

**CONDITIONS OF APPROVAL**  
**2401 E. Wardlow Rd.**  
**Application No. 2012-02 (TPM21-004)**  
**June 17, 2021**

**Special Conditions:**

1. This approval is for a Tentative Parcel Map (No. 83393) to create five parcels on a 30.6-acre total site.
2. This approval is a subdivision approval only and does not include any zoning or land use approvals.
3. The Tentative Parcel Map shall be revised and corrected as directed by the Director of Public Works, the City Engineer, or his/her designee, prior to recordation of the Final Map.
4. The applicant shall provide for compliance with all applicable mitigation measures of the Mitigation Monitoring and Reporting Program (MMRP) of the Program Environmental Impact Report/Environmental Impact Statement prepared for the Globemaster Corridor Specific Plan (EIR-03-17, SCH No. 2018091021). This MMRP is attached to these conditions of approval and by this reference made a part hereof.
5. Minor changes to the approved Tentative Map, in keeping with the intent and spirit of this approvals, may be approved at the discretion of the Director of Development Services. For any major changes, the developer shall be required to submit a new Tentative Map application for Planning Commission approval.
6. The applicant shall provide for all CPTED (crime prevention through environmental design) recommendations issued for the project by the Long Beach Police Department, in the memo dated March 3, 2021, attached to these conditions of approval and by this reference made a part hereof.

**Energy Resources (Gas) Conditions**

7. The developer shall provide the following to the satisfaction of the Executive Director of the Long Beach Energy Resources Department:
  - a. The developer shall provide information on new total gas loads to determine if existing meter(s) and service line(s) need to be upsized.
  - b. The enclosure size for the meter set assembly shall be increased if necessary to accommodate a larger meter and the most recent clearance requirements and standards for the gas facilities.

**Public Works Conditions**

8. The developer shall provide for the following to the satisfaction of the Director of Public Works. Final project plans may result in additional or modified requirements from the Department 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 off-site and/ or public improvements and 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 final map approval, the Subdivider shall submit its on-site parking management plan and project Conditions, Covenants and Restrictions (CC&R's) for review and approval of the Director of Public Works.
- e. The Subdivider and successors shall be responsible for the maintenance of the site drainage system, and for 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 CC&R's, and a recorded copy of said document shall be provided to the Director of Public Works.
- f. No cross-lot drainage will be permitted. Existing cross-lot drainage problems shall be corrected prior to approval of the final map, or a private drainage easement recorded on the map, to the satisfaction of the Director of Public Works.
- g. The Subdivider is proposing a refuse and recycling receptacle area as part of the proposed development. All proposed refuse and recycling structures and receptacles must be placed entirely on private property, outside of the public right-of-way. The Subdivider and/ or successors shall be responsible for the cleanliness of the sidewalk/roadway adjacent to the refuse and recycling area and the overall development.
- h. Prior to the start of ANY demolition, excavation, or construction, the Subdivider shall,
  - i. Submit a construction plan for pedestrian protection, construction staging, scaffolding and excavations, and
  - ii. Submit a traffic control plan with street lane closures and routing of construction vehicles (excavation hauling, concrete and other deliveries, etc.) prepared by a registered Civil or Traffic Engineer in the State of California, with wet seal and signature, and
  - iii. Submit a plan for construction area and/or site perimeter fencing with custom printed screen(s),
  - iv. All for review and approval by the Department of Public Works and installed in accordance with the latest version of the Public Works Development Guideline.

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

- i. The Subdivider 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, as determined during the plan check process, the right-of-way dedication way shall be provided.
- j. Public improvements shall be constructed in accordance with Public Works construction standards, and per plans reviewed and approved by the Department of Public Works. Detailed off-site improvement plans shall be prepared by a licensed Civil Engineer, stamped, signed and **submitted to the Public Works counter at the Permit Center on**

**the 2nd Floor of City Hall (411 W. Ocean Blvd., Long Beach, CA 90802), for review and approval. The City's Public Works Engineering Standard Plans are available online at [www.longbeach.gov/pw/resources/engineering/standard-plans](http://www.longbeach.gov/pw/resources/engineering/standard-plans). This is in addition to, and separate from, any plan check required by the Department of Development Services, Building & Safety Bureau.**

- k. 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.

#### **PUBLIC RIGHT-OF-WAY**

- l. As illustrated on the submitted plans, Subdivider shall dedicate and improve an additional three feet of right-of-way along the north side of East Wardlow Road, adjacent to the project site along the southern property line, for sidewalk widening purposes resulting in an improved 10-foot wide walkway, consisting of 5 foot wide sidewalk and a 5 foot wide irrigated and landscaped parkway including new or existing street trees, relocating and/or undergrounding all existing facilities as necessary to accommodate the walkway improvements. Sidewalk improvements shall be constructed with Portland cement concrete. A complete application along with all required items plus filing fee shall be submitted for review and processing.
- m. Subdivider shall be responsible for the relocation and/or undergrounding of utilities, right-of-way dedications, quitclaim of easements, and/or any new utility easements required in connection with the proposed development, and removal of any related abandoned facilities or equipment as needed or required; as structures cannot be built within an easement or dedicated area. Subdivider shall be responsible for resolving all matters of easement(s) and/or utilities encroachment to the satisfaction of the interested agency, City Department, and the Director of Public Works.
- n. Subdivider shall provide easements to the City of Long Beach for any City required facilities including traffic signal controls, signage, required slopes, bus stops, refuse collection access, backflow preventers which must be installed on private property, and any other public utilities and/or necessities, to the satisfaction of the public agency or City Department with interest. All easements shall show on the final map.
- o. 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.

#### **OFF-SITE IMPROVEMENTS**

- p. Pursuant to the Globemaster Corridor Specific Plan, the Subdivider shall construct a new 10-foot wide walkway (consisting of a 5-foot wide concrete sidewalk, curb and curb gutter and 5-foot wide irrigated and planted parkway) along the north side of East Wardlow Road, adjacent to the project site, where no sidewalk pavement currently exists. Sidewalk improvements shall be constructed with Portland cement concrete and to the latest City standards and to the satisfaction of the Director of Public Works.
- q. The Subdivider shall protect in place the existing trees along the north side of East Wardlow Road adjacent to the project site, during construction of any off-site

improvements within that right-of-way. If it is not possible to save the existing trees, Subdivider shall plant new street trees in the new irrigated parkway.

- r. If the Subdivider cannot save the existing trees along the north side of East Wardlow Road adjacent to the project site, it shall replace them with new tree wells, street trees with root barriers, ground cover and irrigation systems for the new parkways, per Section 21.42.050 of the Long Beach Municipal Code. Street trees requiring removal shall be relocated or replaced to the satisfaction of the Director of Public Works. The Subdivider and/or successors shall water and 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 any irrigation system work. The Street Tree Division will assist with the size, type and manner in which the street trees are to be installed. At a minimum, parkway trees shall provide shade coverage, after five years of growth, of 50% of the total area dedicated for public right of way.
- s. The Subdivider shall remove all unused driveways and curb cuts, or portions thereof along all perimeter streets of the project site, and replace with full-height curb, curb gutter and sidewalk pavement to the satisfaction of the Director of Public Works. Sidewalk improvements shall be constructed with Portland cement concrete.
- t. The Subdivider 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 any improvement plans to the Department of Public Works.
- u. The Subdivider shall reconstruct cracked, deteriorated, or uplifted/depressed sections of sidewalk pavement, curb and curb gutter along East Wardlow Road adjacent to the site to the satisfaction of the Director of Public Works. The Subdivider shall construct all off-site improvements needed to provide full ADA accessibility compliance within the adjacent public right-of-way. 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).
- v. The Subdivider proposes improvements that may impact existing under- and above-ground utilities through and adjacent to the project site, such as gas lines, water pipelines, and utility poles and overhead lines, and along the perimeter streets and alleyways adjacent to the project site. The Subdivider shall be responsible for all design, applicable utility approval, permitting, relocation work, easements relocation and commissioning as required by the interested agency and shall work with each utility directly.
- 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. All off-site improvements adjacent to the development site, and/or along the truck delivery route found damaged as a result of construction activities, shall be reconstructed 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, and meters in conjunction with the required off-site improvements, to the satisfaction of the Director of Public Works.
- y. The Subdivider shall submit a grading plan 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 map and/or release of any building permit.

- z. The Subdivider shall submit a drainage plan for approval by Public Works prior to issuance of a building permit.

