



# CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

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Long Beach, CA 90802

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June 18, 2009

CHAIR AND PLANNING COMMISSIONERS  
City of Long Beach  
California

## RECOMMENDATION:

Certify an Environmental Impact Report and approve a Resolution with a Statement of Overriding Considerations; recommend approval of a General Plan Amendment from Open Space and Park District (LUD#11) to Institutional and School District (LUD#10) and a Zone Change from Park (P) to Institutional (I) and approve a Site Plan Review for a 170,536-square-foot community center that includes an administration/education building, a recreation center, an auditorium and an outdoor recreation area at 1900 Walnut Avenue. (District 6)

APPLICANT:                   The Salvation Army  
                                      11 Golden Shore #550  
                                      Long Beach, CA 90802  
                                      (Application No. 0710-10)

## DISCUSSION

The 19-acre project site is located on the east side of Walnut Avenue approximately 100 feet north of Pacific Coast Highway (Exhibit A – Location map). The site is currently owned by the County of Los Angeles and serves primarily as a storm water detention basin. The City also uses it intermittently for recreation purposes under a lease agreement with the County.

The applicant is proposing to construct a 170,536 square-foot community center and recreation facility that includes the following (Exhibit B – Plans and photos):

- A 73,910-square-foot administration/education building with drop-in daycare, classrooms, a library, a kitchen, art studios, multipurpose rooms, a computer lab and administration offices.
- An 84,171-square-foot recreation center that includes a gymnasium, classrooms, a fitness center, a weight room, locker rooms and an indoor therapy pool.
- A 12,455-square-foot chapel/auditorium with a lobby, lecture halls, stage and backstage areas.

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- An outdoor recreation area that includes a 4-acre playing field (soccer), a 50-meter swimming pool, warm-up pool, and a leisure pool with fountains, slides and a children's area. Other amenities include a playground, walking trails, 10,000-square-foot amphitheater, outdoor climbing wall, challenge course, outdoor patio and horticulture area.

The project meets all of the requirements of the proposed Institutional zone including height, setbacks, open space and parking. Vehicular access to the center will occur via two ingress/egress points off Walnut Avenue and one ingress/egress point off Pacific Coast Highway. An additional emergency access is provided at the east side of the project at 19<sup>th</sup> Street.

A total of 1,100 on-site parking spaces will be provided for the project in a two-level parking structure at the southeast corner of the site, as well as in a small surface parking lot along Walnut Avenue. The parking structure can be accessed from both Pacific Coast Highway and Walnut Avenue entrances.

In addition to the proposed community center and related amenities, the site will continue to function as a storm water detention basin per the requirements of the Los Angeles County Department of Public Works. The project proposes a state-of-the-art filtration system to capture trash as well as other unwanted particulate matter (i.e. heavy metals) prior to the water entering the storm drain system and, ultimately, the Pacific Ocean.

The proposed General Plan Amendment from Open Space and Park District (LUD#11) to Institutional and School District (LUD#10) is consistent with the intent and goals of the adopted General Plan. The proposed change furthers the goals of maintaining and strengthening the surrounding neighborhood as well as providing quality recreational opportunities.

Staff prepared findings that support the proposed project. Conditions of Approval were also prepared to help mitigate any potential impacts that the new community center may have on the adjacent properties (Exhibit C – Findings & Conditions of Approval).

Finally, staff believes that the project should be approved, as it will be an asset to the community by providing a wide variety of needed recreation and other personal growth opportunities in an area underserved by such facilities.

### **PUBLIC HEARING NOTICE**

Public hearing notices were distributed on June 2, 2009, as required by the Long Beach Municipal Code and no responses were received.

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**ENVIRONMENTAL REVIEW**

An Environmental Impact Report (EIR) (SCH#2008071085) was prepared in accordance with the Guidelines for Implementation of the California Environmental Quality Act. The EIR was distributed to the Planning Commissioners on April 2, 2009.

