

CONDITIONS OF APPROVAL

3701 Pacific Place

Application No. 2005-08 (SPR20-015, CUP20-010, SV20-006, LMG20-009)

December 17, 2020

1. The following approvals are granted for this project:
 - a. Adoption of IS/MND07-20 (SCH#2020100290) for the Pacific Place Project, 2020; and
 - b. Site Plan Review, Conditional Use Permit, Standards Variance, and Lot Merger approval for the project as depicted on plans approved by the Planning Commission on December 17, 2020, consisting of a new 3-story, 152,745-square-foot self-storage facility (including 6,200 square feet of accessory office space), a recreational vehicle (R.V.) parking lot with 578 R.V. parking spaces, an accessory car wash building of 2,153 square feet and 44 additional standard parking spaces. Development of the project shall commence in accordance with plans approved by the Planning Commission.
2. Approval of the Site Plan Review, Conditional Use Permit, Standards Variance and Lot Merger are contingent upon the adoption of the requested Zone Change. No conditionally permitted uses shall commence until all conditions of approval have been satisfied.
3. This permit and all development rights hereunder shall terminate three years from the effective date of this permit unless construction is commenced or a time extension is granted for a one year period, as permitted by Section 21.21.406 of the Long Beach Municipal Code (LBMC), based on a written and approved request submitted prior to the expiration of the subject grant.
4. This permit shall be invalid if the owner(s) and/or applicant(s) have failed to return written acknowledgment of their acceptance of the conditions of approval on the Conditions of Approval Acknowledgement Form supplied by the Planning Bureau. This acknowledgment form must be submitted within 30 days from the effective date of approval (final action date or, if in the appealable area of the Coastal Zone, 21 days after the local final action date).
5. The applicant shall submit an application for a Sign Program for all project site buildings prior to issuance of a building permit (not including demolition, excavation, or grading permits) for the project buildings. No permanent on-site signs requiring a sign permit shall be installed prior to approval of a Sign Program.
6. The applicant shall comply with all applicable Green Building Standards specified in Section 21.45.400 of the LBMC, including the following:

- The project buildings shall be constructed to meet the intent of the “LEED Certified” level of green building certification as required by Section 21.45.400. Prior to issuance of a Certificate of Occupancy, the project may be registered with the USGBC to obtain the required LEED certification, or a project may be certified by a third party as meeting the intent of LEED at the level required by Section 21.45.400.
 - Bicycle parking shall be provided at a minimum of one (1) space for every five (5) residential units, one (1) space for each five thousand (5,000) square feet of commercial building area, one (1) space for each seven thousand five hundred (7,500) square feet of retail building area and one (1) space for each ten thousand (10,000) square feet of industrial building area. Fractions shall be rounded up to whole numbers;
 - Roofs shall be designed to be solar-ready subject to all applicable state and local construction codes and provide conduit from the electrical panel to the roof; and
 - A designated area for the collection of recyclables shall be provided adjacent to the area for the collection of waste.
7. The developer shall provide for the Transportation Demand and Trip Reduction Measures (TDM) specified in Chapter 21.64 of the Zoning Regulations for projects of new nonresidential development of 100,000 sq. ft. or more, as summarized in Table 25-1, including the following items:
- A transportation information area in each building or at a central location on the site;
 - Preferential carpool/vanpool parking;
 - Parking designed to admit vanpools;
 - Carpool/vanpool loading zones;
 - Efficient pedestrian access from the public sidewalk and parking areas to the entrance of each building;
 - Safe bike access from the public street to bike parking; and
 - Project review by Long Beach Transit (if not completed as part of TAC process).
8. The Applicant shall be required to comply with all applicable measures outlined within the Pacific Place Project Mitigation Monitoring and Reporting Program, included herein as Attachment A.

Special Conditions

9. All vehicles stored at the site shall maintain updated titles and registrations. Vehicles shall be maintained in drivable and/or roadworthy conditions at all times.
10. Storage spaces shall not be used for manufacturing, retail or wholesale selling, office, other business or service use or human habitation.

11. Outdoor storage shall be used exclusively for recreational vehicles as defined in the Long Beach Municipal code. No outdoor personal storage, shipping containers, or semi-truck storage shall be allowed.
12. Onsite vehicle repair of any kind shall be prohibited.
13. Storage of inoperative vehicles shall be prohibited unless it is stored on a functioning trailer.
14. The operator of the use shall prevent loitering and loud noises including the playing of radios or other amplified sound around the project site and in all parking areas serving the use during and after hours of operation.
15. Occupation of recreational vehicles for overnight stay shall be prohibited.
16. Prefabricated shipping containers shall not be allowed on the project site.
17. Any proposed fencing shall be designed to be compatible with the desired character of the area.
18. The hours of operation and access to the storage units shall be limited to 7:00 a.m. to 7:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturday, Sunday and holidays. To further limit noise impacts, metal roll up doors shall be lubricated and maintained on a regular monthly basis.
19. All office space shall remain as an accessory to the self-storage facility and shall be limited to professional offices characterized by innovative start-up businesses and creative design offices.
20. The accessory car wash shall be limited to use by patrons of the recreational vehicle storage lot only. Members of the general public shall be prohibited from using the car wash.
21. All perimeter wrought iron fences and CMU masonry walls shall be constructed in accordance with plans submitted and filed with the Department of Development Services.
22. The Applicant shall be responsible for implementation of all security measures outlined in the Long Beach Security Plan submitted and filed with the Department of Development Services under Application No. 2005-08.
23. Consistent with Los Angeles River Master Plan concepts, the northwest corner of the subject site shall be developed with native California plant material. The Applicant shall submit landscaping and irrigation plans for the development of this portion of the project site for review by the City's Planning Landscape Specialist. Development of this area shall be completed prior to the issuance of a Certificate of Occupancy for the project.