### **TRAFFIC AND TRANSPORTATION**

- aa. The Applicant shall provide a trip generation and trip distribution analysis. Based on these studies, a traffic impact analysis may be required. Any conditions generated by the analysis shall be made a part of these conditions.
- bb. As illustrated on the plans submitted to the Department of Public Works, Applicant proposes to construct two new raised medians along East Wardlow Road adjacent to the project site. The size, configuration, placement, and overall design of the proposed medians serving the project site shall be consistent with each other and subject to review and approval of the City Traffic Engineer. Contact the Transportation Mobility Bureau, at (562) 570-6331, to request additional information regarding median construction requirements.
- cc. The Applicant's proposed cross section of Wardlow Road does not appear to match the planned design for East Wardlow Road in the Globemaster Specific Plan which shows a 60' roadway from curb to curb, with central landscaped medians, two lanes for each of the east and west directions, and a raised class IV bikeway on both the north and south sides. Applicant shall incorporate a raised class IV bikeway into the design for the north side of East Wardlow Road adjacent to the project site, as indicated in the Globemaster Specific Plan.
- dd. As illustrated on the Plans submitted to the Department of Public Works, Applicant proposes three additional curb cuts and driveways along E Wardlow Rd adjacent to the project site. The size and configuration of all proposed driveways serving the project site shall be subject to review and approval of the City Traffic Engineer. 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.
- ee. The proposed most westerly driveway shall be redesigned to align with the signalized intersection within close proximity and to the east of its currently proposed location. Applicant shall make traffic signal modifications and improvements as necessary and to the satisfaction of the City Traffic Engineer to adequately incorporate the new driveway into the signalized intersection. Applicant shall upgrade the existing crosswalks at this intersection to thermoplastic continental crosswalks and install all new crosswalks per the most current City standard.
- ff. The proposed main 50-foot driveway is too wide and conflicts with existing mid-block marked crosswalk with flashers. Applicant shall redesign this driveway to be offset from, and does not encroach into the existing crosswalk, and all driveways shall be redesigned with a maximum width of 28 feet for standard vehicles and 34 feet for larger delivery vehicles. Driveways greater than these widths require a variance; contact the Transportation Mobility Bureau, at (562) 570-6331, to request additional information regarding driveway construction requirements.
- gg. The Applicant 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. The Applicant shall replace all traffic signs and mounting poles damaged or misplaced as result of construction activities to the satisfaction of the City Traffic Engineer.

- hh. The Applicant shall repaint all traffic markings obliterated or defaced by construction activities to the satisfaction of the City Traffic Engineer.
- ii. The Applicant shall contact the Traffic & Transportation Bureau, at (562) 570-6331, to modify any existing curb marking zones adjacent to the project site.
- jj. 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.).

**Standard Conditions – Plans, Permits, and Construction:**

- 9. 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.
- 10. 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.
- 11. 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.
- 12. 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.
- 13. 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.
- 14. Separate building permits are required for fences, retaining walls, flagpoles, and pole mounted yard lighting foundations.
- 15. All structures shall conform to the Long Beach Building Code requirements. Notwithstanding this subject permit, all other required permits from the Building Bureau shall be secured.
- 16. 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:**

- 17. This permit and all development rights hereunder shall terminate three years (36 months) from the effective date of this permit unless a final map is recorded, or a time extension is granted by the Zoning Administrator based on a timely request submitted prior to the expiration of the three-year period, as provided in Section 20.12.180 of the Long Beach Municipal Code.
- 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

- shall 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. 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.
  20. 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).
  21. In the event of transfer of ownership of the property involved in this application, the new owner shall be fully informed of the permitted use and development of said property as set forth by this permit together with all conditions that are a part thereof. These specific requirements shall be recorded with all title conveyance documents at time of closing escrow.
  22. 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.
  23. No publicly accessible telephones shall be maintained on the exterior of the premises. Any existing publicly accessible telephones shall be removed.
  24. 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.
  25. Any graffiti found on site shall 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. 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.

Table 4-1. Mitigation Monitoring and Reporting Program Checklist/Environmental Commitments Record

Mitigation Measure No.	Mitigation Measure	Method of Verification/ Monitoring Action	Timing of Verification			Responsible Party	Completed		Comments
			Pre-Const.	During Const.	Post-Const.		Initials	Date	
Aesthetics									
MM-AES-1	<b>Lighting Plans and Specifications.</b> Prior to the issuance of building permits for new development projects, the applicant shall submit lighting plans and specifications for all exterior lighting fixtures, light standards, and window treatments (e.g., consideration of specialized manicuring or tinting to reduce glare from interior lighting) to the City of Long Beach’s Development Services Department for review and approval. The plans shall include a photometric design study demonstrating that all outdoor light fixtures to be installed are designed or located in a manner as to contain the direct rays from the lights on site and to minimize spillover of light onto surrounding properties or roadways. All parking structure lighting shall be shielded and directed away from residential uses. Open space areas are encouraged in the Plan. Lighting for such features shall be designed so that light is directed so as to provide adequate security and minimal spill-over or nuisance lighting.	Submittal of lighting plans and specifications for all exterior lighting fixtures, light standards, and window treatments	X			City of Long Beach Development Services Department			
MM-AES-2	<b>Light Fixture Shielding.</b> Prior to the issuance of building permits for development projects within the Globemaster Corridor Specific Plan area, applicants shall demonstrate to the City of Long Beach’s Development Services Department that all nighttime lighting installed on private property within the Globemaster Corridor Specific Plan area shall be shielded, directed away from residential and other light-sensitive uses, and confined to the Plan Area. Rooftop lighting, security lighting, or aviation warning lights, shall be in accordance with Airport/Federal Aviation Administration (FAA) requirements. Additionally, all lighting shall comply with all applicable Airport Land Use Plan (ALUP) Safety Policies and FAA regulations	Submittal/review of lighting plans showing all nighttime light has been shielded, directed away from residential and other light-sensitive uses, and confined to the Plan Area	X			City of Long Beach Development Services Department			
Air Quality									
MM-AQ-1	<b>Construction Equipment Emissions Reductions.</b> The following measures shall be incorporated into the Proposed Project to reduce construction criteria air pollutant emissions, including VOC, NOx, PM10, and PM2.5, generated by construction equipment used for future development projects implemented under the proposed GCSP: a) For off-road equipment with engines rated at 50 horsepower or greater, no construction equipment shall be used that is less than Tier 4 Interim. An exemption from these requirements may be granted by the City in the event that the applicant documents that equipment with the required tier is not reasonably available and corresponding reductions in criteria air pollutant emissions are achieved from other construction equipment. Before an exemption may be considered by the City, the applicant shall be required to demonstrate that two construction fleet owners/operators in the Los Angeles Region were contacted and that those owners/operators confirmed Tier 4 Interim or better equipment could not be located within the Los Angeles region. To ensure that Tier 4 construction equipment or better would be used during the Proposed Project’s construction, the City shall include this requirement in applicable bid documents, purchase orders, and contracts. Successful contractor(s) must demonstrate the ability to supply the compliant construction equipment for use prior to any ground disturbing and construction activities.	Submittal of contractor plans or exemption, construction logs, and Construction Traffic Control Plan	X	X		City of Long Beach Development Services Department			



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	<p>b) Minimize simultaneous operation of multiple construction equipment units. During construction, vehicles in loading and unloading queues shall not idle for more than 5 minutes, and shall turn their engines off when not in use to reduce vehicle emissions.</p> <p>c) Properly tune and maintain all construction equipment in accordance with manufacturer’s specifications;</p> <p>d) Where feasible, employ the use of electrical or alternative fueled (non-diesel) powered construction equipment, including forklifts, concrete/industrial saws, pumps, aerial lifts, air compressors, and other comparable equipment types to the extent commercial available.</p> <p>e) To reduce the need for electric generators and other fuel-powered equipment, provide on-site electrical hookups for the use of hand tools such as saws, drills, and compressors used for building construction.</p> <p>f) Develop a Construction Traffic Control Plan to ensure construction traffic and equipment use is minimized to the extent practicable. The Construction Traffic Control Plan shall include measures to reduce the number of large pieces of equipment operating simultaneously during peak construction periods, scheduling of vendor and haul truck trips to occur during non-peak hours, establish dedicated construction parking areas to encourage carpooling and efficiently accommodate construction vehicles, identify alternative routes to reduce traffic congestion during peak activities, and increase construction employee carpooling.</p> <p>g) Encourage construction contractors to apply for South Coast Air Quality Management District “SOON” funds. The “SOON” program provides funds to applicable fleets for the purchase of commercially-available low-emission heavy-duty engines to achieve near-term reduction of NOx emissions from in-use off-road diesel vehicles.</p>								
MM-AQ-2	<p><b>Fugitive Dust Control.</b> The following measures shall be incorporated into the Proposed Project to reduce construction fugitive dust emissions (PM<sub>10</sub> and PM<sub>2.5</sub>), generated by grading and construction activities of future development projects implemented under the proposed GCSP, consistent with SCAQMD Rule 403, with a goal of retaining dust on the site:</p> <p>a) Water, or utilize another SCAQMD-approved dust control non-toxic agent, on the grading areas at least three times daily to minimize fugitive dust.</p> <p>b) All permanent roadway improvements shall be constructed and paved as early as possible in the construction process to reduce construction vehicle travel on unpaved roads. To reduce fugitive dust from earth-moving operations, building pads shall be finalized as soon as possible following site preparation and grading activities.</p> <p>c) Stabilize grading areas as quickly as possible to minimize fugitive dust.</p> <p>d) Apply chemical stabilizer, install a gravel pad, or pave the last 100 feet of internal travel path within the construction site prior to public road entry, and to on-site stockpiles of excavated material.</p> <p>e) Remove any visible track-out into traveled public streets with the use of sweepers, water trucks, or similar method as soon as possible.</p>	Submittal/review of construction plan with listed measures	X	X		City of Long Beach Development Services Department			