The EIR identified significant unavoidable impact with the following issues:

- Aesthetics;
- Cultural Resource;
- Land Use and Planning;
- Recreation; and
- Construction related noise.

All other impacts can be mitigated to a level below significance.

Respectfully submitted,

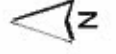
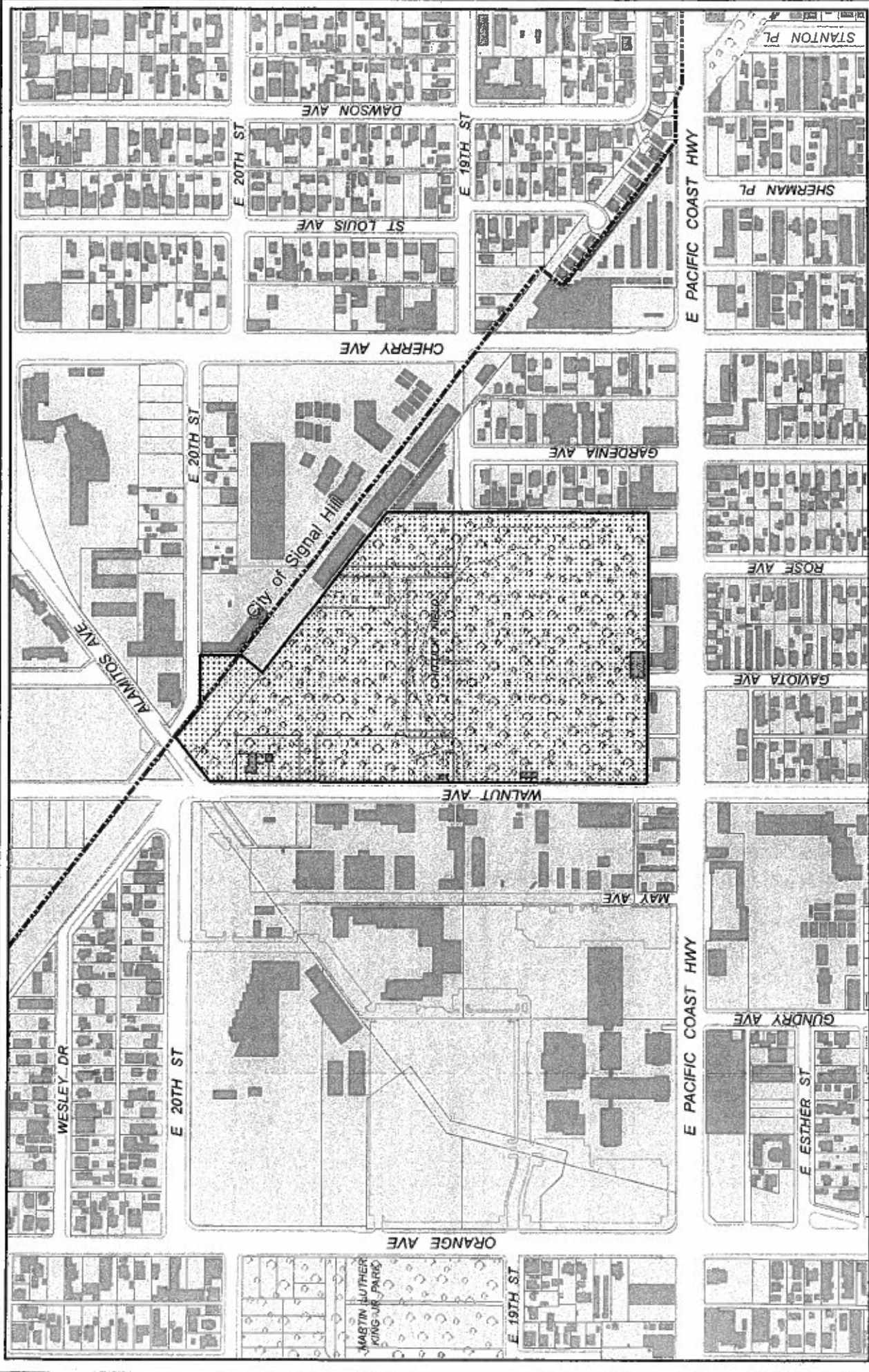
A handwritten signature in black ink, appearing to read 'C. Beck', with a horizontal line extending to the right.

