

CONDITIONS OF APPROVAL
Site Plan Review (SPR17-022)
2300 Redondo Ave./3200 E. Burnett St./3600 E. Burnett St.
Application No. 1703-08
February 15, 2018

(See also conditions of approval for Tentative Parcel Map TPM17-002)

Special Conditions:

1. The following approvals are granted for this project:
 - a. Adoption of Initial Study/Mitigated Negative Declaration IS/MND-06-17 (SCH #2017121033).
 - b. Site Plan Review approval for construction of three new light industrial buildings totaling approximately 425,000 sq. ft. of gross floor area, consisting of 205,530 sq. ft. at 2300 Redondo Ave. (Building 1), 113,800 sq. ft. at 3200 E. Burnett St. (Building 2), and 104,720 sq. ft. at 3600 E. Burnett St. (Building 3)
2. These approvals, and all rights and privileges associated herewith, shall be invalid, null, and void unless the City Council adopts a Zone Change as described above, and a Zoning Code Amendment establishing Subarea 4 of PD-7 and the relevant use regulations and development standards appurtenant thereto, within two (2) years of the date of final action on this approval. In the event that the City Council does not take said actions within the two-year period, then these approvals shall be null and void, unless prior to expiration of the two-year period, the developer receives approval of a Time Extension request pursuant to Section 21.21.406 of the Zoning Regulations.
3. Prior to issuance of a building permit, the developer shall revise plans to provide for all Transportation Demand Management items as required for the project by Table 25-1 of the Zoning Regulations, and as more specifically prescribed in Chapter 21.64, to the satisfaction of the Director of Development Services. These include the following:
 - a. Transportation Information Area(s),
 - b. Preferential carpool/vanpool parking,
 - c. Parking designed to admit vanpools,
 - d. Bicycle parking,
 - e. Carpool/vanpool loading zones,
 - f. Efficient pedestrian access,
 - g. Bus stop improvements, and
 - h. Safe bike access from street to bike parking.These TDM items shall be completed to the satisfaction of the Director of Development Services prior to the issuance of a Certificate of Occupancy for any one of the three main buildings included in this approval.

4. 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 adjacent residential districts. Said modifications (if any) and approval shall be binding upon all hauling activities and construction truck trips by the developer.
5. No access to the project site shall be allowed from the alley to the east, or 23rd St., either during the construction phase or during normal business operations after construction.
6. 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.
7. The project shall be developed in substantial conformance with the plans presented to the Planning Commission on February 15, 2018. Each structure shall be designed and constructed as depicted on these plans, maintaining the same architectural style, quality of materials, and consistency of design. 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.
8. The developer shall provide a sample of all final exterior finish and architectural materials and colors selected for construction for review by the Director of Development Services, prior to issuance of a building permit for new construction. If these materials are found to be below the standards approved in concept, the developer remedy the deficiency by revising plans to include exterior finish and architectural materials and colors to the satisfaction of the Director of Development Services.
9. The architectural design of all buildings shall be harmonious and complementary, and in conformance with the design requirements and guidelines of the PD-7 ordinance. The architectural style and materials shall not be changed between buildings or between phases of construction; except as provided by these conditions of approval.

10. The developer shall provide for a twelve-foot-tall (12'-0") CMU block or concrete wall for the full length of eastern property line(s) of the entire project site adjacent to the alley. A property line wall plan shall be submitted for review to the Director of Development Services for review prior to issuance of a permit for said wall. This wall shall include pilasters, patterns, relief or textured surfaces, or other appropriate architectural treatments to avoid a monotonous or monolithic structure, to the satisfaction of the Director of Development Services. The wall shall be joined and attached to the USPS property line wall on the northern edge of 23rd St., and to the California National Guard facility perimeter fence at the southeastern corner of the site, in an appropriate fashion, with no spaces or gaps in between. Construction documents (CDs) shall make note of the timing for the modification or removal of the existing alley-adjacent wall and construction of the new or modified wall, with the intent of exposing the adjacent residential neighborhood to the shortest possible period of construction noise with no wall (or a partially demolished or incomplete wall) in place.
11. The existing CMU block wall on the southerly property line of the project site, abutting the California National Guard facility, shall be repaired, rehabilitated, treated, and finished as necessary to conform to and complement the architectural style and design elements of the project buildings and the eastern property line wall in the above condition, to the satisfaction of the Director of Development Services. The southerly property line wall also shall be joined and attached to the eastern property line wall in an appropriate fashion, with no spaces or gaps in between. The developer shall work with and obtain the cooperation of the California National Guard as necessary to carry out this condition.
12. 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.
13. All forms of barbed wire and razor wire shall be prohibited on the site.
14. Any street lights, parking lot 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.

15. 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 and the applicable standards of the PD-7 ordinance.
16. All exterior on-site newsstands and racks (including free publications, classifieds, etc.), vending machines, donation bins, and publicly-accessible telephones shall be prohibited, and any existing ones shall be removed.

Public Works Conditions

17. The developer shall provide for the following to the satisfaction of the Director of Public Works:

General Requirements

- a. The final map shall be based upon criteria established by the California Subdivision Map Act and Title 20 of the Long Beach Municipal Code.
- b. Prior to final map approval, the Developer shall obtain utility clearance letters for any public entity or public utility holding any interest in the subdivision as required by the Subdivision Map Act.
- c. All required off-site improvements and facilities required by the Department of Public Works not in place and accepted prior to final map approval must be guaranteed by an instrument of credit or bond to the satisfaction of the Director of Public Works.
- d. Prior to the start of any on-site/off-site construction, the Developer shall submit a construction plan for pedestrian protection, street lane closures, construction staging, shoring excavations and the routing of construction vehicles (excavation or import hauling, concrete and other deliveries, etc.).
- e. The Developer proposes new refuse and recycling receptacle locations within the improved project site. All refuse and recycling receptacles shall be subject to the standards and requirement of Long Beach Municipal Code Chapter 8.60.
- f. Doors and/or gates shall not swing or project into the public right-of-way. All door openings swinging into public rights-of-way shall be eliminated, to the satisfaction of the Director of Public Works.

Public Right-of-Way

- g. The Developer shall construct all off-site improvements needed to provide full ADA accessibility compliance within the adjacent public right-of-way to the satisfaction of the Director of Public Works. If a dedication of additional right-of-way is necessary to satisfy ADA requirements, the right-of-way dedication way shall be provided.

- h. The Developer shall dedicate and improve 10 feet for right-of-way purposes along Redondo Avenue adjacent to the project site, relocating all existing facilities as necessary to accommodate for the right-of-way widening.
- i. The Developer shall dedicate and improve 12 feet of sidewalk width at the intersection of Redondo Avenue and East Burnett Street, adjacent to the bus stop.
- j. The Developer shall relocate or provide easements to the City of Long Beach for all existing public utility facilities within the private property to the satisfaction of the City Department or public agency with interest. All easements shall show on the subdivision map.
- k. Unless approved by the Director of Public Works, easements shall not be granted to third parties within areas proposed to be granted, dedicated, or offered for dedication to the City of Long Beach for public streets, alleys, utility or other public purposes until the final map is filed with the County Recorder. If easements are granted after the date of tentative map approval and prior to final map recordation, a notice of subordination must be executed by the third-party easement holder prior to the filing of the final map.

Engineering Bureau

- l. The Developer shall provide a 50-foot wide right-of-way for Redondo Avenue east of the existing centerline. The Developer shall maintain the existing curb alignment (~37' travel width) along Redondo Avenue east of the centerline, demolishing and reconstructing the concrete sidewalk (~6' to 7' wide curb adjacent), curb, curb gutter as required to add/remove driveways for the proposed improvements. The bus stop will be enhanced with a 12-foot wide Portland cement concrete sidewalk. The Developer shall provide for or relocate all street fixtures, including traffic signals required in connection with the street improvements.
- m. 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. Any such off-site improvements found damaged by the construction activities of the on-site improvements and along the truck route shall be repaired or replaced by the Developer to the satisfaction of the Director of Public Works..
- n. The Developer shall remove unused driveways and replace with full-height curb, curb gutter and sidewalk to the satisfaction of the Director of Public Works. Sidewalk improvements shall be constructed with Portland cement concrete. The size and configuration of all proposed driveways serving the project site shall be subject to review and approval of the City Traffic Engineer. Contact the Traffic and Transportation Bureau at (562) 570-6331 to request additional information regarding driveway construction requirements.