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	<p>f) Provide sufficient perimeter erosion control to prevent washout of silty material onto public roads. Unpaved construction site egress points shall be graveled to prevent track-out.</p> <p>g) Wet wash the construction access point at the end of the workday if any vehicle travel on unpaved surfaces has occurred.</p> <p>h) Cover haul trucks or maintain at least 2 feet of freeboard to reduce blow-off during hauling.</p> <p>i) Evaluate the need for reduction in dust generating activity, potential to stop work, and/or implementation of additional dust control measures if winds exceed 25 miles per hour.</p> <p>j) Enforce a 15-mile-per-hour speed limit on unpaved surfaces.</p> <p>k) Provide haul truck staging areas for the loading and unloading of soil and materials. Staging areas shall be located away from sensitive receptors, at the furthest feasible distance.</p> <p>l) Construction Traffic Control Plans shall route delivery and haul trucks required during construction away from sensitive receptor locations and congested intersections, to the extent feasible. Construction Traffic Control plans shall be finalized and approved prior to issuance of grading permits.</p> <p>m) Review and comply with any additional requirements of SCAQMD Rule 403.</p>								
MM-AQ-3	<b>Architectural Coating VOC Emissions.</b> To address the impact relative to VOC emissions, Super-Compliant VOC-content architectural coatings (0 grams per liter to less than 10 grams per liter VOC) shall be used during Proposed Project construction/application of paints and other architectural coatings to reduce ozone precursors. If paints and coatings with VOC content of 0 grams/liter to less than 10 grams/liter cannot be utilized, the developer shall avoid application of architectural coatings during the peak smog season: July, August, and September. The developer shall procure architectural coatings from a supplier in compliance with the requirements of SCAQMD's Rule 1.113 (Architectural Coatings).	Submittal of documentation for Super-Compliant VOC-content materials used for architectural coating	X	X		City of Long Beach Development Services Department			
MM-AQ-4	<b>Vehicle Miles Traveled Reduction Strategies.</b> The Proposed Project shall implement a Transportation Demand Management (TDM) Program to facilitate increased opportunities for transit, bicycling, and pedestrian travel, as well as provide the resources, means, and incentives for ride-sharing and carpooling to reduce vehicle miles traveled and associated criteria air pollutant emissions. The following components are to be included in the TDM Program: <i>Bicycle and Pedestrian Travel</i> <p>a) Develop a comprehensive pedestrian network designed to provide safe bicycle and pedestrian access between the various internal Proposed Project land uses, which will include design elements to enhance walkability and connectivity and shall minimize barriers to pedestrian access and interconnectivity. Physical barriers, such as walls or landscaping, that impede pedestrian circulation shall be eliminated.</p> <p>b) The Proposed Project design shall include a network that connects the Proposed Project uses to the existing off-site facilities (e.g., existing off-site bike paths).</p>	Submittal/review of TDM	X		X	City of Long Beach Development Services Department			

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	<p>c) Proposed Project design shall include pedestrian/bicycle safety and traffic calming measures in excess of jurisdiction requirements. Roadways shall be designed to reduce motor vehicle speeds and encourage pedestrian and bicycle trips with traffic calming features. Traffic calming features may include: marked crosswalks, count-down signal timers, curb extensions, speed tables, raised crosswalks, raised intersections, median islands, tight corner radii, roundabouts or mini-circles, on-street parking, planter strips with street trees, chicanes/chokers, and others.</p> <p>d) Provide bicycle parking facilities along main travel corridors: one bike rack space per 20 vehicle/employee parking spaces or to meet demand, whichever results in the greater number of bicycle racks.</p> <p>e) Provide shower and locker facilities to encourage employees to bike and/or walk to work: one shower and three lockers per every 25 employees.</p> <p><i>Ride-Sharing and Commute Reduction</i></p> <p>f) Promote ridesharing programs through a multi-faceted approach, such as designating a certain percentage of parking spaces for ridesharing vehicles; designating adequate passenger loading and unloading and waiting areas for ridesharing vehicles; or providing a website or message board for coordinating rides.</p> <p>g) Implement marketing strategies to reduce commute trips. Information sharing and marketing are important components to successful commute trip-reduction strategies. Implementing commute trip-reduction strategies without a complementary marketing strategy would result in lower VMT reductions. Marketing strategies may include: new employee orientation of trip reduction and alternative mode options; event promotions; or publications.</p> <p>h) One percent (1%) of vehicle/employee parking spaces shall be reserved for preferential spaces for car pools and van pools.</p> <p>i) Coordinate with the Southern California Association of Governments (SCAG) for carpool, vanpool, and rideshare programs that are specific to the Proposed Project.</p> <p>j) Implement a demand-responsive shuttle service that provides access throughout the Plan Area, to the park-and-ride lots, and to the nearby transit centers.</p> <p><i>Transit</i></p> <p>k) Bus pull-ins shall be constructed where appropriate within the Plan Area.</p> <p>l) Coordinate with SCAG on the future siting of transit stops/stations within or near the GCSP.</p>								
MM-AQ-5	<p><b>Encourage Electric Vehicles.</b> Subsequent future projects under the Proposed Project shall incorporate the following into final plans:</p> <p>a) Designate 10% of parking spaces to be for electric and alternative fuel vehicles.</p> <p>b) Install Level 2 EV charging stations in 6% of all parking spaces.</p>	Review of future project plans for listed measures	X			City of Long Beach Development Services Department			

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MM-AQ-6	<b>Idling Restriction.</b> For Proposed Project land uses that include truck idling, the Proposed Project shall minimize idling time of all vehicles and equipment to the extent feasible; idling for periods of greater than five (5) minutes shall be prohibited. Signage shall be posted at truck parking spots, entrances, and truck bays advising that idling time shall not exceed five (5) minutes per idling location. To the extent feasible, the tenant shall restrict idling emission from trucks by using auxiliary power units and electrification.	Measure included in agreements for future land uses			X	City of Long Beach Development Services Department			
MM-AQ-7	<b>Energy Conservation.</b> The following energy conservation measures into Proposed Project building plans: a) Install a solar photovoltaic rooftop system to reduce the electric demand from the local grid. b) Install Energy Star rated heating, cooling, lighting, and appliances. c) Outdoor lighting shall be light emitting diodes (LED) or other high-efficiency lightbulbs. d) Provide information on energy efficiency, energy efficient lighting and lighting control systems, energy management, and existing energy incentive programs to future tenants of the Proposed Project. e) Non-residential structures shall meet the U.S. Green Building Council standards for cool roofs. This is defined as achieving a 3-year solar reflective index (SRI) of 64 for a low-sloped roof and 32 for a high-sloped roof. f) Outdoor pavement, such as walkways and patios, shall include paving materials with 3-year SRI of 0.28 or initial SRI of 0.33. g) Construction of modest cool roof, defined as Cool Roof Rating Council (CRRC) Rated 0.15 aged solar reflectance and 0.75 thermal emittance. h) Use of Heating, Ventilation and Air Conditioning (HVAC) equipment with a Seasonal Energy Efficiency Ratio (SEER) of 12 or higher. i) Installation of water heaters with an energy factor of 0.92 or higher. j) Maximize the use of natural lighting and include daylighting (e.g., skylights, windows) in rooms with exterior walls that would normally be occupied. k) Include high-efficacy artificial lighting in at least 50% of unit fixtures. l) Install low-NOx water heaters and space heaters, solar water heaters, or tank-less water heaters. m) Use passive solar cooling/heating. n) Strategically plant trees to provide shade. o) Structures shall be equipped with outdoor electric outlets in the front and rear of the structure to facilitate use of electrical lawn and garden equipment.	Measure included in future building plans	X			City of Long Beach Development Services Department			
MM-AQ-8	<b>Low-VOC/Green Cleaning Product Educational Program.</b> Proposed Project tenants shall develop and implement a Low-VOC/Green Cleaning Product and Paint education program.	Measure included in agreements for future land uses			X	City of Long Beach Development Services Department			
MM-AQ-9	<b>Electric Forklifts.</b> Proposed Project warehouse and manufacturing tenants shall require that all forklifts are electric-powered; if electric is not available or feasible, propane is acceptable.	Measure included in agreements for future land uses			X	City of Long Beach Development Services Department			
MM-AQ-10	<b>Transport Refrigeration Unit Plug-Ins.</b> Electric plug-ins shall be installed at the loading docks at cold storage facilities to allow for transport refrigeration unit standby electric plug-in.	Measure included in agreements for future land uses			X	City of Long Beach Development Services Department			

Table 4-1. Mitigation Monitoring and Reporting Program Checklist/Environmental Commitments Record