24. In order to achieve the goals set forth in the Mobility Element relating to bicycle and pedestrian access, the Applicant shall coordinate with the City of Long Beach Development Services and Public Works Departments and/or the Los Angeles County on the implementation of the updated Los Angeles River Master Plan as it relates to the subject property.
25. The proposed project shall include the development and on-going maintenance of on-site improvements on the subject property, consistent with conceptual drawings shown in Exhibit I, including but not limited to access pathways across the subject site for pedestrians and bicycles to access the existing LA River Bike Path; adequate lighting; fencing (including a clear and visible opening to permit public access to the LA River during specified hours) and signage at multiple, appropriate locations notifying the public of the access and the hours during which access is permitted, in order to ensure an enhanced accessway for the public to the Los Angeles River. The final design of the improvements shall be subject to the review and approval of the Director of Development Services or their designee. The on-site improvements shall be constructed prior to the certificate of occupancy for the project.
26. The applicant shall conduct outreach on the details of the proposed on-site native landscaping and bike path improvements and connection to the LA River, in accordance with the aforementioned conceptual plan. Documentation of the outreach completed shall be submitted to the Planning Bureau at the time of plan check submittal for the building permit. The public outreach shall include the adjacent Los Cerritos Neighborhood Group, individuals commenting on the Mitigated Negative Declaration and other interested parties.
27. Upon renewal of the business license, the applicant shall file for an annual reinspection in accordance with Long Beach Municipal Code Section 21.25.212 for the purpose of ensuring compliance with all conditions of approval, including the continued coordination with City and County on the Los Angeles River Plan improvements.
28. The applicant shall record an easement providing public access across the final approved path. The applicant shall prepare a draft of said easement to the Planning Bureau for the review and approval by the City Attorney prior to recordation. Proof of recordation shall be submitted prior to the issuance of the building permit.
29. The applicant shall cause these conditions of approval to be recorded against the property for the purpose of notifying future owners and buyers of the applicable conditions to maintain an easement and access to the LA River, in accordance with the aforementioned conceptual plan. The applicant shall submit a proof of recordation prior to issuance of the building permit.
30. In accordance with the California Department of Fish and Wildlife letter (included in Exhibit M of the staff report) dated November 17, 2020 (after the IS/MND comment period ended), the applicant shall comply as much as feasibly possible with the "Recommended Potentially Feasible Mitigation Measures".

Public Works Conditions

31. The Applicant shall be required to comply with the following standards to the satisfaction of the Director of Public Works:

GENERAL REQUIREMENTS

- a. Prior to the start of ANY demolition, excavation, or construction, the Developer shall:
- i. Submit a construction plan for pedestrian protection, construction staging, scaffolding and excavations, and
 - ii. Submit a traffic control plan with street lane closures and routing of construction vehicles (excavation hauling, concrete and other deliveries, etc.) prepared by a registered Civil or Traffic Engineer in the State of California, with wet seal and signature, and
 - iii. Submit a plan for construction area and/or site perimeter fencing with custom printed screen(s),
 - iv. All for review and approval by the Department of Public Works and installed in accordance with the latest version of the Public Works Development Guideline.

Work, including hauling soils or other debris, is not allowed within the right-of-way without a valid Public Works permit. The Developer shall comply with all requirements outlined within the latest version of the Public Works Development Guideline and all referenced standards at the time of application submittal.

- b. The Developer shall construct all off-site improvements needed to provide full Americans with Disabilities Act (ADA) accessibility compliance within the public right-of-way adjacent to the project site. At this stage in the entitlement process the plans are conceptual in nature, and Public Works plan check is required for in-depth review of ADA compliancy. As determined during the plan check process, the Developer shall dedicate and improve additional right-of-way necessary to satisfy unfulfilled ADA requirements.
- c. Public improvements shall be constructed in accordance with Public Works construction standards, and per plans reviewed and approved by the Department of Public Works. Detailed off-site improvement plans shall be prepared by a licensed Civil Engineer, stamped, signed and submitted to Public Works for review and approval. **This is in addition to, and separate from, any plan check required by the Department of Development Services, Building & Safety Bureau.** The City's Public Works Engineering Standard Plans are available online at www.longbeach.gov/pw/resources/engineering/standard-plans.

- d. All conditions of approval, including cover letter signed by the Planning Officer and Case Planner, must be printed verbatim on all plans submitted for plan review.

PUBLIC RIGHT-OF-WAY

- e. Pursuant to the submitted site plan, the Developer is proposing construction in the vicinity of a Los Angeles County Sanitation District sewer line and related easement and Caltrans owned storm drain facilities including 2 catch basins and 24" RCP pipe and related easements. The Developer shall be responsible for resolving all matters of easement(s) and/or utilities encroachment to the satisfaction of the interested agency or entity and the Director of Public Works.
- f. There is an existing Freeway Slope Easement running along the southern property line of the subject site, prohibiting any ingress or egress south of the easement. The Developer shall be responsible for resolving all matters of easement(s) and/or utilities encroachment to the satisfaction of the interested agency, City Department, and the Director of Public Works.
- g. The Developer is proposing to construct an unbuilt public road within an existing City of Long Beach right-of-way. The road shall be built per plans submitted for review and approval by the Director of Public Works.

OFF-SITE IMPROVEMENTS

- h. The Developer shall build out Pacific Place road from the existing cul-de-sac, to the proposed development site as indicated in the submitted plans, to the satisfaction of the Director of Public Works. Improvement plans for this work will be prepared and submitted for review and approval by the Department of Public Works.
- i. The Developer shall resurface the pavement the full road width of North Pacific Place, from north of the I-405 freeway overpass to the limit of the proposed vacation of that street, to the satisfaction of the Director of Public Works. The road shall be forty (40') feet in width from the curb and gutter on one side to the curb and gutter on the other side. Improvement plans for this work will be prepared and submitted for review and approval by the Department of Public Works.
- j. The Developer proposes improvements that may impact existing underground/above ground utilities adjacent to the project site, specifically power poles and overhead utility lines adjacent to and along the eastern property line where a linear parking area is proposed. The Developer is responsible for all design, applicable utility approval, permitting, relocation work, and commissioning as required by the interested agency and shall work with each utility directly.

- k. The Developer shall be responsible for the maintenance, repair and replacement of off-site improvements abutting the project boundary during construction of the on-site improvements, until final inspection of the on-site improvements by the City. All off-site improvements found damaged as a result of construction activities shall be reconstructed or replaced.
- l. The Developer shall install Custom Printed Flex Mesh screen(s) along the perimeter of the development site, such as FenceScreen.com Series 311, or equivalent, fence screening, and provide for the printed graphic to the satisfaction of the Director of Public Works. The graphics shall depict positive images of the City or other artistic concepts. Prior to submitting the graphic design for printing, the Developer shall consult with the Department of Public Works to review and approve.
- m. The Developer is proposing construction on property adjacent to a Freeway Slope Easement and freeway onramp to the 405 Freeway. The Developer shall obtain and provide documentation from Caltrans indicating it has reviewed the Developer's proposed development, has approved it and allows the Developer to commence construction.
- n. The Developer shall submit a precise grading plan with hydrology and hydraulic calculations showing building elevations and drainage pattern and slopes, for review and approval by the Director of Development Services and the Director of Public Works, prior to issuance of a building permit.
- o. Prior to approving an engineering plan, all projects greater than 1 acre in size must demonstrate coverage under the State Construction General NPDES Permit. To meet this requirement, the Developer must submit a copy of the letter from the State Water Resource Control Board acknowledging receipt of the Notice of Intent (NOI), and a certification from the Developer or engineer that a Storm Water Pollution Prevention Plan (SWPPP) has been prepared. Should you have any questions regarding the State Construction General NPDES Permit or wish to obtain an application, please call the State Regional Board Office, at (213) 576-6600, or visit their website for complete instructions at www.waterboards.ca.gov/water_issues/programs/stormwater/construction.shtml. Left-click on the Construction General Permit Order 2009-0009-DWQ link.

