



11.4 AB 52 Documentation

April 8, 2024

Gabrieleño Band of Mission Indians – Kizh Nation

Attn: Andrew Salas, Chairperson

admin@gabrielenoindians.org

Re: AB 52 Consultation with the Gabrieleño Band of Mission Indians – Kizh Nation for the Proposed First Citizens Bank – Long Beach Project, at 3450-3470 Long Beach Boulevard, City of Long Beach, Los Angeles County, California

Dear Chairperson Salas:

Please let this letter serve as notification that the City of Long Beach (City), as the lead agency, is initiating consultation in compliance with Assembly Bill (AB) 52 for the proposed First Citizens Bank – Long Beach Project, located at 3450-3470 Long Beach Boulevard (Site Plan Review Application No. SPR23-030; Lot Merger Application No. LMG23-002). Please consider this letter and preliminary project information as the initiation of the California Environmental Quality Act (CEQA) procedures, specifically Public Resources Code (PRC) Section 21080.3.1 and Chapter 532 Statutes of 2014 (i.e., AB 52).

Under AB 52, the Gabrieleño Band of Mission Indians – Kizh Nation has 30 days upon receipt of this letter to request consultation regarding the proposed First Citizens Bank – Long Beach Project. Please respond within the above timeframe, pursuant to PRC Section 21080.3.1(d) if you would like to consult on this project.

Project Description: The Project includes consideration of Site Plan Review (SPR23-030) application to allow construction of a new 2-story, 12,469 sq.ft., at grade bank building with 44 on-site surface parking spaces in conjunction with a Lot Merger (LMG23-002) application to merger 3 parcels: 7145-006-010, 7145-006-011, and 7145-006-012 at 3450-3470 Long Beach Boulevard (Project Site). The Project Site is vacant, previously used for oil activity, containing four (4) oil wells, of which, all but one (1) has been located. The proposed building height, as defined in Section 21.15.1330 of the Zoning Regulation, would not exceed 34 feet or two stories. Eight (8) of the 44 proposed parking spaces would accommodate electric vehicles with access 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 Project does not include a drive-thru teller or drive-thru Automated Teller Machine (ATM) facility, but it would include a walk up ATM instead. The Project, within the (HR-4) overlay in the Community Automobile-Oriented (CCA) Zone, is consistent with applicable development standards. The Project Site is shown on the attached Figure 1 and Figure 2.



As a matter of policy, the City requires a tribal monitor be given access to any construction site during grading activities. Typical condition text is found below:

Prior to the issuance of any Grading Permit for the project, the City of Long Beach Development Services Department shall ensure that the construction contractor provide access for Native American monitoring during ground-disturbing activities. This provision shall be included on project plans and specifications. The site shall be made accessible to any Native American tribe requesting to be present, provided adequate notice is given to the construction contractor and that a construction safety hazard does not occur. The monitor(s) shall be approved by a local tribal representative and shall be present on-site during the construction phases that involve any ground disturbing activities. The monitor(s) shall possess Hazardous Waste Operations and Emergency Response (HAZWOPER) certification. In addition, the monitor(s) shall be required to provide insurance certificates, including liability insurance, for any archaeological resource(s) encountered during grading and excavation activities pertinent to the provisions outlined in the CEQA, California Public Resources Code Division 13, Section 21083.2 (a) through (k). Neither the City of Long Beach, project applicant, nor construction contractor shall be financially obligated for any monitoring activities. If evidence of any tribal cultural resources is found during ground-disturbing activities, the monitor(s) shall have the capacity to halt construction in the immediate vicinity of the find, in order to recover and/or determine the appropriate plan of recovery for the resource. The recovery process shall not unreasonably delay the construction process. The on-site monitoring shall end when the project site grading and excavation activities are completed, or when the monitor has determined that the site has a low potential for archaeological resources.

Additionally, the following are typical mitigation measures the City has required as part of the Mitigation Monitoring and Reporting Program for an Environmental Impact Report (EIR) or Mitigated Negative Declaration (MND):

- **Retention of Qualified Archaeologist and Worker Training.** Prior to the issuance of a grading permit by the City of Long Beach, evidence shall be provided to the City that a qualified archaeologist meeting the Secretary of the Interior's Standards for professional archaeology (U.S. Secretary of the Interior 2008) has been retained by the Applicant to conduct any required training, evaluation, or treatment of archaeological resources that might be encountered during implementation of the project. As part of this, prior to the start of grading, the qualified archaeologist shall conduct cultural resources sensitivity training for all construction personnel. Construction personnel must be informed of the types of archaeological resources that may be encountered (both prehistoric and historical), and of the proper procedures to be enacted in the event of an inadvertent discovery of archaeological resources or human remains. The Applicant must ensure that construction personnel are made available for and attend the training and retain documentation demonstrating attendance. This documentation shall be made available to the City upon request.



- **Native American Monitoring.** A Native American monitor from the tribe or tribes identified as a consulting party for the project under AB 52 shall be present during all earth-moving construction activities. The Native American monitor shall be given the opportunity to participate in the cultural resources sensitivity training described in the preceding mitigation measure. At least 30 days prior to issuance of grading permits by the City of Long Beach for each of the four individual sites and any off-site improvements, a Native American Monitoring Agreement (Monitoring Agreement) shall be developed between the City and the consulting party. The Monitoring Agreement shall pertain to prehistoric archaeological resources and Tribal cultural resources, respectively, and shall identify any monitoring requirements and treatment of cultural resources to meet both the requirements of CEQA and those of the Tribal representative. The Monitoring Agreement shall also address communication protocols in the event of an unanticipated discovery of cultural materials, and the roles, responsibilities, and authorities of the Native American Monitor. The Monitoring Agreement shall also detail the protocols for treatment and final disposition of any Native American cultural resources, sacred sites, and human remains discovered on the site that the Native American Monitor shall implement in consultation and coordination with the Native American Most Likely Descendant, as identified by the NAHC. In accordance with the mitigation measure below, discovery and treatment of human remains shall comply with State Health and Safety Code Section 7050.5 and PRC Section 5097.98.
- **Archaeological Resource and/or Tribal Cultural Resource Discovery and Treatment.** In the event of the unanticipated discovery of archaeological or other cultural resources, whether discovered through Native American monitoring or not, all work activities in the area (within approximately 100 feet of the discovery) shall be halted or redirected until the discovery can be evaluated by a qualified archaeologist. Construction shall not resume until a qualified archaeologist has conferred with the City and, in the case of prehistoric archaeological resources and tribal cultural resources, the Native American monitor, on the significance of the resource. If it is determined that the discovered archaeological resource and/or tribal cultural resource is significant under CEQA, avoidance and preservation in place shall be the preferred manner of mitigation, pursuant to PRC Section 21083.2(b) and Section 21084.3. Preservation in place may be accomplished by, but is not limited to, avoidance, incorporating the resource into open space, capping, or deeding the site into a permanent conservation easement. In the event that preservation in place is demonstrated to be infeasible and data recovery through excavation is the only feasible mitigation available, a Treatment Plan shall be prepared and implemented by a qualified archaeologist, in consultation with the City, that provides for the adequate recovery of the scientifically consequential information contained in the archaeological resource or cultural information in the event of a tribal cultural resource. The City shall also consult with appropriate Native American representatives in determining treatment for prehistoric or Native American resources to ensure cultural values ascribed to the resources, beyond those that are scientifically important, are considered. Any evaluation and treatment shall be supervised by an individual or individuals that meet the Secretary of the Interior's Professional Qualification Standards.
- **Treatment of Human Remains.** In accordance with California Health and Safety Code Section 7050.5, if human remains are found, the Los Angeles County Coroner shall be immediately notified of the discovery. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains (100 feet or as determined by the project archaeologist) shall occur until the procedures set forth in this measure have been implemented. If the County



Coroner determines that the remains are, or are believed to be, Native American, the Coroner shall notify the Native American Heritage Commission (NAHC) within 24 hours. In accordance with California PRC Section 5097.98, the NAHC must immediately notify those persons it believes to be the Most Likely Descendant (MLD) from the deceased Native American. The MLD shall complete their inspection within 48 hours of being granted access to the site. The designated Native American representative would then determine, in consultation with the property owner, the disposition of the human remains.

To ensure compliance with AB 52, the City respectfully requests that you assist us by providing any relevant information you may have regarding tribal cultural resources within the project area boundaries. Your comments and concerns are important to the City's planning process. If you have any questions or concerns with the Project, please contact:

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

I can also be reached by phone at (562) 570-6952 or email via elijio.sandoval@longbeach.gov

Sincerely,

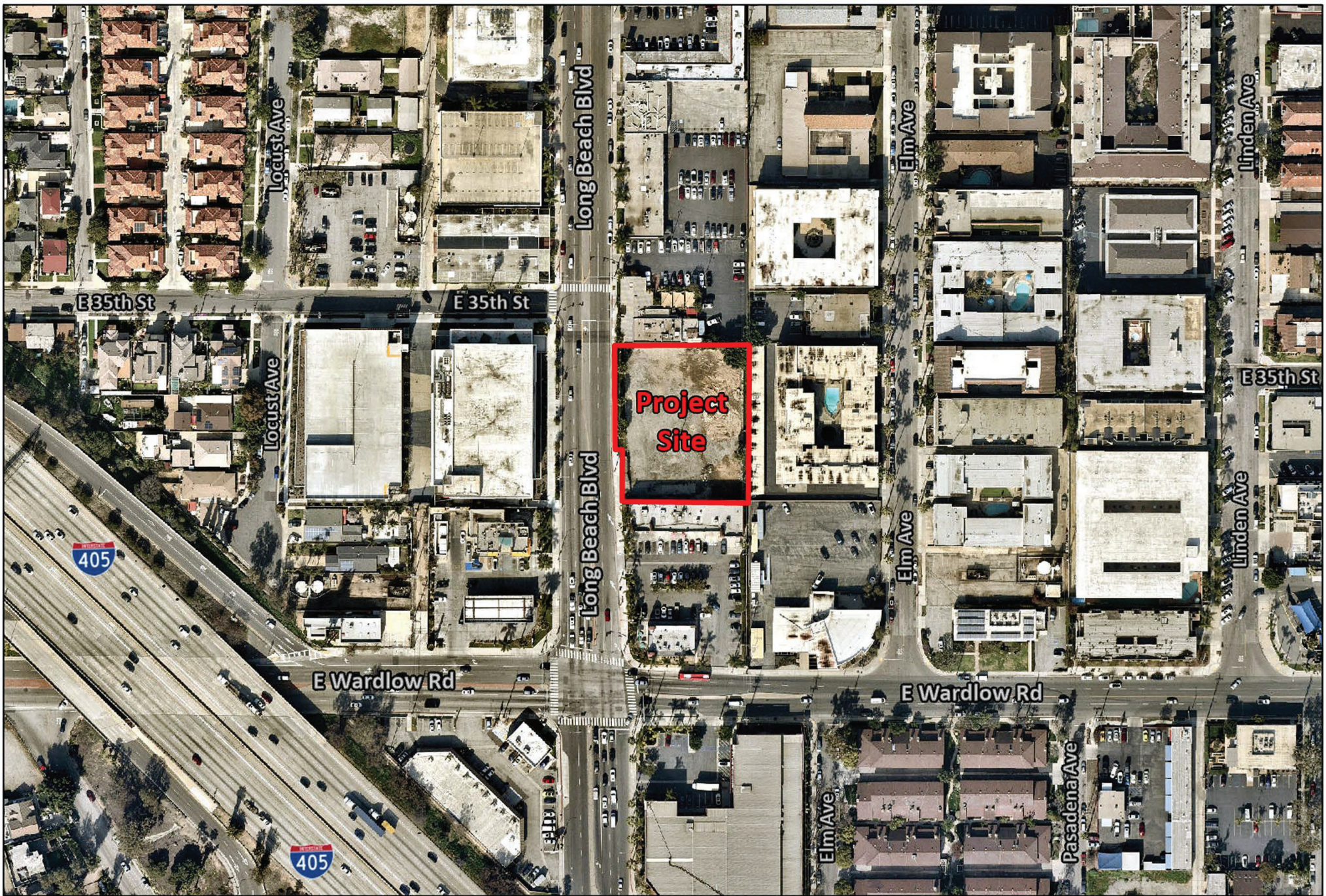


Elijio Sandoval
Project Planner

Attachments:

- Figure 1 - Site Vicinity Map
- Figure 2 - Site Plan





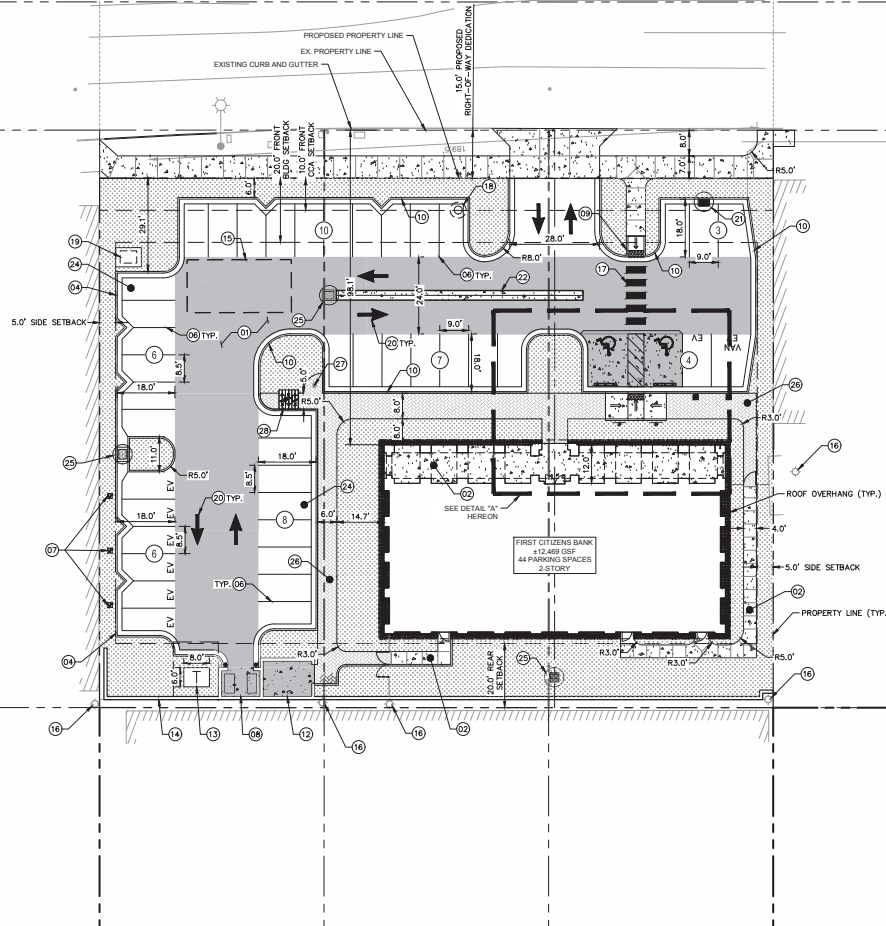
0 80 160 320 Feet

FIGURE 1: Local Vicinity Map

FIRST CITIZENS BANK - LONG BEACH PROJECT

LONG BEACH BOULEVARD

SEE OFFSITE PLANS
FOR WORK WITHIN
PUBLIC RIGHT-OF-WAY



GRAPHIC SCALE IN FEET
0 10 20 40



SITE CONSTRUCTION NOTES

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SITE LEGEND

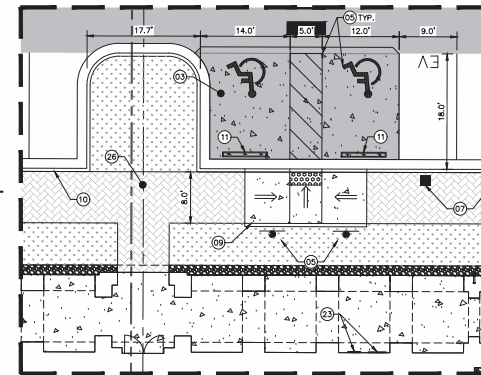
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- PAVERS - SEE HARDSCAPE PLAN FOR ADDITIONAL INFORMATION
- LANDSCAPE PER LANDSCAPE PLANS

SITE DATA TABLE

SITE ADDRESS:	3450 LONG BEACH BOULEVARD, LONG BEACH, CALIFORNIA 90807
COORDINATES:	28.18984 N 118.10886 W
AIN#:	7145.005/010, 011, & 012
LOT AREA:	9.86 AC
ZONING:	COMMUNITY COMMERCIAL AUTOMOBILE ORIENTED (CCA) AND WITHIN HIGH-RISE OVERLAY DISTRICT (HR-4)
WATERSHED:	COMPTON CREEK/LOS ANGELES RIVER
FLOOD PLAIN:	ZONE X
BUILDING SETBACKS:	FRONT: 10-FT (CCA) 10-FT (HR-4 IF BUILDING UNDER 45-FT); 20' (HR-4 IF BUILDING OVER 45-FT); REAR AND SIDE: 5-FT IF ADJACENT TO NON-RESIDENTIAL & 20-FT IF ADJACENT TO REAR YARD OF RESIDENTIAL DISTRICT (CCA)
LANDSCAPE BUFFER:	REQUIRED ON ALL 4 SIDES IF BUILDING HEIGHT OVER 45-FT
MAX. IMPERVIOUS:	NO MORE THAN 30% OF ON-SITE AREA NOT COVERED BY STRUCTURES, DRIVEWAYS, AND APPROVED PARKING.
PROP. IMPERVIOUS:	28,615 SF (0.66 AC.) 0.66 / 0.86 = 77% IMPERVIOUS
SIDEWALK AND ENCLOSURE AREA:	SIDEWALK: 2,800 SF ENCLOSURES: 275 SF TOTAL IMPERVIOUS NOT STRUCTURES/DRIVEWAY/PARKING: 15,130 SF
PROP. PERVIOUS:	8,611 SF 0.21 / 0.86 = 23% = 30%
MAX. F.A.R.:	NO F.A.R. REQUIREMENT PER CCA ZONING
MAX. BUILDING HEIGHT:	2 STORIES, 28-FT (CCA); 4 STORIES (HR-4)
PROP. BUILDING HEIGHT:	41'-0"
MIN. LOT SIZE:	10,000 SF
MAX. BUILDING SIZE PER PARKING REQUIREMENT:	12,489 SF GROSS FLOOR AREA (GFA)
PROP. BUILDING SIZE:	7,907 SF
PARKING REQUIRED:	5 SPACES PER 1,000 GFA 12,489 SF / 1,000 SF = 12.5 12.5 * 5 SPACES = 63 SPACES REQUIRED 7 EV SPACES REQ., 2 EVCS REQ.
PARKING PROVIDED:	2 ADA SPACES, 8 EV SPACES, 34 STANDARD SPACES TOTAL: 44 SPACES

BUILDING DATA:
8,600 SF ALLOWABLE = 7,907 SF PROVIDED
5,347 SF (1ST OCC)
4,960 SF (2ND OCC)

SPRINKLED
1,251 SF EXTERIOR ARCADE
6,167 GSF FOOTPRINT (1ST FLR)
6,362 GSF (2ND FLR PERIMETER)
12,489 GROSS BUILDING SF



DETAIL "A"

SCALE: 1"=10'



SOURCE: Conceptual Site Plan Preliminary Layout dated April 12, 2023

Figure 2: Conceptual Site Plan

FIRST CITIZENS BANK - LONG BEACH PROJECT

KimleyHorn
Expert Plans. Expert Service.