Mitigation Measure No.	Mitigation Measure	Method of Verification/ Monitoring Action	Timing of Verification			Responsible Party	Completed		Comments
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MM-AQ-11	<b>Health Risk Siting.</b> The City shall minimize exposure of sensitive receptors to toxic air contaminants (TACs), to the extent possible, by considering distance, orientation, and wind direction to minimize exposure and associated health risk when siting TAC-emitting sources near sensitive land uses.	Review of future project plans	X			City of Long Beach Development Services Department			
MM-AQ-12	<b>Toxic Air Contaminant Reduction.</b> At the time of discretionary approval of new sources of TAC emissions in close proximity to existing sensitive land uses, the City shall require development projects to implement applicable best management practices, as necessary and feasible, that will reduce exposure to TACs. Specific reduction measures will be evaluated and determined depending on proposed land use TAC sources and feasibility.	Review of future project plans	X			City of Long Beach Development Services Department			
MM-AQ-13	<b>Health Risk Assessment Requirements.</b> Consistent with the California Air Resources Board's recommendations on siting new sensitive land uses, a formal health risk assessment shall be performed under the following conditions: a) <i>Distribution Centers.</i> For any distribution center that accommodates more than 100 trucks per day, more than 40 trucks with operating transport refrigeration units (TRUs) per day, or where TRU unit operations exceed 300 hours per week located within 1,000 feet of a sensitive receptor. In addition, configuration of entry and exit points of the distribution center shall be considered to minimize exposure to sensitive receptors. b) <i>Gasoline Dispensing Facilities.</i> For any large gas station (defined as a facility with a throughput of 3.6 million gallons per year or greater) within 300 feet of a sensitive receptor. For any typical gas dispensing facility (with a throughput of less than 3.6 million gallons per year) within 50 feet of a sensitive receptor. c) <i>Dry Cleaners Using Perchloroethylene.</i> For any dry cleaning operation within 300 feet of a sensitive receptor. For operations with three or more machines, consult with the South Coast Air Quality Management District for when a health risk assessment shall be prepared as the distance to the closest sensitive receptor may be less than 300 feet. d) <i>Other Sources of Toxic Air Contaminants.</i> For other sources of TACs, the City shall evaluate the need to prepare a health risk assessment based on the types of TACs and the distance to sensitive receptors.	Submittal/review of health risk assessments for projects meeting the listed conditions	X			City of Long Beach Development Services Department			
MM-AQ-14	<b>Odor Siting.</b> Land uses that have the potential to generate objectionable odors shall be located as far away as possible and/or downwind from sensitive receptors.	Review of future project plans	X			City of Long Beach Development Services Department			

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MM-AQ-15	<b>Odor Abatement Plan.</b> To address odors from the Proposed Project, any odor-generating land use shall implement an Odor Abatement Plan (OAP). The OAP shall include the following: <ul style="list-style-type: none"><li>a. Name and telephone number of contact person(s) at the facility responsible for logging in and responding to odor complaints</li><li>b. Policy and procedure describing the actions to be taken when an odor complaint is received, including the training provided to the staff on how to respond</li><li>c. Description of potential odor sources at the facility</li><li>d. Description of potential methods for reducing odors, including minimizing idling of delivery and service trucks and buses, process changes, facility modifications, and/or feasible add-on air pollution control equipment</li><li>e. Contingency measures to curtail emissions in the event of a public nuisance complaint.</li></ul>	Submittal/review of OAP			X	City of Long Beach Development Services Department			
<b>Cultural Resources</b>									
MM-CUL-1	<b>Project Level Analysis of Historic Era Built Environment Resources.</b> Implementation of the Proposed Project (re-zoning and design plans within the Globemaster Corridor Specific Plan area) will likely result in the development of plans for future project-level activities that involve construction and ground disturbing activities within the Globemaster Corridor Specific Plan area. As such, future projects involving these types of activities could constitute a substantial adverse change in the significance of a historical resource by means of physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings, such that the significance of a historical resource would be materially impaired (State CEQA Guidelines Section 15064.5). To mitigate the potential impacts of future projects developed under the Globemaster Corridor Specific Plan, prospective project developers and/or stakeholders shall be required to ensure that potential impacts to historical resources be assessed as part of planning and environmental clearance for their individual project(s). Prior to the initiation of any construction and/or ground disturbing activities, the Proposed Project will require review by a qualified architectural historian to assess the potential impacts to known and potential CEQA historical resources. If project implementation could result in impacts, than a Historic Resource Evaluation Report will need to be prepared by a qualified architectural historian for the specific project to verify if any CEQA historical resources could be impacted by the Proposed Project. This subsequent identification and impact analysis, including consideration of previously identified historical resources and evaluation of buildings and structures over 45 years old for historical significance in accordance with the guidance of the State of California Office of Historic Preservation (OHP), shall be conducted. In addition, a historical evaluation of the project level impacts (direct or indirect) at the following sites shall be analyzed in accordance with OHP guidance prior to the approval of future project entitlements: <ul style="list-style-type: none"><li>1. Fire Station No. 14, 1838 E. Wardlow Road (APN: 7148-020-024), constructed in 1941</li><li>2. 3341 Cherry Avenue (APN: 7148-020-021), constructed in 1933</li></ul>	Submittal/review of historical evaluations for sites listed  Submittal/review of historical assessment for future development by a qualified architectural historian	X			City of Long Beach Development Services Department			

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	<p>3. 3275 Cherry Avenue (APN: 7148-020-009), constructed in 1929</p> <p>4. 3249 Cherry Avenue (APN: 7148-020-010), constructed in 1929</p> <p>5. 3170 Cherry Avenue (APN: 7149-006-047), constructed in 1940</p> <p>6. 3204 Cherry Avenue (APN: 7149-006-045), constructed in 1933</p> <p>7. 3252 Cherry Avenue (APN: 7149-006-042), constructed in 1937</p> <p>8. 3254 Cherry Avenue (APN: 7149-006-062), constructed in 1937</p> <p>9. 3366 Cherry Avenue (APN: 7149-006-035), constructed in 1937</p> <p>10. 3431 Cherry Avenue (APN: 7147-026-017), constructed in 1947</p> <p>11. Iglesia Católica Santísimo Sacramento, 1900 E. Carson Street (APN: 7137-013-001), constructed in 1942</p> <p>12. California Heights Baptist Church, 4110 Gardenia Avenue (APN: 7137-012-009), constructed in 1947</p> <p>A qualified architectural historian, meeting the Secretary of the Interior’s Professional Qualification Standards, shall conduct all work related to the preparation of historic resource evaluation reports, impact analyses, mitigation recommendations (if deemed necessary), and/or subsequent technical reports, should the proposed construction and implementation of future individual projects under the Globemaster Corridor Specific Plan result in potential impacts to CEQA historical resources. If HRE report results indicate that the project will not result in impacts to CEQA historical resources than no further documentation will be required and the impact for the Proposed Project will likely be no impact or less than significant. If the HRE identifies the presence of CEQA historical resources and impacts cannot be avoided through project redesign or relocation than implementation of mitigation measure <b>MM-CUL-2</b> will need to be implemented. It is important to note that demolition of a CEQA historical resource cannot be mitigated to less-than-significant. Still, mitigation measure <b>MM-CUL-2</b> would apply.</p>								
MM-CUL-2	<p><b>Project Level Mitigation Alternatives.</b> In consultation with the Planning Bureau of the Long Beach Development Services Department, prior to the approval of a project level that will result in a significant and unavoidable impact to a historic resource under CEQA, mitigation will be required. Mitigation should be developed by an historic qualified historic preservation specialist or architectural historian based on individual resource historic significance to help ensure that the mitigation addresses what is significant about the resource. A range of mitigation options are available including but not limited to development of interpretive materials, salvage of historic materials, or documentation of the buildings and structures proposed for demolition that follows the general guidelines of Historic American Building Survey (HABS)-level III documentation. All mitigation needs to be initiated prior to project construction and completed prior to project completion, HABS documentation, which is a common form of mitigation for CEQA historical resources, shall include high resolution digital photographic recordation, a historic narrative report, and compilation of historic research. The documentation shall be completed by a qualified professional who meets the standards for history, architectural history, or architecture as set forth by the Secretary of the Interior’s Professional Qualification Standards (36 CFR, Part 61). The original archival-quality documentation shall be offered as donated material to the to South Central Coastal Information Center (SCCIC), Billie Jean King Main Library, and Historical Society of Long Beach to make it available for current and future generations. Archival copies of the</p>	<p>If applicable, submittal of mitigation developed by historic qualified historic preservation specialist or architectural historian based on individual resource historic significance</p>	X			City of Long Beach Development Services Department			