TRAFFIC AND TRANSPORTATION

- p. This development requires a Traffic Impact Analysis (TIA) be prepared by a registered Traffic Engineer in the State of California (Engineer's stamp required). A scoping letter shall be submitted to Public Works prior to proceeding with the TIA. Any conditions generated by the TIA shall be made a part of these conditions.
- q. The Developer shall protect or replace all traffic signage within the public right-of-way adjacent to the project site.

- r. All traffic control device installations, including pavement markings within the private parking lot, shall be installed in accordance with the current edition of the CA MUTCD.
32. All trucks, construction vehicles, and equipment not actively in use on the project site, including those queueing off-site, shall be prohibited from engine idling for more than 10 minutes, and the developer shall utilize best management practices (BMPs) and best available technology to achieve this. The developer shall post a clearly-legible sign on the exterior construction fencing with the phone number of and equipment idling. Complaints of violations regarding truck and equipment idling shall be resolved within 24 hours of the receipt of the complaint. The Director of Development Services is authorized to issue stop work orders and withhold the issuance of building permits if the developer fails to remedy engine idling violations as required, until such time as the violations are remedied. All patrons and occupants of the project site shall be required to fill out and sign a Motor Vehicle Addendum, as submitted to the Department of Development Services and filed under Application No. 2005-08. The Applicant shall incorporate language into their individual lease agreements stipulating that occupants are prohibited from idling recreational vehicles for longer than 10 minutes while at the facility.
 33. The Applicant shall be required to address all standards imposed by the California Department of Toxic Substances Control (DTSC) prior to the issuance of building permits.
 34. Any street lights, pedestrian lights, parking lot lights, building lights, and other exterior lights to be provided within the development or adjacent public rights-of-way shall be subject to review by the Director of Development Services prior to issuance of building and electrical permits. All lights shall be adequately shielded so as to prevent the intrusion of light and glare upon any adjacent property or structure, in compliance with the appropriate backlight/uplight/glare (BUG) rating requirements of the Illuminating Engineering Society of North America (IESNA) equivalent to the previous standard for certified full-cutoff fixtures, or meeting IESNA specifications for full-cutoff fixtures.
 35. Adequate loading/unloading space shall be maintained on the ground level of the self-storage building, outside of fire lanes.
 36. Prior to the issuance of a building permit, the Applicant shall be required to obtain a Certificate of Compliance in conjunction with the approved Lot Merger request.
 37. Prior to issuance of a grading permit, the developer shall provide a construction staging plan to the Director of Development Services for review and approval. Prior to issuance of a grading or demolition permit (whichever occurs first), the developer shall submit a proposed haul route/trucking route for all construction truck trips for review by the Director of Development Services and the City Engineer. The Director of Development Services and/or City Engineer may modify this proposed haul

route/trucking route prior to its approval, as they deem necessary to protect the public safety and welfare, and to prevent negative impacts upon neighboring uses. Said modifications (if any) and approval shall be binding upon all hauling activities and construction truck trips by the developer.

38. The developer shall abide by the haul route/trucking route approved by the Director of Development Services and City Engineer. Failure to do so shall cause the City to issue a stop work order and withhold issuance of further construction permits, inspections, or certificates of occupancy, until such time as the Director of Development Services and City Engineer determine the developer's hauling practices to be remedied.
39. Minor changes to these approved plans, in keeping with the intent and spirit of the project approvals, may be approved at the discretion of the Director of Development Services. For any major changes, including changes to building/architectural materials, on-site improvements, site plan or layout, landscaping, or other significant items (including deviations from any of these conditions of approval), the developer shall be required to submit an application for a Modification of Approved Permit (Planning Commission approval).
40. The developer shall provide final architectural plans and a sample of all final exterior finish and architectural materials and colors selected for construction to the Site Plan Review Committee for review, prior to issuance of a building permit. If the final building design or materials specifications are found to be below the standards approved in concept, the developer shall remedy the deficiency by revising plans to include exterior finish and architectural materials and colors to the satisfaction of the Site Plan Review Committee.
41. All groundcover and shrubs shall be drought-tolerant and low-water requirement species. The project landscaping shall comply with the Water Efficient Landscaping standards of Chapter 21.42 of the Zoning Regulations.
42. All forms of barbed wire and razor wire shall be prohibited throughout the site.
43. The Applicant shall provide for all CPTED (crime prevention through environmental design) recommendations issued for the project by the Long Beach Police Department, in the memo dated March 31, 2020, attached to these conditions of approval (Attachment B) and by this reference made a part hereof.
44. The developer shall provide for the construction of trash receptacle areas of sufficient number and size to meet all reasonably foreseeable refuse needs of the project. All trash receptacle areas shall be located and constructed in accordance with Section 21.45.167 of the Zoning Regulations.
45. Any removed or replaced trees shall be replaced at a ratio of no less than one-to-one (1:1).

46. Prior to the issuance of a building permit, the Applicant shall depict all utility apparatus, such as, but not limited to, backflow devices and Edison transformers, on both the site plan and the landscape plan. Wherever feasible, these devices shall not be located in any front, side, or rear yard area that is adjacent to a public street. Furthermore, these devices shall be screened to the greatest extent feasible by landscaping or another screening method approved by the Director of Development Services.
47. If, in the judgment of the Director of Development Services, criminal or nuisance behaviors become a problem at the project site to the detriment of neighboring businesses, residents, or land uses, the Director of Development Services or Chief of Police may require the property owner to provide for additional on-site security services or other measures as necessary to remedy the problem.
48. Prior to the issuance of a building permit, the Applicant shall submit a revised set of plans reflecting all of the design changes set forth in the conditions of approval, to the satisfaction of the Director of Development Services.
49. All conditions of approval shall be printed verbatim on all plans submitted for plan review to the Department of Development Services. These conditions shall be printed on the site plan or a subsequent reference page.
50. The plans submitted for plan review shall explicitly call out and describe all materials, textures, accents, colors, window, door, planter, and paving details that were approved by the Site Plan Review Committee or the Planning Commission. No substantial changes shall be made without prior written approval of the Site Plan Review Committee or the Planning Commission.
51. The Director of Development Services is authorized to approve minor modifications to the approved design plans or to any of the conditions of approval if such modifications shall not significantly change or alter the approved project. Any major modifications shall be reviewed by the Zoning Administrator, Site Plan Review Committee, or Planning Commission, respectively.
52. All rooftop mechanical equipment shall be fully screened from public view. Said screening shall be architecturally compatible with the building in terms of theme, materials, colors and textures. If the screening is not specifically designed into the building, a rooftop mechanical equipment screening plan shall be submitted for approval by the Director of Development Services prior to the issuance of a building permit.
53. Upon plan approval and prior to issuance of a building permit, the Applicant shall submit a reduced-size set of final construction plans for the project file.

