

CONDITIONS OF APPROVAL
SITE PLAN REVIEW (SPR17-06), ZONE CHANGE (ZCHG17-009),
VESTING TENTATIVE TRACT MAP (VTTM17-001)

4800 Long Beach Boulevard

Application No. 1707-10

June 18, 2020

Special Conditions:

1. The following approvals are granted for this project:
 - a. Adoption of an Initial Study/Mitigated Negative Declaration (IS/MND-04-20, State Clearinghouse No. 2020050229).
 - b. Zone Change: from Community Commercial Automobile-Oriented (CCA) to Medium-Density Multiple Residential (R-4-N).
 - c. Site Plan Review approval for the project as depicted on plans submitted to the Department of Development Services, consisting of:
 - i. Eighteen (18) three-story townhomes within three buildings that would be a maximum height of 38’;
 - ii. Forty-one (41) on-grade parking spaces consisting of 36 garage spaces (Eighteen (18) of which are in tandem configuration) and five (5) designated guest parking stalls;
 - iii. A total of 10,880 square feet of open space provided as 6,856 square feet of common open space and 4,024 square feet of private open space.
 - d. Vesting Tentative Tract Map for the consolidation of five existing parcels into a single 48,003-square-foot parcel and the subdivision of airspace for the 18 for-sale townhome units.
2. The code standards waived for this project through the Site Plan Review process include Parking Configuration – Flexibility in proposing tandem parking as required parking (18 of the 36 garage spaces) provided a commitment to LEED Gold equivalency is provided.
3. The project applicant shall provide for compliance with all mitigation measures of the Initial Study/Mitigated Negative Declaration (IS/MND) (IS/MND-04-20) that apply to this project. These mitigation measures are included, as part of the IS/MND, and by this reference, made a part of the conditions of approval.

4. The project shall maintain a minimum 14'7" setback for buildings along the northern interior property line shared by the adjacent residential properties at 132 and 134 E. 49th Street. Any projection into this setback shall be consistent with Municipal Code Chapter 21.31, Table 31-3, Permitted Projections and Structures in Required Yard Areas. The setback area shall serve as a buffer and shall be improved with ample landscaping and full-grown trees with a minimum box size of 48" to the satisfaction of the Director of Development Services or designee. The landscaping buffer must be maintained for the life of the project. In the event that replacement trees need to be planted in the setback area, the trees shall also be full-grown trees with a minimum box size of 48" to the satisfaction of the Director of Development Services or designee.
5. This permit and all development rights hereunder shall terminate 36 months from the effective date of this permit unless construction is commenced or a time extension is granted, based on a written request submitted to and approved by the Zoning Administrator prior to the expiration of the 36 month period as provided in Section 21.21.406 of the Long Beach Municipal Code.
6. 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).
7. Tandem parking is allowed for 18 of the 36 garage parking stalls in accordance with LBMC §21.25.508.A.3 and LBMC §21.45.400.H of the Zoning Ordinance, provided that:
 - a. A commitment to LEED gold equivalency or higher certification is made through provision of the following green building features. The full extent of the features are provided in Exhibit E – Green Scorecard:
 - i. Onsite renewable energy generation through rooftop solar panels (net zero electric homes);
 - ii. Bioswales for 85% capture and treatment of total annual stormwater;
 - iii. 75% of total landscaping comprised of drought tolerant plants;
 - iv. Water-efficient fixtures; and
 - v. EnergyStar appliances.
8. Pursuant to LBMC 21.42.050, the developer shall provide one (1) large canopy street tree, of not less than 24" box size, for each 25 feet of street frontage in the public right of way adjacent to the project site.
9. Stucco used on the exterior walls of the approved buildings shall consist of a sand finish type to the satisfaction of the Zoning Administrator.