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	documentation also would be submitted to the City of Long Beach Department of Development Services, where it would be available to local researchers. The documentation reports shall be completed and approved by the City of Long Beach prior to the issuance of demolition permits.								
MM-CUL-3	<b>Inadvertent Discovery of Archaeological Resources.</b> In the event that archaeological resources (sites, features, or artifacts) are exposed during construction activities for the Proposed Project, all construction work occurring within 100 feet of the find shall immediately stop until a qualified archaeologist, meeting the Secretary of the Interior’s Professional Qualification Standards, and tribal monitor/consultant approved by the Gabrieleño Band of Mission Indians-Kizh Nation, can evaluate the significance of the find and determine whether or not additional study is warranted. Depending upon the significance of the find under CEQA (14 CCR 15064.5(f); PRC Section 21082), work may continue on other parts of the project while evaluation and, if necessary, additional protective mitigation takes place. If the discovery proves significant under CEQA, additional work, such as preparation of an archaeological treatment plan, testing, or data recovery may be warranted.	Submittal and review of brief letter report of excavations and findings		X		City of Long Beach Development Services Department			
MM-CUL-4	<b>Inadvertent Discovery of Human Remains.</b> In accordance with Section 7050.5 of the California Health and Safety Code, if human remains are found, the County Coroner shall be immediately notified of the discovery. No further excavation or disturbance of the Plan Area or any nearby area reasonably suspected to overlie adjacent remains shall occur until the County Coroner has determined, within two working days of notification of the discovery, the appropriate treatment and disposition of the human remains. If the County Coroner determines that the remains are, or are believed to be, Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission (NAHC) and Public Resources Code 5097.98 shall be followed. In accordance with California Public Resources Code, Section 5097.98, the NAHC must immediately notify those persons it believes to be the most likely descendant from the deceased Native American. The most likely descendant shall complete their inspection within 48 hours of being granted access to the site. The designated Native American representative would then determine, in consultation with the property owner, the disposition of the human remains.	Submittal and review of brief letter report of excavations and findings		X		City of Long Beach Development Services Department			
<b>Greenhouse Gas Emissions</b>									
MM-GHG-1	<b>Water Conservation.</b> The following water conservation measures into Proposed Project building plans: a) Install low-water use appliances and fixtures b) Restrict the use of water for cleaning outdoor surfaces and prohibit systems that apply water to non-vegetated surfaces c) Implement water-sensitive urban design practices in new construction d) Install rainwater collection systems where feasible.	Submittal/review of building plans with listed measures	X			City of Long Beach Development Services Department			
MM-GHG-2	<b>Solid Waste Reduction.</b> The following solid waste reduction measures into Proposed Project building plans: a) Provide storage areas for recyclables and green waste in new construction, and food waste storage, if a pick-up service is available. b) Evaluate the potential for on-site composting.	Submittal/review of building plans with listed measures	X			City of Long Beach Development Services Department			



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Hazards and Hazardous Materials									
MM-HAZ-1	<p>Prior to the issuance of demolition permits for any buildings or structures that would be demolished in conjunction with individual development projects that would be accommodated by the Globemaster Corridor Specific Plan, the project applicant/developer shall conduct the following inspections and assessments for all buildings and structures on site and shall provide the City of Long Beach Development Services Department with a copy of the report of each investigation or assessment.</p> <ol style="list-style-type: none"><li>1. The project applicant shall retain a California Certified Asbestos Consultant (CAC) to perform abatement project planning, monitoring (including air monitoring), oversight, and reporting of all asbestos-containing materials (ACM) encountered. The abatement, containment, and disposal of all ACM shall be conducted in accordance with the South Coast Air Quality Management District’s Rule 1403 and California Code of Regulation Title 8, Section 1529 (Asbestos).</li><li>2. The project applicant shall retain a licensed or certified lead inspector/assessor to conduct the abatement, containment, and disposal of all lead waste encountered. The contracted lead inspector/assessor shall be certified by the California Department of Public Health (CDPH). All lead abatement shall be performed by a CDPH-certified lead supervisor or a CDPH-certified worker under the direct supervision of a lead supervisor certified by CDPH. The abatement, containment, and disposal of all lead waste encountered shall be conducted in accordance with the US Occupational Safety and Health Administration Rule 29, CFR Part 1926, and California Code of Regulation, Title 8, Section 1532.1 (Lead).</li><li>3. Evidence of the contracted professionals attained by the project applicant shall be provided to the City of Long Beach Development Services Department. Additionally, contractors performing ACM and lead waste removal shall provide evidence of abatement activities to the City of Long Beach Building and Safety Bureau.</li></ol>	Submittal/review of inspection documents for buildings proposed for demolition	X			City of Long Beach Development Services Department			
MM-HAZ-2	<p>Prior to the issuance of project entitlements or grading permits (whichever occurs first) for individual development projects that would be accommodated by the Globemaster Corridor Specific Plan, the project applicant/developer shall submit a Phase I Environmental Site Assessment (ESA) to the City of Long Beach Development Services to identify environmental conditions of the development site and determine whether contamination is present. The Phase I ESA shall be prepared by a Registered Professional Engineer and in accordance with the American Society for Testing and Materials (ASTM) Standard E 1527.13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. If recognized environmental conditions related to soils are identified in the Phase I ESA, the project applicant shall perform soil sampling as a part of a Phase II ESA. If contamination is found at significant levels, the project applicant shall remediate all contaminated soils in accordance with state and local agency requirements (California Department of Toxic Substances Control, Regional Water Quality Control Board, Long Beach Fire Department, etc.). All contaminated soils and/or material encountered shall be disposed of at</p>	Submittal/review of Phase I ESA	X			City of Long Beach Development Services Department			

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	a regulated site and in accordance with applicable laws and regulations prior to the completion of grading. Prior to the issuance of building permits, a report documenting the completion, results, and any follow-up remediation on the recommendations, if any, shall be provided to the City of Long Beach Development Services Department evidencing that all site remediation activities have been completed.								
Hydrology and Water Quality									
MM-HYD-1a	<p>A Storm Water Pollution Prevention Plan (SWPPP) shall be completed for Proposed Project grading in excess of one acre, in accordance with the Statewide Construction General Permit (State Water Resources Control Board Order 2009-0009-DWQ, as amended). In accordance with the SWPPP, the construction contractor shall implement water quality Best Management Practices (BMPs) to ensure that water quality standards are met, and that stormwater runoff from construction work areas do not cause degradation of water quality in receiving water bodies, including the Cerritos Channel, Los Angeles River, and downstream Los Angeles/Long Beach Harbor.</p> <p>The SWPPP shall include erosion control measures and proper handling of petroleum products, such as proper petroleum product storage and spill response practices, appropriate handling and disposal of small quantities of hazardous materials/wastes, litter control and pick up, and vehicle and equipment repair and maintenance in designated areas.</p> <p>Typical BMPs that shall be incorporated into the SWPPP (as applicable) include the following:</p> <ol style="list-style-type: none"><li>1. Diverting off-site runoff away from the construction site</li><li>2. Vegetating landscaped/vegetated swale areas as soon as feasible following grading activities</li><li>3. Placing perimeter straw wattles to prevent off-site transport of sediment</li><li>4. Construction of sedimentation basins</li><li>5. Limitations on work periods during storm events</li><li>6. Protection of stockpiled materials</li><li>7. Using drop inlet protection (filters and sand bags or straw wattles), with sandbag check dams within paved areas</li><li>8. Regular watering of exposed soils to control dust during demolition and construction</li><li>9. Implementing specifications for demolition/construction waste handling and disposal</li><li>10. Maintaining erosion and sedimentation control measures throughout the construction period</li><li>11. Stabilizing construction entrances to avoid trucks from imprinting soil and debris onto City roadways</li><li>12. Training, including for subcontractors, on general site housekeeping</li><li>13. Using contained equipment wash-out and vehicle maintenance areas</li><li>14. Providing educational materials on oil disposal and recycling programs</li><li>15. Implementing spill control at fueling facilities</li></ol>	Submittal/review of SWPPP	X			City of Long Beach Development Services Department			
MM-HYD-1b	The SWPPP shall be reviewed and approved by the City of Long Beach for compliance with the Los Angeles County Public Works Construction Site Best Management Practices Manual (LACDPW 2010).	Approval of the SWPPP	X			City of Long Beach Development Services Department			

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MM-HYD-1c	All Proposed Project construction activities are required to comply with the City of Long Beach, Stormwater Management Plan, which requires controls to reduce the discharge of pollutants to the maximum extent practicable, including management practices, control techniques, and engineering/system methods for the control of such pollutants.	Review of construction plans for compliance with City of Long Beach Stormwater Management Plan	X			City of Long Beach Development Services Department			
MM-HYD-2a	A Standard Urban Stormwater Mitigation Plan (SUSMP) shall be developed during the design of the Proposed Project. The SUSMP shall demonstrate how specific projects would minimize impervious surfaces, retain or treat stormwater runoff from the site, and implement designs consistent with the City of Long Beach Low Impact Development (LID) Best Management Practices (BMP) Design Manual (City of Long Beach 2013). The design shall include Source Control and Treatment BMPs and an Operations & Maintenance Plan for the proposed BMPs. The SUSMP shall address long-term effects on water quality within the Los Cerritos Channel/Alamitos Bay Watershed and the Los Angeles River Watershed and ensure BMPs and LID designs minimize potential water quality concerns to the maximum extent practicable.	Submittal/review of SUSMP	X			City of Long Beach Development Services Department			
MM-HYD-2b	The SUSMP shall comply with the City of Long Beach, Stormwater Management Plan, which requires controls to reduce the discharge of pollutants to the maximum extent practicable, including management practices, control techniques, and engineering/system methods for the control of such pollutants.	Review of SUSMP for compliance with City of Long Beach Stormwater Management Plan	X			City of Long Beach Development Services Department			
MM-HYD-3a	A Hydrology/Drainage Report shall be developed during the design of individual projects proposed as part of the Globemaster Corridor Specific Plan. The Hydrology/Drainage Report shall demonstrate that stormwater runoff flow volume and flow rate, associated with specific projects, would be less than or equal to existing conditions to prevent on- and off-site flooding. Project design features that would contribute in reducing stormwater runoff could include: <div><div>1. On-site biofiltration (unlined bioswales and bioretention basins)</div><div>2. Lined (i.e., impervious) bioswales and detention basins</div><div>3. Vegetation-based stormwater quality control measures, including self-treating landscape areas and lined planters</div><div>4. Proprietary stormwater quality control measures, which are also known as manufactured treatment devices</div></div>	Submittal/review of Hydrology/Drainage Report	X			City of Long Beach Development Services Department			
MM-HYD-3b	The Hydrology/Drainage Report shall comply with the Los Angeles County Department of Public Works Hydrology and Hydraulic Design Manual (LACDPW 2006) for storm drain planning and design calculations.	Review of Hydrology/Drainage Report for compliance with Los Angeles County Department of Public Works Hydrology and Hydraulic Design Manual (LACDPW 2006)	X			City of Long Beach Development Services Department			
Noise									
MM-NOI-1	Construction activities associated with the Proposed Project shall take place only during the permitted times and days per the City of Long Beach, City of Lakewood, and City of Signal Hill noise ordinances, respectively, for the NSLU under consideration	Submittal and review of construction scheduling in final designs	X	X		City of Long Beach Development Services Department			

