



11.2 Notice of Preparation/ Initial Study Comment Letters

Elijio Sandoval

From: Gabrieleno Administration <admin@gabrielenoindians.org>
Sent: Thursday, July 18, 2024 11:25 AM
To: Elijio Sandoval
Subject: Re: First Citizens Bank Project

-EXTERNAL-

Hello Elijio

Thank you for your email. I will forward your email to Mathew and see if he has any input.

Admin Specialist
Gabrieleno Band of Mission Indians - Kizh Nation
PO Box 393
Covina, CA 91723
Office: 844-390-0787
website: www.gabrielenoindians.org



The region where Gabrieleño culture thrived for more than eight centuries encompassed most of Los Angeles County, more than half of Orange County and portions of Riverside and San Bernardino counties. It was the labor of the Gabrieleño who built the missions, ranchos and the pueblos of Los Angeles. They were trained in the trades, and they did the construction and maintenance, as well as the farming and managing of herds of livestock. "The Gabrieleño are the ones who did all this work, and they really are the foundation of the early economy of the Los Angeles area ". "That's a contribution that Los Angeles has not recognized--the fact that in its early decades, without the Gabrieleño, the community simply would not have survived."

On Thu, Jul 18, 2024 at 10:29 AM Elijio Sandoval <Elijio.Sandoval@longbeach.gov> wrote:

Good Morning Brandy,

Sorry for the confusion, The First Citizens Bank Project referenced in the email is the same project the city staff had tribal consultation back on May 16, 2024. City staff met with Mr. Matt Teutimez then to discuss the Bank project addressed 3450-3470 Long Beach Blvd. In that meeting, Mr. Teutimez requested additional information before providing comments. Attached is the email providing the additional information requested sent on Juny 17, 2024.

We recently published a Notice of Preparation (NOP) and kicked off the review period beginning July 16, 2024 until August 15, 2024 and have scheduled a virtual scoping meeting for July 31, 2024 at 6pm.

Please find the NOP here: [Notice of Preparation - 3450 Long Beach - FINAL V.2](#) and the

Initial Study here: [Initial Study - 3450-3470 Long Beach - FINAL](#)

We still welcome input from Mr. Teutimez and participation at the scheduled scoping meeting.

Regards,

Elijio Sandoval

Planner III

Community Development | Planning Bureau

411 W. Ocean Blvd., 3rd Fl. | Long Beach, CA 90802

Office: 562.570.6952



From: Gabrieleno Administration <admin@gabrielenoindians.org>

Sent: Tuesday, July 16, 2024 10:53 AM

To: LBDS-EIR-Comments <LBDS-EIR-Comments@longbeach.gov>

Subject: First Citizens Bank Project

To whom this may concern

Our Tribal government would like to set up a consultation to discuss the above project.

Thank you

Brandy Salas

Admin Specialist
Gabrieleno Band of Mission Indians - Kizh Nation
PO Box 393
Covina, CA 91723

Office: 844-390-0787

website: www.gabrielenoindians.org



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July 26, 2024

VIA EMAIL

Elijio Sandoval
City of Long Beach – Department of Development Services
411 W. Ocean Blvd., 3rd Floor
Long Beach, CA 90802
LBDS-EIR-Comments@longbeach.gov

RE: First Citizens Bank – Notice of Preparation of an Environmental Impact Report

Dear Development Services:

The Long Beach Unified School District ("District") is in receipt of the City of Long Beach's ("City") Notice of Preparation of an Environmental Impact Report, regarding First Citizens Bank, located at 3450-3470 Long Beach Boulevard within the City of Long Beach.

The proposed project would merge 3 parcels and develop an approximately 12,469-gross square foot, two-story office/bank building on vacant, undeveloped land. Measuring to the mid-point of the roof slope, the proposed building height is 34 feet and would not exceed two stories, with the exception of a 46-foot decorative tower. The proposed building would be situated in the northeast corner of the project site with parking areas provided to the west and south of the building. A total of 44 vehicular parking stalls are proposed. Eight (8) of the proposed parking stalls would accommodate electric vehicles, each providing access to an electric vehicle charging station. Vehicular access to the project site would be provided via single driveway from Long Beach Boulevard. A marked pedestrian walkway would connect the sidewalk along Long Beach Boulevard with the front of the proposed building. The bank would include a walk-up Automated Teller Machine (ATM); no drive-thru bank teller or drive-thru ATM facility is proposed.