April 8, 2024

Gabrieleño/Tongva San Gabriel Band of Mission Indians

Attn: Anthony Morales, Chairperson

GTtribalcouncil@aol.com

Re: AB 52 Consultation with the Gabrieleño/Tongva San Gabriel Band of Mission Indians for the Proposed First Citizens Bank – Long Beach Project, at 3450-3470 Long Beach Boulevard, City of Long Beach, Los Angeles County, California

Dear Chairperson Morales

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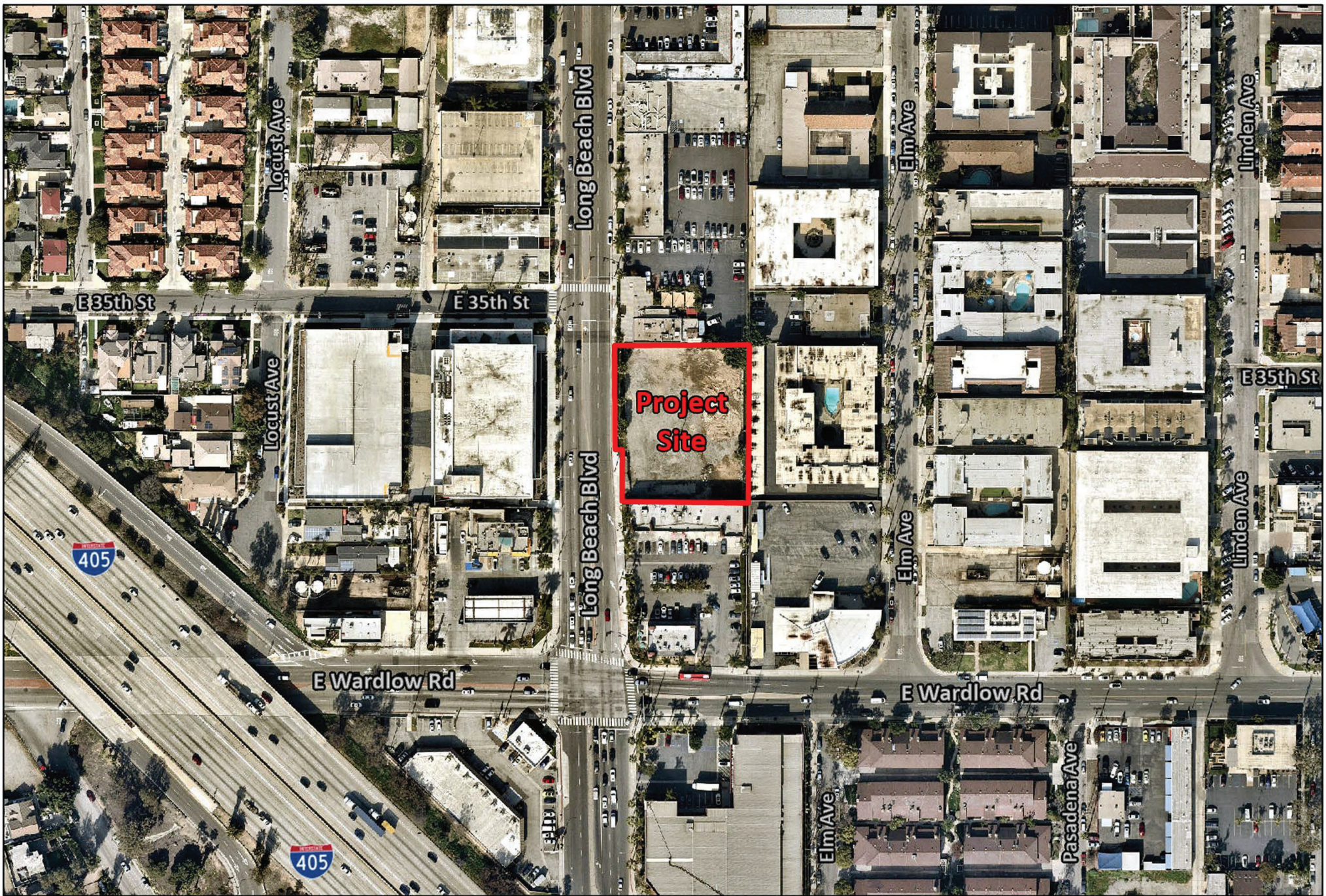


Elijio Sandoval
Project Planner

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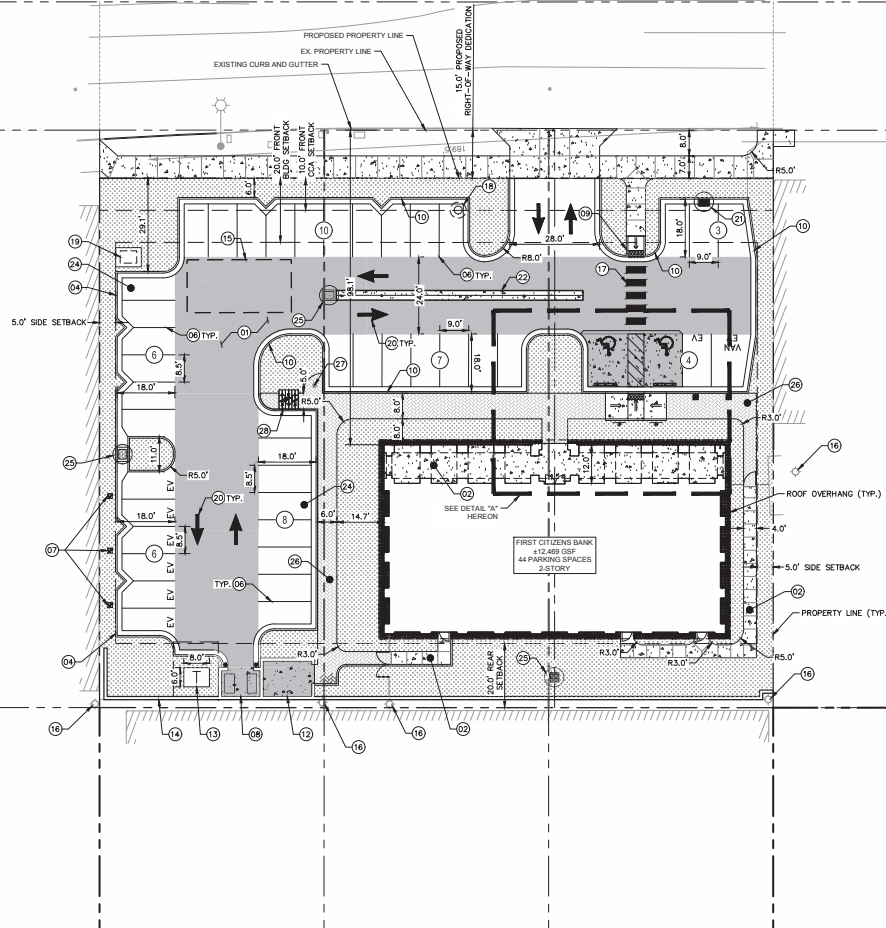
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FIGURE 1: Local Vicinity Map

FIRST CITIZENS BANK - LONG BEACH PROJECT

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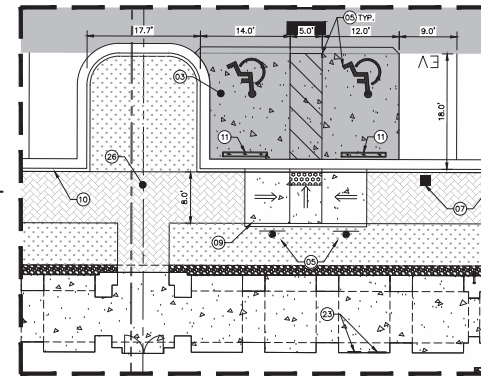
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SPRINKLED
1,251 SF EXTERIOR ARCADE
6,167 GSF FOOTPRINT (1ST FLR)
6,362 GSF (2ND FLR PERIMETER)
12,489 GROSS BUILDING SF



DETAIL "A"

SCALE: 1"=10'



SOURCE: Conceptual Site Plan Preliminary Layout dated April 12, 2023

Figure 2: Conceptual Site Plan

FIRST CITIZENS BANK - LONG BEACH PROJECT

KimleyHorn
Expert Plans. Expert Service.

April 8, 2024

Gabrielino Tongva Indians of California Tribal Council

Robert Dorame, Chairperson

gtongva@gmail.com

Re: AB 52 Consultation with the Gabrielino Tongva Indians of California Tribal Council for the Proposed First Citizens Bank – Long Beach Project, at 3450-3470 Long Beach Boulevard, City of Long Beach, Los Angeles County, California

Dear Chairperson Dorame:

Please let this letter serve as notification that the City of Long Beach (City), as the lead agency, is initiating consultation in compliance with Assembly Bill (AB) 52 for the proposed First Citizens Bank – Long Beach Project, located at 3450-3470 Long Beach Boulevard (Site Plan Review Application No. SPR23-030; Lot Merger Application No. LMG23-002). Please consider this letter and preliminary project information as the initiation of the California Environmental Quality Act (CEQA) procedures, specifically Public Resources Code (PRC) Section 21080.3.1 and Chapter 532 Statutes of 2014 (i.e., AB 52).

Under AB 52, the Gabrielino Tongva Indians of California Tribal Council has 30 days upon receipt of this letter to request consultation regarding the proposed First Citizens Bank – Long Beach Project. Please respond within the above timeframe, pursuant to PRC Section 21080.3.1(d) if you would like to consult on this project.

Project Description: The Project includes consideration of Site Plan Review (SPR23-030) application to allow construction of a new 2-story, 12,469 sq.ft., at grade bank building with 44 on-site surface parking spaces in conjunction with a Lot Merger (LMG23-002) application to merger 3 parcels: 7145-006-010, 7145-006-011, and 7145-006-012 at 3450-3470 Long Beach Boulevard (Project Site). The Project Site is vacant, previously used for oil activity, containing four (4) oil wells, of which, all but one (1) has been located. The proposed building height, as defined in Section 21.15.1330 of the Zoning Regulation, would not exceed 34 feet or two stories. Eight (8) of the 44 proposed parking spaces would accommodate electric vehicles with access 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 Project does not include a drive-thru teller or drive-thru Automated Teller Machine (ATM) facility, but it would include a walk up ATM instead. The Project, within the (HR-4) overlay in the Community Automobile-Oriented (CCA) Zone, is consistent with applicable development standards. The Project Site is shown on the attached Figure 1 and Figure 2.



As a matter of policy, the City requires a tribal monitor be given access to any construction site during grading activities. Typical condition text is found below:

Prior to the issuance of any Grading Permit for the project, the City of Long Beach Development Services Department shall ensure that the construction contractor provide access for Native American monitoring during ground-disturbing activities. This provision shall be included on project plans and specifications. The site shall be made accessible to any Native American tribe requesting to be present, provided adequate notice is given to the construction contractor and that a construction safety hazard does not occur. The monitor(s) shall be approved by a local tribal representative and shall be present on-site during the construction phases that involve any ground disturbing activities. The monitor(s) shall possess Hazardous Waste Operations and Emergency Response (HAZWOPER) certification. In addition, the monitor(s) shall be required to provide insurance certificates, including liability insurance, for any archaeological resource(s) encountered during grading and excavation activities pertinent to the provisions outlined in the CEQA, California Public Resources Code Division 13, Section 21083.2 (a) through (k). Neither the City of Long Beach, project applicant, nor construction contractor shall be financially obligated for any monitoring activities. If evidence of any tribal cultural resources is found during ground-disturbing activities, the monitor(s) shall have the capacity to halt construction in the immediate vicinity of the find, in order to recover and/or determine the appropriate plan of recovery for the resource. The recovery process shall not unreasonably delay the construction process. The on-site monitoring shall end when the project site grading and excavation activities are completed, or when the monitor has determined that the site has a low potential for archaeological resources.

Additionally, the following are typical mitigation measures the City has required as part of the Mitigation Monitoring and Reporting Program for an Environmental Impact Report (EIR) or Mitigated Negative Declaration (MND):

- **Retention of Qualified Archaeologist and Worker Training.** Prior to the issuance of a grading permit by the City of Long Beach, evidence shall be provided to the City that a qualified archaeologist meeting the Secretary of the Interior's Standards for professional archaeology (U.S. Secretary of the Interior 2008) has been retained by the Applicant to conduct any required training, evaluation, or treatment of archaeological resources that might be encountered during implementation of the project. As part of this, prior to the start of grading, the qualified archaeologist shall conduct cultural resources sensitivity training for all construction personnel. Construction personnel must be informed of the types of archaeological resources that may be encountered (both prehistoric and historical), and of the proper procedures to be enacted in the event of an inadvertent discovery of archaeological resources or human remains. The Applicant must ensure that construction personnel are made available for and attend the training and retain documentation demonstrating attendance. This documentation shall be made available to the City upon request.



- **Native American Monitoring.** A Native American monitor from the tribe or tribes identified as a consulting party for the project under AB 52 shall be present during all earth-moving construction activities. The Native American monitor shall be given the opportunity to participate in the cultural resources sensitivity training described in the preceding mitigation measure. At least 30 days prior to issuance of grading permits by the City of Long Beach for each of the four individual sites and any off-site improvements, a Native American Monitoring Agreement (Monitoring Agreement) shall be developed between the City and the consulting party. The Monitoring Agreement shall pertain to prehistoric archaeological resources and Tribal cultural resources, respectively, and shall identify any monitoring requirements and treatment of cultural resources to meet both the requirements of CEQA and those of the Tribal representative. The Monitoring Agreement shall also address communication protocols in the event of an unanticipated discovery of cultural materials, and the roles, responsibilities, and authorities of the Native American Monitor. The Monitoring Agreement shall also detail the protocols for treatment and final disposition of any Native American cultural resources, sacred sites, and human remains discovered on the site that the Native American Monitor shall implement in consultation and coordination with the Native American Most Likely Descendant, as identified by the NAHC. In accordance with the mitigation measure below, discovery and treatment of human remains shall comply with State Health and Safety Code Section 7050.5 and PRC Section 5097.98.
- **Archaeological Resource and/or Tribal Cultural Resource Discovery and Treatment.** In the event of the unanticipated discovery of archaeological or other cultural resources, whether discovered through Native American monitoring or not, all work activities in the area (within approximately 100 feet of the discovery) shall be halted or redirected until the discovery can be evaluated by a qualified archaeologist. Construction shall not resume until a qualified archaeologist has conferred with the City and, in the case of prehistoric archaeological resources and tribal cultural resources, the Native American monitor, on the significance of the resource. If it is determined that the discovered archaeological resource and/or tribal cultural resource is significant under CEQA, avoidance and preservation in place shall be the preferred manner of mitigation, pursuant to PRC Section 21083.2(b) and Section 21084.3. Preservation in place may be accomplished by, but is not limited to, avoidance, incorporating the resource into open space, capping, or deeding the site into a permanent conservation easement. In the event that preservation in place is demonstrated to be infeasible and data recovery through excavation is the only feasible mitigation available, a Treatment Plan shall be prepared and implemented by a qualified archaeologist, in consultation with the City, that provides for the adequate recovery of the scientifically consequential information contained in the archaeological resource or cultural information in the event of a tribal cultural resource. The City shall also consult with appropriate Native American representatives in determining treatment for prehistoric or Native American resources to ensure cultural values ascribed to the resources, beyond those that are scientifically important, are considered. Any evaluation and treatment shall be supervised by an individual or individuals that meet the Secretary of the Interior's Professional Qualification Standards.
- **Treatment of Human Remains.** In accordance with California Health and Safety Code Section 7050.5, if human remains are found, the Los Angeles County Coroner shall be immediately notified of the discovery. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains (100 feet or as determined by the project archaeologist) shall occur until the procedures set forth in this measure have been implemented. If the County



Chairperson Robert Dorame

AB 52 Consultation on First Citizens Bank – Long Beach Project

April 8, 2024

Page 4 of 4

Coroner determines that the remains are, or are believed to be, Native American, the Coroner shall notify the Native American Heritage Commission (NAHC) within 24 hours. In accordance with California PRC Section 5097.98, the NAHC must immediately notify those persons it believes to be the Most Likely Descendant (MLD) from the deceased Native American. The MLD shall complete their inspection within 48 hours of being granted access to the site. The designated Native American representative would then determine, in consultation with the property owner, the disposition of the human remains.