CRAIG BECK  
DIRECTOR OF DEVELOPMENT SERVICES

CB:DB:JW

Exhibits

- A. Location map
- B. Plans and photos
- C. Findings & Conditions of Approval
- D. Environmental Impact Report (SCH#2008071085)



## Exhibit A

**Subject Property:**  
 1900 Walnut Ave  
 Application No. 0710-10  
 Council District 6  
 Zoning Code : P and PD-22 (SubArea4)



**FINDINGS**  
**Application No. 0710-10**  
**Date: June 18, 2009**

**REZONING FINDINGS**

- A. THE PROPOSED CHANGE WILL NOT ADVERSELY AFFECT THE CHARACTER, LIVABILITY OR APPROPRIATE DEVELOPMENT OF THE SURROUNDING AREA.**

The focus of the rezoning from Park (P) to Institutional (I) is to allow the construction of a community center on the site. The proposed change will allow redevelopment of the detention basin that has been used intermittently for recreational purposes to a needed community-serving facility while maintaining the utility of the site as a detention basin. Construction of the community center will benefit the surrounding properties by providing additional recreation, education and cultural opportunities. In addition, the Kroc Center will provide a well-landscaped and well-maintained project that is aesthetically pleasing.

- B. THE PROPOSED CHANGE IS CONSISTENT WITH THE GOALS, OBJECTIVES AND PROVISIONS OF THE GENERAL PLAN.**

The proposed general plan designation for this site is Institutional and School District (LUD#10). The designation is characterized by the permanence of the use with the intent to serve basic public needs over a long period of time, enduring through changes in the surrounding socio-economic environment. The proposed community center furthers the goals of the General Plan of maintaining and strengthening the surrounding neighborhood as well as providing quality recreational opportunities. The rezoning is consistent with the goals, objectives and provisions of the General Plan as amended.

- C. IF THE PROPOSED CHANGE IS A REZONING OF AN EXISTING MOBILE HOME PARK, THAT THE REQUIREMENTS OF SECTION 21.25.109 HAVE BEEN WILL BE FULLY MET.**

The proposed rezoning does not involve areas of the city zoned for mobile home park use.

**SITE PLAN REVIEW FINDINGS**

- A. THE DESIGN IS HARMONIOUS, CONSISTENT, AND COMPLETE WITHIN ITSELF AND COMPATIBLE WITH NEIGHBORING STRUCTURES AND THE COMMUNITY IN WHICH IT IS LOCATED.**

This Site Plan Review request is for Kroc Community Center. The project will redevelop a detention basin that is intermittently used for recreation purposes (primarily soccer) with a 170,536 square feet community center that includes and administration/education building a recreation center with gymnasium, a chapel/auditorium and outdoor components that include a 4-acre playing field, three swimming pools and an amphitheater. In addition, the project will result in a more efficient and effective detention basin. The project has industrial/institutional (future) uses on the north side, commercial uses on the south side, residential uses on the east side and institutional uses on the east side. The project design will compliment surrounding uses and upgrade the visual appearance of the area.

- B. THE DESIGN CONFORMS TO THE "DESIGN GUIDELINES FOR R-3 AND R-4 MULTI-FAMILY DEVELOPMENT", THE "DOWNTOWN DESIGN GUIDELINES", THE GENERAL PLAN, AND ANY OTHER DESIGN GUIDELINES OR SPECIFIC PLANS WHICH MAY BE APPLICABLE TO THE PROJECT.**

The project conforms to the general plan, as amended.