10. A front wall or fence proposed within the 15' front yard setback shall be limited to 3' in height with design and materials reviewed to the satisfaction of the Director of Development Services or designee.
11. The applicant shall comply with Technical Advisory Committee (TAC) In-Lieu comments imposed by other departments, as applicable.
12. Prior to the issuance of a building permit for each phase of construction, the applicant shall notify all adjacent property owners and occupants in writing of when the start of grading/construction is to occur. The letter shall include a name and phone number of a responsible person who has the authority to resolve concerns.
13. Prior to issuance of a grading or building permit (whichever occurs first), the developer shall submit a proposed haul route/trucking route for all construction truck trips for review by the Director of Development Services and the City Engineer. The Director of Development Services and/or City Engineer may modify this proposed haul route/trucking route prior to its approval, as they deem necessary to protect the public safety and welfare, and to prevent negative impacts upon neighboring uses. Said modifications (if any) and approval shall be binding upon all hauling activities and construction truck trips by the developer.
14. Prior to the issuance of grading and building permits, the applicant shall submit a pedestrian access and protection plan to the Department of Development Services and the Department of Public Works for review and approval. The plan shall detail all pedestrian access closures and detail detours for safe navigation around the project site during construction. Sidewalk closures shall be avoided to the maximum extent feasible. The approved pedestrian access and protection plan shall be maintained on-site at all times during project construction activities.
15. In accordance with the comments received from the City of Long Beach, Energy Resources Department (LBER) during the In-Lieu Technical Advisory Committee (TAC) review process, the developer is to review and obtain approval for the proposed meter(s) locations and gas service line routing with LBER. The developer shall provide new total gas loads for the proposed development and confirm that the new meter(s) locations meet all LBER requirements. Per the Municipal Code, any structure or obstruction is not allowed to be built above the existing gas lines deterring access to those facilities. The developer shall contact LBER to obtain information on the cost and schedule impacts associated with relocation work associated with the project.
16. The landscaping plan submitted for plan check purposes shall list the common names of each tree, shrub, and plant in addition to their scientific names.
17. The project shall maintain LEED Gold equivalency per the Green Scorecard, submitted as part of the application, in perpetuity.

18. Any street lights and exterior building lights to be provided within the private development 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 residential property or structure.
19. All street lights and exterior building lights within the private development shall be Illuminating Engineering Society of North America (IESNA)-certified full-cutoff fixtures, or meeting IESNA specifications for full-cutoff fixtures.
20. The Department of Development Services, the Department of Community Development, and the Long Beach Police Department shall have the authority to review the site for security problems, and said departments shall have the power to require additional security measures including, but not limited to, security guards, fencing, and additional security lighting if problems develop at the site.
21. The project shall be developed in substantial compliance with the plans approved by the Site Plan Review Committee on December 11, 2019. 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.
22. The developer shall provide a sample of all final exterior finish materials selected for construction for review by the Director of Development Services, prior to issuance of a building permit. If these materials are found to be below the standards approved in concept, the developer shall propose a different finish material and provide samples, to the satisfaction of the Director of Development Services.
23. The developer shall provide verification any easement requirement as indicated in the ALTA/NSPS Land Title Survey has been resolved prior to the submission for project plan check review.

Standard Conditions:

24. Site development, including landscaping, shall conform to the approved plans on file with Long Beach Development Services. At least one set of approved plans containing Planning, Building, Fire, and, if applicable, Health Department

stamps shall be maintained at the job site at all times for reference purposes during construction and final inspection.

25. All conditions of approval shall be printed verbatim on all plans submitted for plan review to the Department of Development Services. These conditions shall be printed on the site plan or a subsequent reference page.
26. The project shall comply with the water efficient landscaping standards set forth by the State Model Water Efficient Landscape Ordinance (MWELO) and LBMC 21.42.035.
27. 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.
28. Separate building permits are required for signs, fences, retaining walls, trash enclosures, flagpoles, pole-mounted yard lighting foundations and planters.
29. 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.
30. 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).
31. 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.

Vesting Tentative Map, Final Map, and CC&Rs

32. The Final Map is to be prepared in accordance with the approved Vesting Tentative Tract Map and shall be filed within thirty-six (36) months from the date of approval by the City Council of the Vesting Tentative Map, unless prior to expiration of the thirty-six month period, developer submits a written request for an extension of time, which receives approval from the Zoning Administrator.