To ensure compliance with AB 52, the City respectfully requests that you assist us by providing any relevant information you may have regarding tribal cultural resources within the project area boundaries. Your comments and concerns are important to the City's planning process. If you have any questions or concerns with the Project, please contact:

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

I can also be reached by phone at (562) 570-6952 or email via elijio.sandoval@longbeach.gov

Sincerely,



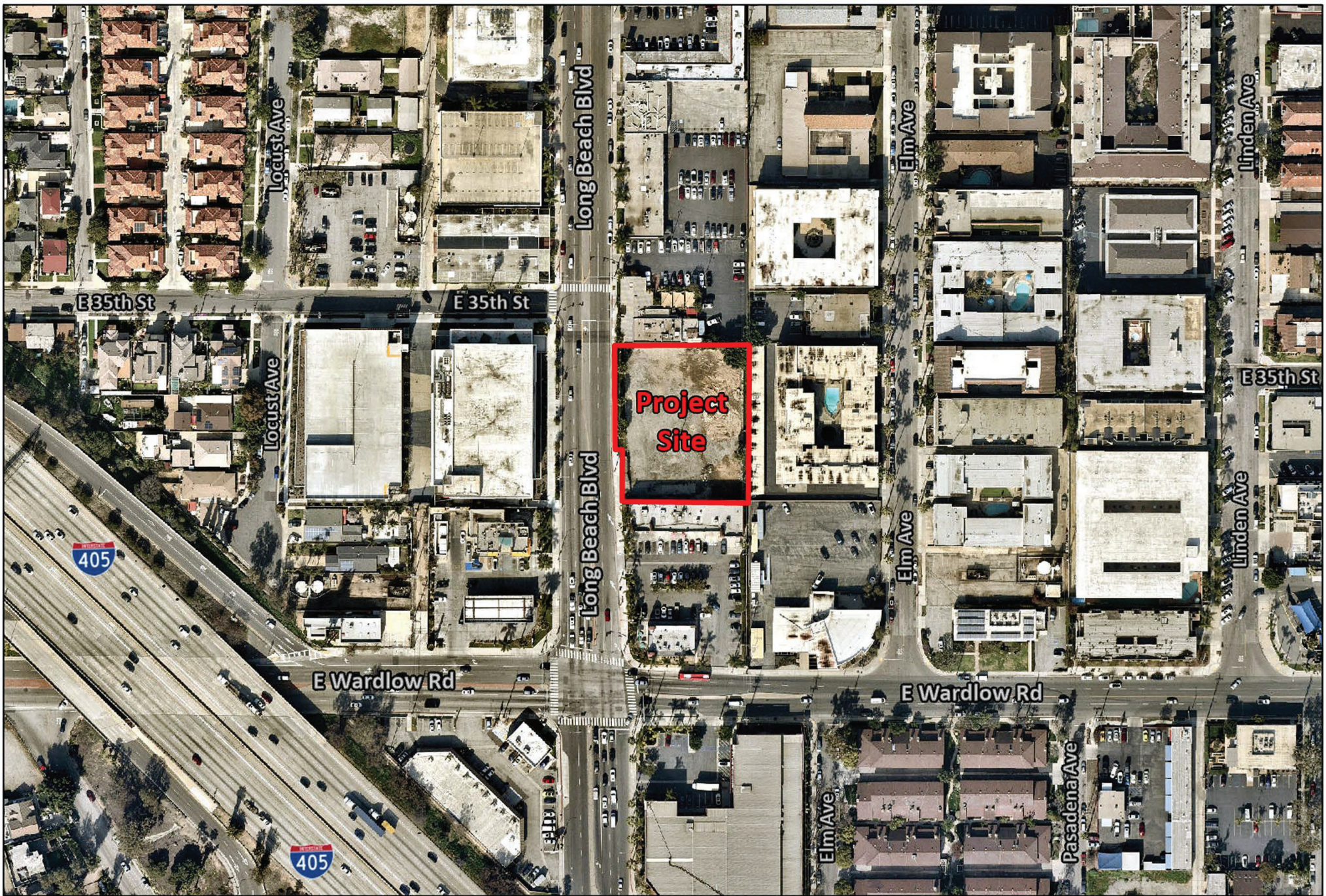
Elijio Sandoval
Project Planner

Attachments:

Figure 1 - Site Vicinity Map

Figure 2 - Site Plan





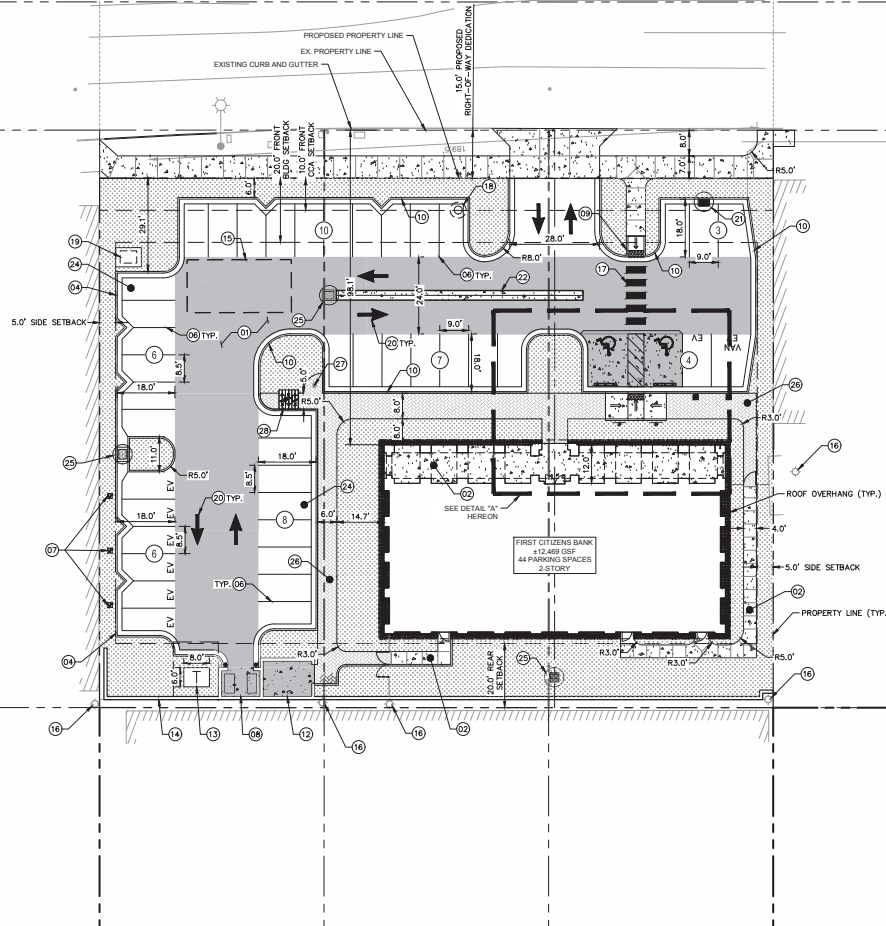
0 80 160 320 Feet

FIGURE 1: Local Vicinity Map

FIRST CITIZENS BANK - LONG BEACH PROJECT

LONG BEACH BOULEVARD

SEE OFFSITE PLANS
FOR WORK WITHIN
PUBLIC RIGHT-OF-WAY



GRAPHIC SCALE IN FEET
0 10 20 40



SITE CONSTRUCTION NOTES

- 01 CONSTRUCT HEAVY DUTY ASPHALT.
- 02 CONSTRUCT STANDARD DUTY CONCRETE.
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SITE LEGEND

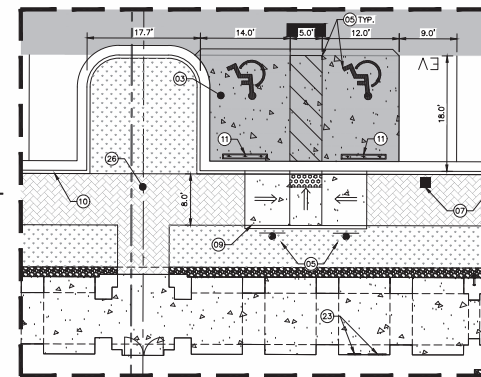
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- LANDSCAPE PER LANDSCAPE PLANS

SITE DATA TABLE

SITE ADDRESS:	3450 LONG BEACH BOULEVARD, LONG BEACH, CALIFORNIA 90807
COORDINATES:	28.18984 N 118.10886 W
AIN#:	7145.005/010, 011, & 012
LOT AREA:	9.86 AC
ZONING:	COMMUNITY COMMERCIAL AUTOMOBILE ORIENTED (CCA) AND WITHIN HIGH-RISE OVERLAY DISTRICT (HR-4)
WATERSHED:	COMPTON CREEK/LOS ANGELES RIVER
FLOOD PLAIN:	ZONE X
BUILDING SETBACKS:	FRONT: 10-FT (CCA) 10-FT (HR-4 IF BUILDING UNDER 45-FT); 20' (HR-4 IF BUILDING OVER 45-FT); REAR AND SIDE: 5-FT IF ADJACENT TO NON-RESIDENTIAL & 20-FT IF ADJACENT TO REAR YARD OF RESIDENTIAL DISTRICT (CCA)
LANDSCAPE BUFFER:	REQUIRED ON ALL 4 SIDES IF BUILDING HEIGHT OVER 45-FT
MAX. IMPERVIOUS:	NO MORE THAN 30% OF ON-SITE AREA NOT COVERED BY STRUCTURES, DRIVEWAYS, AND APPROVED PARKING.
PROP. IMPERVIOUS:	28,615 SF (0.66 AC.) 0.66 / 0.86 = 77% IMPERVIOUS
SIDEWALK AND ENCLOSURE AREA:	SIDEWALK: 2,800 SF ENCLOSURES: 275 SF TOTAL IMPERVIOUS NOT STRUCTURES/DRIVEWAY/PARKING: 15,130 SF
PROP. IMPERVIOUS:	8,611 SF 0.21 / 0.86 = 23% < 30%
MAX. F.A.R.:	NO F.A.R. REQUIREMENT PER CCA ZONING
MAX. BUILDING HEIGHT:	2 STORIES, 28-FT (CCA); 4 STORIES (HR-4)
PROP. BUILDING HEIGHT:	41'-0"
MIN. LOT SIZE:	10,000 SF
MAX. BUILDING SIZE PER PARKING REQUIREMENT:	12,489 SF GROSS FLOOR AREA (GFA)
PROP. BUILDING SIZE:	7,907 SF
PARKING REQUIRED:	5 SPACES PER 1,000 GFA 12,489 SF / 1,000 SF = 12.5 12.5 * 5 SPACES = 63 SPACES REQUIRED 7 EV SPACES REQ., 2 EVCS REQ.
PARKING PROVIDED:	2 ADA SPACES, 8 EV SPACES, 34 STANDARD SPACES TOTAL: 44 SPACES

BUILDING DATA:
8,600 SF ALLOWABLE = 7,907 SF PROVIDED
5,347 SF (1ST OCC)
4,960 SF (2ND OCC)

SPRINKLED
1,251 SF EXTERIOR ARCADE
6,167 GSF FOOTPRINT (1ST FLR)
6,362 GSF (2ND FLR PERIMETER)
12,489 GROSS BUILDING SF



DETAIL "A"

SCALE: 1"=10'



SOURCE: Conceptual Site Plan Preliminary Layout dated April 12, 2023

Figure 2: Conceptual Site Plan

FIRST CITIZENS BANK - LONG BEACH PROJECT

KimleyHorn
Expert Plans. Expert Service.

April 8, 2024

Gabrielino/Tongva Nation
Attn: Sandonne Goad, Chairperson
sgoad@gabrielino-tongva.com

Re: AB 52 Consultation with the Gabrielino /Tongva Nation for the Proposed First Citizens Bank – Long Beach Project, at 3450-3470 Long Beach Boulevard, City of Long Beach, Los Angeles County, California

Dear Chairperson Goad:

Please let this letter serve as notification that the City of Long Beach (City), as the lead agency, is initiating consultation in compliance with Assembly Bill (AB) 52 for the proposed First Citizens Bank – Long Beach Project, located at 3450-3470 Long Beach Boulevard (Site Plan Review Application No. SPR23-030; Lot Merger Application No. LMG23-002). Please consider this letter and preliminary project information as the initiation of the California Environmental Quality Act (CEQA) procedures, specifically Public Resources Code (PRC) Section 21080.3.1 and Chapter 532 Statutes of 2014 (i.e., AB 52).

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Elijio Sandoval, Project Planner
Community Development, Planning Bureau
411 West Ocean Boulevard, 3rd Floor,
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Sincerely,

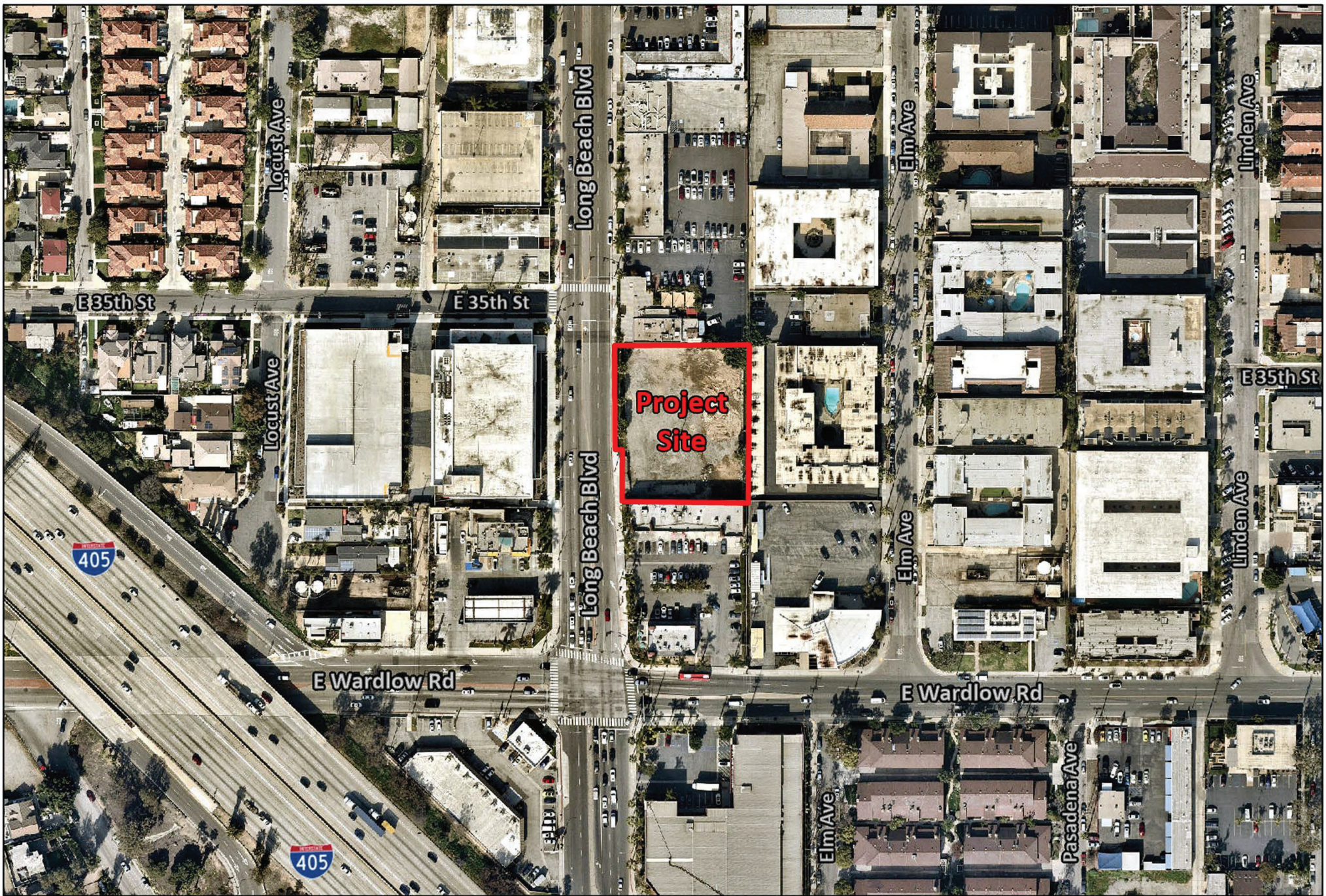


Elijio Sandoval
Project Planner

Attachments:

- Figure 1 - Site Vicinity Map
- Figure 2 - Site Plan





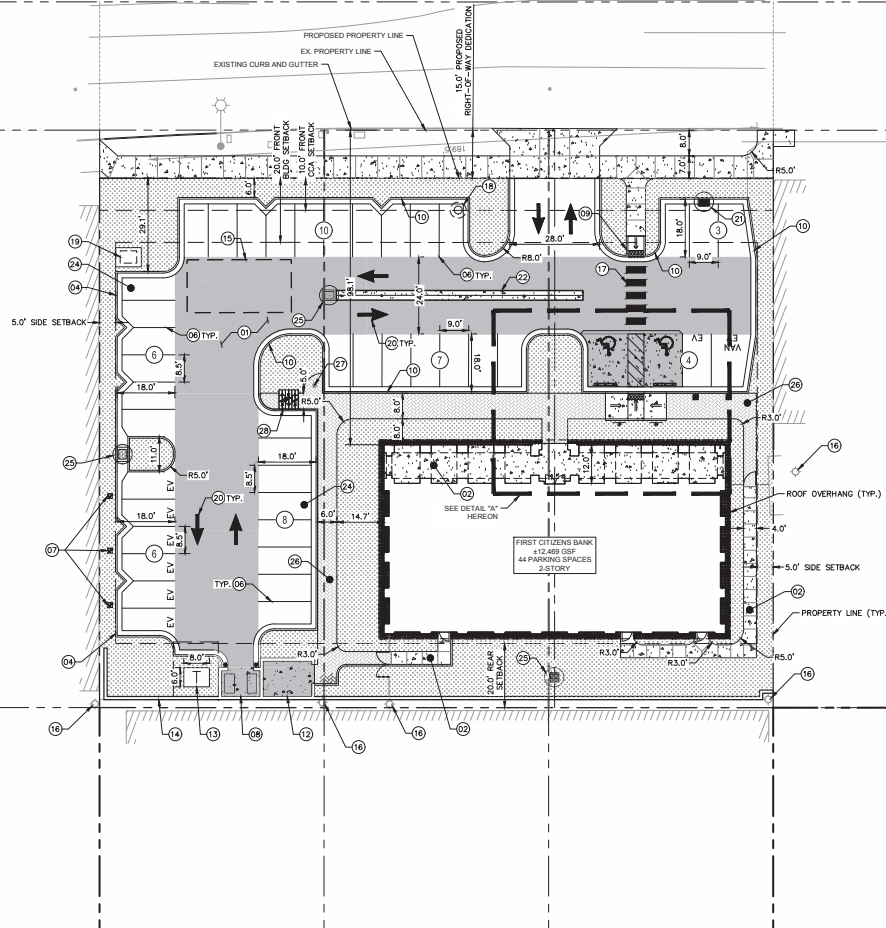
0 80 160 320 Feet

FIGURE 1: Local Vicinity Map

FIRST CITIZENS BANK - LONG BEACH PROJECT

LONG BEACH BOULEVARD

SEE OFFSITE PLANS
FOR WORK WITHIN
PUBLIC RIGHT-OF-WAY



GRAPHIC SCALE IN FEET
0 10 20 40



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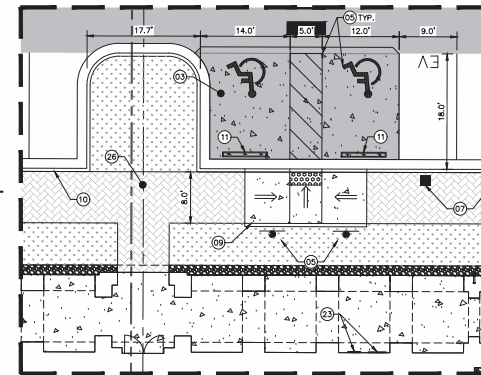
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MAX. BUILDING SIZE PER PARKING REQUIREMENT:	12,489 SF GROSS FLOOR AREA (GFA)
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PARKING REQUIRED:	5 SPACES PER 1,000 GFA 12,489 SF / 1,000 SF = 12.5 12.5 x 5 SPACES = 63 SPACES REQUIRED 7 EV SPACES REQ., 2 EVCS REQ.
PARKING PROVIDED:	2 ADA SPACES, 8 EV SPACES, 34 STANDARD SPACES TOTAL: 44 SPACES

BUILDING DATA:
8,600 SF ALLOWABLE = 7,907 SF PROVIDED
5,347 SF (1ST OCC)
4,960 SF (2ND OCC)

SPRINKLED
1,251 SF EXTERIOR ARCADE
6,167 GSF FOOTPRINT (1ST FLR)
6,362 GSF (2ND FLR PERIMETER)
12,489 GROSS BUILDING SF



DETAIL "A"
SCALE: 1"=10'



SOURCE: Conceptual Site Plan Preliminary Layout dated April 12, 2023

Figure 2: Conceptual Site Plan

FIRST CITIZENS BANK - LONG BEACH PROJECT

KimleyHorn
Expert Plans. Expert Service.

April 8, 2024

Gabrielino-Tongva Tribe
Attn: Charles Alvarez, Chairperson
Chavez1956metro@gmail.com

Re: AB 52 Consultation with the Gabrielino-Tongva Tribe for the Proposed First Citizens Bank – Long Beach Project, at 3450-3470 Long Beach Boulevard, City of Long Beach, Los Angeles County, California

Dear Chairperson Alvarez:

Please let this letter serve as notification that the City of Long Beach (City), as the lead agency, is initiating consultation in compliance with Assembly Bill (AB) 52 for the proposed First Citizens Bank – Long Beach Project, located at 3450-3470 Long Beach Boulevard (Site Plan Review Application No. SPR23-030; Lot Merger Application No. LMG23-002). Please consider this letter and preliminary project information as the initiation of the California Environmental Quality Act (CEQA) procedures, specifically Public Resources Code (PRC) Section 21080.3.1 and Chapter 532 Statutes of 2014 (i.e., AB 52).

Under AB 52, the Gabrielino-Tongva Tribe has 30 days upon receipt of this letter to request consultation regarding the proposed First Citizens Bank – Long Beach Project. Please respond within the above timeframe, pursuant to PRC Section 21080.3.1(d) if you would like to consult on this project.

Project Description: The Project includes consideration of Site Plan Review (SPR23-030) application to allow construction of a new 2-story, 12,469 sq.ft., at grade bank building with 44 on-site surface parking spaces in conjunction with a Lot Merger (LMG23-002) application to merger 3 parcels: 7145-006-010, 7145-006-011, and 7145-006-012 at 3450-3470 Long Beach Boulevard (Project Site). The Project Site is vacant, previously used for oil activity, containing four (4) oil wells, of which, all but one (1) has been located. The proposed building height, as defined in Section 21.15.1330 of the Zoning Regulation, would not exceed 34 feet or two stories. Eight (8) of the 44 proposed parking spaces would accommodate electric vehicles with access 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 Project does not include a drive-thru teller or drive-thru Automated Teller Machine (ATM) facility, but it would include a walk up ATM instead. The Project, within the (HR-4) overlay in the Community Automobile-Oriented (CCA) Zone, is consistent with applicable development standards. The Project Site is shown on the attached Figure 1 and Figure 2.



As a matter of policy, the City requires a tribal monitor be given access to any construction site during grading activities. Typical condition text is found below:

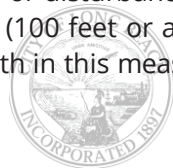
Prior to the issuance of any Grading Permit for the project, the City of Long Beach Development Services Department shall ensure that the construction contractor provide access for Native American monitoring during ground-disturbing activities. This provision shall be included on project plans and specifications. The site shall be made accessible to any Native American tribe requesting to be present, provided adequate notice is given to the construction contractor and that a construction safety hazard does not occur. The monitor(s) shall be approved by a local tribal representative and shall be present on-site during the construction phases that involve any ground disturbing activities. The monitor(s) shall possess Hazardous Waste Operations and Emergency Response (HAZWOPER) certification. In addition, the monitor(s) shall be required to provide insurance certificates, including liability insurance, for any archaeological resource(s) encountered during grading and excavation activities pertinent to the provisions outlined in the CEQA, California Public Resources Code Division 13, Section 21083.2 (a) through (k). Neither the City of Long Beach, project applicant, nor construction contractor shall be financially obligated for any monitoring activities. If evidence of any tribal cultural resources is found during ground-disturbing activities, the monitor(s) shall have the capacity to halt construction in the immediate vicinity of the find, in order to recover and/or determine the appropriate plan of recovery for the resource. The recovery process shall not unreasonably delay the construction process. The on-site monitoring shall end when the project site grading and excavation activities are completed, or when the monitor has determined that the site has a low potential for archaeological resources.

Additionally, the following are typical mitigation measures the City has required as part of the Mitigation Monitoring and Reporting Program for an Environmental Impact Report (EIR) or Mitigated Negative Declaration (MND):

- **Retention of Qualified Archaeologist and Worker Training.** Prior to the issuance of a grading permit by the City of Long Beach, evidence shall be provided to the City that a qualified archaeologist meeting the Secretary of the Interior's Standards for professional archaeology (U.S. Secretary of the Interior 2008) has been retained by the Applicant to conduct any required training, evaluation, or treatment of archaeological resources that might be encountered during implementation of the project. As part of this, prior to the start of grading, the qualified archaeologist shall conduct cultural resources sensitivity training for all construction personnel. Construction personnel must be informed of the types of archaeological resources that may be encountered (both prehistoric and historical), and of the proper procedures to be enacted in the event of an inadvertent discovery of archaeological resources or human remains. The Applicant must ensure that construction personnel are made available for and attend the training and retain documentation demonstrating attendance. This documentation shall be made available to the City upon request.



- **Native American Monitoring.** A Native American monitor from the tribe or tribes identified as a consulting party for the project under AB 52 shall be present during all earth-moving construction activities. The Native American monitor shall be given the opportunity to participate in the cultural resources sensitivity training described in the preceding mitigation measure. At least 30 days prior to issuance of grading permits by the City of Long Beach for each of the four individual sites and any off-site improvements, a Native American Monitoring Agreement (Monitoring Agreement) shall be developed between the City and the consulting party. The Monitoring Agreement shall pertain to prehistoric archaeological resources and Tribal cultural resources, respectively, and shall identify any monitoring requirements and treatment of cultural resources to meet both the requirements of CEQA and those of the Tribal representative. The Monitoring Agreement shall also address communication protocols in the event of an unanticipated discovery of cultural materials, and the roles, responsibilities, and authorities of the Native American Monitor. The Monitoring Agreement shall also detail the protocols for treatment and final disposition of any Native American cultural resources, sacred sites, and human remains discovered on the site that the Native American Monitor shall implement in consultation and coordination with the Native American Most Likely Descendant, as identified by the NAHC. In accordance with the mitigation measure below, discovery and treatment of human remains shall comply with State Health and Safety Code Section 7050.5 and PRC Section 5097.98.
- **Archaeological Resource and/or Tribal Cultural Resource Discovery and Treatment.** In the event of the unanticipated discovery of archaeological or other cultural resources, whether discovered through Native American monitoring or not, all work activities in the area (within approximately 100 feet of the discovery) shall be halted or redirected until the discovery can be evaluated by a qualified archaeologist. Construction shall not resume until a qualified archaeologist has conferred with the City and, in the case of prehistoric archaeological resources and tribal cultural resources, the Native American monitor, on the significance of the resource. If it is determined that the discovered archaeological resource and/or tribal cultural resource is significant under CEQA, avoidance and preservation in place shall be the preferred manner of mitigation, pursuant to PRC Section 21083.2(b) and Section 21084.3. Preservation in place may be accomplished by, but is not limited to, avoidance, incorporating the resource into open space, capping, or deeding the site into a permanent conservation easement. In the event that preservation in place is demonstrated to be infeasible and data recovery through excavation is the only feasible mitigation available, a Treatment Plan shall be prepared and implemented by a qualified archaeologist, in consultation with the City, that provides for the adequate recovery of the scientifically consequential information contained in the archaeological resource or cultural information in the event of a tribal cultural resource. The City shall also consult with appropriate Native American representatives in determining treatment for prehistoric or Native American resources to ensure cultural values ascribed to the resources, beyond those that are scientifically important, are considered. Any evaluation and treatment shall be supervised by an individual or individuals that meet the Secretary of the Interior's Professional Qualification Standards.
- **Treatment of Human Remains.** In accordance with California Health and Safety Code Section 7050.5, if human remains are found, the Los Angeles County Coroner shall be immediately notified of the discovery. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains (100 feet or as determined by the project archaeologist) shall occur until the procedures set forth in this measure have been implemented. If the County



Coroner determines that the remains are, or are believed to be, Native American, the Coroner shall notify the Native American Heritage Commission (NAHC) within 24 hours. In accordance with California PRC Section 5097.98, the NAHC must immediately notify those persons it believes to be the Most Likely Descendant (MLD) from the deceased Native American. The MLD shall complete their inspection within 48 hours of being granted access to the site. The designated Native American representative would then determine, in consultation with the property owner, the disposition of the human remains.

To ensure compliance with AB 52, the City respectfully requests that you assist us by providing any relevant information you may have regarding tribal cultural resources within the project area boundaries. Your comments and concerns are important to the City's planning process. If you have any questions or concerns with the Project, please contact:

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

I can also be reached by phone at (562) 570-6952 or email via elijio.sandoval@longbeach.gov

Sincerely,

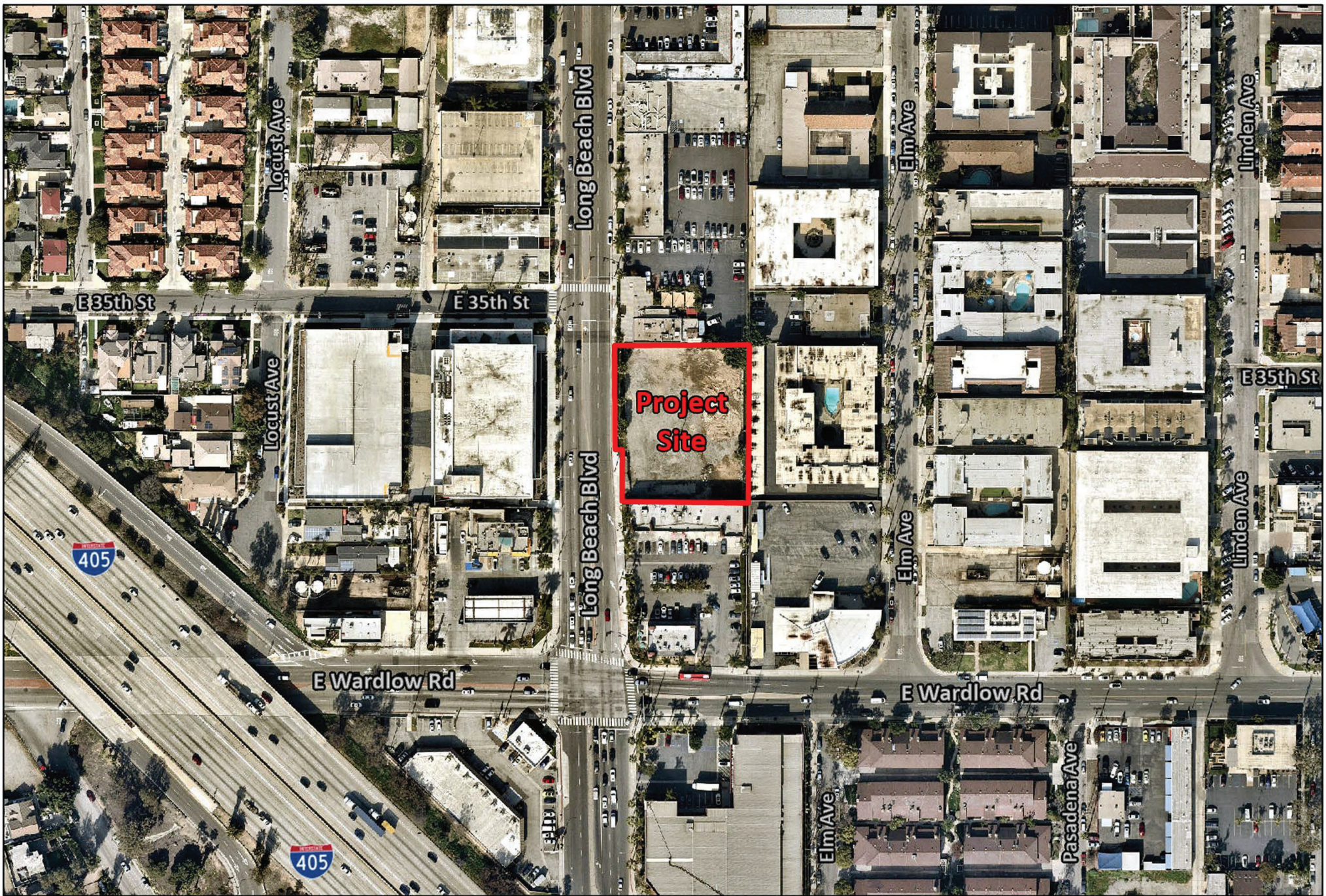


Elijio Sandoval
Project Planner

Attachments:

- Figure 1 - Site Vicinity Map
- Figure 2 - Site Plan





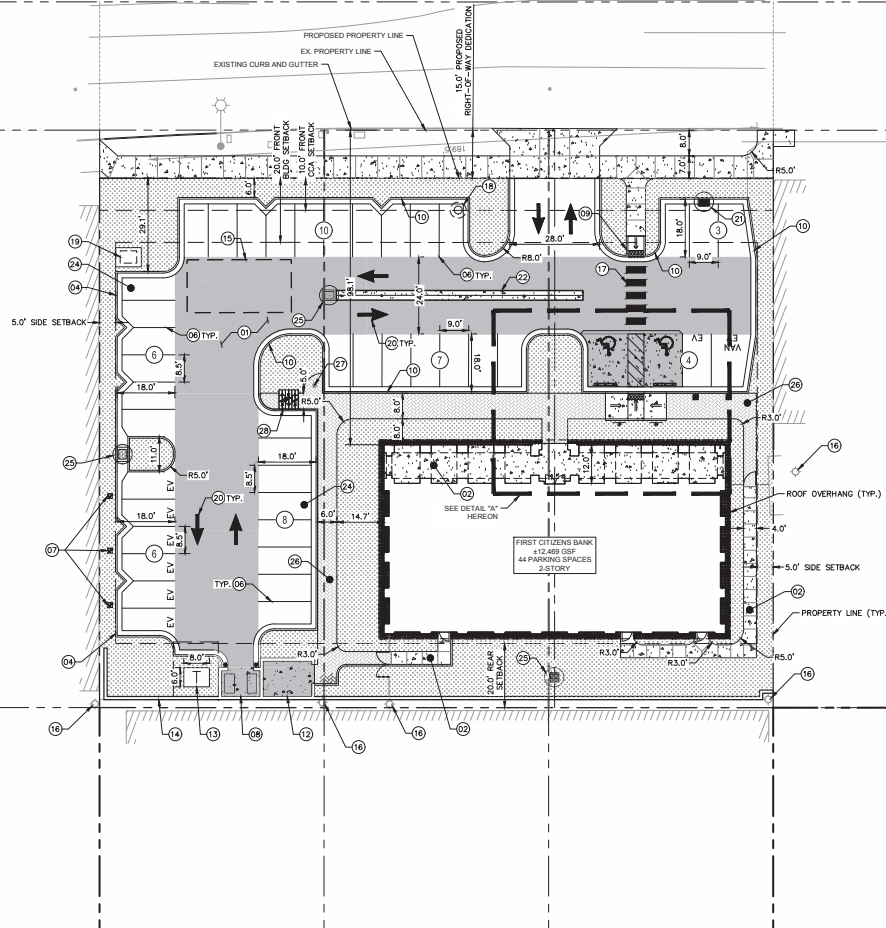
0 80 160 320 Feet

FIGURE 1: Local Vicinity Map

FIRST CITIZENS BANK - LONG BEACH PROJECT

LONG BEACH BOULEVARD

SEE OFFSITE PLANS
FOR WORK WITHIN
PUBLIC RIGHT-OF-WAY



GRAPHIC SCALE IN FEET
0 10 20 40



SITE CONSTRUCTION NOTES

- 01 CONSTRUCT HEAVY DUTY ASPHALT.
- 02 CONSTRUCT STANDARD DUTY CONCRETE.
- 03 CONSTRUCT HEAVY DUTY CONCRETE.
- 04 CONSTRUCT 6" CURB AND GUTTER.
- 05 INSTALL ADA SIGNAGE AND MARKINGS.
- 06 INSTALL STANDARD PARKING STRIPING.
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- 08 CONSTRUCT TRASH ENCLOSURE. SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
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- 26 INSTALL PAVERS LAID IN HERRINGBONE PATTERN ON 45-DEGREE BIAS TO BUILDING ENTRANCE. SEE HARDSCAPE PLANS FOR ADDITIONAL INFORMATION.
- 27 PROPOSED FLAG POLE.
- 28 PROPOSED BICYCLE RACK.