The District submits this letter to notify the City of its comments and concerns, with its close proximity to Birney and Cerritos Elementary Schools, as well as Hughes Middle School.

The Initial Study states, "The Long Beach Unified School District shall be notified in advance of any lane closures on Long Beach Boulevard". The District appreciates this consideration; however, the study also notes, "Project construction would involve the temporary transport of hazardous materials off-site and may use haul routes that pass by schools". We request that construction traffic, including haul routes that pass by schools, be re-routed away from our campuses. This request is particularly important due to the potential hazards associated with transporting hazardous material and the impact of increased traffic during drop-off and pickup times.



Additionally, since the project site is located within the city's Methane Gas Mitigation Zone and there is potential for construction and operation of the proposed project to result in conditions that could release hazardous materials into the environment, please explain how students will be protected from potential air quality impacts. Will a methane survey be conducted?

The District appreciates the opportunity to review and comment on this project and would welcome an opportunity to discuss this matter with the City of Long Beach and to work together on addressing our concerns.

Please feel free to contact me at 562-997-7550 or DMiranda1@lbschools.net.

Sincerely,

David Miranda
Executive Director

Elijio Sandoval

From: LBDS-EIR-Comments
Sent: Monday, July 29, 2024 10:39 AM
To: Elijio Sandoval
Subject: FW: Comment: First Citizens Bank - Long Beach Project - Application #2304-22 (EIR02-24)

Amy L. Harbin, AICP
Planner

Community Development | Planning Bureau
411 W. Ocean Blvd., 3rd Fl. | Long Beach, CA 90802
Office: 562.570.6872



From: Chloé Church <chloe.church@gmail.com>
Sent: Saturday, July 27, 2024 12:56 PM
To: LBDS-EIR-Comments <LBDS-EIR-Comments@longbeach.gov>
Subject: Comment: First Citizens Bank - Long Beach Project - Application #2304-22 (EIR02-24)

-EXTERNAL-

I am commenting generally in favor of this project, however I do have environmental concerns that the developers should address. In 2024, all development should be done with a view toward reducing car dependence and use. As such, the developers should be required to widen the sidewalk in front of this parcel to 8-12 feet wide, in order to accommodate pedestrian traffic in a safe and comfortable manor, and especially to provide access to people using wheelchairs, mobility scooters, and other mobility devices, as several neighbors do. This would also bring the development in line with NACTO standards for sidewalk width in commercial areas: <https://nacto.org/publication/urban-street-design-guide/street-design-elements/sidewalks/#:~:text=The%20through%20zone%20ensures%20that,in%20downtown%20or%20commercial%20areas.>

Additionally, this development is within easy distance of 3 bus lines and the LA Metro A Line Wardlow Station. The developers should petition CalTrans to add a pedestrian traffic signal at the Wardlow 405 northbound onramp, so that bank employees and customers can safely access metro rail. They should also petition Long Beach Transit for higher bus frequencies, especially the 131 line that connect this location to the Metro A Line.

Finally, the development should have adequate and secure bicycle parking, preferably staple-style racks, with square stock pipe, correctly installed into concrete: <https://bicyclesecurityadvisors.com/best-practice-guides/parking/optimal-rack/>

Sincerely,

Chloé Pascual
3500 Elm Ave, Unit 13
Long Beach, CA 90807



NATIVE AMERICAN HERITAGE COMMISSION

July 30, 2024

Elijio Sandoval
City of Long Beach
411 West Ocean Boulevard
3rd Floor
Long Beach CA 90802

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Miwok, Nisenan

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov

Re: 2024070597, First Citizens Bank – Long Beach Project, Los Angeles County

Dear Mr. Sandoval:

The Native American Heritage Commission (NAHC) has received the Notice of Preparation (NOP), Draft Environmental Impact Report (DEIR) or Early Consultation for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code §21000 et seq.), specifically Public Resources Code §21084.1, states that a project that may cause a substantial adverse change in the significance of a historical resource, is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit.14, § 15064.5 (b) (CEQA Guidelines § 15064.5 (b))). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an Environmental Impact Report (EIR) shall be prepared. (Pub. Resources Code §21080 (d); Cal. Code Regs., tit. 14, § 5064 subd.(a)(1) (CEQA Guidelines § 15064 (a)(1))). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources within the area of potential effect (APE).