54. A permit from the Department of Public Works shall be required for any work to be performed in or over the public right-of-way.
55. Any off-site improvements found to be damaged as a result of construction activities related to this project shall be replaced to the satisfaction of the Director of Public Works.
56. Separate building permits are required for fences, retaining walls, flagpoles, and pole mounted yard lighting foundations.
57. The Applicant shall file a separate plan check submittal to the Long Beach Fire Department for review and approval prior to the issuance of a building permit.
58. All structures shall conform to the Long Beach Building Code requirements. Notwithstanding this subject permit, all other required permits from the Building Bureau shall be secured.
59. For projects consisting of new buildings, parking lots, or landscaped area, the Applicant shall submit complete landscape and irrigation plans for the approval of the Director of Development Services prior to application for a temporary certificate of occupancy, or certificate of occupancy. The landscaping plan shall include drought tolerant street trees to be installed consistent with the specifications of the Street Tree Division of the Department of Public Works. Approved root guards shall be provided for all street trees. On-site landscaping shall comply with Chapter 21.42 (Landscaping Standards), as applicable, to the satisfaction of the Director of Development Services. The landscape plan check shall be submitted as a separate submittal concurrent with the building plan check.
60. For new construction, all landscaped areas shall comply with the State of California's model landscape ordinance. Landscaped areas shall be planted with drought tolerant plant materials and shall be provided with water conserving automatic irrigation systems designed to provide complete and adequate coverage to sustain and promote healthy plant life. The irrigation system shall not cause water to spray or flow across a public sidewalk.
61. All landscaping irrigation systems shall use high efficiency sprinkler nozzles. The models used and flow rates shall be specified on the landscaping plan. For residential-type or small-scale sprinkler systems, sprinkler head flow rates shall not exceed 1.00 GPM and shall be of the rotating type. Where feasible, drip irrigation shall be used instead. If an in-ground irrigation system is to be installed, such system shall be controlled by an automatic self-adjusting weather-based irrigation controller.
62. Energy conserving equipment, lighting, and construction features shall be utilized in this project.

63. Low-flow fixtures shall be used for all lavatory faucets, kitchen faucets, showerheads, toilets, and urinals. Toilets may be either low-flow or dual flush. Maximum flow rates for each fixture type shall be as follows: lavatory faucet – 2.75 GPM, kitchen faucet – 2.20 GPM, showerhead – 2.00 GPM, toilet – 1.3 GPF, dual flush toilet – 0.8/1.6 GPF, urinal – 1.0 GPF. Plans submitted for review shall specifically identify such fixtures and flow rates.
64. Demolition, site preparation, and construction activities are limited to the following (except for the pouring of concrete which may occur as needed):
 - a. Weekdays and federal holidays: 7:00 a.m. to 7:00 p.m.;
 - b. Saturday: 9:00 a.m. - 6:00 p.m.; and
 - c. Sundays: not allowed
65. This approval is required to comply with these conditions of approval as long as the use is on the subject site. As such, the site shall allow periodic re-inspections, at the discretion of city officials, to verify compliance. The property owner shall reimburse the City for the inspection cost as per the special building inspection specifications established by City Council (Sec. 21.25.412, 21.25.212).
66. In the event of transfer of ownership of the property involved in this application, the new owner shall be fully informed of the permitted use and development of said property as set forth by this permit together with all conditions that are a part thereof. These specific requirements shall be recorded with all title conveyance documents at time of closing escrow.
67. Approval of this development project is expressly conditioned upon payment (prior to building permit issuance or prior to Certificate of Occupancy, as specified in the applicable Ordinance or Resolution for the specific fee) of impact fees, connection fees and other similar fees based upon additional facilities needed to accommodate new development at established City service level standards, including, but not limited to, sewer capacity charges, Park Fees and Transportation Impact Fees.
68. No publicly accessible telephones shall be maintained on the exterior of the premises. Any existing publicly accessible telephones shall be removed.
69. The property shall be developed and maintained in a neat, quiet, and orderly condition and operated in a manner so as not to be detrimental to adjacent properties and occupants.
70. The operator of the approved use shall prevent loitering in all parking and landscaping areas serving the use during and after hours of operation. The operator shall clean the parking and landscaping areas of trash and debris on a daily basis. Failure to do so shall be grounds for permit revocation. If loitering problems develop, the Director of Development Services may require additional

preventative measures such as but not limited to, additional lighting or private security guards.

71. Exterior security bars and roll-up doors applied to windows and pedestrian building entrances shall be prohibited.
72. Any graffiti found on site shall be removed within 24 hours of its appearance.
73. All required utility easements shall be provided to the satisfaction of the concerned department, agency, or utility company.
74. As a condition of any City approval, the Applicant shall defend, indemnify, and hold harmless City and its agents, officers, and employees from any claim, action, or proceeding against City or its agents, officers, and employees to attack, set aside, void, or annul the approval of City concerning the processing of the proposal/entitlement or any action relating to, or arising out of, such approval. At the discretion of the City and with the approval of the City Attorney, a deposit of funds by the Applicant may be required in an amount sufficient to cover the anticipated litigation costs.

**PACIFIC PLACE PROJECT
MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measure No.	Timing	Measure	Responsible for Monitoring	Completion
AIR QUALITY				
AIR-1	Prior to the issuance of each grading permit	For the Artesia parcels, prior to the issuance of each grading permit, the City or its designee shall provide construction plans and specifications demonstrating that, onsite equipment used for construction of the Project shall be required to meet a minimum of Tier 3 or equivalent off-road engine emissions standards. Tier 4 compliant engines can also be used, which would further reduce emissions, but are not required.	City of Long Beach Planning	
BIOLOGICAL RESOURCES				
BIO-1	Prior to project construction	<p>For the Artesia Parcels, a survey for special status plant species shall be conducted during their peak blooming period and prior to construction activities to determine the extent which southern tarplant occurs in the survey area. If any of this species is observed, the population shall be avoided, if possible. If the population would be impacted, mitigation may be required depending on the number of individuals that would be impacted as compared to the number known in the project region. Mitigation for special status plants could consist of collection of seed or salvage of individuals prior to project construction. For southern tarplant, the Applicant shall ensure that one of the following two mitigation alternatives be implemented to offset potential impacts to the southern tarplant:</p> <ul style="list-style-type: none"> • Provided the following mitigation opportunity exists, Artesia Acquisition Company, LLC, (Developer) will pay a specified in-lieu fee to a conservation agency or other similar entity as part of a mitigation bank program (or equivalent conservation program) for the permanent preservation and conservation of the southern tarplant. The amount of the in-lieu fee will be determined in consultation between the Developer and the applicable conservation agency/entity and will be based on a 1:1 mitigation ratio, or no net loss of southern tarplants. • In the absence of the preceding mitigation alternative, the Developer will preserve in place those southern tarplant individuals not to be impacted by the proposed project and will translocate those southern tarplant individuals to be impacted to a suitable location, which will be determined by the Developer in collaboration with the Project Biologist. This mitigation alternative will require the preparation of a detailed Southern Tarplant Mitigation/Translocation Plan (Plan) by the Project Biologist, who will be a qualified biologist, having demonstrated past project experience with the southern tarplant and preferably translocation of the southern tarplant. At a minimum, the Plan will address the goals/objectives of the mitigation, locations of the translocation “donor” and “receptor” sites, mechanism or instrument for permanent preservation of the translocation receptor site, implementation of the translocation tasks (e.g., topsoil salvage and possibly seed collection), monitoring of the receptor site, maintenance activities (e.g., weed abatement), performance standards, and documentation. The 	City of Long Beach Planning	