SITE LEGEND

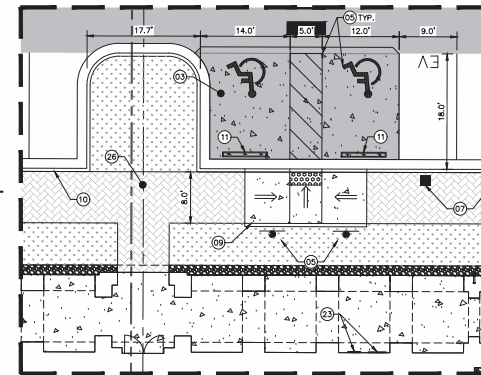
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- PAVERS - SEE HARDSCAPE PLAN FOR ADDITIONAL INFORMATION
- LANDSCAPE PER LANDSCAPE PLANS

SITE DATA TABLE

SITE ADDRESS:	3450 LONG BEACH BOULEVARD, LONG BEACH, CALIFORNIA 90807
COORDINATES:	28.18984 N 118.10886 W
AIN#:	7145.005/010, 011, & 012
LOT AREA:	9.86 AC
ZONING:	COMMUNITY COMMERCIAL AUTOMOBILE ORIENTED (CCA) AND WITHIN HIGH-RISE OVERLAY DISTRICT (HR-4)
WATERSHED:	COMPTON CREEK/LOS ANGELES RIVER
FLOOD PLAIN:	ZONE X
BUILDING SETBACKS:	FRONT: 10-FT (CCA) 10-FT (HR-4 IF BUILDING UNDER 45-FT); 20' (HR-4 IF BUILDING OVER 45-FT); REAR AND SIDE: 5-FT IF ADJACENT TO NON-RESIDENTIAL & 20-FT IF ADJACENT TO REAR YARD OF RESIDENTIAL DISTRICT (CCA)
LANDSCAPE BUFFER:	REQUIRED ON ALL 4 SIDES IF BUILDING HEIGHT OVER 45-FT
MAX. IMPERVIOUS:	NO MORE THAN 30% OF ON-SITE AREA NOT COVERED BY STRUCTURES, DRIVEWAYS, AND APPROVED PARKING.
PROP. IMPERVIOUS:	28,615 SF (0.66 AC.) 0.66 / 0.86 = 77% IMPERVIOUS
SIDEWALK AND ENCLOSURE AREA:	SIDEWALK: 2,800 SF ENCLOSURES: 275 SF TOTAL IMPERVIOUS NOT STRUCTURES/DRIVEWAY/PARKING: 15,130 SF
PROP. PERVIOUS:	8,611 SF 0.2 / 0.86 = 23% = 30%
MAX. F.A.R.:	NO F.A.R. REQUIREMENT PER CCA ZONING
MAX. BUILDING HEIGHT:	2 STORIES, 28-FT (CCA); 4 STORIES (HR-4)
PROP. BUILDING HEIGHT:	41'-0"
MIN. LOT SIZE:	10,000 SF
MAX. BUILDING SIZE PER PARKING REQUIREMENT:	12,489 SF GROSS FLOOR AREA (GFA)
PROP. BUILDING SIZE:	7,907 SF
PARKING REQUIRED:	5 SPACES PER 1,000 GFA 12,489 SF / 1,000 SF = 12.5 12.5 x 5 SPACES = 63 SPACES REQUIRED 7 EV SPACES REQ., 2 EVCS REQ.
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SPRINKLED
1,251 SF EXTERIOR ARCADE
6,167 GSF FOOTPRINT (1ST FLR)
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DETAIL "A"

SCALE: 1"=10'



SOURCE: Conceptual Site Plan Preliminary Layout dated April 12, 2023

Figure 2: Conceptual Site Plan

FIRST CITIZENS BANK - LONG BEACH PROJECT

KimleyHorn
Expert Plans. Expert Service.

April 8, 2024

Juaneño Band of Mission Indians Acjachemen Nation – Belardes

Attn: Joyce Perry, Cultural Resource Director

kaamalam@gmail.com

Re: AB 52 Consultation with the Juaneño Band of Mission Indians Acjachemen Nation – Belardes for the Proposed First Citizens Bank – Long Beach Project, at 3450-3470 Long Beach Boulevard, City of Long Beach, Los Angeles County, California

Dear Director Perry:

Please let this letter serve as notification that the City of Long Beach (City), as the lead agency, is initiating consultation in compliance with Assembly Bill (AB) 52 for the proposed First Citizens Bank – Long Beach Project, located at 3450-3470 Long Beach Boulevard (Site Plan Review Application No. SPR23-030; Lot Merger Application No. LMG23-002). Please consider this letter and preliminary project information as the initiation of the California Environmental Quality Act (CEQA) procedures, specifically Public Resources Code (PRC) Section 21080.3.1 and Chapter 532 Statutes of 2014 (i.e., AB 52).

Under AB 52, the Juaneño Band of Mission Indians Acjachemen Nation – Belardes has 30 days upon receipt of this letter to request consultation regarding the First Citizens Bank – Long Beach Project. Please respond within the above timeframe, pursuant to PRC Section 21080.3.1(d) if you would like to consult on this project.

Project Description: The Project includes consideration of Site Plan Review (SPR23-030) application to allow construction of a new 2-story, 12,469 sq.ft., at grade bank building with 44 on-site surface parking spaces in conjunction with a Lot Merger (LMG23-002) application to merger 3 parcels: 7145-006-010, 7145-006-011, and 7145-006-012 at 3450-3470 Long Beach Boulevard (Project Site). The Project Site is vacant, previously used for oil activity, containing four (4) oil wells, of which, all but one (1) has been located. The proposed building height, as defined in Section 21.15.1330 of the Zoning Regulation, would not exceed 34 feet or two stories. Eight (8) of the 44 proposed parking spaces would accommodate electric vehicles with access 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 Project does not include a drive-thru teller or drive-thru Automated Teller Machine (ATM) facility, but it would include a walk up ATM instead. The Project, within the (HR-4) overlay in the Community Automobile-Oriented (CCA) Zone, is consistent with applicable development standards. The Project Site is shown on the attached Figure 1 and Figure 2.



As a matter of policy, the City requires a tribal monitor be given access to any construction site during grading activities. Typical condition text is found below:

Prior to the issuance of any Grading Permit for the project, the City of Long Beach Development Services Department shall ensure that the construction contractor provide access for Native American monitoring during ground-disturbing activities. This provision shall be included on project plans and specifications. The site shall be made accessible to any Native American tribe requesting to be present, provided adequate notice is given to the construction contractor and that a construction safety hazard does not occur. The monitor(s) shall be approved by a local tribal representative and shall be present on-site during the construction phases that involve any ground disturbing activities. The monitor(s) shall possess Hazardous Waste Operations and Emergency Response (HAZWOPER) certification. In addition, the monitor(s) shall be required to provide insurance certificates, including liability insurance, for any archaeological resource(s) encountered during grading and excavation activities pertinent to the provisions outlined in the CEQA, California Public Resources Code Division 13, Section 21083.2 (a) through (k). Neither the City of Long Beach, project applicant, nor construction contractor shall be financially obligated for any monitoring activities. If evidence of any tribal cultural resources is found during ground-disturbing activities, the monitor(s) shall have the capacity to halt construction in the immediate vicinity of the find, in order to recover and/or determine the appropriate plan of recovery for the resource. The recovery process shall not unreasonably delay the construction process. The on-site monitoring shall end when the project site grading and excavation activities are completed, or when the monitor has determined that the site has a low potential for archaeological resources.

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Elijio Sandoval, Project Planner
Community Development, Planning Bureau
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Sincerely,

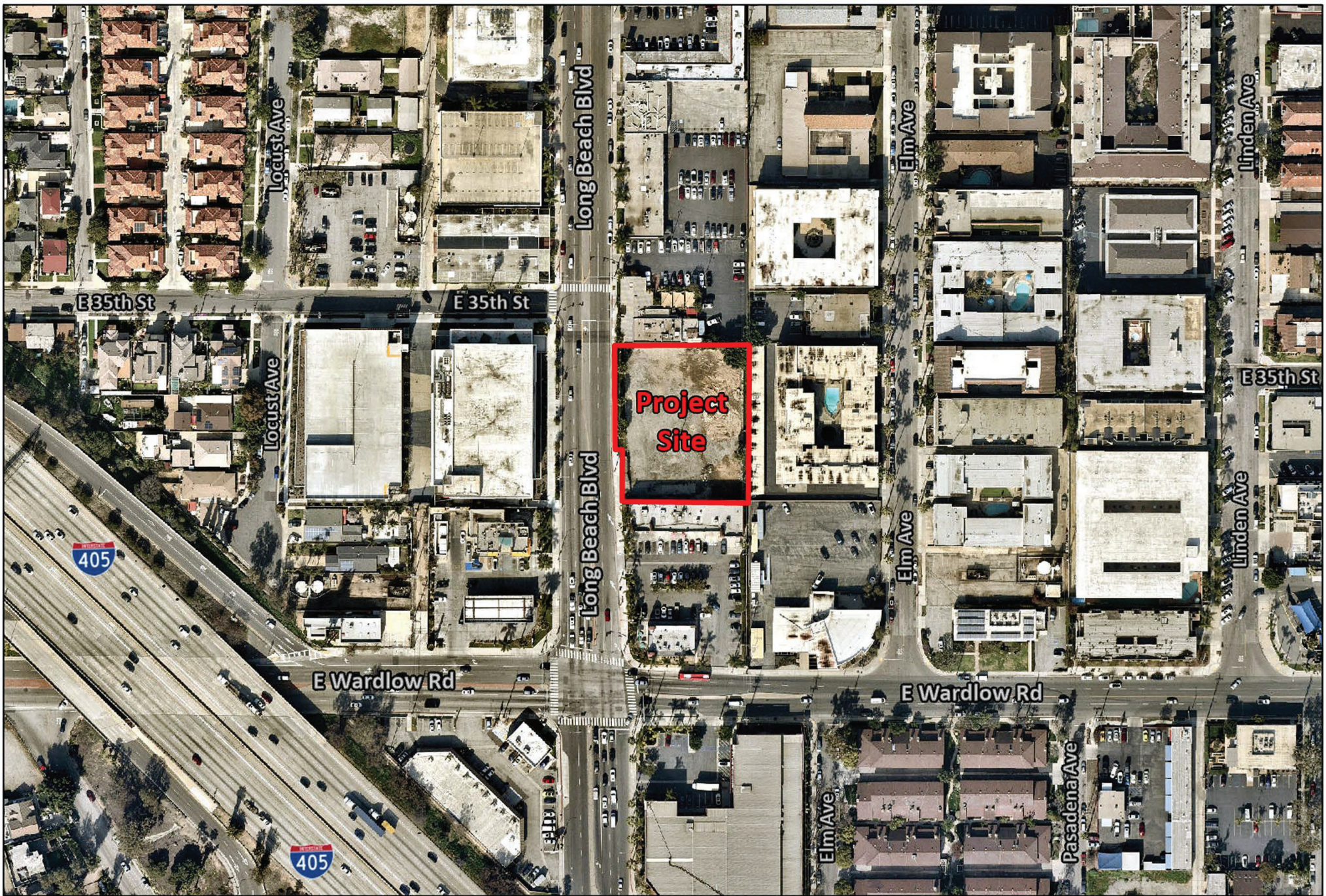


Elijio Sandoval
Project Planner

Attachments:

- Figure 1 - Site Vicinity Map
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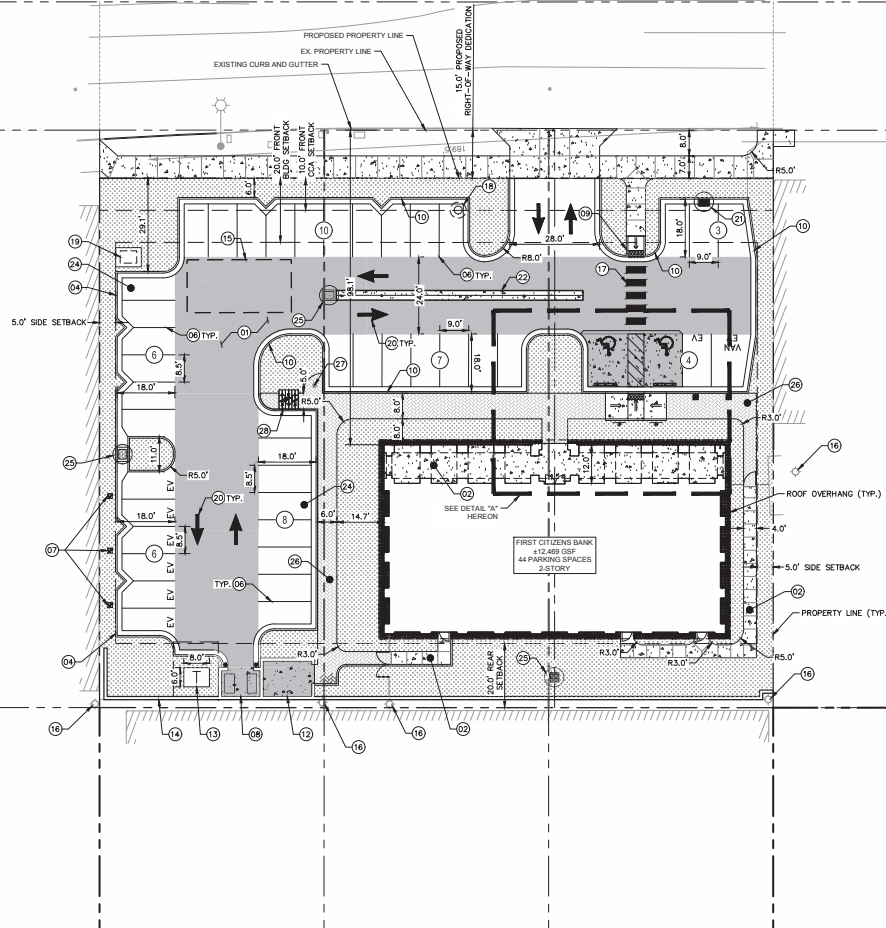
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FIGURE 1: Local Vicinity Map

FIRST CITIZENS BANK - LONG BEACH PROJECT

LONG BEACH BOULEVARD

SEE OFFSITE PLANS
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PUBLIC RIGHT-OF-WAY



GRAPHIC SCALE IN FEET
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SITE CONSTRUCTION NOTES

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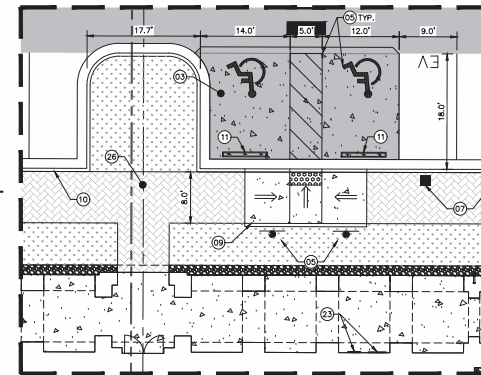
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WATERSHED:	COMPTON CREEK/LOS ANGELES RIVER
FLOOD PLAIN:	ZONE X
BUILDING SETBACKS:	FRONT: 10-FT (CCA) 10-FT (HR-4 IF BUILDING UNDER 45-FT); 20' (HR-4 IF BUILDING OVER 45-FT); REAR AND SIDE: 5-FT IF ADJACENT TO NON-RESIDENTIAL & 20-FT IF ADJACENT TO REAR YARD OF RESIDENTIAL DISTRICT (CCA)
LANDSCAPE BUFFER:	REQUIRED ON ALL 4 SIDES IF BUILDING HEIGHT OVER 45-FT
MAX. IMPERVIOUS:	NO MORE THAN 30% OF ON-SITE AREA NOT COVERED BY STRUCTURES, DRIVEWAYS, AND APPROVED PARKING.
PROP. IMPERVIOUS:	28,615 SF (0.66 AC.) 0.66 / 0.86 = 77% IMPERVIOUS
SIDEWALK AND ENCLOSURE AREA:	SIDEWALK: 2,800 SF ENCLOSURES: 275 SF TOTAL IMPERVIOUS NOT STRUCTURES/DRIVEWAY/PARKING: 15,130 SF
PROP. IMPERVIOUS:	8,611 SF 0.21 / 0.86 = 23% < 30%
MAX. F.A.R.:	NO F.A.R. REQUIREMENT PER CCA ZONING
MAX. BUILDING HEIGHT:	2 STORIES, 28-FT (CCA); 4 STORIES (HR-4)
PROP. BUILDING HEIGHT:	41'-0"
MIN. LOT SIZE:	10,000 SF
MAX. BUILDING SIZE PER PARKING REQUIREMENT:	12,489 SF GROSS FLOOR AREA (GFA)
PROP. BUILDING SIZE:	7,907 SF
PARKING REQUIRED:	5 SPACES PER 1,000 GFA 12,489 SF / 1,000 SF = 12.5 12.5 * 5 SPACES = 63 SPACES REQUIRED 7 EV SPACES REQ., 2 EVCS REQ.
PARKING PROVIDED:	2 ADA SPACES, 8 EV SPACES, 34 STANDARD SPACES TOTAL: 44 SPACES

BUILDING DATA:
8,600 SF ALLOWABLE = 7,907 SF PROVIDED
5,347 SF (1ST OCC)
4,960 SF (2ND OCC)

SPRINKLED
1,251 SF EXTERIOR ARCADE
6,167 GSF FOOTPRINT (1ST FLR)
6,362 GSF (2ND FLR PERIMETER)
12,489 GROSS BUILDING SF



DETAIL "A"

SCALE: 1"=10'



SOURCE: Conceptual Site Plan Preliminary Layout dated April 12, 2023

Figure 2: Conceptual Site Plan

FIRST CITIZENS BANK - LONG BEACH PROJECT

KimleyHorn
Expert Plans. Expert Service.