- C. THE DESIGN WILL NOT REMOVE SIGNIFICANT MATURE TREES OR STREET TREES UNLESS ALTERNATE DESIGN IS FEASIBLE.**

There are no significant mature trees on the site. The existing eucalyptus and ficus trees will be removed. More than 200 new trees will be installed as part of the construction process.

**CONDITIONS OF APPROVAL  
SITE PLAN REVIEW  
Application No. 0710-10  
Date: June 18, 2009**

1. This permit and all development rights hereunder shall terminate one year from the effective date (final action date or, if in the appealable area of the Coastal Zone, 21 days after the local final action date) of this permit unless construction is commenced, a business license establishing the use is obtained or a time extension is granted, based on a written and approved request submitted prior to the expiration of the one year period as provided in Section 21.21.406 of the Long Beach Municipal Code.
2. This permit shall be invalid if the owner(s) and/or applicant(s) have failed to return written acknowledgment of their acceptance of the conditions of approval on the *Conditions of Approval Acknowledgment Form* supplied by the Planning Bureau. This acknowledgment must be submitted within 30 days from the effective date of approval (final action date or, if in the appealable area of the Coastal Zone, 21 days after the local final action date). 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 Zoning Administrator.
3. 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.
4. 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 which are a part thereof. These specific requirements must be recorded with all title conveyance documents at time of closing escrow.
5. All conditions of approval must be printed verbatim on all plans submitted for plan review to the Development Services Department. These conditions must be printed on all plans submitted for plan review.
6. Approval of this development 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 levels standards, including, but not limited to, sewer capacity charges, Park Fees, and Transportation Impact Fees.

7. The Director of Development Services is authorized to approve minor modifications to the approved concept design plans or any of the conditions if such modifications shall achieve substantially the same results as would strict compliance with said plans and conditions.
8. Site development, including landscaping, shall conform to the approved plans on file in the Department of Development Services. At least one set of approved plans containing Planning, Building, Fire, and, if applicable, Redevelopment and Health Department stamps shall be maintained at the job site, at all times for reference purposes during construction and final inspection.
9. Prior to the issuance of a building permit, the applicant must depict all utility apparatus, such as, but not limited to, backflow devices and Edison transformers, on both the site plan and the landscape plan. These devices shall not be located in any front, side or rear yard area that is adjacent to a public street. Furthermore, this equipment shall be properly screened by landscaping or any other screening method approved by the Director of Development Services.
10. Prior to the first special event at the site, the applicant shall develop and provide a Special Event Overflow Parking Plan to the satisfaction of the Director of Development Services. The plan shall include the total off-site parking available, location of off-site parking, and proposed transportation method from off-site location (i.e. shuttle service).
11. The applicant shall comply with the following conditions to the satisfaction of the Public Works Department:

**PUBLIC RIGHT-OF-WAY**

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

**ENGINEERING BUREAU**

- b. Public improvements shall be constructed in accordance with approved plans. Detailed off-site improvement plans shall be submitted to the Department of Public Works for review and approval.
- c. The Developer shall submit grading plan with hydrology and hydraulic calculations, building elevations and drainage pattern and slopes, for review and approval by the County of Los Angeles, the City of Long Beach Director of Public Works, and the Director of Development Services, prior to approval of the map and/or release of any building permit.
- d. Any existing agreements related to storm water management that must be revised for consistency with this development shall be so revised prior to the approval of a subdivision map and/or release of any building permit. Any new easements that are needed for consistency with the new storm water



management plan shall be recorded prior to or as a part of the subdividing map, and prior to the issuance of a certificate of occupancy.

