 5.8-acre site at 3655 North Norwalk Boulevard in the northeastern portion of the city of Long Beach. The site is along the west side of Norwalk Boulevard, north of East Wardlow Road and immediately adjacent to the corporate boundary that divides the cities of Long Beach and Hawaiian Gardens. The Artesia-Norwalk Drainage Channel runs along the eastern boundary of the site.

PROJECT DESCRIPTION: The project site is currently developed with a 27,709 square foot (sf) church facility with a parking lot, a landscaped area, and a cell tower. The church operates a pre-school on the site. The proposed project would involve demolition of the existing church and construction of 40 four bedroom single family residences. The residences would all be two stories tall. The 40 residential lots would average 4,005 sf in size, ranging from 3,696 sf to 5,696 sf. The subdivision of the site would result in five additional lots, Lots A, B, C, D, and E. Lot A would be located in the northwest corner of the site and would contain the landscaped area and the cell tower. Lot B would run through the middle of the site and would contain a landscaped area, a paseo area and a "Tot Lot" play area. Lot C would contain the private road and the utilities. Finally, Lots D and E are smaller landscaped areas.

PROBABLE ENVIRONMENTAL EFFECTS OF THE PROJECT: Based on the findings of the Initial Study, the proposed project could have potentially significant impacts on the following environmental factors: **Cultural Resources and Transportation/Traffic.**

Scoping Meeting. No scoping meeting will be held for the proposed project.

PUBLIC REVIEW PERIOD: This NOP is available for public review and comment pursuant to California Code of Regulations, Title 14, Section 15082(b). The public review and comment period during which the City of Long Beach will receive comments on the NOP for this proposed project **begins Tuesday August 16, 2016 and ends Wednesday September 14, 2016 at 4:30 pm.**

THE NOP AND INITIAL STUDY ARE AVAILABLE FOR PUBLIC REVIEW AT THE FOLLOWING LOCATIONS:

City Hall, 333 W. Ocean Boulevard, 5th Floor

Long Beach Main Library, 101 Pacific Avenue

Online at: www.lbds.info/planning/environmental_planning/environmental_reports.asp

RESPONSES AND COMMENTS: Please list a contact person for your agency or organization, include U.S. mail and email addresses, and send your comments to:

Craig Chalfant
Planning Bureau, Development Services Department
City of Long Beach
333 W. Ocean Boulevard, 5th Floor
Long Beach, CA 90802

Or via phone at: (562) 570-6368

Or via email to: craig.chalfant@longbeach.gov