33. 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.
34. Prior to approval of the Final Map, the subdivider shall deposit sufficient funds with the City to cover the cost of processing the Final Map through the Department of Public Works. Furthermore, the subdivider shall pay the Planning processing fees for the Final Map.
35. All County property taxes and all outstanding special assessments shall be paid in full prior to approval of the Final Map.
36. 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.
37. The developer shall cause to be prepared Covenants, Conditions, and Restrictions (CC&Rs) for this project. A copy of the CC&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.
38. The CC&Rs shall be executed and recorded against the title of the parcel(s) and shall contain the following provisions, which shall also be noted on the Final Map:
 - a. The subject residential project consists of 18 condominium subdivisions for 18 for-sale townhomes;
 - b. A minimum of two (2) garage parking spaces shall be permanently maintained as parking facilities for each dwelling unit in the project. Parking spaces must be used solely for the parking of personal vehicles. Parking spaces may not be leased, subleased, rented, or sold, and are to be used exclusively by the residents of the respective townhome where each garage is located;
 - c. A minimum of five (5) guest parking spaces shall be permanently maintained, as shown on the approved plans, within the development. These spaces shall be reserved solely for visitors and shall not be used by residents of the development;
 - d. A clear, detailed and concise written description of the common areas and facilities of the community shall be provided. The common space areas and their amenities, as shown in the approved plans, shall be maintained in perpetuity;
 - e. The Homeowners' Association shall be responsible for the operation and maintenance of the following, and such responsibilities shall be provided for in the CC&Rs:

1. The private sewer connection(s) to the public sewer in the public right-of-way;
2. The site drainage system(s);
3. The maintenance of all common areas, common landscaping, community buildings, facilities, and amenities;
4. A provision for the maintenance of the exterior of each residence and the private landscaping associated with each residence;
5. All private streets, sidewalks, parkways, and driveways;
6. All perimeter fences, walls, and gates, and interior fences, walls, and gates;
7. All adjacent public right-of-way street trees, parkways, sidewalks, and drive aprons;
8. Enforcement of parking restrictions for the guest parking spaces;
9. Any costs or corrections due to building or property maintenance code enforcement actions.

f. A parking restriction plan shall be provided for the guest parking spaces for trash pickup day. Trash pickup shall be minimized as feasible to reduce the impact on guest parking.

g. Graffiti removal shall be the responsibility of the Homeowner's Association. Graffiti shall be removed within 24 hours of its discovery. This responsibility shall include graffiti on the outside of the perimeter walls in addition to any graffiti within the development.

Operation and Maintenance

39. All residential trash receptacles shall be stored in the designated trash areas shown on approved plans. The intent of this condition is that trash receptacles shall be stored within each dwelling's garage or inside of a fenced yard area, concealed from view from the access road and neighboring dwellings.
40. 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.
41. Prior to issuance of a building permit, the developer shall submit a landscaping plan to the Planning Bureau for review. 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 Zoning Administrator.
42. 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.

43. All outdoor fountains or water features shall utilize water recycling or re-circulation systems. The plans submitted for review shall specifically identify such systems.
44. Exterior security bars and roll-up doors applied to windows and pedestrian building entrances shall be prohibited.
45. Any graffiti found on site must be removed within 24 hours of its appearance.
46. 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, this equipment shall be properly screened by landscaping or any other screening method approved by the Director of Development Services.
47. 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 plan must be submitted showing screening and must be approved by the Director of Development Services prior to the issuance of a building permit.
48. 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.
49. 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
50. Grading and construction activities shall conform to Rule 403 of the South Coast Air Quality Management District and shall include the following:

- a. Use water trucks and hoses to wet exposed and graded areas at least twice daily with complete coverage on all active areas and periodic wash-downs of public streets in the vicinity of all entrances and exits to the project site. Increase frequency of watering to three or more times per day whenever winds exceed 15 miles per hour, and cease grading activities during period of winds greater than 30 miles per hour.
 - b. Water all material being excavated and stockpiled.
 - c. Water all grading and cover materials being transported.
 - d. Properly maintain all grading and construction equipment propulsion systems to avoid excess emissions.
 - e. Schedule truck trips to avoid peak hours (7-9 a.m. and 4-6 p.m., weekdays).
 - f. Discontinue construction during Stage 2 smog alerts (ozone greater than or equal to 0.35 ppm.)
51. All trash and refuse containers shall be fully screened from public view to the satisfaction of the Director of Development Services.
52. The applicant shall defend, indemnify, and hold harmless the City of Long Beach, its agents, officers, and employees from any claim, action, or proceeding against the City of Long Beach or its agents, officers, or employees brought to attack, set aside, void, or annul an approval of the City of Long Beach, its advisory agencies, commissions, or legislative body concerning this project. The City of Long Beach will promptly notify the applicant of any such claim, action, or proceeding against the City of Long Beach and will cooperate fully in the defense. If the City of Long Beach fails to promptly notify the applicant of any such claim, action or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Long Beach.
53. The applicant shall provide 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/or Title 20 of the Long Beach Municipal Code.
- b. Prior to final map approval, the Subdivider 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 facilities, required by the Department of Public Works, not in place and accepted prior to final map approval must be guaranteed by 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 excavation, demolition or construction, the Subdivider shall submit a construction plan for pedestrian protection, construction area perimeter fencing with custom-printed screen(s), street lane closures, construction staging, shoring excavations and the routing of construction vehicles (excavation hauling, concrete and other deliveries, etc.).
- e. All door openings swinging into public rights-of-way shall be eliminated or set back outside of the public right-of-way, to the satisfaction of the Director of Public Works. Construction plans shall be submitted to the Department of Public Works for all encroachments over the public right-of-way, to be reviewed for approval as to compliance with California Building Code Chapter 32, to the satisfaction of the Director of Public Works.
- f. All refuse and recycling receptacles shall be subject to the standards and requirement of Long Beach Municipal Code Chapter 8.60.

PUBLIC RIGHT-OF-WAY

- g. The Subdivider shall dedicate and improve 13 feet of right-of-way for future street widening purposes along Long Beach Boulevard adjacent to the project site.

Note: Per the submitted site plan the Subdivider is proposing private improvements (decorative entry walkways) within the dedication area. These shall be deleted from the plans since the dedication areas will be improved with Portland cement concrete sidewalks per the latest City Standards and to satisfaction of the Director of Public Works.

- h. The Subdivider shall dedicate and improve 8 feet of right-of-way for future street widening purposes along East 49th Street adjacent to the project site. Sidewalk improvements shall be constructed with Portland cement concrete to the satisfaction of the Director of Public Works.
- i. The Subdivider shall relocate or provide easements to the City of Long Beach for any 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.
- j. The Subdivider shall provide easements to the City of Long Beach for any proposed or required public utility facilities, to the satisfaction of the concerned City Department or public agency and shall show on the map.
- k. The Subdivider shall provide the necessary storm drain easements to the County of Los Angeles on the final map or successor final maps. If additional storm drain easements are required by the County of Los Angeles and provided by separate instrument, recorded copies of same shall be provided to the Director of Public Works for our records.

- l. 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 filing 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.
- m. The Subdivider shall construct all off-site improvements needed to provide full Americans with Disabilities Act (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.

OFF-SITE IMPROVEMENTS

- n. Subject to the improvement limits of the proposed driveway on East 49th Street, the Subdivider shall provide for the relocation of the existing public facilities in conflict with the new point of access, to the satisfaction of the Director of Public Works. The Subdivider shall contact the appropriate City Department or agency of interest to schedule the relocation work prior to submitting on-site grading plans. Utility plans for relocation shall be submitted to Public Works along with the on-site grading plans, to review and approve.
- o. The Subdivider 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.
- p. The Subdivider shall reconstruct the sidewalk, curb and curb gutter, and improve the dedicated area along East 49th Street adjacent to the project site. Sidewalk improvements shall be constructed with Portland cement concrete to the satisfaction of the Director of Public Works. All sidewalk removal limits shall consist of entire panel replacements (from joint line to joint line).
- q. The Subdivider shall reconstruct the sidewalk, curb and curb gutter, and improve the dedicated area along Long Beach Boulevard adjacent to the project site. Sidewalk improvements shall be constructed with Portland cement concrete to the satisfaction of the Director of Public Works. All sidewalk removal limits shall consist of entire panel replacements (from joint line to joint line).
- r. The Subdivider shall provide for new tree wells and street trees with root barriers along Long Beach Boulevard, adjacent to the project site, per Section 21.42.050 of the Long Beach Municipal Code. The Subdivider and/or successors shall privately maintain all street trees, landscaping and sprinkler systems required in connection with this project. The Subdivider 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 on Long Beach Boulevard. The Street Tree Division will assist with the size, type and manner in which the street trees are to be installed.