- e. Connections to City storm drain lines shall be per City standards.
- f. The Developer shall reconstruct curb, gutter, sidewalk and the full width of roadway on the west terminus of 19<sup>th</sup> Street (along the east boundary of the project area), to Gardenia Avenue. Improvements shall serve as an emergency access for the development, and to accept surface storm water onto the site, as consistent with the approved grading plans, to the satisfaction of the City Engineer. A storm water easement shall be provided for this function.
- g. The entrance connections to Rose and Gaviota Avenues shall be graded and improved consistent with the approved grading plans, to the satisfaction of the City Engineer. Sidewalk connections to Pacific Coast Highway shall be improved to City standards.
- h. The sidewalk along Walnut and Alamitos Avenues and 20<sup>th</sup> Street shall be improved with standard PCC sidewalk to a consistent width or with appropriate transitions, to the satisfaction of the City Engineer.
- i. Any existing or proposed bus stops along the project frontage shall be improved as recommended by Long Beach Transit. Ideally, amenities such as a roof overhang for shelter and architectural seating for bus patrons should be integrated into the project. A widened sidewalk with enhanced paving should be provided for the bus stop area (at a minimum, 10 feet of sidewalk should be provided).
- j. The Developer shall contact Long Beach Transit's Shirley Hsiao, Manager of Service Development Planning, at (562) 591-8753 to approve and coordinate design and construction issues for the proposed bus stop on Walnut Avenue.
- k. The Developer shall provide for the undergrounding of the aerial utilities along Walnut Avenue.
- l. The Developer shall correct any deficiencies in the street lighting system adjacent to the project site by providing any additional needed streetlights.
- m. The Developer shall be responsible for the maintenance of the off-site improvements during construction of the on-site improvements. All off-site improvements found damaged as a result of construction activities shall be reconstructed or replaced by the Developer to the satisfaction of the City Engineer.
- n. The Developer shall remove unused driveways and replace with full-height curb, curb gutter and sidewalk to the satisfaction of the City Engineer. Sidewalk improvements shall be constructed with Portland cement concrete. The size and configuration of all proposed driveways serving the project site shall be subject to review and approval of the City Traffic Engineer. Contact the Traffic and Transportation Bureau at (562) 570-6331 to request additional information regarding driveway construction requirements.
- o. The Developer shall reconstruct damaged/deteriorated sections of alley pavement adjacent to the site with Portland cement concrete to the satisfaction of the City Engineer.

- p. The Developer shall provide for the resetting to grade of existing manholes, pullboxes, and meters in conjunction with the required off-site improvements to the satisfaction of the City Engineer
- q. The Developer shall provide for new ground cover and street trees with root barriers and irrigation on Walnut Avenue adjacent to the project site. The Developer and/or successors shall privately maintain all street trees, landscaping and sprinkler systems required in connection with this project.
- r. The Developer shall contact the Street Tree Division of the Department of Public Works, at (562) 570-2770, prior to beginning the tree planting, landscaping, and irrigation system work. The Street Tree Division will assist with the size, type and manner in which the street trees are to be installed.
- s. The Developer shall construct the required storm drain line or system in connection with the proposed development in accordance with approved plans. An excavation permit issued by the Department of Public Works is required for all work in the public right-of-way. Contact Russ Caveness of Construction Services for information about excavation permits at (310) 570-6530. The proposed storm drain system must be reviewed and approved and accepted for operations and maintenance by the County of Los Angeles Department of Public Works at 626-458-4921 to initiate plan review). The Developer shall also provide said plans to the Director of Public Works for review prior to approval of the final map.
- t. The Developer shall reconstruct deteriorated curb, gutter, and badly cracked, uplifted or depressed sidewalk sections along the perimeter of the project site to the satisfaction of the City Engineer.
- u. The Developer shall reconstruct non-ADA compliant wheelchair ramps adjacent to the project site to the satisfaction of the City Engineer.
- v. Prior to approving an engineering plan, all projects greater than 1 acre in size must demonstrate coverage under the State Construction General NPDES Permit. To meet this requirement, the applicant must submit a copy of the letter from the State Water Resource Control Board acknowledging receipt of the Notice of Intent (NOI) and a certification from the developer or engineer that a Storm Water Pollution Prevention Plan (SWPPP) has been prepared. Should you have any questions regarding the State Construction General NPDES Permit or wish to obtain an application, please call the State Regional Board Office at (213) 266-7500 or visit their website for complete instructions at [www.waterboards.ca.gov/stormwtr/construction.html](http://www.waterboards.ca.gov/stormwtr/construction.html) Left-click on the Construction General Permit 99-08-DWQ link.
- w. The Developer shall submit a drainage plan for approval by Public Works prior to issuance of a building permit.