CEQA was amended significantly in 2014. Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a separate category of cultural resources, "tribal cultural resources" (Pub. Resources Code §21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment. (Pub. Resources Code §21084.2). Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code §21084.3 (a)). **AB 52 applies to any project for which a notice of preparation, a notice of negative declaration, or a mitigated negative declaration is filed on or after July 1, 2015.** If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). **Both SB 18 and AB 52 have tribal consultation requirements.** If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. §800 et seq.) may also apply.

The NAHC recommends consultation with California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments.

Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

1. Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project: Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a lead agency shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:
 - a. A brief description of the project.
 - b. The lead agency contact information.
 - c. Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code §21080.3.1 (d)).
 - d. A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code §21073).
2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report: A lead agency shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code §21080.3.1, subs. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or Environmental Impact Report. (Pub. Resources Code §21080.3.1(b)).
 - a. For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code §65352.4 (SB 18). (Pub. Resources Code §21080.3.1 (b)).
3. Mandatory Topics of Consultation If Requested by a Tribe: The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:
 - a. Alternatives to the project.
 - b. Recommended mitigation measures.
 - c. Significant effects. (Pub. Resources Code §21080.3.2 (a)).
4. Discretionary Topics of Consultation: The following topics are discretionary topics of consultation:
 - a. Type of environmental review necessary.
 - b. Significance of the tribal cultural resources.
 - c. Significance of the project's impacts on tribal cultural resources.
 - d. If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code §21080.3.2 (a)).
5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process: With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code §6254 (r) and §6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code §21082.3 (c)(1)).
6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document: If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:
 - a. Whether the proposed project has a significant impact on an identified tribal cultural resource.
 - b. Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code §21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code §21082.3 (b)).

- 7. Conclusion of Consultation:** Consultation with a tribe shall be considered concluded when either of the following occurs:
- The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
 - A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code §21080.3.2 (b)).
- 8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document:** Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code §21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code §21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code §21082.3 (a)).
- 9. Required Consideration of Feasible Mitigation:** If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code §21084.3 (b). (Pub. Resources Code §21082.3 (e)).
- 10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:**
- Avoidance and preservation of the resources in place, including, but not limited to:
 - Planning and construction to avoid the resources and protect the cultural and natural context.
 - Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
 - Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
 - Protecting the cultural character and integrity of the resource.
 - Protecting the traditional use of the resource.
 - Protecting the confidentiality of the resource.
 - Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
 - Protecting the resource. (Pub. Resource Code §21084.3 (b)).
 - Please note that a federally recognized California Native American tribe or a non-federally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code §815.3 (c)).
 - Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code §5097.991).
- 11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource:** An Environmental Impact Report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:
- The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code §21080.3.1 and §21080.3.2 and concluded pursuant to Public Resources Code §21080.3.2.
 - The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
 - The lead agency provided notice of the project to the tribe in compliance with Public Resources Code §21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code §21082.3 (d)).

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf

SB 18

SB 18 applies to local governments and requires local governments to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code §65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf.

Some of SB 18's provisions include:

1. Tribal Consultation: If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.** (Gov. Code §65352.3 (a)(2)).
2. No Statutory Time Limit on SB 18 Tribal Consultation. There is no statutory time limit on SB 18 tribal consultation.
3. Confidentiality: Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code §65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code §5097.9 and §5097.993 that are within the city's or county's jurisdiction. (Gov. Code §65352.3 (b)).
4. Conclusion of SB 18 Tribal Consultation: Consultation should be concluded at the point in which:
 - a. The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
 - b. Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: <http://nahc.ca.gov/resources/forms/>.

NAHC Recommendations for Cultural Resources Assessments

To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center (https://ohp.parks.ca.gov/?page_id=30331) for an archaeological records search. The records search will determine:
 - a. If part or all of the APE has been previously surveyed for cultural resources.
 - b. If any known cultural resources have already been recorded on or adjacent to the APE.
 - c. If the probability is low, moderate, or high that cultural resources are located in the APE.
 - d. If a survey is required to determine whether previously unrecorded cultural resources are present.
2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - a. The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.

- If you have any questions or need additional information, please contact me at my email address: Andrew.Green@NAHC.ca.gov.