- o. The Developer shall eliminate the proposed 30-foot driveway, adjacent to the 40-foot driveway along East Burnett Street, and replace with full-height curb, curb gutter, and sidewalk to the satisfaction of the Director of Public Works.
- p. The Developer shall construct all proposed driveways servicing the project site to meet full ADA accessibility compliance, to the satisfaction of the Director of Public Works. Sidewalk improvements shall be constructed with Portland cement concrete. If a dedication of additional right-of-way is needed, the Developer shall provide for it.
- q. The Developer shall provide for the resetting to grade of existing manholes, pull boxes, and meters in conjunction with the required off-site improvements to the satisfaction of the Director of Public Works.
- r. The Developer shall check with the Long Beach Water Department at (562) 570-2300 and the Gas and Oil Department at (562) 570-2030 for scheduled main replacement work prior to submitting improvement plans to the Department of Public Works.
- s. The Developer shall reconstruct the sidewalk paving along East Burnett Street adjacent to the project site. Sidewalk improvements shall be constructed with Portland cement concrete to the satisfaction of the Director of Public Works.
- t. The Developer shall provide for new ground cover and irrigation system on East Burnett Street adjacent to the project site per Section 21.42.050 of the Long Beach Municipal Code. The Developer and/or successors shall privately maintain all street trees, landscaping and sprinkler systems required in connection with this project.
- u. The Developer shall provide for new tree wells, street trees with root barriers, and irrigation along Redondo Avenue, adjacent to the project site, per Section 21.42.050 of the Long Beach Municipal Code. The Developer and/or successors shall privately maintain all street trees, landscaping and sprinkler systems required in connection with this project.
- v. The Developer shall contact the Street Tree Division of the Department of Public Works, at (562) 570-2770, prior to beginning the tree planting, landscaping, and irrigation system work required in connection with this project. The Street Tree Division will assist with the size, type and manner in which the street trees are to be installed.
- w. All rough grading shall be completed prior to the approval of the final map. No cross-lot drainage will be permitted. Existing cross-lot drainage problems shall be corrected to the satisfaction of the Director of Public Works.

- x. The Developer shall submit grading and related storm drain plans with hydrology and hydraulic calculations showing building elevations and drainage pattern and slopes for review and approval by the Director of Planning and Building Services, and the Director of Public Works prior to approval of the final map.
- y. The Developer shall relocate or resolve all issues relating to the existing United States Postal Service private storm drain systems within the vicinity of the proposed new buildings; and/or provide for the construction of new storm drain lines outside the footprint of the buildings. Any connections to the County storm drain system shall be per the requirement of the County of Los Angeles Department of Public Works, or the agency(s) with interest. An excavation permit issued by the Department of Public Works is required for all excavation work in the public right-of-way. Contact Construction Services for information about excavation permits at (310) 570-6530. Proposed storm drain lines and/or systems must be reviewed, approved, and accepted for operations by the County of Los Angeles Department of Public Works, call (626) 458-4921 to initiate plan review. The Developer shall also provide said plans to the Director of Public Works for review prior to approval of the final map.
- z. All work within the public right-of-way must be performed by a contractor holding a valid State of California Contractor's License and City of Long Beach Business License, sufficient to qualify the contractor to do work. The Contractor shall have on file with the City Engineer a Certificate of General Liability insurance, and endorsement evidencing minimum City of Long Beach limits of required general liability insurance.
- aa. Public improvements shall be constructed in accordance with plans reviewed and approved by Public Works. Detailed off-site improvement plans shall be prepared by a licensed Civil Engineer, stamped, signed and submitted to the Department of Public Works for approval.
- bb. 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 to the Department of Public Works.
- cc. 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 applicant 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 Bureau

- dd. A traffic impact analysis must be prepared for this project, under the supervision and approval of a registered Traffic Engineer in the State of California (Engineer's stamp required). Any conditions generated by the analysis shall be made a part of these conditions.
- ee. The Developer is to modify and upgrade the existing traffic signal at the intersection of Redondo Avenue and East Burnett Street, to include pedestrian countdown equipment for all intersection approach paths to the satisfaction of the City Traffic Engineer.
- ff. The Developer shall be responsible to improve certain traffic signal related equipment to current CA MUTCD and/or City of Long Beach Standards. The traffic signal related equipment shall be within signalized intersections that are directly impacted by the Developer's project. If not existing, the Traffic Signal related equipment shall include, but may not be limited to the following:
 - i. All 8" Traffic Signal indications shall be updated to 12" LED units.
 - ii. Vehicular detection shall be installed on all approaches to the signalized intersection. This may include presence, mid or advance detection per City direction. Options will include standard Type E loops or video detection.
 - iii. All pedestrian indications shall be upgraded to LED Countdown Modules within all pedestrian crossings.
 - iv. All pedestrian push buttons shall be upgraded to the most current City Standard.
 - v. All signalized intersections will require the installation of Emergency Vehicle Pre-Emption (EVPE) equipment. The equipment and installation must be completed per the most current City Standard.
 - vi. Because of the fact that so many City of Long Beach traffic signals operate and share coordinated signal timing plans, the developer shall install a GPS Module at all traffic signals that are directly impacted by their project. The GPS Modules create accurate time-based communications between nearby traffic signals.
 - vii. The developer may be asked to update the traffic signal controller located in the traffic signal cabinet. At the discretion of the City Traffic Engineer, it may be decided that the existing traffic signal controller does not have the capability to handle the complexities of new traffic patterns that are directly related to the Developer's project. In such cases, the developer will be asked to install a new traffic signal controller based on the most current City Standard.

- gg. There is a high volume Long Beach Transit bus stop on Redondo Avenue adjacent to the development site. The Developer is encouraged to incorporate enhancements to improve the bus stop into this project. Amenities such as a roof overhang for additional shelter and architectural seating for bus patrons should be integrated into the project. Enhanced sidewalk paving should be provided for the bus stop per Long Beach Transit standards. The Developer shall collaborate with Long Beach Transit and the City's Public Works Department to take advantage of this opportunity.
- hh. The Developer shall contact Long Beach Transit prior to the commencement of work to coordinate design and construction issues and to ensure that construction does not interfere with transit bus operations at the existing bus stop on Redondo Avenue. Contact Shirley Hsiao, Manager of Service Development Planning, at (562) 591-8753.
- ii. The Developer shall salvage and reinstall all traffic signs that require temporary removal to accommodate new construction within the public right-of-way. All traffic signs shall be reinstalled to the satisfaction of the City Traffic Engineer.
- jj. The Developer shall replace all traffic signs and mounting poles damaged or misplaced as result of construction activities to the satisfaction of the City Traffic Engineer.
- kk. The Developer shall repaint all traffic markings obliterated or defaced by construction activities to the satisfaction of the City Traffic Engineer.
- ll. The Developer shall contact the Traffic & Transportation Bureau, at (562) 570-6331, to modify the existing curb marking zones, adjacent to the project site.
- mm. The Developer shall provide for red curb marking adjacent to the project site, from the curb ramp at the intersection of Redondo Avenue and East Burnett Street, to the westerly prolongation of the first 30-foot driveway servicing the project site on East Burnett Street. Modification to the existing curb marking zones shall be made to the satisfaction of the City Traffic Engineer.
- nn. All traffic control device installations, including pavement markings within the private parking lot, shall be installed in accordance with the provisions of the Manual On Uniform Traffic Control Devices (MUTCD), 2012 or current edition (i.e., white parking stalls, stop signs, entry treatment signage, handicapped signage, etc.).

Long Term Maintenance

- oo. The Developer and successors shall be responsible for the maintenance of the site drainage system and for the operation and maintenance of the private sewer connection to the public sewer in the abutting public right-of-way, and for the maintenance of the sidewalk, parkway, street trees and other landscaping, including irrigation, within and along the adjacent public right-of-way. Such responsibilities shall be enumerated and specified in the project "Conditions, Covenants and Restrictions", and a recorded copy of said document shall be provided to the Director of Public Works.