#### **TRAFFIC & TRANSPORTATION BUREAU**

- x. A traffic report must be prepared for this project under the supervision of and approved by (stamped) a registered Traffic Engineer in the State of California.
- y. Any traffic mitigations or signal improvement requirements generated through the Environmental Review Process shall become project conditions.
- z. Plans for the loading dock and truck/ tractor access must be submitted to the City

Traffic Engineer for review and approval.

- aa. The Developer shall salvage and reinstall all traffic signs that require temporary removal to accommodate new construction within the public right-of-way. All traffic signs shall be reinstalled to the satisfaction of the City Traffic Engineer.
  - bb. The Developer shall replace all traffic signs and mounting poles damaged or misplaced as result of construction activities to the satisfaction of the City Traffic Engineer.
  - cc. The Developer shall repaint all traffic markings obliterated or defaced by construction activities to the satisfaction of the City Traffic Engineer.
  - dd. 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), 2003 edition (i.e., white parking stalls, stop signs, entry treatment signage, handicapped signage, etc.).
  - ee. The Developer shall contact the Traffic & Transportation Bureau, at (562) 570-6331, to modify the existing curb marking zones, adjacent to the site.
12. Prior to the issuance of a building permit, the applicant must submit complete landscape and irrigation plans for the discretionary approval of the Director of Development Services. The landscaping plan shall include drought tolerant street trees to be installed consistent with the specifications of the Street Tree Division of the Department of Public Works. Approved root guards shall be provided for all street trees.
13. Where feasible, all landscaped areas shall be planted with drought tolerant plant materials. All landscaped areas shall be provided with water conserving automatic irrigation systems designed to provide complete and adequate coverage to sustain and promote healthy plant life. The irrigation system shall not cause water to spray or flow across a public sidewalk.
14. All landscaped areas must be maintained in a neat and healthy condition, including public parkways and street trees. Any dying or dead plant materials must be replaced with the minimum size and height plant(s) required by Chapter 21.42 (Landscaping) of the Zoning Regulations. At the discretion of city officials, a yearly inspection shall be conducted to verify that all irrigation systems are working properly and that the landscaping is in good healthy condition. The property owner shall reimburse the City for the inspection cost as per the special building inspection specifications established by City Council.
15. 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. This shall encompass the maintenance of exterior facades of the building, designated parking areas serving the use, fences and the perimeter of the site (including all public parkways).