**PACIFIC PLACE PROJECT
MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measure No.	Timing	Measure	Responsible for Monitoring	Completion
		Developer and the California Environmental Quality Act (CEQA) Lead Agency (i.e., the City of Long Beach [City]) will review and approve the Plan prior to the start of project construction. This Plan will ensure no net loss of southern tarplant individuals, and topsoil salvage and/or seed collection will occur prior to any ground-disturbance activities.		
BIO-2	Prior to project construction	For the McDonald Trust Parcels, a survey for special status plant species shall be conducted during their peak blooming period and prior to construction activities to determine whether the following species occur in the survey area: southern tarplant, Coulter's saltbush, Parish's brittlescale, lucky morning-glory, decumbent goldenbush, Coulter's goldfields, prostrate vernal pool navarretia, and San Bernardino aster. If any of these species are observed, the population shall be avoided, if possible. If the population would be impacted, mitigation may be required depending on the number of individuals that would be impacted as compared to the number known in the project region. Crotch's bumble bee activity and the presence of ground nests. If a ground nest is observed, it will be protected in place until it is no longer active as determined by a Biologist.	City of Long Beach Planning	
BIO-3	Prior to construction activities	For the McDonald Trust Parcels, a survey for Crotch's bumble bee shall occur prior to construction activities during the Crotch's bumble bee active period (i.e., March to July). The survey will be a visual survey conducted by a qualified Biologist (i.e., one with experience in the identification of bee species). The Biologist will search for Crotch's bumble bee activity and the presence of ground nests. If a ground nest is observed, it will be protected in place until it is no longer active as determined by a Biologist. Unless a determination has been made by CDFW that the Crotch's bumble bee will not be listed as a special status species, the Applicant shall consult with CDFW to obtain a take permit for Crotch's bumble bee.	City of Long Beach Planning	
BIO-4	Prior to vegetation removal or commencement of construction activities or outside the peak nesting season (between September 1 and January 31)	In order to avoid impacts on nesting birds, construction shall be scheduled to begin outside the peak nesting season (i.e., between September 1 and January 31), if feasible. If construction activities must occur during the peak nesting season (i.e., February 1 to August 31), a pre-construction nesting bird survey should be conducted by a qualified Biologist within three days prior to vegetation removal or commencement of construction activities. If the Biologist finds an active nest within or adjacent to the construction area, the Biologist will identify an appropriate protective buffer zone around the nest depending on the sensitivity of the species, the nature of the construction activity, and the amount of existing disturbance in the vicinity.	City of Long Beach Planning	

**PACIFIC PLACE PROJECT
MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measure No.	Timing	Measure	Responsible for Monitoring	Completion
BIO-5	Prior to the removal of trees	<p>A. An acoustic survey and exit counts shall occur prior to removal of trees (at any time of year) to determine if they are being used by bats. These surveys should begin at least 30 minutes prior to sunset and should continue until at least an hour after sunset. If bats are roosting in the trees, avoidance and minimization measures would be recommended to minimize effects on roosting bats. The specific exclusion measures recommended would be based on the results of the acoustic survey.</p> <p>B. To avoid impacts on maternity roosts, tree removal shall occur outside the bat maternity season if feasible and in a manner that does not impede construction activities (i.e., April through August). Trees that are being used by roosting bats and those within 200 feet of an active roost will not be removed during the maternity season in order to avoid impacts on an active maternity roost, which may include juvenile bats that cannot fly, if feasible and in a manner that does not impede construction activities.</p> <p>C. A qualified bat Biologist shall be present during removal of palm trees. During removal of palm trees, dead palm fronds should be removed prior to felling the tree. To the greatest extent possible, the drop distance of palm fronds should be minimized to minimize the potential for injury of bats that may be roosting in the fronds. The Biologist will examine the palm fronds immediately following their removal for torpid (dormant) bats.</p>	City of Long Beach Planning	
CULTURAL RESOURCES				
CULT-1	During excavation activities	In the event that cultural (archaeological) resources are inadvertently unearthed during excavation activities, the contractor shall immediately cease all earth disturbing activities within a 100-foot radius of the area of discovery. The Project Applicant/Developer shall retain a qualified professional archaeologist, subject to approval by the lead agency, to evaluate the significance of the find and determine an appropriate course of action. If avoidance of the resource(s) is not feasible, salvage operation requirements pursuant to Section 15064.5 of the State CEQA Guidelines shall be followed. After the find has been appropriately avoided or mitigated, work in the area may resume.	City of Long Beach Planning	
GEOLOGY AND SOILS				
GEO-1	Before issuance of a grading permit for proposed development of the McDonald Trust parcels	The owner and project proponent of development of the McDonald Trust parcels shall be solely responsible for implementing this Mitigation Measure. Before issuance of a grading permit for proposed development of the McDonald Trust parcels, the City of Long Beach or the future Project applicant shall have a geotechnical investigation report (Investigation) conducted for the McDonald Trust parcels. The Investigation shall include sampling and testing of subsurface soil samples; a determination of suitability of site soils for supporting the proposed structure and other improvements; recommendations for grading, site preparation, and foundation design based on identified properties of subsurface site soils; a fault investigation including subsurface investigation in conformance with the Alquist-Priolo Earthquake Fault Zoning Act; a liquefaction analysis conforming with the Seismic Hazards Zoning Act; and analyses addressing other geologic hazards per the standard of care for a geotechnical investigation (e.g., expansive soils).	City of Long Beach Planning	