IS/MND Mitigation Measures

- 18. The developer shall provide for compliance with the following mitigation measures, as set forth in the Initial Study/Mitigated Negative Declaration prepared for the project (IS/MND-06-17), as follows:

a. Aesthetics

- 1) **Mitigation Measure AES-1:** Construction equipment staging areas shall be located, to the greatest extent feasible, away from nearby existing sensitive viewers (e.g., resident, pedestrians/bicyclists, and motorists), and shall utilize appropriate screening (i.e., temporary fencing with opaque material) to shield public views of construction equipment and material. Prior to issuance of a grading permit, the City of Long Beach City Engineer shall verify that staging locations are identified on final grading/development plans and that appropriate perimeter screening is included as a construction specification.
- 2) **Mitigation Measure AES-2:** The project applicant shall ensure that any exterior lighting does not spill over onto any adjacent properties. Prior to issuance of any building permit, the project applicant shall prepare and submit an Outdoor Lighting Plan to the City of Long Beach Development Services Department, for review and approval, that includes a foot-candle map illustrating the amount of light from the proposed project at adjacent light sensitive receptors. All exterior light fixtures shall be shielded or directed away from adjoining uses. The plan shall demonstrate consistency with Long Beach Business Center PD-7 lighting standards.

b. Air Quality

- 1) **Mitigation Measure AQ-1:** Prior to ground disturbance associated with the project, the City of Long Beach shall confirm that the Grading Plan, Building Plans, and specifications stipulate that, in compliance with SCAQMD Rule 403, excessive fugitive dust emissions shall be controlled by regular watering or other dust prevention measures, as specified in the SCAQMD's Rules and Regulations. In addition, SCAQMD Rule 402 requires implementation of dust suppression

techniques to prevent fugitive dust from creating a nuisance off-site. Implementation of the following measures would reduce short-term fugitive dust impacts on nearby sensitive receptors:

- i. All active portions of the construction site shall be watered every three hours during daily construction activities when dust is observed migrating from the project site to prevent excessive amounts of dust;
 - ii. Apply non-toxic soil stabilizers on all unpaved access roads, parking areas, and staging areas to reduce the need for watering after dust is observed to be migrating from the site. More frequent watering shall occur if dust is observed migrating from the site during site disturbance;
 - iii. Any on-site stockpiles of debris, dirt, or other dusty material shall be enclosed, covered, or watered twice daily, or non-toxic soil binders shall be applied;
 - iv. All grading and excavation operations shall be suspended when wind speeds exceed 25 miles per hour;
 - v. Disturbed areas shall be replaced with ground cover or paved immediately after construction is completed in the affected area;
 - vi. Track-out devices such as gravel bed track-out aprons (3 inches deep, 25 feet long, 12 feet wide per lane and edged by rock berm or row of stakes) shall be installed to reduce mud/dirt track-out from unpaved truck exit routes. Alternatively, a wheel washer shall be used at truck exit routes;
 - vii. On-site vehicle speed shall be limited to 15 miles per hour;
 - viii. All material transported off-site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust prior to departing the job site; and
 - ix. Trucks associated with soil-hauling activities shall avoid residential streets and utilize City-designated truck routes to the extent feasible.
- 2) **Mitigation Measure AQ-2:** Prior to the issuance of a Certificate of Occupancy, the project applicant shall provide a plan to the City of Long Beach City Engineer illustrating a program for compliance with the following measures:
- i. During project operations, the project applicant shall limit the number of diesel-fueled trucks accessing the project site to a maximum of 290 trucks per day if the truck fleet is wholly or partially older than the United States Environmental Protection Agency (U.S. EPA)/California Air Resources Board

(CARB) truck engine standards for the 2010 model year. Alternatively, the project applicant shall ensure that all diesel-fueled trucks accessing the project site meet the U.S. EPA/CARB truck engine standards for the 2010 model year or better. This requirement shall be documented within project plans and specifications and verified by the City of Long Beach prior to Site Plan Review.

- ii. Prohibit all vehicles from idling in excess of five minutes, both on- and off-site. Additionally, signs shall be posted informing truck drivers about the CARB diesel idling regulations and the health effects of diesel particulate matter.
 - iii. Post signs on the interior and exterior of the project site near the gates, requiring the following:
 - A) Truck drivers shall turn off engines when not in use;
 - B) Trucks shall not idle for more than five minutes; and
 - C) Telephone numbers of the California Air Resources Board to report violations.
- 3) **Mitigation Measure AQ-3:** During project operations, the project applicant shall ensure on-site off-road equipment (e.g., forklifts, yard trucks/hostlers, etc.) are electrically powered. This requirement shall be documented within project plans and specifications and verified by the City of Long Beach prior to Site Plan Review.

c. **Biological Resources**

- 1) **Mitigation Measure BIO-1:** If ground-disturbing activities or removal of any trees, shrubs, or any other potential nesting habitat are scheduled within the avian nesting season (nesting season generally extend from February 1–August 31), a pre-construction clearance survey for nesting birds shall be conducted within 3 days prior to any ground disturbing activities. The biologist conducting the clearance survey shall document the negative results if no active bird nests are observed on the project site during the clearance survey with a brief letter report indicating that no impacts to active bird nests would occur before construction can proceed. If an active avian nest is discovered during the pre-construction clearance survey, construction activities shall stay outside of a 300-foot buffer around the active nest. For raptor species, this buffer shall be 500 feet. A biological monitor shall be present to delineate the boundaries of the buffer area and to monitor the active nest to ensure that nesting behavior is not adversely affected by the construction activity. Results of the preconstruction survey and any subsequent monitoring shall be provided to the California Department of Fish and Wildlife (CDFW) and other appropriate agency.

d. Cultural Resources

- 1) **Mitigation Measure CUL-1:** Prior to initiation of any building demolition activities on the project site, the construction contractor shall ensure that the existing dedication plaque currently located on the United States Postal Service (USPS) facility be removed and donated to the Long Beach Historical Society for curation. This requirement shall be denoted within project plans and specifications, and subject to verification by the City of Long Beach City Engineer.
- 2) **Mitigation Measure CUL-2:** If evidence of subsurface cultural resources is found during excavation and other ground-breaking activities, all work within 50 feet of the discovery shall cease and the construction contractor shall contact the City of Long Beach Development Services Department. With direction from the Development Services Department, an archaeologist certified by the County of Los Angeles shall be retained to evaluate the discovery prior to resuming grading in the immediate vicinity of the find. If warranted, the archaeologist shall develop a plan of mitigation which may include, but shall not be limited, to, salvage excavation, laboratory analysis and processing, research, curation of the find in a local museum or repository, and preparation of a report summarizing the find.
- 3) **Mitigation Measure CUL-3:** If evidence of subsurface paleontological resources is found during excavation and other ground-breaking activities, all work within 50 feet of the discovery shall cease and the construction contractor shall contact the City of Long Beach Development Services Department. With direction from the Development Services Department, a paleontologist certified by the County of Los Angeles shall evaluate the find. If warranted, the paleontologist shall prepare and complete a standard Paleontological Resources Mitigation Program for the salvage and curation of identified resources.

e. Geology & Soils

- 1) **Mitigation Measure GEO-1:** Prior to the initiation of construction, the project applicant shall prepare a site-specific geotechnical/soils report which addresses structural and geotechnical conditions at the project site that shall be subject to review and approval by the City of Long Beach City Engineer. The geotechnical report shall address soil stability, including liquefaction, and shall address potential impacts during earthquakes. Additionally, the City of Long Beach City Engineer shall ensure that all improvements conform to existing building requirements of the California Building Code (CBC) in order to minimize the potential for damage and major injury during a seismic event. The geotechnical/soils report shall include specific

design measures, which are based on the determination of Site Classification and Seismic Design Categories, specific to the project site. Moreover, design and construction of the proposed project shall comply with existing City standards, including Chapter 18.68 (Earthquake Hazard Regulations) of Title 18 (Buildings and Construction), of the Long Beach Municipal Code (LBMC).

f. Hazards and Hazardous Materials.

- 1) **Mitigation Measure HAZ-1:** Prior to demolition activities, the construction contractor shall retain a licensed abatement contractor registered in the State of California and certified in accordance with the South Coast Air Quality Management District (SCAQMD) Rule 1403, to perform asbestos-related activities. The abatement of asbestos shall be completed by the project applicant, as overseen by the licensed abatement contractor, prior to any activities that would disturb ACMs, including existing flooring materials identified in the Asbestos Survey Report and Inspection for Pre-Demolition Hazardous Materials, dated January 4, 2017. If additional materials are discovered during demolition of the building(s) and laboratory analysis of samples of those materials was not performed, samples shall be collected and analyzed prior to removal or disturbance of the materials. Applicable laws and regulations shall be followed, including those provisions requiring notification, of contractors who may contact the asbestos-containing materials, of the location of these materials. Contractors performing asbestos abatement activities shall provide evidence of abatement activities to the City of Long Beach City Engineer.
- 2) **Mitigation Measure HAZ-2:** Prior to demolition activities, older florescent light fixture ballasts that are not labeled as “no PCBs” shall be removed by a licensed contractor with proper certifications and training for handling hazardous wastes. Contractors performing removal activities shall provide evidence of removal to the City of Long Beach City Engineer.
- 3) **Mitigation Measure HAZ-3:** A qualified Lead Specialist shall be retained by the construction contractor for activities involving demolition and disposal of on-site bumper posts, curbs, and corner guards. Proper abatement shall be conducted per the instruction of the Lead Specialist prior to any disturbance of these materials. Lead-based paint removal and disposal shall be performed in accordance with California Code of Regulation Title 8, Section 1532.1, which specifies exposure limits, exposure monitoring, and respiratory protection, and mandates good worker practices by workers exposed to lead. Contractors performing lead-based paint removal shall provide evidence of abatement activities to the City of Long Beach City Engineer.