Andrew Green

cc: State Clearinghouse



**LOS ANGELES COUNTY
SANITATION DISTRICTS**
Converting Waste Into Resources

Robert C. Ferrante

Chief Engineer and General Manager

1955 Workman Mill Road, Whittier, CA 90601-1400
Mailing Address: P.O. Box 4998, Whittier, CA 90607-4998
(562) 699-7411 • www.lacsd.org

August 6, 2024

Ref. DOC 7273785

VIA EMAIL LBDS-EIR-Comments@longbeach.gov

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

Dear Mr. Sandoval:

NOP Response to First Citizens Bank

The Los Angeles County Sanitation Districts (Districts) received a Notice of Preparation (NOP) of an Environmental Impact Report (EIR) for the subject project located in the City of Long Beach on July 16, 2024. The proposed project is located within the jurisdictional boundaries of District No. 03. We offer the following comments regarding sewerage service:

1. The wastewater flow originating from the proposed project will discharge to a local sewer line, which is not maintained by the Districts, for conveyance to the Districts' Joint Outfall "C"–Unit 3E Replacement Trunk Sewer, located in Long Beach Boulevard north of Memorial Medical Center Drive. The Districts' 21-inch diameter trunk sewer has a capacity of 17.4 million gallons per day (mgd) and conveyed a peak flow of 4.8 mgd when last measured in 2020.
2. The expected average wastewater flow from the project, described in the NOP as 12,469 square foot of office space, is 2,494 gallons per day. A copy of the Districts' average wastewater generation factors is available on our website at [Table 1, Loadings for Each Class of Land Use](#).
3. The wastewater generated by the proposed project will be treated at the A.K. Warren Water Resource Facility (formerly known as the Joint Water Pollution Control Plant) located in the City of Carson, which has a capacity of 400 mgd and currently processes an average flow of 247.2 mgd.
4. The Districts are empowered by the California Health and Safety Code to charge a fee to connect facilities (directly or indirectly) to the Districts' Sewerage System or to increase the strength or quantity of wastewater discharged from connected facilities. This connection fee is used by the Districts for its capital facilities. Payment of a connection fee may be required before this project is permitted to discharge to the Districts' Sewerage System. For more information and a copy of the Connection Fee Information Sheet, go to www.lacsd.org, under Services, then Wastewater (Sewage) and select Rates & Fees. In determining the impact to the Sewerage System and applicable connection fees, the Districts will determine the user category (e.g. Condominium, Single Family Home, etc.) that best represents the actual or anticipated use of the parcel(s) or facilities on the parcel(s) in the development. For more specific information regarding the connection fee application procedure and fees, please contact the Districts' Wastewater Fee Public Counter at (562) 908-4288, extension 2727.

5. In order for the Districts to conform to the requirements of the Federal Clean Air Act (CAA), the capacities of the Districts' wastewater treatment facilities are based on the regional growth forecast adopted by the Southern California Association of Governments (SCAG). Specific policies included in the development of the SCAG regional growth forecast are incorporated into clean air plans, which are prepared by the South Coast and Antelope Valley Air Quality Management Districts in order to improve air quality in the South Coast and Mojave Desert Air Basins as mandated by the CAA. All expansions of Districts' facilities must be sized and service phased in a manner that will be consistent with the SCAG regional growth forecast for the counties of Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial. The available capacity of the Districts' treatment facilities will, therefore, be limited to levels associated with the approved growth identified by SCAG. As such, this letter does not constitute a guarantee of wastewater service but is to advise the City that the Districts intend to provide this service up to the levels that are legally permitted and to inform the City of the currently existing capacity and any proposed expansion of the Districts' facilities.

If you have any questions, please contact the undersigned at (562) 908-4288, extension 2742, or phorsley@lacsdc.org.