April 8, 2024

Juaneño Band of Mission Indians Acjachemen Nation 84A

Attn: Heidi Lucero, Chairperson, THPO

jbmian.chairwoman@gmail.com

Re: AB 52 Consultation with the Juaneño Band of Mission Indians Acjachemen Nation 84A for the Proposed First Citizens Bank – Long Beach Project, at 3450-3470 Long Beach Boulevard, City of Long Beach, Los Angeles County, California

Dear Chairperson Lucero:

Please let this letter serve as notification that the City of Long Beach (City), as the lead agency, is initiating consultation in compliance with Assembly Bill (AB) 52 for the proposed First Citizens Bank – Long Beach Project, located at 3450-3470 Long Beach Boulevard (Site Plan Review Application No. SPR23-030; Lot Merger Application No. LMG23-002). Please consider this letter and preliminary project information as the initiation of the California Environmental Quality Act (CEQA) procedures, specifically Public Resources Code (PRC) Section 21080.3.1 and Chapter 532 Statutes of 2014 (i.e., AB 52).

Under AB 52, the Juaneño Band of Mission Indians Acjachemen Nation 84A has 30 days upon receipt of this letter to request consultation regarding the proposed First Citizens Bank – Long Beach Project. Please respond within the above timeframe, pursuant to PRC Section 21080.3.1(d) if you would like to consult on this project.

Project Description: The Project includes consideration of Site Plan Review (SPR23-030) application to allow construction of a new 2-story, 12,469 sq.ft., at grade bank building with 44 on-site surface parking spaces in conjunction with a Lot Merger (LMG23-002) application to merger 3 parcels: 7145-006-010, 7145-006-011, and 7145-006-012 at 3450-3470 Long Beach Boulevard (Project Site). The Project Site is vacant, previously used for oil activity, containing four (4) oil wells, of which, all but one (1) has been located. The proposed building height, as defined in Section 21.15.1330 of the Zoning Regulation, would not exceed 34 feet or two stories. Eight (8) of the 44 proposed parking spaces would accommodate electric vehicles with access 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 Project does not include a drive-thru teller or drive-thru Automated Teller Machine (ATM) facility, but it would include a walk up ATM instead. The Project, within the (HR-4) overlay in the Community Automobile-Oriented (CCA) Zone, is consistent with applicable development standards. The Project Site is shown on the attached Figure 1 and Figure 2.



As a matter of policy, the City requires a tribal monitor be given access to any construction site during grading activities. Typical condition text is found below:

Prior to the issuance of any Grading Permit for the project, the City of Long Beach Development Services Department shall ensure that the construction contractor provide access for Native American monitoring during ground-disturbing activities. This provision shall be included on project plans and specifications. The site shall be made accessible to any Native American tribe requesting to be present, provided adequate notice is given to the construction contractor and that a construction safety hazard does not occur. The monitor(s) shall be approved by a local tribal representative and shall be present on-site during the construction phases that involve any ground disturbing activities. The monitor(s) shall possess Hazardous Waste Operations and Emergency Response (HAZWOPER) certification. In addition, the monitor(s) shall be required to provide insurance certificates, including liability insurance, for any archaeological resource(s) encountered during grading and excavation activities pertinent to the provisions outlined in the CEQA, California Public Resources Code Division 13, Section 21083.2 (a) through (k). Neither the City of Long Beach, project applicant, nor construction contractor shall be financially obligated for any monitoring activities. If evidence of any tribal cultural resources is found during ground-disturbing activities, the monitor(s) shall have the capacity to halt construction in the immediate vicinity of the find, in order to recover and/or determine the appropriate plan of recovery for the resource. The recovery process shall not unreasonably delay the construction process. The on-site monitoring shall end when the project site grading and excavation activities are completed, or when the monitor has determined that the site has a low potential for archaeological resources.

Additionally, the following are typical mitigation measures the City has required as part of the Mitigation Monitoring and Reporting Program for an Environmental Impact Report (EIR) or Mitigated Negative Declaration (MND):

- **Retention of Qualified Archaeologist and Worker Training.** Prior to the issuance of a grading permit by the City of Long Beach, evidence shall be provided to the City that a qualified archaeologist meeting the Secretary of the Interior's Standards for professional archaeology (U.S. Secretary of the Interior 2008) has been retained by the Applicant to conduct any required training, evaluation, or treatment of archaeological resources that might be encountered during implementation of the project. As part of this, prior to the start of grading, the qualified archaeologist shall conduct cultural resources sensitivity training for all construction personnel. Construction personnel must be informed of the types of archaeological resources that may be encountered (both prehistoric and historical), and of the proper procedures to be enacted in the event of an inadvertent discovery of archaeological resources or human remains. The Applicant must ensure that construction personnel are made available for and attend the training and retain documentation demonstrating attendance. This documentation shall be made available to the City upon request.



- **Native American Monitoring.** A Native American monitor from the tribe or tribes identified as a consulting party for the project under AB 52 shall be present during all earth-moving construction activities. The Native American monitor shall be given the opportunity to participate in the cultural resources sensitivity training described in the preceding mitigation measure. At least 30 days prior to issuance of grading permits by the City of Long Beach for each of the four individual sites and any off-site improvements, a Native American Monitoring Agreement (Monitoring Agreement) shall be developed between the City and the consulting party. The Monitoring Agreement shall pertain to prehistoric archaeological resources and Tribal cultural resources, respectively, and shall identify any monitoring requirements and treatment of cultural resources to meet both the requirements of CEQA and those of the Tribal representative. The Monitoring Agreement shall also address communication protocols in the event of an unanticipated discovery of cultural materials, and the roles, responsibilities, and authorities of the Native American Monitor. The Monitoring Agreement shall also detail the protocols for treatment and final disposition of any Native American cultural resources, sacred sites, and human remains discovered on the site that the Native American Monitor shall implement in consultation and coordination with the Native American Most Likely Descendant, as identified by the NAHC. In accordance with the mitigation measure below, discovery and treatment of human remains shall comply with State Health and Safety Code Section 7050.5 and PRC Section 5097.98.
- **Archaeological Resource and/or Tribal Cultural Resource Discovery and Treatment.** In the event of the unanticipated discovery of archaeological or other cultural resources, whether discovered through Native American monitoring or not, all work activities in the area (within approximately 100 feet of the discovery) shall be halted or redirected until the discovery can be evaluated by a qualified archaeologist. Construction shall not resume until a qualified archaeologist has conferred with the City and, in the case of prehistoric archaeological resources and tribal cultural resources, the Native American monitor, on the significance of the resource. If it is determined that the discovered archaeological resource and/or tribal cultural resource is significant under CEQA, avoidance and preservation in place shall be the preferred manner of mitigation, pursuant to PRC Section 21083.2(b) and Section 21084.3. Preservation in place may be accomplished by, but is not limited to, avoidance, incorporating the resource into open space, capping, or deeding the site into a permanent conservation easement. In the event that preservation in place is demonstrated to be infeasible and data recovery through excavation is the only feasible mitigation available, a Treatment Plan shall be prepared and implemented by a qualified archaeologist, in consultation with the City, that provides for the adequate recovery of the scientifically consequential information contained in the archaeological resource or cultural information in the event of a tribal cultural resource. The City shall also consult with appropriate Native American representatives in determining treatment for prehistoric or Native American resources to ensure cultural values ascribed to the resources, beyond those that are scientifically important, are considered. Any evaluation and treatment shall be supervised by an individual or individuals that meet the Secretary of the Interior's Professional Qualification Standards.
- **Treatment of Human Remains.** In accordance with California Health and Safety Code Section 7050.5, if human remains are found, the Los Angeles County Coroner shall be immediately notified of the discovery. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains (100 feet or as determined by the project archaeologist) shall occur until the procedures set forth in this measure have been implemented. If the County



Coroner determines that the remains are, or are believed to be, Native American, the Coroner shall notify the Native American Heritage Commission (NAHC) within 24 hours. In accordance with California PRC Section 5097.98, the NAHC must immediately notify those persons it believes to be the Most Likely Descendant (MLD) from the deceased Native American. The MLD shall complete their inspection within 48 hours of being granted access to the site. The designated Native American representative would then determine, in consultation with the property owner, the disposition of the human remains.

To ensure compliance with AB 52, the City respectfully requests that you assist us by providing any relevant information you may have regarding tribal cultural resources within the project area boundaries. Your comments and concerns are important to the City's planning process. If you have any questions or concerns with the Project, please contact:

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

I can also be reached by phone at (562) 570-6952 or email via elijio.sandoval@longbeach.gov

Sincerely,

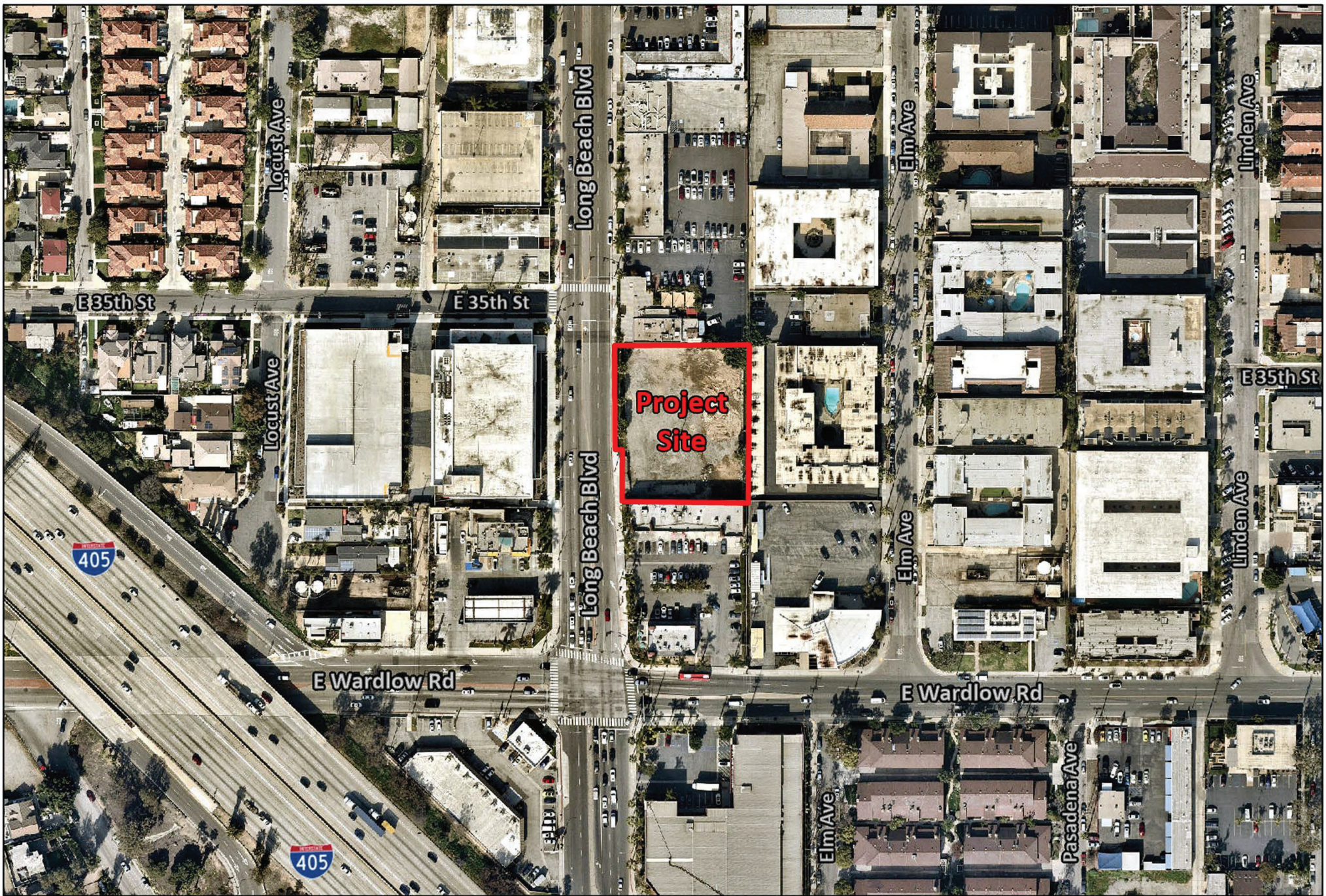


Elijio Sandoval
Project Planner

Attachments:

- Figure 1 - Site Vicinity Map
- Figure 2 - Site Plan





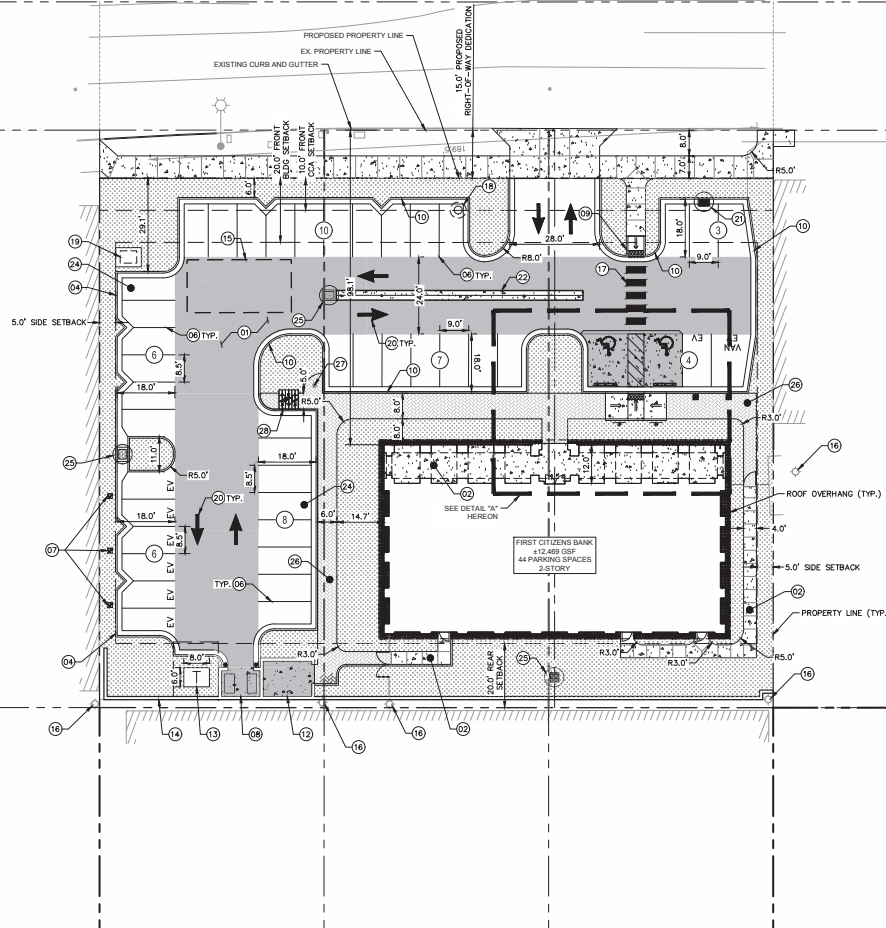
0 80 160 320 Feet

FIGURE 1: Local Vicinity Map

FIRST CITIZENS BANK - LONG BEACH PROJECT

LONG BEACH BOULEVARD

SEE OFFSITE PLANS
FOR WORK WITHIN
PUBLIC RIGHT-OF-WAY



GRAPHIC SCALE IN FEET
0 10 20 40



SITE CONSTRUCTION NOTES

- 01 CONSTRUCT HEAVY DUTY ASPHALT.
- 02 CONSTRUCT STANDARD DUTY CONCRETE.
- 03 CONSTRUCT HEAVY DUTY CONCRETE.
- 04 CONSTRUCT 6" CURB AND GUTTER.
- 05 INSTALL ADA SIGNAGE AND MARKINGS.
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- 07 INSTALL ELECTRIC VEHICLE CHARGING STATION (EVCS).
- 08 CONSTRUCT TRASH ENCLOSURE. SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
- 09 CONSTRUCT DEPRESSED CURB RAMP.
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- 25 CATCH BASIN.
- 26 INSTALL PAVERS LAID IN HERRINGBONE PATTERN ON 45-DEGREE BIAS TO BUILDING ENTRANCE. SEE HARDSCAPE PLANS FOR ADDITIONAL INFORMATION.
- 27 PROPOSED FLAG POLE.
- 28 PROPOSED BICYCLE RACK.