- 4) **Mitigation Measure HAZ-4:** Prior to issuance of a Certificate of Occupancy, the project applicant shall submit documentation as proof, to the City of Long Beach City Engineer, that the relocation of any monitoring wells have been conducted in compliance with the City of Long Beach, Department of Environmental Health standards and regulations.
- 5) **Mitigation Measure HAZ-5:** The construction contractor shall verify that all exported soils are not contaminated with hazardous materials above regulatory thresholds in consultation with a Phase II/Site Characterization Specialist. If export soils are determined to be contaminated above regulatory thresholds, the Phase II/Site Characterization Specialist shall recommend proper handling, use, and/or disposal of these soils.
- 6) **Mitigation Measure HAZ-6:** At least three business days prior to any lane closure, the construction contractor shall notify the Long Beach Fire Department (LBFD) and Long Beach Police Department (LBPD), along with the City of Long Beach City Engineer, of construction activities that would impede movement (such as lane closures) along Redondo Avenue and Burnett Street, in order to ensure uninterrupted emergency access and maintenance of evacuation routes.

g. Noise

- 1) **Mitigation Measure NOI-1:** Prior to Grading Permit issuance, the project applicant shall demonstrate, to the satisfaction of the City of Long Beach City Engineer that the project complies with the following:
 - i. Construction contracts specify that all construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers and other state required noise attenuation devices.
 - ii. Property owners and occupants located within 100 feet of the project boundary shall be sent a notice, at least 15 days prior to commencement of construction of each phase, regarding the construction schedule of the proposed project. A sign, legible at a distance of 50 feet shall also be posted at the project construction site. All notices and signs shall be reviewed and approved by the Development Services Department, prior to mailing or posting and shall indicate the dates and duration of construction activities, as well as provide a contact name and a telephone number where residents can inquire about the construction process and register complaints.
 - iii. Prior to issuance of any Grading or Building Permit, the Contractor shall provide evidence that a construction staff

member will be designated as a Noise Disturbance Coordinator and will be present on-site during construction activities. The Noise Disturbance Coordinator shall be responsible for responding to any local complaints about construction noise. When a complaint is received, the Noise Disturbance Coordinator shall notify the City within 24-hours of the complaint and determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.) and shall implement reasonable measures to resolve the complaint, as deemed acceptable by the Public Works Department. All notices that are sent to residential units immediately surrounding the construction site and all signs posted at the construction site shall include the contact name and the telephone number for the Noise Disturbance Coordinator.

- iv. Prior to issuance of any Grading or Building Permit, the project applicant shall demonstrate to the satisfaction of the City Engineer that construction noise reduction methods shall be used where feasible. These reduction methods include shutting off idling equipment, installing temporary acoustic barriers around stationary construction noise sources, maximizing the distance between construction equipment staging areas and occupied residential areas, and electric air compressors and similar power tools.
- v. During construction, stationary construction equipment shall be placed such that emitted noise is directed away from sensitive noise receivers.

h. Transportation/Traffic

- 1) **Mitigation Measure TR-1:** Prior to issuance of a Certificate of Occupancy, the signal timing at the Redondo Avenue/Willow Street intersection shall be modified to accommodate the traffic expected at this location. A signal timing study shall be prepared to confirm the optimal cycle length. The requirement for modification of signal timing and the associated signal timing study shall be denoted on project plans and specifications, subject to verification by the City of Long Beach City Engineer.
- 2) **Mitigation Measure TR-2:** Prior to issuance of a Certificate of Occupancy, a two-phase traffic signal at the Redondo Avenue/Industry Drive intersection shall be installed. The existing two-way left-turn lane in the southbound direction shall be converted into a left-turn lane. A signal timing study shall be prepared prior to the installation of the signal. The requirement for signal installation and the associated signal timing study shall be denoted on project plans and specifications, subject to verification by the City of Long Beach City Engineer.

- 3) **Mitigation Measure TR-3:** Prior to issuance of a Certificate of Occupancy, the signal timing at the Lakewood Boulevard/Willow Street intersection shall be modified to accommodate the traffic expected at this location. A signal timing study shall be prepared to confirm the optimal cycle length. The requirement for modification of signal timing and the associated signal timing study shall be denoted on project plans and specifications, subject to verification by the City of Long Beach City Engineer.
- 4) **Mitigation Measure TR-4:** Prior to the initiation of construction, the City of Long Beach City Engineer shall ensure that a Traffic Management Plan (TMP) has been prepared for the proposed project. The TMP shall include measures to minimize potential safety impacts during the short-term construction process, when partial lane closures may be required. It shall include measures such as construction signage, pedestrian protection, limitations on timing for lane closures to avoid peak hours, temporary striping plans, construction vehicle routing plans, and the need for a construction flagperson to direct traffic during heavy equipment use. The TMP shall be incorporated into project specifications for verification prior to final plan approval.

i. Tribal Cultural Resources

- 1) **Mitigation Measure TCR-1:** Prior to the issuance of any Grading Permit for the project, the City of Long Beach Development Services Department shall ensure that the construction contractor provide access for Native American monitoring during ground-disturbing activities. This provision shall be included on project plans and specifications. The site shall be made accessible to any Native American tribe requesting to be present, provided adequate notice is given to the construction contractor and that a construction safety hazard does not occur. The monitor(s) shall be approved by a local tribal representative and shall be present on-site during the construction phases that involve any ground disturbing activities. The monitor(s) shall possess Hazardous Waste Operations and Emergency Response (HAZWOPER) certification. In addition, the monitor(s) shall be required to provide insurance certificates, including liability insurance, for any archaeological resource(s) encountered during grading and excavation activities pertinent to the provisions outlined in the California Environmental Quality Act (CEQA), California Public Resources Code Division 13, Section 21083.2 (a) through (k). Neither the City of Long Beach, project applicant, or construction contractor shall be financially obligated for any monitoring activities. If evidence of any tribal cultural resources is found during ground-disturbing activities, the monitor(s) shall have the capacity to halt construction in the immediate vicinity of the find, in order to recover and/or determine the appropriate plan of recovery for the resource. The recovery process shall not unreasonably delay

the construction process. The on-site monitoring shall end when the project site grading and excavation activities are completed, or when the monitor has indicated that the site has a low potential for archaeological resources.

- 2) **Mitigation Measure TCR-2:** All archaeological resources unearthed by project construction activities shall be evaluated by the qualified archaeologist and Native American monitor. If the resources are Native American in origin, the tribe shall coordinate with the landowner regarding treatment and curation of these resources. The treatment plan established for the resources shall be in accordance with California Environmental Quality Act (CEQA) Guidelines Section 15064.5(f) for historical resources and Public Resources Code Sections 21083.2(b) for unique archaeological resources. Preservation in place (i.e., avoidance) shall be 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.

Standard Conditions – Plans, Permits, and Construction:

19. 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.
20. All conditions of approval must be printed verbatim on all plans submitted for plan review to the Department of Development Services. These conditions must be printed on the site plan or a subsequent reference page.
21. The plans submitted for plan review must 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.
22. Prior to the issuance of a building permit, the applicant must depict all utility apparatus, such as, but not limited to, backflow devices and Edison transformers, on both the site plan and the landscape plan. 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 by landscaping or another screening method approved by the Director of Development Services.

23. 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.
24. All rooftop mechanical equipment shall be fully screened from public view. Said screening must 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 must be submitted for approval by the Director of Development Services prior to the issuance of a building permit.
25. 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.
26. 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.
27. 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.
28. Separate building permits are required for fences, retaining walls, flagpoles, and pole mounted yard lighting foundations.
29. 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.
30. Prior to the issuance of a building permit, the applicant shall submit architectural, landscaping and lighting drawings for the review and approval of the Police Department for their determination of compliance with Police Department security recommendations.
31. All structures shall conform to the Long Beach Building Code requirements. Notwithstanding this subject permit, all other required permits from the Building Bureau must be secured.
32. Site development, including landscaping, shall conform to the approved plans on file with the Department of Development Services. At least one set of approved plans containing Planning, Building, Fire, and, if applicable, Redevelopment and Health Department stamps shall be maintained at the job site, at all times for reference purposes during construction and final inspection.