Very truly yours,

Patricia Horsley

Patricia Horsley
Environmental Planner
Facilities Planning Department

PLH:plh

DEPARTMENT OF TRANSPORTATION

DISTRICT 7

100 S. MAIN STREET, MS 16

LOS ANGELES, CA 90012

PHONE (213) 266-3562

FAX (213) 897-1337

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*Making Conservation
a California Way of Life*

August 15, 2024

Elijio Sandoval
City of Long Beach
Community Development Department
411 W. Ocean Blvd. 3rd Floor
Long Beach, CA 90802

RE: First Citizen's Bank: NOP
GTS # 07-LA-2024-04578
SCH # 2024070597
Vic. LA 405 PM 6.482

Dear Elijio Sandoval:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above-referenced project. The proposed project would merge 3 parcels and develop an approximately 12,469-gross-square-foot, two-story office/bank building on vacant, undeveloped, land. Measuring to the mid-point of the roof slope, the proposed building height is 34 feet and would not exceed two stories, with the exception of a 46-foot decorative tower. The proposed building would be situated in the northeast corner of the project site with parking areas provided to the west and south of the building. A total of 44 vehicular parking stalls are proposed. Eight (8) of the proposed parking stalls would accommodate electric vehicles, each providing access to an electric vehicle charging station. Vehicular access to the project site would be provided via a single driveway from Long Beach Boulevard. A marked pedestrian walkway would connect the sidewalk along Long Beach Boulevard with the front of the proposed building. The bank would include a walk-up Automated Teller Machine (ATM); no drive-thru bank teller or drive-thru ATM facility is proposed. The City of Long Beach is the Lead Agency under the California Environmental Quality Act (CEQA).

The closest state facility is SR 405. After reviewing the project's documents, Caltrans has the following comments:

Caltrans aims to reach zero traffic-related fatalities and serious injuries by 2050 as there is a direct link between impact speeds and the likelihood of fatality or serious injury. To reach this goal, Caltrans encourages the Lead Agency to improve pedestrian and bicyclist amenities along Long Beach Ave and connect to community destinations. The most effective methods to reduce pedestrian and bicyclist exposure to vehicles are through physical design and geometrics.

These methods include constructing physically separated facilities such as Class IV bikeways, wide sidewalks, curb extensions, pedestrian refuge islands, landscaping, street furniture, reductions in overall parking, and roadway narrowing. Visual indicators such as

pedestrian and bicyclist warning signage, flashing beacons, crosswalks, signage, and striping should be used in addition to physical design improvements to indicate to motorists that they can expect to see and yield to people walking or riding bikes.

As a reminder, any transportation of heavy construction equipment and/or materials that requires the use of oversized transport vehicles on State Highways will need a Caltrans transportation permit. Caltrans recommends that the Project limit construction traffic to off-peak periods to minimize the potential impact on State facilities. If construction traffic is expected to cause issues on any State facilities, please submit a construction traffic control plan detailing these issues for Caltrans' review.

If you have any questions, please feel free to contact Jaden Oloresisimo, the project coordinator, at Jaden.Oloresisimo@dot.ca.gov and refer to GTS # 07-LA-2024-04578.

Sincerely,



Anthony Higgins
Acting LDR/CEQA Branch Chief

cc: State Clearinghouse

LOS ANGELES COUNTY AIRPORT LAND USE COMMISSION

PAM O'CONNOR
Chair

DAVID W. LOUIE
Vice Chair

YOLANDA DUARTE-WHITE
Commissioner

ELVIN W. MOON
Commissioner

MICHAEL R. HASTINGS
Commissioner

August 15, 2024

Community Development Department, Planning Bureau
ATTN: Elijio Sandoval, Planner
411 W Ocean Boulevard, 3rd Floor
Long Beach, CA 90802

SUBJECT: First Citizens Bank – Long Beach Project

Dear Mr. Sandoval:

Thank you for the opportunity to comment on the above referenced project. Staff of the Los Angeles County Airport Land Use Commission (ALUC) reviewed the submitted document and has the following comments.

The project is not located within an Airport Influence Area (AIA) of any airport in Los Angeles County. The nearest AIA is Long Beach Municipal Airport, which is approximately 1.35 miles to the east. Therefore, the proposed project is not subject to ALUC review in accordance with Section 21676 of the California Public Utilities Code. There is no need for further review and staff has no additional comments on the project.

If you have any questions regarding this matter, please contact Lauren De La Cruz at (213) 974-6432 or via email at ldelacruz@planning.lacounty.gov, between 7:30 am and 5:30 PM, Monday through Thursday. Our office is closed on Fridays.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING
Amy J. Bodek, AICP
Director

Bruce Durbin, Supervising Regional Planner
Ordinance Studies Section/ALUC Staff