SITE LEGEND

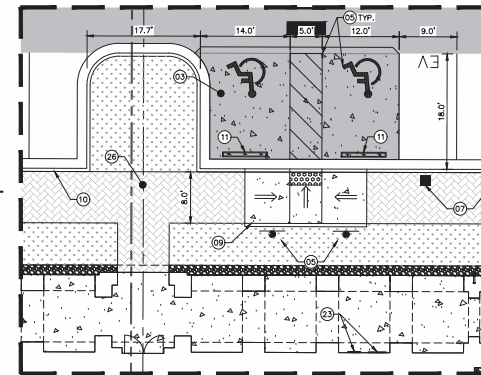
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- STANDARD DUTY ASPHALT
- HEAVY DUTY ASPHALT
- STANDARD DUTY CONCRETE
- HEAVY DUTY CONCRETE
- PAVERS - SEE HARDSCAPE PLAN FOR ADDITIONAL INFORMATION
- LANDSCAPE PER LANDSCAPE PLANS

SITE DATA TABLE

SITE ADDRESS:	3450 LONG BEACH BOULEVARD, LONG BEACH, CALIFORNIA 90807
COORDINATES:	28.18984 N 118.10886 W
AIN#:	7145.005/010, 011, & 012
LOT AREA:	9.86 AC
ZONING:	COMMUNITY COMMERCIAL AUTOMOBILE ORIENTED (CCA) AND WITHIN HIGH-RISE OVERLAY DISTRICT (HR-4)
WATERSHED:	COMPTON CREEK/LOS ANGELES RIVER
FLOOD PLAIN:	ZONE X
BUILDING SETBACKS:	FRONT: 10-FT (CCA) 10-FT (HR-4 IF BUILDING UNDER 45-FT); 20' (HR-4 IF BUILDING OVER 45-FT); REAR AND SIDE: 5-FT IF ADJACENT TO NON-RESIDENTIAL & 20-FT IF ADJACENT TO REAR YARD OF RESIDENTIAL DISTRICT (CCA)
LANDSCAPE BUFFER:	REQUIRED ON ALL 4 SIDES IF BUILDING HEIGHT OVER 45-FT
MAX. IMPERVIOUS:	NO MORE THAN 30% OF ON-SITE AREA NOT COVERED BY STRUCTURES, DRIVEWAYS, AND APPROVED PARKING.
PROP. IMPERVIOUS:	28,615 SF (0.66 AC.) 0.66 / 0.86 = 77% IMPERVIOUS
SIDEWALK AND ENCLOSURE AREA:	SIDEWALK: 2,800 SF ENCLOSURES: 275 SF TOTAL IMPERVIOUS NOT STRUCTURES/DRIVEWAY/PARKING: 15,130 SF
PROP. PERVIOUS:	8,611 SF 0.2 / 0.86 = 23% = 30%
MAX. F.A.R.:	NO F.A.R. REQUIREMENT PER CCA ZONING
MAX. BUILDING HEIGHT:	2 STORIES, 28-FT (CCA); 4 STORIES (HR-4)
PROP. BUILDING HEIGHT:	41'-0"
MIN. LOT SIZE:	10,000 SF
MAX. BUILDING SIZE PER PARKING REQUIREMENT:	12,489 SF GROSS FLOOR AREA (GFA)
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SPRINKLED
1,251 SF EXTERIOR ARCADE
6,167 GSF FOOTPRINT (1ST FLR)
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DETAIL "A"

SCALE: 1"=10'



SOURCE: Conceptual Site Plan Preliminary Layout dated April 12, 2023

Figure 2: Conceptual Site Plan

FIRST CITIZENS BANK - LONG BEACH PROJECT

KimleyHorn
Expert Plans. Expert Service.

April 8, 2024

Santa Rosa Band of Cahuilla Indians

Attn: Lovina Redner, Tribal Chair

Isaul@santarosa-nsn.gov

Re: AB 52 Consultation with the Santa Rosa Band of Cahuilla Indians for the Proposed First Citizens Bank – Long Beach Project, at 3450-3470 Long Beach Boulevard, City of Long Beach, Los Angeles County, California

Dear Chairperson Redner:

Please let this letter serve as notification that the City of Long Beach (City), as the lead agency, is initiating consultation in compliance with Assembly Bill (AB) 52 for the proposed First Citizens Bank – Long Beach Project, located at 3450-3470 Long Beach Boulevard (Site Plan Review Application No. SPR23-030; Lot Merger Application No. LMG23-002). Please consider this letter and preliminary project information as the initiation of the California Environmental Quality Act (CEQA) procedures, specifically Public Resources Code (PRC) Section 21080.3.1 and Chapter 532 Statutes of 2014 (i.e., AB 52).

Under AB 52, the Santa Rosa Band of Cahuilla Indians has 30 days upon receipt of this letter to request consultation regarding the proposed First Citizens Bank – Long Beach Project. Please respond within the above timeframe, pursuant to PRC Section 21080.3.1(d) if you would like to consult on this project.

Project Description: The Project includes consideration of Site Plan Review (SPR23-030) application to allow construction of a new 2-story, 12,469 sq.ft., at grade bank building with 44 on-site surface parking spaces in conjunction with a Lot Merger (LMG23-002) application to merger 3 parcels: 7145-006-010, 7145-006-011, and 7145-006-012 at 3450-3470 Long Beach Boulevard (Project Site). The Project Site is vacant, previously used for oil activity, containing four (4) oil wells, of which, all but one (1) has been located. The proposed building height, as defined in Section 21.15.1330 of the Zoning Regulation, would not exceed 34 feet or two stories. Eight (8) of the 44 proposed parking spaces would accommodate electric vehicles with access 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 Project does not include a drive-thru teller or drive-thru Automated Teller Machine (ATM) facility, but it would include a walk up ATM instead. The Project, within the (HR-4) overlay in the Community Automobile-Oriented (CCA) Zone, is consistent with applicable development standards. The Project Site is shown on the attached Figure 1 and Figure 2.



As a matter of policy, the City requires a tribal monitor be given access to any construction site during grading activities. Typical condition text is found below:

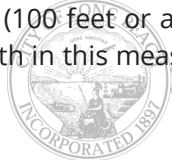
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To ensure compliance with AB 52, the City respectfully requests that you assist us by providing any relevant information you may have regarding tribal cultural resources within the project area boundaries. Your comments and concerns are important to the City's planning process. If you have any questions or concerns with the Project, please contact:

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

I can also be reached by phone at (562) 570-6952 or email via elijio.sandoval@longbeach.gov

Sincerely,

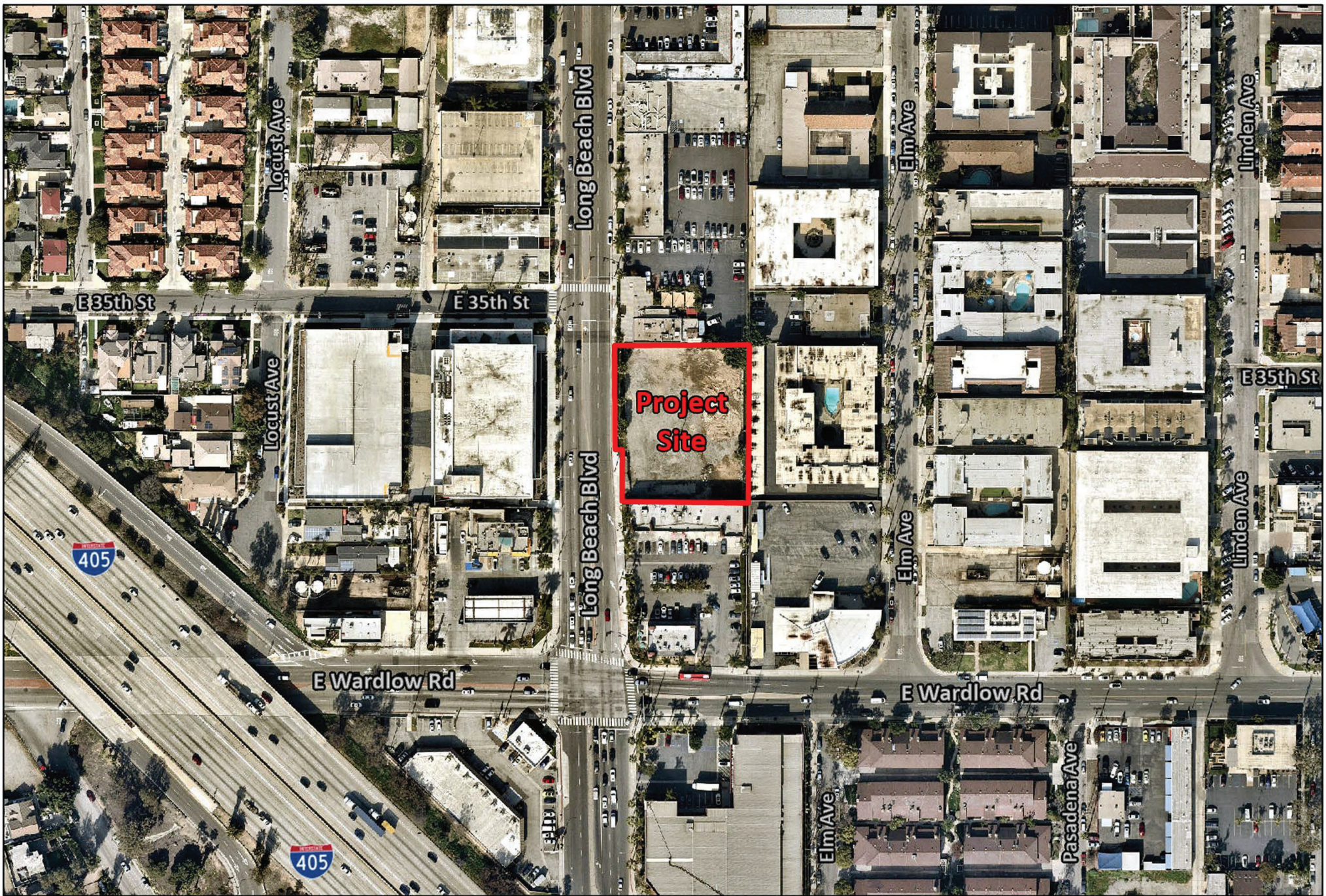


Elijio Sandoval
Project Planner

Attachments:

- Figure 1 - Site Vicinity Map
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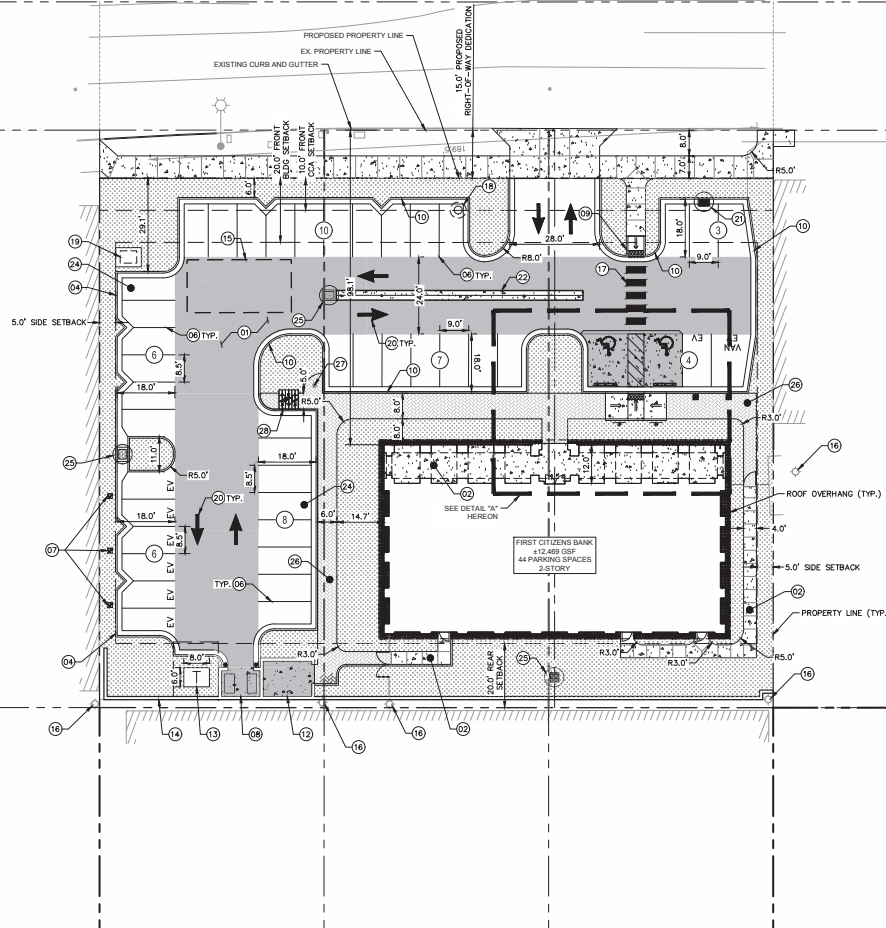
0 80 160 320 Feet

FIGURE 1: Local Vicinity Map

FIRST CITIZENS BANK - LONG BEACH PROJECT

LONG BEACH BOULEVARD

SEE OFFSITE PLANS
FOR WORK WITHIN
PUBLIC RIGHT-OF-WAY



GRAPHIC SCALE IN FEET
0 10 20 40



SITE CONSTRUCTION NOTES

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- 02 CONSTRUCT STANDARD DUTY CONCRETE.
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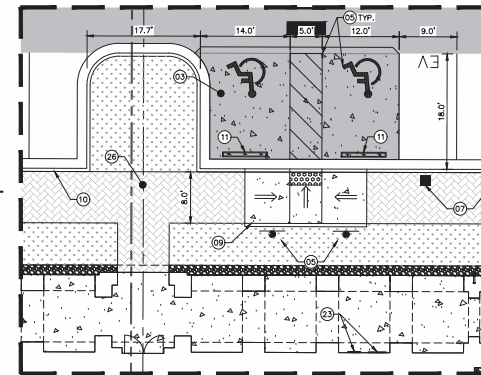
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- LANDSCAPE PER LANDSCAPE PLANS

SITE DATA TABLE

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COORDINATES:	28.18984 N 118.10886 W
AIN#:	7145.005/010, 011, & 012
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ZONING:	COMMUNITY COMMERCIAL AUTOMOBILE ORIENTED (CCA) AND WITHIN HIGH-RISE OVERLAY DISTRICT (HR-4)
WATERSHED:	COMPTON CREEK/LOS ANGELES RIVER
FLOOD PLAIN:	ZONE X
BUILDING SETBACKS:	FRONT: 10-FT (CCA) 10-FT (HR-4 IF BUILDING UNDER 45-FT); 20' (HR-4 IF BUILDING OVER 45-FT); REAR AND SIDE: 5-FT IF ADJACENT TO NON-RESIDENTIAL & 20-FT IF ADJACENT TO REAR YARD OF RESIDENTIAL DISTRICT (CCA)
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PROP. IMPERVIOUS:	28,615 SF (0.66 AC.) 0.66 / 0.86 = 77% IMPERVIOUS
SIDEWALK AND ENCLOSURE AREA:	SIDEWALK: 2,800 SF ENCLOSURES: 275 SF TOTAL IMPERVIOUS NOT STRUCTURES/DRIVEWAY/PARKING: 15,130 SF
PROP. PERVIOUS:	8,611 SF 0.2 / 0.86 = 23% = 30%
MAX. F.A.R.:	NO F.A.R. REQUIREMENT PER CCA ZONING
MAX. BUILDING HEIGHT:	2 STORIES, 28-FT (CCA); 4 STORIES (HR-4)
PROP. BUILDING HEIGHT:	41'-0"
MIN. LOT SIZE:	10,000 SF
MAX. BUILDING SIZE PER PARKING REQUIREMENT:	12,489 SF GROSS FLOOR AREA (GFA)
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PARKING REQUIRED:	5 SPACES PER 1,000 GFA 12,489 SF / 1,000 SF = 12.5 12.5 * 5 SPACES = 63 SPACES REQUIRED 7 EV SPACES REQ., 2 EVCS REQ.
PARKING PROVIDED:	2 ADA SPACES, 8 EV SPACES, 34 STANDARD SPACES TOTAL: 44 SPACES

BUILDING DATA:
8,600 SF ALLOWABLE = 7,907 SF PROVIDED
5,347 SF (1ST OCC)
4,960 SF (2ND OCC)

SPRINKLED
1,251 SF EXTERIOR ARCADE
6,167 GSF FOOTPRINT (1ST FLR)
6,362 GSF (2ND FLR PERIMETER)
12,489 GROSS BUILDING SF



DETAIL "A"

SCALE: 1"=10'



SOURCE: Conceptual Site Plan Preliminary Layout dated April 12, 2023

Figure 2: Conceptual Site Plan

FIRST CITIZENS BANK - LONG BEACH PROJECT

KimleyHorn
Expert Plans. Expert Service.

April 8, 2024

Soboba Band of Luiseño Indians

Joseph Ontiveros, Tribal Historic Preservation Officer

jontiveros@soboba-nsn.gov

Re: AB 52 Consultation with the Soboba Band of Luiseño Indians for the Proposed First Citizens Bank – Long Beach Project, at 3450-3470 Long Beach Boulevard, City of Long Beach, Los Angeles County, California

Dear Officer Ontiveros:

Please let this letter serve as notification that the City of Long Beach (City), as the lead agency, is initiating consultation in compliance with Assembly Bill (AB) 52 for the proposed First Citizens Bank – Long Beach Project, located at 3450-3470 Long Beach Boulevard (Site Plan Review Application No. SPR23-030; Lot Merger Application No. LMG23-002). Please consider this letter and preliminary project information as the initiation of the California Environmental Quality Act (CEQA) procedures, specifically Public Resources Code (PRC) Section 21080.3.1 and Chapter 532 Statutes of 2014 (i.e., AB 52).