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MM-NOI-2	<p>The City of Long Beach shall enforce adherence to the following measures for all future construction projects implemented under the Proposed Project, as a pre-requisite to approving necessary permits to proceed:</p> <p>a. The project contractor shall, to the extent feasible, submit a construction noise management plan (CNMP) prepared or reviewed by a qualified acoustician (retained at the expense of the project applicant or construction contractor) that features the following:</p> <p>i. A detailed construction schedule, at daily (or weekly, if activities during each day of the week are typical) resolution and correlating to areas or zones of on-site project construction activity(ies) and the anticipated equipment types and quantities involved. Information will include expected hours of actual operation per day for each type of equipment per phase; and, indication of anticipated concurrent construction activities onsite.</p> <p>ii. Suggested locations of a set of noise level monitors, attended by a qualified acoustician or another party under its supervision or direction, at which sample outdoor ambient noise levels will be measured and collected over a sufficient sample period and subsequently analyzed (i.e., compared with applicable time-dependent dBA thresholds) to ascertain compliance with the hourly FTA guidance-based limit of 90 dBA Leq. Sampling shall be performed, at a minimum, on the first (or otherwise considered typical construction operations) day of each distinct construction phase.</p> <p>iii. If sample collected noise level data indicates that the hourly noise threshold has or will be exceeded, construction work shall be suspended (for the activity or phase of concern) and the project applicant/owner or construction contractor shall implement one or more of the following measures as detailed or specified in the CNMP:</p> <p>1) Administrative controls (e.g., reduce operating time of equipment and/or prohibit usage of equipment type[s] within certain distances).</p> <p>2) Engineering controls (upgrade noise controls, such as install better engine exhaust mufflers).</p> <p>3) Install noise abatement on the site boundary fencing (or within, as practical and appropriate) in the form of sound blankets or comparable temporary barriers to occlude construction noise emission between the site (or specific equipment operation as the situation may define) and the noise-sensitive receptor(s) of concern.</p> <p>The implemented measure(s) will be reviewed or otherwise inspected and approved by the qualified acoustician (or another party under its supervision or direction) prior to resumption of the construction activity or process that caused the measured noise concern or need for noise mitigation. Noise levels shall be re-measured, after installation of said measures, to ascertain post-mitigation compliance with the noise threshold. As needed, this process shall be repeated and refined until noise level compliance is demonstrated and documented. A report of this implemented mitigation</p>	Submittal and review of construction scheduling and construction equipment inspection	X	X		City of Long Beach Development Services Department			

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	<p>and its documented success will be provided to the City Planner (or other authorized party, as directed by the City of Long Beach).</p> <p>b. All construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers. Enforcement shall be accomplished by random field inspections by applicant personnel during construction activities, to the satisfaction of the respective municipality building official or noise control officer.</p> <p>c. Construction noise reduction methods such as shutting off idling equipment, construction of a temporary noise barrier, maximizing the distance between construction equipment staging areas and adjacent NSLU, and use of electric air compressors and similar power tools, in lieu of fossil-fueled equipment, shall be used where feasible.</p> <p>d. During construction, stationary construction equipment shall be placed such that emitted noise is directed away from or shielded (i.e., introduce light-of-sight occluding barriers, such as storage trailers) from NSLU.</p> <p>e. If equipment is being used that can cause hearing damage at adjacent noise receptor locations (distance attenuation shall be taken into account), portable noise barriers shall be installed that are demonstrated to be adequate to reduce noise levels at receptor locations below hearing damage thresholds (i.e., generally over 90 dBA, assuming this exposure for an 8-hour construction day). This may include erection of temporary berms or plywood barriers to create a break in the line-of-sight, or erection of a heavy fabric tent around the noise source.</p> <p>f. Construction hours, allowable workdays, and the phone number of the job superintendent shall be clearly posted at all construction entrances to allow surrounding property owners to contact the job superintendent if necessary. In the event the municipality having jurisdiction receives a complaint, appropriate corrective actions shall be implemented and a report of the action provided to the reporting party. Appropriate corrective actions could include stricter enforcement of construction schedule, re-location of stationary equipment further from adjacent noise-sensitive receptors, reduction in the number of equipment working simultaneously in proximity to the sensitive receptor, erection of temporary noise barriers, or a combination of the above.</p>								
MM-NOI-3	Because heating, ventilation, and air conditioning (HVAC) equipment and other mechanical equipment can generate noise that could affect surrounding NSLU and because the details, specifications, and locations of this equipment is not yet known, the City of Long Beach shall require that future applicants for commercial and industrial developments within the Plan Area retain an acoustical specialist to review development project construction-level plans. The acoustical specialist shall have the responsibility to ensure that the equipment specifications and plans for HVAC and other outdoor mechanical equipment incorporate measures, such as the specification of quieter equipment or provision of acoustical enclosures, that will avoid exceeding relevant noise standards at nearby noise-sensitive land uses (e.g., residential). Prior to the commencement of construction for future commercial and industrial developments, the acoustical specialist shall certify in writing to the City of Long Beach that the equipment specifications and plans incorporate measures that will achieve the relevant noise limits.	Final documentation showing that equipment specifications and plans incorporate measures that will achieve the relevant noise limits	X			City of Long Beach Development Services Department			

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Mitigation Measure No.	Mitigation Measure	Method of Verification/ Monitoring Action	Timing of Verification			Responsible Party	Completed		Comments
			Pre-Const.	During Const.	Post-Const.		Initials	Date	
MM-NOI-4	Because the details, specifications, and locations of commercial development potentially involving outdoor use areas within the Proposed Project Community Commercial (CC) district is not yet known, the City of Long Beach shall require that future applicants for commercial and industrial developments within these areas of the Proposed Project to retain an acoustical specialist to review development project construction-level plans. The acoustical specialist shall have the responsibility to ensure that the design, location, and orientation (e.g., facing with respect to Long Beach Airport operations) of outdoor use areas will not expose facility occupant and visitors to Long Beach Airport operations noise levels greater than 65 dBA CNEL. Prior to the approval of discretionary entitlements for future commercial and industrial developments, the acoustical specialist shall certify in writing to the City of Long Beach that the specifications and plans incorporate measures that will achieve this exterior noise limit for these outdoor use areas.	Final documentation showing that specifications and plans incorporate measures that will achieve this exterior noise limit for these outdoor use areas	X			City of Long Beach Development Services Department			
MM-NOI-5	Because the details, specifications, and locations of commercial development potentially involving nonresidential indoor occupied spaces within the Proposed Project Community Commercial (CC) district is not yet known, the City of Long Beach shall require that future applicants for commercial and industrial developments within these areas of the Proposed Project retain an acoustical specialist to review development project construction-level plans. The acoustical specialist shall have the responsibility to ensure that the design and materials of sound insulating assemblies (i.e., the composite of walls, doors, fenestration, etc.) will be sufficient to yield interior background sound levels attributed to exterior-to-interior noise intrusion to no more than 50 dBA hourly Leq. Prior to the approval of discretionary entitlements for future commercial and industrial developments, the acoustical specialist shall certify in writing to the City of Long Beach that the specifications and plans incorporate measures that will achieve this interior background noise limit for these occupied indoor use areas.	Final documentation showing that specifications and plans incorporate measures that will achieve this interior background noise limit for these occupied indoor use areas			X	City of Long Beach Development Services Department			
Transportation and Traffic									
MM-TRAF-1	Prior to receiving a Certificate of Occupancy, the Project Applicant shall be responsible for the construction of the following improvements at Cherry Avenue/Carson Street: Widen and/or restripe the existing exclusive northbound right-turn lane to a shared through-right turn lane. Modify the existing traffic signal as necessary. These improvements are subject to the approval of the City of Long Beach.	Submittal of plans for transportation improvements	X			City of Long Beach Development Services Department			
MM-TRAF-2	Prior to receiving a Certificate of Occupancy, the Proposed Project shall construct the following improvements at Cherry Avenue/Cover Street: Widen or restripe the existing exclusive northbound right-turn lane to a shared through-right turn lane. Modify the existing traffic signal as necessary. These improvements are subject to the approval of the City of Long Beach.	Submittal of plans for transportation improvements	X			City of Long Beach Development Services Department			
MM-TRAF-3	Prior to receiving a Certificate of Occupancy, the Proposed Project shall construct the following improvements at Cherry Avenue/36th Street: Restripe the westbound approach to provide a third left-turn lane. Construct an exclusive northbound right-turn lane. These improvements are subject to the approval of the City of Long Beach and the City of Lakewood.	Submittal of plans for transportation improvements	X			City of Long Beach Development Services Department/City of Lakewood			