33. For projects consisting of new buildings, parking lots, or landscaped area, the applicant must submit complete landscape and irrigation plans for the approval of the Director of Development Services prior to the issuance of a building permit. 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. Turf shall be limited to less than 50% of the total landscaped area. The turf shall not be composed of bluegrass, fescue, rye, or other grasses with high water needs. 50% or more of the planted area (as measured in square feet of landscape) shall be comprised of drought-tolerant plants, to the satisfaction of the Director of Development Services.
34. 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.
35. 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.
36. Permeable pavement shall be utilized where feasible, to the satisfaction of the Director of Development Services. Public right-of-way improvements shall be exempt from this requirement. If the feasibility of using permeable pavement is uncertain, it shall be the developer's responsibility to demonstrate that a given application of permeable pavement is not feasible, to the satisfaction of the Director of Development Services.
37. All outdoor fountains or water features shall utilize water recycling or re-circulation systems. The plans submitted for review shall specifically identify such systems.
38. Energy conserving equipment, lighting, and construction features shall be utilized in this project.
39. 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.

40. 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

Standard Conditions – General:

41. This permit and all development rights hereunder shall terminate two years from the effective date of this permit unless construction is commenced or a time extension is granted, based on a written and approved request submitted prior to the expiration of the two-year period as provided in Section 21.21.406 of the Long Beach Municipal Code.
42. 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 Acknowledgment Form* supplied by the Planning Bureau. This acknowledgment 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).
43. If, for any reason, there is a violation of any of the conditions of this permit or if the use/operation is found to be detrimental to the surrounding community, including public health, safety or general welfare, environmental quality or quality of life, such shall cause the City to initiate revocation and termination procedures of all rights granted herewith.
44. 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).
45. 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 must be recorded with all title conveyance documents at time of closing escrow.
46. 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.

47. No publicly accessible telephones shall be maintained on the exterior of the premises. Any existing publicly accessible telephones shall be removed.
48. 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.
49. 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 must 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.
50. Exterior security bars and roll-up doors applied to windows and pedestrian building entrances shall be prohibited.
51. Any graffiti found on site must be removed within 24 hours of its appearance.
52. All required utility easements shall be provided to the satisfaction of the concerned department, agency, or utility company.
53. All trash and refuse containers shall be fully screened from public view to the satisfaction of the Director of Development Services.
54. 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.

CONDITIONS OF APPROVAL
Tentative Parcel Map (TPM17-002)
2300 Redondo Ave./3200 E. Burnett St./3600 E. Burnett St.
Application No. 1703-08
February 15, 2018

(See also conditions of approval for Site Plan Review SPR17-022)

Special Conditions:

1. The following approvals are granted for this project:
 - a. Adoption of Initial Study/Mitigated Negative Declaration IS/MND-06-17 (SCH #2017121033).
 - b. Tentative Parcel Map for subdivision of the 19.091-acre project site into three lots consisting of 382,468 sq. ft. (8.78 ac.), 238,125 sq. ft. (5.467 ac.), and 211,030 sq. ft. (4.845 ac.), addressed as 2300 Redondo Ave., 3200 E. Burnett St., and 3600 E. Burnett St., respectively.
2. The Final Map is to be prepared in accordance with the approved Tentative Parcel Map and shall be filed within thirty-six (36) months from the date of approval by the Planning Commission or City Council of the Tentative Map, unless prior to expiration of the thirty-six-month period, the developer receives approval of a Time Extension request pursuant to Section 20.12.180 of the Subdivision Regulations.
3. The Final Map shall be prepared to conform to all conditions, exceptions and requirements of Title 20 (Subdivision Ordinance) of the City of Long Beach, unless specified otherwise herein.
4. Prior to approval of the Final Map, the Developer shall deposit sufficient funds with the City to cover the cost of processing the Final Map through the Department of Public Works. Furthermore, the Developer shall pay the Planning processing fees for the Final Map.
5. All County property taxes and all outstanding special assessments shall be paid in full prior to approval of the Final Map.
6. All required off-site improvements shall be financially provided for to the satisfaction of the Director of Public Works prior to approval of the Final Map.
7. Prior to issuance of a Certificate of Occupancy for any of the three main buildings approved through Site Plan Review (SPR17-022) for this project, all necessary reciprocal access and parking agreements shall be executed and recorded to the satisfaction of the Director of Development Services.

8. The developer shall cause to be prepared Covenants, Conditions, and Restrictions (C,C,&Rs) for this project prior to approval of a Final Map. The C,C,&Rs shall provide for the long-term maintenance of all parcels and improvements on the project site, to the satisfaction of the Director of Development Services. A copy of the C,C,&Rs are to be provided to the Director of Development Services for review and approval prior to transmittal to the California Department of Real Estate or recordation with the County Recorder.

Public Works Conditions

9. The developer shall provide for the following to the satisfaction of the Director of Public Works:

General Requirements

- a. The final map shall be based upon criteria established by the California Subdivision Map Act and Title 20 of the Long Beach Municipal Code.
- b. Prior to final map approval, the Developer shall obtain utility clearance letters for any public entity or public utility holding any interest in the subdivision as required by the Subdivision Map Act.
- c. All required off-site improvements and facilities required by the Department of Public Works not in place and accepted prior to final map approval must be guaranteed by an instrument of credit or bond to the satisfaction of the Director of Public Works.
- d. Prior to the start of any on-site/off-site construction, the Developer shall submit a construction plan for pedestrian protection, street lane closures, construction staging, shoring excavations and the routing of construction vehicles (excavation or import hauling, concrete and other deliveries, etc.).
- e. The Developer proposes new refuse and recycling receptacle locations within the improved project site. All refuse and recycling receptacles shall be subject to the standards and requirement of Long Beach Municipal Code Chapter 8.60.
- f. Doors and/or gates shall not swing or project into the public right-of-way. All door openings swinging into public rights-of-way shall be eliminated, to the satisfaction of the Director of Public Works.

Public Right-of-Way

- g. The Developer shall construct all off-site improvements needed to provide full ADA accessibility compliance within the adjacent public right-of-way to the satisfaction of the Director of Public Works. If a dedication of additional right-of-way is necessary to satisfy ADA requirements, the right-of-way dedication way shall be provided.
- h. The Developer shall dedicate and improve 10 feet for right-of-way purposes along Redondo Avenue adjacent to the project site, relocating all existing facilities as necessary to accommodate for the right-of-way widening.

- i. The Developer shall dedicate and improve 12 feet of sidewalk width at the intersection of Redondo Avenue and East Burnett Street, adjacent to the bus stop.
- j. The Developer shall relocate or provide easements to the City of Long Beach for all existing public utility facilities within the private property to the satisfaction of the City Department or public agency with interest. All easements shall show on the subdivision map.
- k. Unless approved by the Director of Public Works, easements shall not be granted to third parties within areas proposed to be granted, dedicated, or offered for dedication to the City of Long Beach for public streets, alleys, utility or other public purposes until the final map is filed with the County Recorder. If easements are granted after the date of tentative map approval and prior to final map recordation, a notice of subordination must be executed by the third-party easement holder prior to the filing of the final map.

Engineering Bureau

- l. The Developer shall provide a 50-foot wide right-of-way for Redondo Avenue east of the existing centerline. The Developer shall maintain the existing curb alignment (~37' travel width) along Redondo Avenue east of the centerline, demolishing and reconstructing the concrete sidewalk (~6' to 7' wide curb adjacent), curb, curb gutter as required to add/remove driveways for the proposed improvements. The bus stop will be enhanced with a 12-foot wide Portland cement concrete sidewalk. The Developer shall provide for or relocate all street fixtures, including traffic signals required in connection with the street improvements.
- m. 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. Any such off-site improvements found damaged by the construction activities of the on-site improvements and along the truck route shall be repaired or replaced by the Developer to the satisfaction of the Director of Public Works.
- n. The Developer shall remove unused driveways and replace with full-height curb, curb gutter and sidewalk to the satisfaction of the Director of Public Works. Sidewalk improvements shall be constructed with Portland cement concrete. The size and configuration of all proposed driveways serving the project site shall be subject to review and approval of the City Traffic Engineer. Contact the Traffic and Transportation Bureau at (562) 570-6331 to request additional information regarding driveway construction requirements.