Under AB 52, the Soboba Band of Luiseño Indians has 30 days upon receipt of this letter to request consultation regarding the proposed First Citizens Bank – Long Beach Project. Please respond within the above timeframe, pursuant to PRC Section 21080.3.1(d) if you would like to consult on this project.

Project Description: The Project includes consideration of Site Plan Review (SPR23-030) application to allow construction of a new 2-story, 12,469 sq.ft., at grade bank building with 44 on-site surface parking spaces in conjunction with a Lot Merger (LMG23-002) application to merger 3 parcels: 7145-006-010, 7145-006-011, and 7145-006-012 at 3450-3470 Long Beach Boulevard (Project Site). The Project Site is vacant, previously used for oil activity, containing four (4) oil wells, of which, all but one (1) has been located. The proposed building height, as defined in Section 21.15.1330 of the Zoning Regulation, would not exceed 34 feet or two stories. Eight (8) of the 44 proposed parking spaces would accommodate electric vehicles with access 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 Project does not include a drive-thru teller or drive-thru Automated Teller Machine (ATM) facility, but it would include a walk up ATM instead. The Project, within the (HR-4) overlay in the Community Automobile-Oriented (CCA) Zone, is consistent with applicable development standards. The Project Site is shown on the attached Figure 1 and Figure 2.



As a matter of policy, the City requires a tribal monitor be given access to any construction site during grading activities. Typical condition text is found below:

Prior to the issuance of any Grading Permit for the project, the City of Long Beach Development Services Department shall ensure that the construction contractor provide access for Native American monitoring during ground-disturbing activities. This provision shall be included on project plans and specifications. The site shall be made accessible to any Native American tribe requesting to be present, provided adequate notice is given to the construction contractor and that a construction safety hazard does not occur. The monitor(s) shall be approved by a local tribal representative and shall be present on-site during the construction phases that involve any ground disturbing activities. The monitor(s) shall possess Hazardous Waste Operations and Emergency Response (HAZWOPER) certification. In addition, the monitor(s) shall be required to provide insurance certificates, including liability insurance, for any archaeological resource(s) encountered during grading and excavation activities pertinent to the provisions outlined in the CEQA, California Public Resources Code Division 13, Section 21083.2 (a) through (k). Neither the City of Long Beach, project applicant, nor construction contractor shall be financially obligated for any monitoring activities. If evidence of any tribal cultural resources is found during ground-disturbing activities, the monitor(s) shall have the capacity to halt construction in the immediate vicinity of the find, in order to recover and/or determine the appropriate plan of recovery for the resource. The recovery process shall not unreasonably delay the construction process. The on-site monitoring shall end when the project site grading and excavation activities are completed, or when the monitor has determined that the site has a low potential for archaeological resources.

Additionally, the following are typical mitigation measures the City has required as part of the Mitigation Monitoring and Reporting Program for an Environmental Impact Report (EIR) or Mitigated Negative Declaration (MND):

- **Retention of Qualified Archaeologist and Worker Training.** Prior to the issuance of a grading permit by the City of Long Beach, evidence shall be provided to the City that a qualified archaeologist meeting the Secretary of the Interior's Standards for professional archaeology (U.S. Secretary of the Interior 2008) has been retained by the Applicant to conduct any required training, evaluation, or treatment of archaeological resources that might be encountered during implementation of the project. As part of this, prior to the start of grading, the qualified archaeologist shall conduct cultural resources sensitivity training for all construction personnel. Construction personnel must be informed of the types of archaeological resources that may be encountered (both prehistoric and historical), and of the proper procedures to be enacted in the event of an inadvertent discovery of archaeological resources or human remains. The Applicant must ensure that construction personnel are made available for and attend the training and retain documentation demonstrating attendance. This documentation shall be made available to the City upon request.



- **Native American Monitoring.** A Native American monitor from the tribe or tribes identified as a consulting party for the project under AB 52 shall be present during all earth-moving construction activities. The Native American monitor shall be given the opportunity to participate in the cultural resources sensitivity training described in the preceding mitigation measure. At least 30 days prior to issuance of grading permits by the City of Long Beach for each of the four individual sites and any off-site improvements, a Native American Monitoring Agreement (Monitoring Agreement) shall be developed between the City and the consulting party. The Monitoring Agreement shall pertain to prehistoric archaeological resources and Tribal cultural resources, respectively, and shall identify any monitoring requirements and treatment of cultural resources to meet both the requirements of CEQA and those of the Tribal representative. The Monitoring Agreement shall also address communication protocols in the event of an unanticipated discovery of cultural materials, and the roles, responsibilities, and authorities of the Native American Monitor. The Monitoring Agreement shall also detail the protocols for treatment and final disposition of any Native American cultural resources, sacred sites, and human remains discovered on the site that the Native American Monitor shall implement in consultation and coordination with the Native American Most Likely Descendant, as identified by the NAHC. In accordance with the mitigation measure below, discovery and treatment of human remains shall comply with State Health and Safety Code Section 7050.5 and PRC Section 5097.98.
- **Archaeological Resource and/or Tribal Cultural Resource Discovery and Treatment.** In the event of the unanticipated discovery of archaeological or other cultural resources, whether discovered through Native American monitoring or not, all work activities in the area (within approximately 100 feet of the discovery) shall be halted or redirected until the discovery can be evaluated by a qualified archaeologist. Construction shall not resume until a qualified archaeologist has conferred with the City and, in the case of prehistoric archaeological resources and tribal cultural resources, the Native American monitor, on the significance of the resource. If it is determined that the discovered archaeological resource and/or tribal cultural resource is significant under CEQA, avoidance and preservation in place shall be the preferred manner of mitigation, pursuant to PRC Section 21083.2(b) and Section 21084.3. Preservation in place may be accomplished by, but is not limited to, avoidance, incorporating the resource into open space, capping, or deeding the site into a permanent conservation easement. In the event that preservation in place is demonstrated to be infeasible and data recovery through excavation is the only feasible mitigation available, a Treatment Plan shall be prepared and implemented by a qualified archaeologist, in consultation with the City, that provides for the adequate recovery of the scientifically consequential information contained in the archaeological resource or cultural information in the event of a tribal cultural resource. The City shall also consult with appropriate Native American representatives in determining treatment for prehistoric or Native American resources to ensure cultural values ascribed to the resources, beyond those that are scientifically important, are considered. Any evaluation and treatment shall be supervised by an individual or individuals that meet the Secretary of the Interior's Professional Qualification Standards.
- **Treatment of Human Remains.** In accordance with California Health and Safety Code Section 7050.5, if human remains are found, the Los Angeles County Coroner shall be immediately notified of the discovery. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains (100 feet or as determined by the project archaeologist) shall occur until the procedures set forth in this measure have been implemented. If the County



Coroner determines that the remains are, or are believed to be, Native American, the Coroner shall notify the Native American Heritage Commission (NAHC) within 24 hours. In accordance with California PRC Section 5097.98, the NAHC must immediately notify those persons it believes to be the Most Likely Descendant (MLD) from the deceased Native American. The MLD shall complete their inspection within 48 hours of being granted access to the site. The designated Native American representative would then determine, in consultation with the property owner, the disposition of the human remains.

To ensure compliance with AB 52, the City respectfully requests that you assist us by providing any relevant information you may have regarding tribal cultural resources within the project area boundaries. Your comments and concerns are important to the City's planning process. If you have any questions or concerns with the Project, please contact:

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

I can also be reached by phone at (562) 570-6952 or email via elijio.sandoval@longbeach.gov

Sincerely,

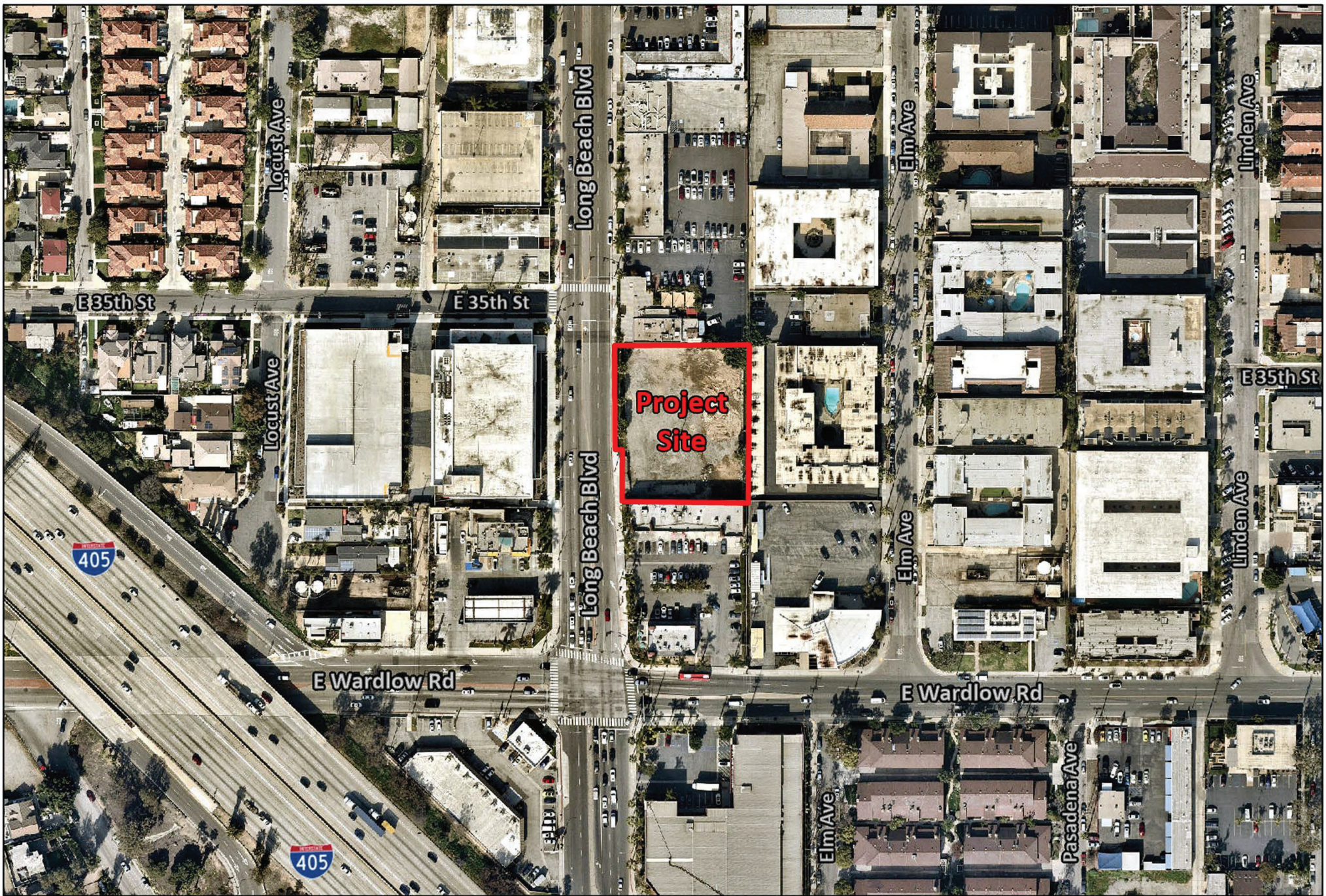


Elijio Sandoval
Project Planner

Attachments:

- Figure 1 - Site Vicinity Map
- Figure 2 - Site Plan





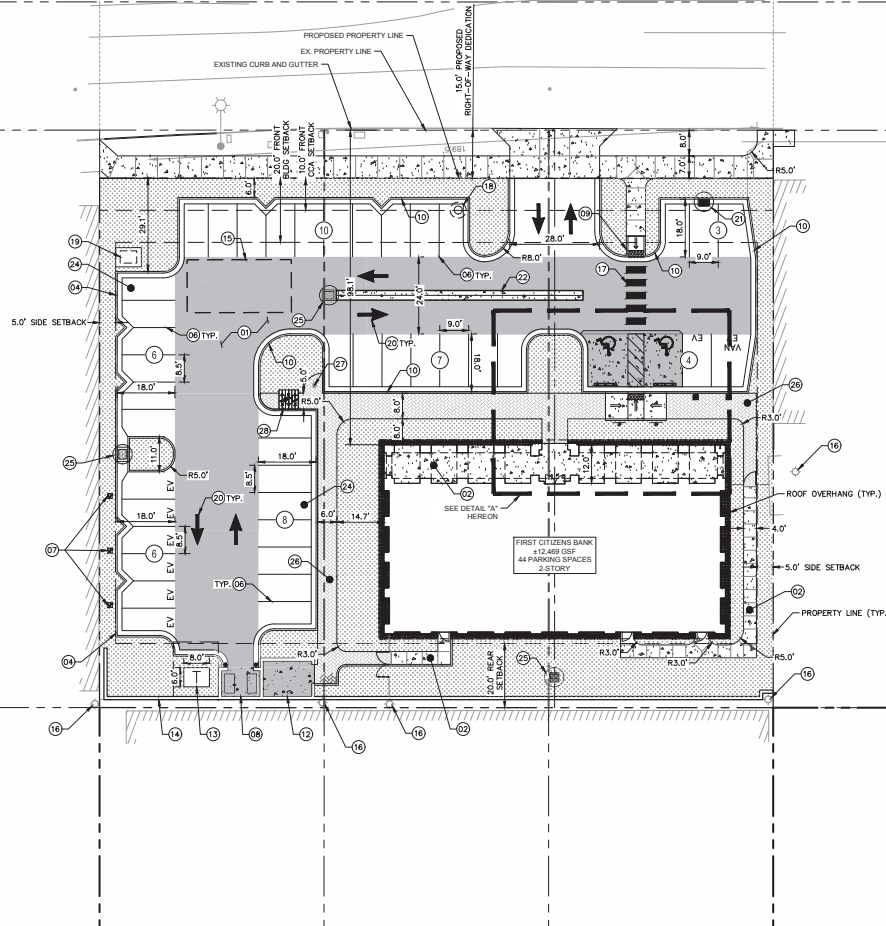
0 80 160 320 Feet

FIGURE 1: Local Vicinity Map

FIRST CITIZENS BANK - LONG BEACH PROJECT

LONG BEACH BOULEVARD

SEE OFFSITE PLANS
FOR WORK WITHIN
PUBLIC RIGHT-OF-WAY



GRAPHIC SCALE IN FEET
0 10 20 40



SITE CONSTRUCTION NOTES

- 01 CONSTRUCT HEAVY DUTY ASPHALT.
- 02 CONSTRUCT STANDARD DUTY CONCRETE.
- 03 CONSTRUCT HEAVY DUTY CONCRETE.
- 04 CONSTRUCT 6" CURB AND GUTTER.
- 05 INSTALL ADA SIGNAGE AND MARKINGS.
- 06 INSTALL STANDARD PARKING STRIPING.
- 07 INSTALL ELECTRIC VEHICLE CHARGING STATION (EVCS).
- 08 CONSTRUCT TRASH ENCLOSURE. SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
- 09 CONSTRUCT DEPRESSED CURB RAMP.
- 10 CONSTRUCT 6" SPILL CURB AND GUTTER.
- 11 INSTALL WHEEL STOP.
- 12 CONSTRUCT MECHANICAL COURTYARD. SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
- 13 CONSTRUCT TRANSFORMER EASEMENT AREA.
- 14 CONSTRUCT EP'S CLAD BLOCK WALL.
- 15 PRE-CAST CONCRETE RAINWATER HARVESTING TANK.
- 16 EXISTING POWER POLE TO REMAIN.
- 17 CONSTRUCT 6.0' WIDE CROSSWALK.
- 18 STORM WATER QUALITY PRETREATMENT UNIT.
- 19 PROPOSED MECHANICAL SKID.
- 20 INSTALL DIRECTIONAL ARROWS.
- 21 PROPOSED SIDEWALK INLET STRUCTURE.
- 22 CONSTRUCT CONCRETE VALLEY GUTTER.
- 23 ATM AND NIGHT DEPOSIT BOX CONNECTED TO BUILDING.
- 24 CONSTRUCT STANDARD DUTY ASPHALT.
- 25 CATCH BASIN.
- 26 INSTALL PAVERS LAID IN HERRINGBONE PATTERN ON 45-DEGREE BIAS TO BUILDING ENTRANCE. SEE HARDSCAPE PLANS FOR ADDITIONAL INFORMATION.
- 27 PROPOSED FLAG POLE.
- 28 PROPOSED BICYCLE RACK.

SITE LEGEND

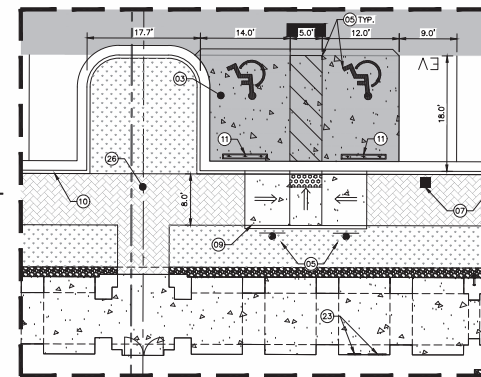
- PROPERTY LINE
- SETBACK LINE
- STANDARD CURB AND GUTTER
- SPILL CURB AND GUTTER
- PARKING SPACE COUNT
- SIGN (SEE PLAN)
- WHEEL STOP
- ACCESSIBLE PARKING MARKING (V INDICATES VAN ACCESSIBLE)
- DIRECTIONAL PAVEMENT ARROWS
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- LANDSCAPE PER LANDSCAPE PLANS

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