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Mitigation Measure No.	Mitigation Measure	Method of Verification/ Monitoring Action	Timing of Verification			Responsible Party	Completed		Comments
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<b>MM-TRAF-4</b>	Prior to receiving a Certificate of Occupancy, the Proposed Project shall construct the following improvements at Cherry Avenue/ Wardlow Road: Construct two additional northbound through lanes and an exclusive northbound right-turn lane. Construct two additional southbound through lanes. Restripe the existing eastbound shared through-left turn lane to an exclusive left-turn lane and construct an additional eastbound through lane. Restripe the existing westbound shared through-left turn lane to an exclusive left-turn lane. Construct an additional westbound left-turn lane and two westbound through lanes. Restripe the westbound shared through-right turn lane to an exclusive westbound right-turn lane. These improvements are subject to the approval of the City of Long Beach.	Submittal of plans for transportation improvements	X			City of Long Beach Development Services Department			
<b>MM-TRAF-5</b>	Prior to receiving a Certificate of Occupancy, the Proposed Project shall construct the following improvements at Orange Avenue/ 32nd Street: Restripe the northbound approach to provide an exclusive right-turn lane. These improvements are subject to the approval of the City of Signal Hill.	Submittal of plans for transportation improvements	X			City of Signal Hill			
<b>MM-TRAF-6</b>	In addition to mitigation measure <b>MM-TRAF-1</b> , prior to receiving a Certificate of Occupancy, the Project Applicant shall be responsible for the construction of the following improvements at Cherry Avenue/Carson Street: Widen the eastbound approach to construct a 4 <sup>th</sup> through lane. Modify the existing traffic signal as necessary. These improvements are subject to the approval of the City of Long Beach.	Submittal of plans for transportation improvements	X			City of Long Beach Development Services Department			
<b>MM-TRAF-7</b>	In addition to mitigation measure <b>MM-TRAF-2</b> , prior to receiving a Certificate of Occupancy, the Proposed Project shall construct the following improvements at Cherry Avenue/Cover Street: Widen the northbound approach to provide an exclusive right-turn lane. Modify the existing traffic signal as necessary. These improvements are subject to the approval of the City of Long Beach and the City of Lakewood.	Submittal of plans for transportation improvements	X			City of Long Beach Development Services Department/City of Lakewood			
<b>MM-TRAF-8</b>	In addition to mitigation measure <b>MM-TRAF-3</b> , prior to receiving a Certificate of Occupancy, the Proposed Project shall construct the following improvements at Cherry Avenue/36th Street: Modify the traffic signal to provide for an 8-phase traffic signal. These improvements are subject to the approval of the City of Long Beach and the City of Lakewood.	Submittal of plans for transportation improvements	X			City of Long Beach Development Services Department/City of Lakewood			
<b>MM-TRAF-9</b>	Prior to receiving a Certificate of Occupancy, the Proposed Project shall construct the following improvements at Atlantic Avenue/ Spring Street: Construct an additional eastbound through lane and an additional westbound through lane. Restripe the existing exclusive eastbound right-turn lane to a shared through-right turn lane. Restripe the existing exclusive westbound right-turn lane to a shared through-right turn lane. Modify the existing traffic signal as necessary. These improvements are subject to the approval of the City of Long Beach and the City of Signal Hill.	Submittal of plans for transportation improvements	X			City of Long Beach Development Services Department/City of Signal Hill			
<b>MM-TRAF-10</b>	Prior to receiving a Certificate of Occupancy, the Proposed Project shall construct the following improvements at Orange Avenue/ Spring Street: Widen and/or restripe the intersection to include dual northbound left-turn lanes. Remove the exclusive northbound right-turn lane. Convert the southbound right-turn lane into a shared through/right-turn lane. Widen along the Proposed Project frontage to accommodate two south bound through lanes. Modify the existing traffic signal as necessary. These improvements are subject to the approval of the City of Long Beach and the City of Signal Hill.	Submittal of plans for transportation improvements	X			City of Long Beach Development Services Department/City of Signal Hill			

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MM-TRAF-11	Prior to receiving a Certificate of Occupancy, the Proposed Project shall construct the following improvements at Temple Avenue/ Spring Street: Widen the eastbound approach to provide an exclusive right-turn lane. Widen the westbound approach to provide an additional left-turn lane. Modify the existing traffic signal as necessary. These improvements are subject to the approval of the City of Long Beach.	Submittal of plans for transportation improvements	X			City of Long Beach Development Services Department			
MM-TRAF-12	Prior to receiving a Certificate of Occupancy, the Proposed Project shall construct the following improvements at Redondo Avenue/ Spring Street: Widen the eastbound approach to provide an additional through lane. Modify the existing traffic signal as necessary. These improvements are subject to the approval of the City of Long Beach.	Submittal of plans for transportation improvements	X			City of Long Beach Development Services Department			
MM-TRAF-13	Prior to receiving a Certificate of Occupancy, the Proposed Project shall construct the following improvements at Cherry Avenue at Willow Street: Construct an additional northbound through lane. Construct an additional southbound through lane. Modify the existing traffic signal as necessary. These improvements are subject to the approval of the City of Long Beach and the City of Signal Hill.	Submittal of plans for transportation improvements	X			City of Long Beach Development Services Department/City of Signal Hill			
MM-TRAF-14	Prior to receiving a Certificate of Occupancy, the Proposed Project shall construct the following improvements at I-405 Southbound Off-Ramp/Spring Street: Restripe the westbound approach to provide an additional through lane. These improvements are subject to the approval of the City of Long Beach and/or Caltrans.	Submittal of plans for transportation improvements	X			City of Long Beach Development Services Department/ Caltrans			
Tribal Cultural Resources									
MM-TCR-1	Prior to the issuance of any Grading Permit a 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.	Submittal of plans with provision to provide access for Native American monitoring during ground-disturbing activities	X			City of Long Beach Development Services Department			
MM-TCR-2	Should a potential TCR be encountered and no monitors are present, construction activities near the encounter shall be temporarily halted within 50 feet of the discovery and the City notified. The City will notify Native American tribes that have been identified by the Native American Heritage Commission to be traditionally and culturally affiliated with the geographic area of the Proposed Project. If the potential resource is archaeological in nature, appropriate management requirements shall be implemented as outlined in mitigation measure <b>MM-CUL-1</b> (see Section 3.3.6, Cultural Resources Mitigation Measures). If the City determines that the potential resource is a TCR (as defined by PRC, Section 21074), tribes consulting under AB 52 and SB 18 would be provided a reasonable period of time, typically 5 days from the date a new discovery is made, to conduct a site visit and make recommendations regarding future ground disturbance activities, as well as the treatment and disposition of any discovered TCRs. A qualified archaeologist shall implement a plan for the treatment and disposition of any discovered TCRs based on the nature of the resource and shall consider the recommendations of the tribe(s). Implementation of proposed recommendations will be made based on the determination of the City that the approach is reasonable and feasible. All activities shall be conducted in accordance with applicable regulatory requirements.	Submittal and review of brief letter report of excavations and findings		X		City of Long Beach Development Services Department			