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Mitigation Measure No.	Timing	Measure	Responsible for Monitoring	Completion
		The Investigation report shall be sign-stamped by a California professional geologist or registered geotechnical engineer.		
GEO-2	Before issuance of a grading permit	After grading details are finalized and topographic information is available for the subject low-lying areas abutting the Artesia parcels, and before issuance of a grading permit by the City of Long Beach, the Project geotechnical engineer shall verify the magnitude of lateral displacement that could occur onsite. The geotechnical engineer shall prepare an addendum to the geotechnical investigation report for the Artesia parcels including any recommendations needed to minimize hazards from lateral displacement; and submit the addendum to City of Long Beach Development Services for review.	City of Long Beach Planning	
GEO-3	Prior to the issuance of any grading permit	<p>Prior to the issuance of any grading permit, the Project Applicant/Developer shall provide written evidence to the City of Long Beach that a qualified Paleontologist has been retained to observe grading activities and to salvage and catalog fossils as necessary. The Paleontologist shall be present at the pre-grade conference; shall establish procedures for paleontological resource surveillance; and shall establish, in cooperation with the Project Applicant/Developer, procedures for temporarily halting or redirecting work to permit sampling, identification, and evaluation of the fossils. If the paleontological resources are found to be significant, the Paleontologist shall determine appropriate actions to ensure proper exploration and/or salvage.</p> <p>Upon completion of grading and excavation activities, the paleontologist shall submit a monitoring report to the City. The report shall include the period of inspection; a catalog and analysis of the fossils found; and the present repository of the fossils.</p> <p>The Project Applicant/Developer shall be responsible for making arrangements for the preparation of excavated material to the point of identification. In addition, the Project Applicant/Developer shall offer excavated finds for curatorial purposes to the City of Long Beach on a first refusal basis. The Project Applicant/Developer shall also be responsible for paying curatorial fees. These actions, as well as final mitigation and disposition of the resources, shall be subject to approval by the City.</p>	City of Long Beach Planning	

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Mitigation Measure No.	Timing	Measure	Responsible for Monitoring	Completion
HAZARDS AND HAZARDOUS MATERIALS				
HAZ-1	Before issuance of a issuance of a building permit	Before issuance of a issuance of a building permit by the City of Long Beach, the applicant for the Artesia parcels shall have a qualified environmental professional prepare an RP outlining site remediation, engineering controls, future operation and monitoring (O&M) activities, and administrative controls to allow for commercial/industrial development of the site. Engineering controls reduce exposures of hazardous materials to future occupants; examples are vapor barriers and sub-slab venting systems. Administrative controls restrict future land uses and activities onsite to limit exposures to future occupants; for instance, land use covenants prohibiting residential, school, and day care uses.	City of Long Beach Planning	
HAZ-2	Before issuance of a Certificate of Occupancy	Before issuance of a Certificate of Occupancy by the City of Long Beach, the Owner or Developer of the McDonald Trust Parcels shall have a qualified environmental professional conduct a Phase I Environmental Site Assessment of the McDonald Trust parcels in accordance with American Society for Testing and Materials (ASTM) E1527-13 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process and 40 Code of Federal Regulations (CFR) Part 312 Standards and Practices for All Appropriate Inquiries.	City of Long Beach Planning	
HAZ-3	Before issuance of a Certificate of Occupancy	If the Phase I ESA required under Mitigation Measure HAZ-2 identifies recognized environmental conditions on or affecting the McDonald Trust parcels, then, before issuance of a Certificate of Occupancy by the City of Long Beach, the Owner or Developer of the McDonald Trust Parcels shall have a qualified environmental professional conduct a Phase II Environmental Site Assessment consisting of soil and soil vapor sampling and testing; in addition to groundwater sampling and testing, if recommended by the Phase I ESA; and a human health hazard assessment.	City of Long Beach Planning	
HAZ-4	Before issuance of a Certificate of Occupancy	If the Phase II ESA identifies contaminants in soil and/or soil vapor exceeding environmental screening levels for commercial use, then, before issuance of a Certificate of Occupancy by the City of Long Beach, the Owner or Developer of the McDonald Trust Parcels shall have a qualified environmental professional prepare and implement a RAP, a RAW or an RP specifying site remediation, engineering controls, future operation and monitoring (O&M) activities, and/or administrative controls to allow for commercial/industrial development of the site. For each contaminant the Response Plan shall specify how some combination of hazardous materials remediation, engineering controls, operation and monitoring (O&M) activities, and/or administrative controls would reduce exposures to Project construction workers and Project operational workers to below concentrations specified in regulatory action levels for each respective contaminant.	City of Long Beach Planning	

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Mitigation Measure No.	Timing	Measure	Responsible for Monitoring	Completion
HAZ-5	Before issuance of a Certificate of Occupancy	The City shall not issue a Certificate of Occupancy for development on the McDonald Trust parcels until any regulatory agency involved has issued a document approving that the RAP, the RAW or the RP, as the case may be, has been implemented in conformance with that agency's requirements (for instance, a No Further Action determination by the Department of Toxic Substances Control).	City of Long Beach Planning	
NOISE				
MM NOI-1	Before issuance of grading permits for proposed development of the Artesia parcels and McDonald Trust Parcels	<p>Prior to issuance of grading permits for proposed development of the Artesia parcels and the McDonald Trust parcels, the Project Applicant shall demonstrate that the contracts for the General Contractor and subcontractors, as appropriate, contain the following provisions:</p> <ol style="list-style-type: none"> 1. Noise-generating construction activities shall be limited to the hours specified in the Long Beach Municipal Code, Section 8.80.202. 2. Equipment and material staging areas and vehicle maintenance areas shall be located on the western portion of the site as far as practicable from sensitive receptors. 3. All construction equipment shall be equipped with manufacturer's specified or better mufflers. 4. Stationary construction equipment, such as generators, welders, and compressors, shall be oriented so that the loudest noise is directed away from sensitive receptors. 5. Residents within 300 feet of the Project site and the Los Cerritos School shall be notified of the planned construction and construction schedule at least two weeks prior to the start of construction. The notice shall provide a contact for submitting complaints about excessive construction noise. 	City of Long Beach Planning	
MM NOI-2	Prior to approval of plans through plan check for the Artesia parcels self-storage building	Prior to approval of plans through plan check for the Artesia parcels self-storage building, the Applicant shall provide evidence that the HVAC units noise complies with the requirements of Section 8.80.200 of the Long Beach Municipal Code.	City of Long Beach Planning	
MM NOI-3	Prior to approval of plans through plan check for the Artesia parcels carwash	Prior to approval of plans through plan check for the Artesia parcels carwash, the Applicant shall provide evidence that the carwash and mechanical room complies with the requirements of Section 8.80.160 of the Long Beach Municipal Code.	City of Long Beach Planning	
MM NOI-4	Prior to approval of plans through plan check for the McDonald Trust parcels warehouse	Prior to approval of plans through plan check for the McDonald Trust parcels warehouse, the Applicant shall post signs at the north truck parking area that limits truck idling to one truck at a time and idling time to less than five minutes. The Applicant shall also post signs at the north parking area requiring refrigerated trucks or other trucks with internal combustion auxiliary power systems to park in the truck parking area west of the warehouse. All sign locations shall be clearly shown on project plans.	City of Long Beach Planning	