16. Exterior security bars and roll-up doors applied to windows and pedestrian building entrances shall be prohibited.
17. All rooftop mechanical equipment shall be fully screened from public view. Said screening must be architecturally compatible with the building in terms of theme, materials, colors and textures. If the screening is not specifically designed into the building, a rooftop mechanical equipment plan must be submitted showing screening and must be approved by the Director of Development Services prior to the issuance of a building permit.
18. Energy conserving equipment, lighting and construction features shall be utilized on the building.
19. All parking areas serving the site shall provide appropriate security lighting with light and glare shields so as to avoid any light intrusion onto adjacent or abutting residential buildings or neighborhoods pursuant to Section 21.41.259. Other security measures may be required to be provided to the satisfaction of the Chief of Police.
20. All structures shall conform to Building Code requirements. Notwithstanding this review, all required permits from the Building and Safety Bureau must be secured.
21. Separate building permits are required for signs, fences, retaining walls, trash enclosures, flagpoles, pole mounted yard lighting foundations and planters.
22. Any graffiti found on site must be removed within 24 hours of its appearance.
23. Site preparation and construction shall be conducted in a manner which minimizes dust.
24. Demolition, site preparation, and construction activities are limited to the hours between 7:30 a.m. and 6:00 p.m., except for pouring of concrete which may occur as needed.
25. The applicant shall defend, indemnify, and hold harmless the City of Long Beach, its agents, officers, and employees from any claim, action, or proceeding against the City of Long Beach or its agents, officers, or employees brought to attack, set aside, void, or annul an approval of the City of Long Beach, its advisory agencies, commissions, or legislative body concerning this project. The City of Long Beach will promptly notify the applicant of any such claim, action, or proceeding against the City of Long Beach and will cooperate fully in the defense. If the City of Long Beach fails to promptly notify the applicant of any such claim, action or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Long Beach.

26. Adequately sized trash enclosure(s) shall be designed and provided for this project as per Section 21.46.080 of the Long Beach Municipal Code. The designated trash area shall not abut a street or public walkway and shall be placed at an inconspicuous location on the lot.
27. The developer must comply with all mitigation measures of the applicable Environmental Review (EIR 31-07) prior to the issuance of a Certificate of Occupancy. These mitigation measures, if applicable, must be printed on all plans submitted for plan review.

### **Special Conditions (Mitigation Measures)**

#### **Aesthetics**

28. Impacts related to the loss of an historical resource, the Low-flow Pump Station, shall be reduced through archival documentation of as-found conditions. Prior to issuance of demolition permits, the applicant shall demonstrate to the satisfaction of the City of Long Beach Department of Development Services that documentation of the Low-flow Pump Station is completed by the applicant in the form of a Historic American Buildings Survey that shall comply with the *Secretary of the Interior's Standards for Architectural and Engineering Documentation*. The documentation shall include large-format photographic recordation; a detailed historic narrative report including description, history, and statement of significance; measured architectural drawings (as built and/or current conditions); and a compilation of historic research. The documentation shall be completed by a qualified architectural historian or historian who meets the Secretary of the Interior's Professional Qualification Standards for History and/or Architectural History. The original archival-quality documentation shall be offered as donated material to the National Park Service Heritage Documentation Program, Historic American Buildings Survey, for inclusion in the Library of Congress. Archival copies of the documentation also would be submitted to the Long Beach Public Library; the Historical Society of Long Beach; California State University, Long Beach; the Office of Historic Preservation; and the South Central Coastal Information Center where it would be available to local researchers.

Completion of this mitigation measure shall be monitored and enforced by the City of Long Beach Department of Development Services.

#### **Air Quality**

29. Water or a stabilizing agent shall be applied to exposed surfaces in sufficient quantity two times a day to prevent generation of dust plumes. Soil moistening shall be required to treat exposed soil during construction of each element of the project to avoid fugitive dust emissions, ensure compliance with current air quality standards, and avoid contributions to cumulative increases in criteria pollutants. Prior to the issuance of permits for each

phase of the project, the applicant shall demonstrate to the satisfaction of the City of Long Beach Department of Development Services that the plans and specifications

submitted for review include the requirement for the construction contractor to ensure that soil shall be moistened not more than 15 minutes prior to the daily commencement of soil-moving activities and three times a day, or four times a day under windy conditions, in order to maintain a soil moisture content of 12 percent. The applicant shall demonstrate compliance with this measure through the submission of weekly monitoring reports to the City of Long Beach Department of Development Services. At a minimum, active operations shall utilize one or more of the applicable best available control measures to minimize fugitive dust emissions from each fugitive dust source type that is part of the active operation.