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MM-TCR-3	<b>Native American Monitor/Consultant.</b> The Project Applicant shall be required to retain and compensate for the services of a Tribal monitor/consultant who is both approved by the Gabrieleño Band of Mission Indians-Kizh Nation Tribal Government and is listed under the NAHC’s Tribal Contact list for the area of the project location. This list is provided by the NAHC. The monitor/consultant will only be present on-site during the construction phases that involve ground disturbing activities. Ground disturbing activities are defined by the Gabrieleño Band of Mission Indians-Kizh Nation as activities that may include, but are not limited to, pavement removal, pot-holing or auguring, grubbing, tree removals, boring, grading, excavation, drilling, and trenching, within the Plan Area. The Tribal Monitor/consultant will complete daily monitoring logs that will provide descriptions of the day’s activities, including construction activities, locations, soil, and any cultural materials identified. The on-site monitoring shall end when the Plan Area grading and excavation activities are completed, or when the Tribal Representatives and monitor/consultant have indicated that the site has a low potential for impacting Tribal Cultural Resources.	Submittal of agreement between Project Applicant and Tribal monitor/consultant	X			City of Long Beach Development Services Department			
MM-TCR-4	<b>Unanticipated Discovery of Tribal Cultural and Archaeological Resources.</b> Upon discovery of any archaeological resources, cease construction activities in the immediate vicinity of the find until the find can be assessed. All archaeological resources unearthed by project construction activities shall be evaluated by the qualified archaeologist and tribal monitor/consultant approved by the Gabrieleño Band of Mission Indians-Kizh Nation. If the resources are Native American in origin, the Gabrieleño Band of Mission Indians-Kizh Nation shall coordinate with the landowner regarding treatment and curation of these resources. Typically, the Tribe will request reburial or preservation for educational purposes. Work may continue on other parts of the project while evaluation and, if necessary, mitigation takes place (CEQA Guidelines Section15064.5 [f]). If a resource is determined by the qualified archaeologist to constitute a “historical resource” or “unique archaeological resource”, time allotment and funding sufficient to allow for implementation of avoidance measures, or appropriate mitigation, must be available. The treatment plan established for the resources shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources and Public Resources Code Sections 21083.2(b) for unique archaeological resources. Preservation in place (i.e., avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. Any historic archaeological material that is not Native American in origin shall be curated at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, they shall be offered to a local school or historical society in the area for educational purposes.	Submittal and review of brief letter report of excavations and findings		X		City of Long Beach Development Services Department			
MM-TCR-5	<b>Unanticipated Discovery of Human Remains and Associated Funerary Objects.</b> Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in PRC 5097.98, are also to be treated according to this statute. Health and Safety Code 7050.5	Submittal and review of brief letter report of excavations and findings		X		City of Long Beach Development Services Department			

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	dictates that any discoveries of human skeletal material shall be immediately reported to the County Coroner and excavation halted until the coroner has determined the nature of the remains. If the coroner recognizes the human remains to be those of a Native American or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission (NAHC) and PRC 5097.98 shall be followed.								
MM-TCR-6	<b>Resource Assessment &amp; Continuation of Work Protocol.</b> Upon discovery, the tribal and/or archaeological monitor/consultant/consultant will immediately divert work at minimum of 150 feet and place an exclusion zone around the burial. The monitor/consultant(s) will then notify the Tribe, the qualified lead archaeologist, and the construction manager who will call the coroner. Work will continue to be diverted while the coroner determines whether the remains are Native American. The discovery is to be kept confidential and secure to prevent any further disturbance. If the finds are determined to be Native American, the coroner will notify the NAHC as mandated by state law who will then appoint a Most Likely Descendent (MLD).	Submittal and review of brief letter report of excavations and findings		X		City of Long Beach Development Services Department			
MM-TCR-7	<b>Kizh-Gabrieleno Procedures for burials and funerary remains.</b> If the Gabrieleno Band of Mission Indians – Kizh Nation is designated MLD, the following treatment measures shall be implemented. To the Tribe, the term “human remains” encompasses more than human bones. In ancient as well as historic times, Tribal Traditions included, but were not limited to, the burial of funerary objects with the deceased, and the ceremonial burning of human remains. These remains are to be treated in the same manner as bone fragments that remain intact. Associated funerary objects are objects that, as part of the death rite or ceremony of a culture, are reasonably believed to have been placed with individual human remains either at the time of death or later; other items made exclusively for burial purposes or to contain human remains can also be considered as associated funerary objects.	Submittal and review of brief letter report of excavations and findings		X		City of Long Beach Development Services Department			
MM-TCR-8	<b>Treatment Measures.</b> Prior to the continuation of ground disturbing activities, the land owner shall arrange a designated site location within the footprint of the project for the respectful reburial of the human remains and/or ceremonial objects. In the case where discovered human remains cannot be fully documented and recovered on the same day, the remains will be covered with muslin cloth and a steel plate that can be moved by heavy equipment placed over the excavation opening to protect the remains. If this type of steel plate is not available, a 24-hour guard should be posted outside of working hours. The Tribe will make every effort to recommend diverting the project and keeping the remains in situ and protected. If the project cannot be diverted, it may be determined that burials will be removed. The Tribe will work closely with the qualified archaeologist to ensure that the excavation is treated carefully, ethically and respectfully. If data recovery is approved by the Tribe, documentation shall be taken which includes at a minimum detailed descriptive notes and sketches. Additional types of documentation shall be approved by the Tribe for data recovery purposes. Cremations will either be removed in bulk or by means as necessary to ensure completely recovery of all material. If the discovery of human remains includes four or more burials, the location is considered a cemetery and a separate treatment plan shall be created. Once complete, a final	Submittal and review of brief letter report of excavations and findings		X		City of Long Beach Development Services Department			

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	report of all activities is to be submitted to the Tribe and the NAHC. The Tribe does NOT authorize any scientific study or the utilization of any invasive diagnostics on human remains.								
MM-TCR-9	<b>Professional Standards.</b> Archaeological and Native American monitoring and excavation during construction projects will be consistent with current professional standards. All feasible care to avoid any unnecessary disturbance, physical modification, or separation of human remains and associated funerary objects shall be taken. Principal personnel must meet the Secretary of Interior standards for archaeology and have a minimum of 10 years of experience as a principal investigator working with Native American archaeological sites in southern California. The Qualified Archaeologist shall ensure that all other personnel are appropriately trained and qualified.	Submittal of qualifications for Archaeological and Native American monitors	X			City of Long Beach Development Services Department			
<b>Utilities and Service Systems</b>									
MM UTIL-1	<p>Prior to the issuance of project entitlements or grading permits, whichever comes first, for individual development or redevelopment projects under the Globemaster Corridor Specific Plan (GCSP), a utilities report shall be prepared by the Project Applicant that will identify the ability for existing utility infrastructure to serve the project. As part of this report, the project applicant shall provide evidence to the City of Long Beach Development Services Department that that the development project has been reviewed by the applicable utility provider and that a “Will Serve” letter has been issued. The “Will Serve” letter process is necessary in order to determine whether or not sufficient capacity exists to serve each development project and if the existing utility facilities will be affected by the development project. The report shall include, but not be limited to, the following analyses:</p> <p>Water Infrastructure</p> <ol style="list-style-type: none"><li>1. The report shall analyze the existing water main conditions and estimates the project-specific water demand for future development, considering the water infrastructure needs of the Long Beach Water Department service area. Any development or redevelopment project that would impact existing water facilities within the Plan Area, for which improvements and/or relocation are required or have been identified, shall fund the improvements those as prescribed by City of Long Beach Water Department.</li></ol> <p>Stormwater/Storm Drain Infrastructure</p> <ol style="list-style-type: none"><li>2. A Hydrology/Hydraulics report shall be prepared that estimates the site-specific discharge rates for a future development. The hydrology and hydraulic study shall analyze the on-site and immediate off-site storm drain systems to determine capacity and integrity of the existing systems. The Project Applicant shall request the “allowable discharge rate” – which limits peak flow discharges as compared to existing conditions based on regional flood control constraints – from the Los Angeles County Department of Public Works and shall comply with such discharge rate. This report can be completed in conjunction with the Hydrology/Drainage Report required under mitigation measure <b>MM-HYD-3a</b>.</li></ol> <p>Any development or redevelopment project that would impact segments of the existing storm drain facilities within the Plan Area, for which improvements are required, shall fund upsizing of those storm</p>	Submittal/review of utilities report, and evidence that the development project has been reviewed by the applicable utility provider and that a “Will Serve” letter has been issued	X			City of Long Beach Development Services Department			

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	<p>drain segments as prescribed by City of Long Beach Public Works Department and Los Angeles County Flood Control District.</p> <p>Wastewater/Sewer Infrastructure</p> <p>3. The report shall analyze the existing sewer main conditions and estimates the project-specific wastewater generation for future development. Any development or redevelopment project that would impact existing sewer facilities within the Plan Area, for which improvements and/or relocation are required or have been identified, shall fund those improvements as prescribed by Los Angeles County Sanitation District and Long Beach Water Department. Due to the combined/cumulative nature of sewage conveyance facilities, the utilities report shall include projections of future capacity requirements within the same catchment area. The report shall pay special attention to lift station capacity, and capacity of the force main and trunk sewer from the lift to the Los Angeles County Sanitation District trunk sewer connection. In addition, the report should consider potential future costs to future developers and how those costs can be fairly and legally shared among all developments within the GCSP area.</p> <p>Electrical Infrastructure</p> <p>4. The report shall analyze the existing electrical capacity and estimate the project-specific electrical demand for future development. Any development or redevelopment project that would impact existing electrical loads or require new electrical substations or facilities within the Plan Area, for which improvements and/or relocation are required or have been identified, shall fund the improvements those as prescribed by Southern California Edison.</p> <p>Natural Gas</p> <p>5. The report shall analyze the existing gas pipeline capacity and estimate the project-specific natural gas demand for future development. Any development or redevelopment project that would impact existing natural gas facilities or require new infrastructure within the Plan Area, for which improvements and/or relocation are required or have been identified, shall fund the improvements those as prescribed Long Beach Energy Resources Department.</p>								

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