- s. The Subdivider shall install Custom Printed Flex Mesh screen(s) along the perimeter of the development site, such as FenceScreen.com Series 311, or equivalent, fence screening, and provide for the printed graphic to the satisfaction of the Director of Public Works. The graphics shall depict positive images of the City or other artistic concepts. Prior to submitting the graphic design for printing, the Subdivider shall consult with the Department of Public Works to review and approve.
- t. All rough grading shall be completed prior to the approval of the final map, otherwise, the Subdivider shall be responsible for processing an appropriate grading bond. No cross-lot drainage will be permitted. Existing cross-lot drainage problems shall be corrected to the satisfaction of the Director of Public Works prior to the approval of the final map.
- u. The Subdivider 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.
- v. The Subdivider shall construct the required storm drain system in connection with the proposed development in accordance with approved plans. An excavation permit issued by the Department of Public Works is required for all work in the public right-of-way. Contact Construction Services for additional information about excavation permits, at (562) 570-2035. The Subdivider shall provide plans of the storm drain system to the Director of Public Works for review, prior to approval of the final map.
- w. The Subdivider 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 Subdivider to the satisfaction of the Director of Public Works.
- x. The Subdivider shall provide for the resetting to grade of existing manholes, pull boxes, meters and other existing facilities in conjunction with the required off-site improvements to the satisfaction of the Director of Public Works.
- y. 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.

- z. Public improvements shall be constructed in accordance with Public Works construction standards, and per plans reviewed and approved by the Department of Public Works. The City's Public Works Engineering Standard Plans are available online at www.longbeach.gov/pw/resources/engineering/standard-plans. Prior to issuance of a building permit, detailed off-site improvement plans shall be prepared by a licensed Civil Engineer, stamped, signed and submitted to the Department of Public Works for review and approval. This is in addition to any plan check required by the Department of Development Services. Work, including hauling soils or other debris, is not allowed within the right of way without a valid Public Works permit.
- aa. 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.
- bb. 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 Subdivider 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

- At the discretion of the City Traffic Engineer, the Subdivider shall be responsible to implement the most recent Bicycle Master Plan of the City at its frontage blocks.
- cc. The size and configuration of all proposed driveways serving the project site shall be subject to review and approval of the City Traffic Engineer. The proposed driveway on East 49th Street shall be subject to the standards and requirement of Section 21.41.251 of the Long Beach Municipal Code. Driveways greater than 28 feet in width require a variance; contact the Transportation Mobility Bureau, at (562) 570-6331, to request additional information regarding driveway construction requirements.
 - dd. The Subdivider 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.
 - ee. The Subdivider shall replace all traffic signs and mounting poles damaged or misplaced as result of construction activities to the satisfaction of the City Traffic Engineer.

- ff. The Subdivider shall repaint all traffic markings obliterated or defaced by construction activities to the satisfaction of the City Traffic Engineer.
- gg. The Subdivider shall contact the Transportation Mobility Bureau, at (562) 570-6331, to modify the existing curb marking zones, adjacent to the project site.
- hh. All traffic control device installations, including pavement markings within the private street/ parking lot, shall be installed in accordance with the provisions of the California Manual On Uniform Traffic Control Devices (CA MUTCD), 2012 or current edition (i.e., white parking stalls, stop signs, entry treatment signage, handicapped signage, etc.).

LONG TERM MAINTENANCE

- ii. The Subdivider and successors shall be responsible for the maintenance of the site drainage system, the operation and maintenance of any 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.