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Mitigation Measure No.	Timing	Measure	Responsible for Monitoring	Completion
MM NOI-5	Prior to approval of plans through plan check for the McDonald Trust parcels self-storage building	Prior to approval of plans through plan check for the McDonald Trust parcels self-storage building, the Applicant shall provide evidence that the HVAC units noise complies with the requirements of Section 8.80.200 of the Long Beach Municipal Code.	City of Long Beach Planning	
TRIBAL CULTURAL RESOURCES				
TRIB CULT-1	During the construction phases that involve ground disturbing activities	The Project Applicant shall be required to retain and compensate for the services of a Tribal monitor/consultant who is both ancestrally affiliated with the project area and approved by the Gabrieleño Band of Mission Indians-Kizh Nation Tribal Government and is listed under the Native American Heritage Commission's (NAHC) Tribal Contact list for the area of the project location. This list is provided by the NAHC. A Native American monitor shall be retained by the Lead Agency or owner of the Project to be on site to monitor all project-related, ground-disturbing construction activities (i.e., boring, grading, excavation, potholing, trenching, etc.). A monitor associated with one of the NAHC recognized Tribal governments which have commented on the Project shall provide the Native American monitor. The monitor/consultant will only be present onsite during the construction phases that involve ground disturbing activities. Ground disturbing activities are defined by the Gabrieleño Band of Mission Indians-Kizh Nation as activities that may include, but are not limited to, pavement removal, pot-holing or auguring, grubbing, tree removals, boring, grading, excavation, drilling, and trenching, within the project area. The Tribal Monitor/consultant will complete daily monitoring logs that will provide descriptions of the day's activities, including construction activities, locations, soil, and any cultural materials identified. The onsite monitoring shall end when the project site grading and excavation activities are completed, or when the Tribal Representatives and monitor/consultant have indicated that the site has a low potential for impacting Tribal Cultural Resources.	City of Long Beach Planning	
TRIB CULT-2	Upon discovery of any tribal cultural or archaeological resources	Upon discovery of any tribal cultural or archaeological resources, cease construction activities in the immediate vicinity of the find until the find can be assessed. All tribal cultural and archaeological resources unearthed by project construction activities shall be evaluated by the qualified archaeologist and tribal monitor/consultant. If the resources are Native American in origin, the Gabrieleño Band of Mission Indians—Kizh Nation shall coordinate with the landowner regarding treatment and curation of these resources. Typically, the Tribe will request preservation in place or recovery for educational purposes. Work may continue on other parts of the Project while evaluation and, if necessary, additional protective mitigation takes place (CEQA Guidelines Section 15064.5 [f]). If a resource is determined by the qualified archaeologist to constitute a "historical resource" or "unique archaeological resource", time allotment and funding sufficient to allow for implementation of avoidance measures, or appropriate mitigation, must be available. The treatment plan established for the resources shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources.		

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Mitigation Measure No.	Timing	Measure	Responsible for Monitoring	Completion
TRIB CULT-3	Upon discovery of any tribal cultural or archaeological resources	Public Resources Code Sections 21083.2(b) for unique archaeological resources. Preservation in place (i.e., avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. All Tribal Cultural Resources shall be returned to the Tribe. Any historic archaeological material that is not Native American in origin shall be curated at a public, non profit institution with a research interest in the materials, if such an institution agrees to accept the material. If no institution accepts the archaeological material, they shall be offered to the Tribe or a local school or historical society in the area for educational purposes.	City of Long Beach Planning	
TRIB CULT-4	Upon discovery of human remains	Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in PRC 5097.98, are also to be treated according to this statute. Health and Safety Code 7050.5 dictates that any discoveries of human skeletal material shall be immediately reported to the County Coroner and excavation halted until the coroner has determined the nature of the remains. If the coroner recognizes the human remains to be those of a Native American or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the NAHC and PRC 5097.98 shall be followed.	County Coroner	
TRIB CULT-5	Upon discovery of human remains	<p>Upon discovery of human remains, the tribal and/or archaeological monitor/consultant/consultant will immediately divert work at minimum of 150 feet and place an exclusion zone around the discovery location. The monitor/consultant(s) will then notify the Tribe, the qualified lead archaeologist, and the construction manager who will call the coroner. Work will continue to be diverted while the coroner determines whether the remains are human and subsequently Native American. The discovery is to be kept confidential and secure to prevent any further disturbance. If the finds are determined to be Native American, the coroner will notify the NAHC as mandated by state law who will then appoint a Most Likely Descendent (MLD).</p> <ul style="list-style-type: none"> • If the Gabrieleno Band of Mission Indians—Kizh Nation is designated MLD, the Koo-nas-gna Burial Policy shall be implemented. To the Tribe, the term “human remains” encompasses more than human bones. In ancient as well as historic times, Tribal Traditions included, but were not limited to, the preparation of the soil for burial, the burial of funerary objects with the deceased, and the ceremonial burning of human remains. The prepared soil and cremation soils are to be treated in the same manner as bone fragments that remain intact. Associated funerary objects are objects that, as part of the death rite or ceremony of a culture, are reasonably believed to have been placed with individual human remains either at the time of death or later; other items made exclusively for burial purposes or to contain human remains can also be considered as associated funerary objects. 	County Coroner	

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Mitigation Measure No.	Timing	Measure	Responsible for Monitoring	Completion
		<ul style="list-style-type: none"> <li data-bbox="674 326 1562 927"> <p>• Prior to the continuation of ground disturbing activities, the landowner shall arrange a designated site location within the footprint of the Project for the respectful reburial of the human remains and/or ceremonial objects. In the case where discovered human remains cannot be fully documented and recovered on the same day, the remains will be covered with muslin cloth and a steel plate that can be moved by heavy equipment placed over the excavation opening to protect the remains. If this type of steel plate is not available, a 24-hour guard should be posted outside of working hours. The Tribe will make every effort to recommend diverting the Project and keeping the remains in situ and protected. If the Project cannot be diverted, it may be determined that burials will be removed. The Tribe will work closely with the qualified archaeologist to ensure that the excavation is treated carefully, ethically, and respectfully. If data recovery is approved by the Tribe, documentation shall be taken which includes at a minimum detailed descriptive notes and sketches. Additional types of documentation shall be approved by the Tribe for data recovery purposes. Cremations will either be removed in bulk or by means as necessary to ensure completely recovery of all material. If the discovery of human remains includes four or more burials, the location is considered a cemetery and a separate treatment plan shall be created. Once complete, a final report of all activities is to be submitted to the Tribe and the NAHC. The Tribe does NOT authorize any scientific study or the utilization of any invasive and/or destructive diagnostics on human remains.</p> <p>Each occurrence of human remains and associated funerary objects will be stored using opaque cloth bags. All human remains, funerary objects, sacred objects and objects of cultural patrimony will be removed to a secure container on site if possible. These items should be retained and reburied within six months of recovery. The site of reburial/repatriation shall be on the project site but at a location agreed upon between the Tribe and the landowner at a site to be protected in perpetuity. There shall be no publicity regarding any cultural materials recovered.</p> <li data-bbox="674 1166 1562 1409"> <p>• Archaeological and Native American monitoring and excavation during construction projects will be consistent with current professional standards. All feasible care to avoid any unnecessary disturbance, physical modification, or separation of human remains and associated funerary objects shall be taken. Principal personnel must meet the Secretary of Interior standards for archaeology and have a minimum of 10 years of experience as a principal investigator working with Native American archaeological sites in southern California. The Qualified Archaeologist shall ensure that all other personnel are appropriately trained and qualified.</p> 		



ATTACHMENT B

Date: March 31, 2020
To: Anthony Lopez, Commander, North Division
From: Mario Olloque, Patrol Officer, North Division
Subject: **CPTED: 3701 N. Pacific Place, Application number 2002-16 (CSPR20-001)**

This memorandum is in response to a Crime Prevention Through Environmental Design (CPTED) site assessment for 3701 N. Pacific Place. The Long Beach Police Department has made the following recommendations for public safety, and crime prevention for 3701 N. Pacific Place.