- o. The Developer shall eliminate the proposed 30-foot driveway, adjacent to the 40-foot driveway along East Burnett Street, and replace with full-height curb, curb gutter, and sidewalk to the satisfaction of the Director of Public Works.
- p. The Developer shall construct all proposed driveways servicing the project site to provide full ADA accessibility compliance, to the satisfaction of the Director of Public Works. Sidewalk improvements shall be constructed with Portland cement concrete. If a dedication of additional right-of-way is needed, the Developer shall provide for it.
- q. The Developer shall provide for the resetting to grade of existing manholes, pull boxes, and meters in conjunction with the required off-site improvements to the satisfaction of the Director of Public Works.
- r. The Developer shall check with the Long Beach Water Department at (562) 570-2300 and the Gas and Oil Department at (562) 570-2030 for scheduled main replacement work prior to submitting improvement plans to the Department of Public Works.
- s. The Developer shall reconstruct the sidewalk paving along East Burnett Street adjacent to the project site. Sidewalk improvements shall be constructed with Portland cement concrete to the satisfaction of the Director of Public Works.
- t. The Developer shall provide for new ground cover and irrigation system on East Burnett Street adjacent to the project site per Section 21.42.050 of the Long Beach Municipal Code. The Developer and/or successors shall privately maintain all street trees, landscaping and sprinkler systems required in connection with this project.
- u. The Developer shall provide for new tree wells, street trees with root barriers, and irrigation along Redondo Avenue, adjacent to the project site, per Section 21.42.050 of the Long Beach Municipal Code. The Developer and/or successors shall privately maintain all street trees, landscaping and sprinkler systems required in connection with this project.
- v. The Developer shall contact the Street Tree Division of the Department of Public Works, at (562) 570-2770, prior to beginning the tree planting, landscaping, and irrigation system work required in connection with this project. The Street Tree Division will assist with the size, type and manner in which the street trees are to be installed.
- w. All rough grading shall be completed prior to the approval of the final map. No cross-lot drainage will be permitted. Existing cross-lot drainage problems shall be corrected to the satisfaction of the Director of Public Works.
- x. The Developer shall submit grading and related storm drain plans with hydrology and hydraulic calculations showing building elevations and drainage pattern and slopes for review and approval by the Director of

Planning and Building Services, and the Director of Public Works prior to approval of the final map.

- y. The Developer shall relocate or resolve all issues relating to the existing United States Postal Service private storm drain systems within the vicinity of the proposed new buildings; and/or provide for the construction of new storm drain lines outside the footprint of the buildings. Any connections to the County storm drain system shall be per the requirement of the County of Los Angeles Department of Public Works, or the agency(s) with interest. An excavation permit issued by the Department of Public Works is required for all excavation work in the public right-of-way. Contact Construction Services for information about excavation permits at (310) 570-6530. Proposed storm drain lines and/or systems must be reviewed, approved, and accepted for operations by the County of Los Angeles Department of Public Works, call (626) 458-4921 to initiate plan review. The Developer shall also provide said plans to the Director of Public Works for review prior to approval of the final map.
- z. All work within the public right-of-way must be performed by a contractor holding a valid State of California Contractor's License and City of Long Beach Business License, sufficient to qualify the contractor to do work. The Contractor shall have on file with the City Engineer a Certificate of General Liability insurance, and endorsement evidencing minimum City of Long Beach limits of required general liability insurance.
- aa. Public improvements shall be constructed in accordance with plans reviewed and approved by Public Works. Detailed off-site improvement plans shall be prepared by a licensed Civil Engineer, stamped, signed and submitted to the Department of Public Works for approval.
- bb. 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 to the Department of Public Works.
- cc. 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 applicant 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 Bureau

- dd. A traffic impact analysis must be prepared for this project, under the supervision and approval of a registered Traffic Engineer in the State of California (Engineer's stamp required). Any conditions generated by the analysis shall be made a part of these conditions.
- ee. The Developer is to modify and upgrade the existing traffic signal at the intersection of Redondo Avenue and East Burnett Street, to include pedestrian countdown equipment for all intersection approach paths to the satisfaction of the City Traffic Engineer.
- ff. The Developer shall be responsible to improve certain traffic signal related equipment to current CA MUTCD and/or City of Long Beach Standards. The traffic signal related equipment shall be within signalized intersections that are directly impacted by the Developer's project. If not existing, the Traffic Signal related equipment shall include, but may not be limited to the following:
 - i. All 8" Traffic Signal indications shall be updated to 12" LED units.
 - ii. Vehicular detection shall be installed on all approaches to the signalized intersection. This may include presence, mid or advance detection per City direction. Options will include standard Type E loops or video detection.
 - iii. All pedestrian indications shall be upgraded to LED Countdown Modules within all pedestrian crossings.
 - iv. All pedestrian push buttons shall be upgraded to the most current City Standard.
 - v. All signalized intersections will require the installation of Emergency Vehicle Pre-Emption (EVPE) equipment. The equipment and installation must be completed per the most current City Standard.
 - vi. Because of the fact that so many City of Long Beach traffic signals operate and share coordinated signal timing plans, the developer shall install a GPS Module at all traffic signals that are directly impacted by their project. The GPS Modules create accurate time-based communications between nearby traffic signals.
 - vii. The developer may be asked to update the traffic signal controller located in the traffic signal cabinet. At the discretion of the City Traffic Engineer, it may be decided that the existing traffic signal controller does not have the capability to handle the complexities of new traffic patterns that are directly related to the Developer's project. In such cases, the developer will be asked to install a new traffic signal controller based on the most current City Standard.

- gg. There is a high volume Long Beach Transit bus stop on Redondo Avenue adjacent to the development site. The Developer is encouraged to incorporate enhancements to improve the bus stop into this project. Amenities such as a roof overhang for additional shelter and architectural seating for bus patrons should be integrated into the project. Enhanced sidewalk paving should be provided for the bus stop per Long Beach Transit standards. The Developer shall collaborate with Long Beach Transit and the City's Public Works Department to take advantage of this opportunity.
- hh. The Developer shall contact Long Beach Transit prior to the commencement of work to coordinate design and construction issues and to ensure that construction does not interfere with transit bus operations at the existing bus stop on Redondo Avenue. Contact Shirley Hsiao, Manager of Service Development Planning, at (562) 591-8753.
- ii. The Developer shall salvage and reinstall all traffic signs that require temporary removal to accommodate new construction within the public right-of-way. All traffic signs shall be reinstalled to the satisfaction of the City Traffic Engineer.
- jj. The Developer shall replace all traffic signs and mounting poles damaged or misplaced as result of construction activities to the satisfaction of the City Traffic Engineer.
- kk. The Developer shall repaint all traffic markings obliterated or defaced by construction activities to the satisfaction of the City Traffic Engineer.
- ll. The Developer shall contact the Traffic & Transportation Bureau, at (562) 570-6331, to modify the existing curb marking zones, adjacent to the project site.
- mm. The Developer shall provide for red curb marking adjacent to the project site, from the curb ramp at the intersection of Redondo Avenue and East Burnett Street, to the westerly prolongation of the first 30-foot driveway servicing the project site on East Burnett Street. Modification to the existing curb marking zones shall be made to the satisfaction of the City Traffic Engineer.
- nn. All traffic control device installations, including pavement markings within the private parking lot, shall be installed in accordance with the provisions of the Manual On Uniform Traffic Control Devices (MUTCD), 2012 or current edition (i.e., white parking stalls, stop signs, entry treatment signage, handicapped signage, etc.).

Long Term Maintenance

- oo. The Developer and successors shall be responsible for the maintenance of the site drainage system and for the operation and maintenance of the private sewer connection to the public sewer in the abutting public right-of-way, and for the maintenance of the sidewalk, parkway, street trees and other landscaping, including irrigation, within and along the adjacent public right-of-way. Such responsibilities shall be enumerated and specified in the project "Conditions, Covenants and Restrictions", and a recorded copy of said document shall be provided to the Director of Public Works.

IS/MND Mitigation Measures

- 10. The developer shall provide for compliance with the following mitigation measures, as set forth in the Initial Study/Mitigated Negative Declaration prepared for the project (IS/MND-06-17), as follows:

a. Aesthetics

- 1) **Mitigation Measure AES-1:** Construction equipment staging areas shall be located, to the greatest extent feasible, away from nearby existing sensitive viewers (e.g., resident, pedestrians/bicyclists, and motorists), and shall utilize appropriate screening (i.e., temporary fencing with opaque material) to shield public views of construction equipment and material. Prior to issuance of a grading permit, the City of Long Beach City Engineer shall verify that staging locations are identified on final grading/development plans and that appropriate perimeter screening is included as a construction specification.
- 2) **Mitigation Measure AES-2:** The project applicant shall ensure that any exterior lighting does not spill over onto any adjacent properties. Prior to issuance of any building permit, the project applicant shall prepare and submit an Outdoor Lighting Plan to the City of Long Beach Development Services Department, for review and approval, that includes a foot-candle map illustrating the amount of light from the proposed project at adjacent light sensitive receptors. All exterior light fixtures shall be shielded or directed away from adjoining uses. The plan shall demonstrate consistency with Long Beach Business Center PD-7 lighting standards.

b. Air Quality

- 1) **Mitigation Measure AQ-1:** Prior to ground disturbance associated with the project, the City of Long Beach shall confirm that the Grading Plan, Building Plans, and specifications stipulate that, in compliance with SCAQMD Rule 403, excessive fugitive dust emissions shall be controlled by regular watering or other dust prevention measures, as specified in the SCAQMD's Rules and Regulations. In addition, SCAQMD Rule 402 requires implementation of dust suppression

techniques to prevent fugitive dust from creating a nuisance off-site. Implementation of the following measures would reduce short-term fugitive dust impacts on nearby sensitive receptors:

- i. All active portions of the construction site shall be watered every three hours during daily construction activities when dust is observed migrating from the project site to prevent excessive amounts of dust;
 - ii. Apply non-toxic soil stabilizers on all unpaved access roads, parking areas, and staging areas to reduce the need for watering after dust is observed to be migrating from the site. More frequent watering shall occur if dust is observed migrating from the site during site disturbance;
 - iii. Any on-site stockpiles of debris, dirt, or other dusty material shall be enclosed, covered, or watered twice daily, or non-toxic soil binders shall be applied;
 - iv. All grading and excavation operations shall be suspended when wind speeds exceed 25 miles per hour;
 - v. Disturbed areas shall be replaced with ground cover or paved immediately after construction is completed in the affected area;
 - vi. Track-out devices such as gravel bed track-out aprons (3 inches deep, 25 feet long, 12 feet wide per lane and edged by rock berm or row of stakes) shall be installed to reduce mud/dirt track-out from unpaved truck exit routes. Alternatively, a wheel washer shall be used at truck exit routes;
 - vii. On-site vehicle speed shall be limited to 15 miles per hour;
 - viii. All material transported off-site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust prior to departing the job site; and
 - ix. Trucks associated with soil-hauling activities shall avoid residential streets and utilize City-designated truck routes to the extent feasible.
- 2) **Mitigation Measure AQ-2:** Prior to the issuance of a Certificate of Occupancy, the project applicant shall provide a plan to the City of Long Beach City Engineer illustrating a program for compliance with the following measures:
- i. During project operations, the project applicant shall limit the number of diesel-fueled trucks accessing the project site to a maximum of 290 trucks per day if the truck fleet is wholly or partially older than the United States Environmental Protection Agency (U.S. EPA)/California Air Resources Board

(CARB) truck engine standards for the 2010 model year. Alternatively, the project applicant shall ensure that all diesel-fueled trucks accessing the project site meet the U.S. EPA/CARB truck engine standards for the 2010 model year or better. This requirement shall be documented within project plans and specifications and verified by the City of Long Beach prior to Site Plan Review.

- ii. Prohibit all vehicles from idling in excess of five minutes, both on- and off-site. Additionally, signs shall be posted informing truck drivers about the CARB diesel idling regulations and the health effects of diesel particulate matter.
 - iii. Post signs on the interior and exterior of the project site near the gates, requiring the following:
 - A) Truck drivers shall turn off engines when not in use;
 - B) Trucks shall not idle for more than five minutes; and
 - C) Telephone numbers of the California Air Resources Board to report violations.
- 3) **Mitigation Measure AQ-3:** During project operations, the project applicant shall ensure on-site off-road equipment (e.g., forklifts, yard trucks/hostlers, etc.) are electrically powered. This requirement shall be documented within project plans and specifications and verified by the City of Long Beach prior to Site Plan Review.

c. **Biological Resources**

- 1) **Mitigation Measure BIO-1:** If ground-disturbing activities or removal of any trees, shrubs, or any other potential nesting habitat are scheduled within the avian nesting season (nesting season generally extend from February 1–August 31), a pre-construction clearance survey for nesting birds shall be conducted within 3 days prior to any ground disturbing activities. The biologist conducting the clearance survey shall document the negative results if no active bird nests are observed on the project site during the clearance survey with a brief letter report indicating that no impacts to active bird nests would occur before construction can proceed. If an active avian nest is discovered during the pre-construction clearance survey, construction activities shall stay outside of a 300-foot buffer around the active nest. For raptor species, this buffer shall be 500 feet. A biological monitor shall be present to delineate the boundaries of the buffer area and to monitor the active nest to ensure that nesting behavior is not adversely affected by the construction activity. Results of the preconstruction survey and any subsequent monitoring shall be provided to the California Department of Fish and Wildlife (CDFW) and other appropriate agency.

d. Cultural Resources

- 1) **Mitigation Measure CUL-1:** Prior to initiation of any building demolition activities on the project site, the construction contractor shall ensure that the existing dedication plaque currently located on the United States Postal Service (USPS) facility be removed and donated to the Long Beach Historical Society for curation. This requirement shall be denoted within project plans and specifications, and subject to verification by the City of Long Beach City Engineer.
- 2) **Mitigation Measure CUL-2:** If evidence of subsurface cultural resources is found during excavation and other ground-breaking activities, all work within 50 feet of the discovery shall cease and the construction contractor shall contact the City of Long Beach Development Services Department. With direction from the Development Services Department, an archaeologist certified by the County of Los Angeles shall be retained to evaluate the discovery prior to resuming grading in the immediate vicinity of the find. If warranted, the archaeologist shall develop a plan of mitigation which may include, but shall not be limited, to, salvage excavation, laboratory analysis and processing, research, curation of the find in a local museum or repository, and preparation of a report summarizing the find.
- 3) **Mitigation Measure CUL-3:** If evidence of subsurface paleontological resources is found during excavation and other ground-breaking activities, all work within 50 feet of the discovery shall cease and the construction contractor shall contact the City of Long Beach Development Services Department. With direction from the Development Services Department, a paleontologist certified by the County of Los Angeles shall evaluate the find. If warranted, the paleontologist shall prepare and complete a standard Paleontological Resources Mitigation Program for the salvage and curation of identified resources.

e. Geology & Soils

- 1) **Mitigation Measure GEO-1:** Prior to the initiation of construction, the project applicant shall prepare a site-specific geotechnical/soils report which addresses structural and geotechnical conditions at the project site that shall be subject to review and approval by the City of Long Beach City Engineer. The geotechnical report shall address soil stability, including liquefaction, and shall address potential impacts during earthquakes. Additionally, the City of Long Beach City Engineer shall ensure that all improvements conform to existing building requirements of the California Building Code (CBC) in order to minimize the potential for damage and major injury during a seismic event. The geotechnical/soils report shall include specific

design measures, which are based on the determination of Site Classification and Seismic Design Categories, specific to the project site. Moreover, design and construction of the proposed project shall comply with existing City standards, including Chapter 18.68 (Earthquake Hazard Regulations) of Title 18 (Buildings and Construction), of the Long Beach Municipal Code (LBMC).

f. Hazards and Hazardous Materials.

- 1) **Mitigation Measure HAZ-1:** Prior to demolition activities, the construction contractor shall retain a licensed abatement contractor registered in the State of California and certified in accordance with the South Coast Air Quality Management District (SCAQMD) Rule 1403, to perform asbestos-related activities. The abatement of asbestos shall be completed by the project applicant, as overseen by the licensed abatement contractor, prior to any activities that would disturb ACMs, including existing flooring materials identified in the Asbestos Survey Report and Inspection for Pre-Demolition Hazardous Materials, dated January 4, 2017. If additional materials are discovered during demolition of the building(s) and laboratory analysis of samples of those materials was not performed, samples shall be collected and analyzed prior to removal or disturbance of the materials. Applicable laws and regulations shall be followed, including those provisions requiring notification, of contractors who may contact the asbestos-containing materials, of the location of these materials. Contractors performing asbestos abatement activities shall provide evidence of abatement activities to the City of Long Beach City Engineer.
- 2) **Mitigation Measure HAZ-2:** Prior to demolition activities, older florescent light fixture ballasts that are not labeled as “no PCBs” shall be removed by a licensed contractor with proper certifications and training for handling hazardous wastes. Contractors performing removal activities shall provide evidence of removal to the City of Long Beach City Engineer.
- 3) **Mitigation Measure HAZ-3:** A qualified Lead Specialist shall be retained by the construction contractor for activities involving demolition and disposal of on-site bumper posts, curbs, and corner guards. Proper abatement shall be conducted per the instruction of the Lead Specialist prior to any disturbance of these materials. Lead-based paint removal and disposal shall be performed in accordance with California Code of Regulation Title 8, Section 1532.1, which specifies exposure limits, exposure monitoring, and respiratory protection, and mandates good worker practices by workers exposed to lead. Contractors performing lead-based paint removal shall provide evidence of abatement activities to the City of Long Beach City Engineer.