Location

The project for 3701 N. Pacific Place is for the construction of a 152,745 square foot, 3- story self-storage facility, in conjunction with a 2,153 square foot car wash and RV parking lot.

I. Lighting- Used for illumination of human activity and security

- Parking lots, pedestrian walkways and building entryways should have adequate levels of illumination to conform to Illuminating Engineering Society (IES) standards.
- Use of LED lights for exterior lighting.
- Automatic devices like photocells should control exterior lighting.
- All switches, breakers and electrical panels that control lighting, should be inaccessible to the public.
- Night exterior motion-detection lights should be installed to detect the presence of intruders.
- Group re-lamping should be the common practice for exterior lighting.
- Luminance uniformity should be used to avoid pools of darkness
- Apply vandal resistant housing for all exterior lighting.
- Wall pack LED lights should be placed on each side of the building and above exterior doors.
- Lighting should clearly illuminate the buildings' address.
- All light fixtures should be the type with proper housing to avoid glare and night sky glow.
- Corridors should be well illuminated.
- Recessed lighting is recommended for hallways.
- Security associated signs should be illuminated and/or reflective.
- Perimeter lighting around the fencing should exist to deter unwelcome subjects from congregating.

II. General Items

- An address should be clearly posted on the main building and should be clearly visible from the street.
- External access to the parking area should be restricted to a limited number of controlled entrances.
- Trees, fences, flagpoles, dumpsters, etc., should be kept at a distance from building to prevent climbing to upper floors and window.
- All outbuildings, storage sheds, mechanical, electrical, HVAC or other equipment should be adequately secured.
- Electrical, water, and gas service disconnect valves should be equipped with locking devices.
- Use of Territorial Reinforcement strategies to help differentiate transition zones, which identifies and separates private, semi-private and public spaces.
- Wayfinding signage to pedestrian scale should be posted throughout the site.

III. Landscaping- Defines territory, controls access and creates ownership.

- All landscaping should follow the CPTED standard 2ft by 6ft rule, with bushes not to exceed two feet in height and tree canopies a minimum 6ft off the ground.
- Trees in planters or pots at the front of the location should not completely obstruct windows.
- Care should be taken in the selection and placement of landscape to prevent the creation of hiding places near entries and exits.
- Ensure landscaping does not block lighting fixtures or visibility to and from windows and doors.
- Tree canopies should not interfere with or block lighting along sidewalks or in the parking lot.

IV. Parking Lot

- Easy to read and well-maintained directional signage in the parking lot should be present.
- Designated pedestrian walkways between vehicle parking areas should enhance natural surveillance.
- The parking lot should promote natural surveillance from nearby buildings.
- All pedestrian walkways/crosswalks should be properly striped and clearly signed.
- Signage and posted rules should be located near the entrance indicating who can use the parking facility and when they are allowed to do so.

- Speed bumps or other traffic calming methods should be used to refute high speed driving.
- Crime prevention signs should be posted within the parking lot.
- Parking lot lighting should be uniform without glare or pools of darkness.
- A documented, verifiable system for regularly inspecting exterior light fixtures should be employed.
- Exterior light fixtures in the parking lot should be periodically cleaned.
- Lighting standards should be adhered to, per local and state regulations.
- Exterior lighting should be numbered for reporting purposes.
- Video surveillance and warning signage should be employed in all parking lots.
- Parking lot lighting should be controlled by a photoelectric cell.

V. Graffiti Deterrent

- Plant a landscape buffer with low growing shrubs and trees with lacey foliage along the street frontage and partially screen the walls.
- Utilize graffiti resistant paint on the outside building surfaces which are not covered by brick or stone veneer.

VI. Maintenance- Allows for the continued use of space for it's intended purpose. Serves as an additional expression of ownership. Prevents reduction of visibility from landscaping overgrowth and obstructed or inoperative lighting.

- Timely repair of vandalized, worn or damaged features.
- Proper trimming of plant growth and landscaping on a regularly maintained schedule.
- Cleanliness of buildings and sidewalks.
- Maintain parking areas to a high standard.
- Removal and replacing of old worn out and broken signage.
- Group re-lamping should be common practice for exterior lighting and a formal maintenance plan should be adhered to.

VII. Gates/ Fencing

- Maintain security fencing at an appropriate and lawful height to prevent unauthorized access into the property.
- Ensure proper lighting around vehicle and pedestrian gates.
- Use of manual or mechanical gates to prevent unauthorized vehicles from entering the property should be considered.

VIII. Camera Locations

- Installed inside the building, facing all entrances and exits.
- Install cameras along the building's perimeter and parking lots.
- Recommended camera system specifications can be found at: <http://www.longbeach.gov/police/media-library/documents/crime-info/lbcop---community-camera-partnership/recommended-camera-system-specs-handout/>
- Register cameras with the Long Beach Police Department's Community Camera Partnership program. Additional Information is available at: <http://www.longbeach.gov/police/crime-info/lbcop-community-camera-partnership/>

For questions about these specifications, or assistance with design/placement of surveillance systems, please contact lbcop@longbeach.gov.

If you require further information or need clarification, please contact Officer Mario Olloque at mario.olloque@longbeach.gov

CPTED Disclaimer

This security survey has been conducted by a Long Beach Department Patrol Officer, who has completed training at the National Institute of Crime Prevention. The information contained herein is based on guidelines set by the National Institute of Crime Prevention and the observations of the Officer conducting the survey. This survey is intended to assist in improving the overall level of security only. It is not intended to imply the existing security measures are inadequate, or the proposed security measures are absolute or perfect.

All new construction or retrofits should comply with existing building codes, zoning laws and fire codes. Prior to installation or modifications, the proper licenses and variances should be obtained, and inspections should be conducted by the appropriate agency.

State Statute

This assessment contains sensitive sit specific information. Precautions should be taken to ensure all contents are stored and/or destroyed in a manner that prevents unauthorized access.

California Government Code 6250-6270.5

- Prohibits disclosure of sensitive information that would potentially disclose security related vulnerabilities to the general public, of a given location/facility.

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