- 4) **Mitigation Measure HAZ-4:** Prior to issuance of a Certificate of Occupancy, the project applicant shall submit documentation as proof, to the City of Long Beach City Engineer, that the relocation of any monitoring wells have been conducted in compliance with the City of Long Beach, Department of Environmental Health standards and regulations.
- 5) **Mitigation Measure HAZ-5:** The construction contractor shall verify that all exported soils are not contaminated with hazardous materials above regulatory thresholds in consultation with a Phase II/Site Characterization Specialist. If export soils are determined to be contaminated above regulatory thresholds, the Phase II/Site Characterization Specialist shall recommend proper handling, use, and/or disposal of these soils.
- 6) **Mitigation Measure HAZ-6:** At least three business days prior to any lane closure, the construction contractor shall notify the Long Beach Fire Department (LBFD) and Long Beach Police Department (LBPD), along with the City of Long Beach City Engineer, of construction activities that would impede movement (such as lane closures) along Redondo Avenue and Burnett Street, in order to ensure uninterrupted emergency access and maintenance of evacuation routes.

g. Noise

- 1) **Mitigation Measure NOI-1:** Prior to Grading Permit issuance, the project applicant shall demonstrate, to the satisfaction of the City of Long Beach City Engineer that the project complies with the following:
 - i. Construction contracts specify that all construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers and other state required noise attenuation devices.
 - ii. Property owners and occupants located within 100 feet of the project boundary shall be sent a notice, at least 15 days prior to commencement of construction of each phase, regarding the construction schedule of the proposed project. A sign, legible at a distance of 50 feet shall also be posted at the project construction site. All notices and signs shall be reviewed and approved by the Development Services Department, prior to mailing or posting and shall indicate the dates and duration of construction activities, as well as provide a contact name and a telephone number where residents can inquire about the construction process and register complaints.
 - iii. Prior to issuance of any Grading or Building Permit, the Contractor shall provide evidence that a construction staff

member will be designated as a Noise Disturbance Coordinator and will be present on-site during construction activities. The Noise Disturbance Coordinator shall be responsible for responding to any local complaints about construction noise. When a complaint is received, the Noise Disturbance Coordinator shall notify the City within 24-hours of the complaint and determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.) and shall implement reasonable measures to resolve the complaint, as deemed acceptable by the Public Works Department. All notices that are sent to residential units immediately surrounding the construction site and all signs posted at the construction site shall include the contact name and the telephone number for the Noise Disturbance Coordinator.

- iv. Prior to issuance of any Grading or Building Permit, the project applicant shall demonstrate to the satisfaction of the City Engineer that construction noise reduction methods shall be used where feasible. These reduction methods include shutting off idling equipment, installing temporary acoustic barriers around stationary construction noise sources, maximizing the distance between construction equipment staging areas and occupied residential areas, and electric air compressors and similar power tools.
- v. During construction, stationary construction equipment shall be placed such that emitted noise is directed away from sensitive noise receivers.

h. Transportation/Traffic

- 1) **Mitigation Measure TR-1:** Prior to issuance of a Certificate of Occupancy, the signal timing at the Redondo Avenue/Willow Street intersection shall be modified to accommodate the traffic expected at this location. A signal timing study shall be prepared to confirm the optimal cycle length. The requirement for modification of signal timing and the associated signal timing study shall be denoted on project plans and specifications, subject to verification by the City of Long Beach City Engineer.
- 2) **Mitigation Measure TR-2:** Prior to issuance of a Certificate of Occupancy, a two-phase traffic signal at the Redondo Avenue/Industry Drive intersection shall be installed. The existing two-way left-turn lane in the southbound direction shall be converted into a left-turn lane. A signal timing study shall be prepared prior to the installation of the signal. The requirement for signal installation and the associated signal timing study shall be denoted on project plans and specifications, subject to verification by the City of Long Beach City Engineer.

- 3) **Mitigation Measure TR-3:** Prior to issuance of a Certificate of Occupancy, the signal timing at the Lakewood Boulevard/Willow Street intersection shall be modified to accommodate the traffic expected at this location. A signal timing study shall be prepared to confirm the optimal cycle length. The requirement for modification of signal timing and the associated signal timing study shall be denoted on project plans and specifications, subject to verification by the City of Long Beach City Engineer.
- 4) **Mitigation Measure TR-4:** Prior to the initiation of construction, the City of Long Beach City Engineer shall ensure that a Traffic Management Plan (TMP) has been prepared for the proposed project. The TMP shall include measures to minimize potential safety impacts during the short-term construction process, when partial lane closures may be required. It shall include measures such as construction signage, pedestrian protection, limitations on timing for lane closures to avoid peak hours, temporary striping plans, construction vehicle routing plans, and the need for a construction flagperson to direct traffic during heavy equipment use. The TMP shall be incorporated into project specifications for verification prior to final plan approval.

i. **Tribal Cultural Resources**

- 1) **Mitigation Measure TCR-1:** Prior to the issuance of any Grading Permit for the project, the City of Long Beach Development Services Department shall ensure that the construction contractor provide access for Native American monitoring during ground-disturbing activities. This provision shall be included on project plans and specifications. The site shall be made accessible to any Native American tribe requesting to be present, provided adequate notice is given to the construction contractor and that a construction safety hazard does not occur. The monitor(s) shall be approved by a local tribal representative and shall be present on-site during the construction phases that involve any ground disturbing activities. The monitor(s) shall possess Hazardous Waste Operations and Emergency Response (HAZWOPER) certification. In addition, the monitor(s) shall be required to provide insurance certificates, including liability insurance, for any archaeological resource(s) encountered during grading and excavation activities pertinent to the provisions outlined in the California Environmental Quality Act (CEQA), California Public Resources Code Division 13, Section 21083.2 (a) through (k). Neither the City of Long Beach, project applicant, or construction contractor shall be financially obligated for any monitoring activities. If evidence of any tribal cultural resources is found during ground-disturbing activities, the monitor(s) shall have the capacity to halt construction in the immediate vicinity of the find, in order to recover and/or determine the appropriate plan of recovery for the resource. The recovery process shall not unreasonably delay

the construction process. The on-site monitoring shall end when the project site grading and excavation activities are completed, or when the monitor has indicated that the site has a low potential for archaeological resources.

- 2) **Mitigation Measure TCR-2:** All archaeological resources unearthed by project construction activities shall be evaluated by the qualified archaeologist and Native American monitor. If the resources are Native American in origin, the tribe shall coordinate with the landowner regarding treatment and curation of these resources. The treatment plan established for the resources shall be in accordance with California Environmental Quality Act (CEQA) Guidelines Section 15064.5(f) for historical resources and Public Resources Code Sections 21083.2(b) for unique archaeological resources. Preservation in place (i.e., avoidance) shall be 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.

Standard Conditions – Plans, Permits, and Construction:

11. All conditions of approval must be printed verbatim on all plans submitted for plan review to the Department of Development Services. These conditions must be printed on the site plan or a subsequent reference page.
12. 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.
13. 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.
14. 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.
15. 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.
16. All structures shall conform to the Long Beach Building Code requirements. Notwithstanding this subject permit, all other required permits from the Building Bureau must be secured.

17. Site development, including landscaping, shall conform to the approved plans on file with the Department of Development Services. At least one set of approved plans containing Planning, Building, Fire, and, if applicable, Redevelopment and Health Department stamps shall be maintained at the job site, at all times for reference purposes during construction and final inspection.

Standard Conditions – General:

18. 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 Acknowledgment Form* supplied by the Planning Bureau. This acknowledgment 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).
19. 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).
20. 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 must be recorded with all title conveyance documents at time of closing escrow.
21. 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.
22. 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.
23. 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 must 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.

24. Exterior security bars and roll-up doors applied to windows and pedestrian building entrances shall be prohibited.
25. Any graffiti found on site must be removed within 24 hours of its appearance.
26. All required utility easements shall be provided to the satisfaction of the concerned department, agency, or utility company.
27. All trash and refuse containers shall be fully screened from public view to the satisfaction of the Director of Development Services.
28. 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.