30. Moistening or covering of excavated soil piles shall be required to treat grading areas during construction of the project to avoid fugitive dust emissions, ensure compliance with current air quality standards, and avoid contributions to cumulative increases in critical pollutants. Prior to the issuance of permits for each phase of the project, the applicant shall demonstrate to the satisfaction of the City of Long Beach Department of Development Services that the plans and specifications for each phase of the project include the requirement for the construction contractor to ensure that excavated soil piles are watered hourly for the duration of construction or covered with temporary coverings.
31. Discontinuing construction activities that occur on unpaved surfaces during windy conditions shall be required to avoid fugitive dust emissions, ensure compliance with current air quality standards, and avoid contributions to cumulative increases in critical pollutants. Prior to the issuance of permits for each phase of the project, the applicant shall demonstrate to the satisfaction of the City of Long Beach Department of Development Services that the plans and specifications for each phase of the project include the requirement for the construction contractor to cease construction activities that occur on unpaved surfaces during periods when winds exceed 25 miles per hour.
32. A wheel washing system shall be installed and used to remove bulk material from tires and vehicle undercarriages before vehicles exit the project site. Washing of wheels leaving the construction site during construction of each phase of the project shall be required to avoid fugitive dust emissions, ensure compliance with current air quality standards, and avoid contributions to cumulative increases in criteria pollutants. Prior to the issuance of permits for each phase of the project, the applicant shall demonstrate to the satisfaction of the City of Long Beach Department of Development Services that the plans and specifications for each phase of the project include the requirement for the construction contractor to clean adjacent streets of tracked dirt at the end of each workday or install on-site wheel washing facilities.

33. Track out shall not extend 25 feet or more from an active operation, and track out shall be removed at the conclusion of each workday. Prior to the issuance of permits for each phase of the project, the applicant shall demonstrate to the satisfaction of the City of Long Beach Department of Development Services that the plans and specifications for each phase of the project include the requirement for the construction contractor to ensure that the track out shall not extend 25 feet or more from an active operation and that it would be removed at the conclusion of each workday.
34. All haul trucks hauling soil, sand, and other loose materials shall be covered (e.g., with tarps or other enclosures that would reduce fugitive dust emissions). All transport of soils to and from the project site for each phase of the project shall be conducted in a manner that avoids fugitive dust emissions, ensures compliance with current air quality standards, and avoids contributions to cumulative increases in criteria pollutants. Prior to the issuance of permits for each phase of the project, the applicant shall demonstrate to the satisfaction of the City of Long Beach Department of Development Services that the plans and specifications for each phase of the project include the requirement for the construction contractor to cover all loads of dirt leaving the site or to leave sufficient freeboard capacity in the truck to prevent fugitive dust emissions en route to the disposal site.
35. Traffic speeds on unpaved roads shall be limited to 15 miles per hour. Prior to issuance of permits for each phase of the project, the applicant shall demonstrate to the satisfaction of the City of Long Beach Department of Development Services that the plans and specifications for each phase of the project include the requirement for the construction contractor to ensure a traffic speed limited to 15 miles per hour.
36. Heavy-equipment operations shall be suspended during first- and second-stage smog alerts. Prior to issuance of permits for each phase of the project, the applicant shall demonstrate to the satisfaction of the City of Long Beach Department of Development Services that the plans and specifications for each phase of the project include the requirement for the construction contractor to ensure heavy equipment operations be suspended during first and second stage smog alerts.
37. In order to mitigate the air quality impact caused by Nox emissions from construction equipment, all construction equipment not expected to be used for a period in excess of 5 minutes shall be turned off as a means of reducing NOx emissions to the maximum extent practicable. Prior to the issuance of permits for each phase of the project, the applicant shall demonstrate to the satisfaction of the City of Long Beach Department of Development Services that the plans and specifications require the construction contractor to shut off engines when not in use. Specifications shall require the construction contractor to certify monthly to the Department of Development Services that construction equipment is being maintained in peak operating condition.

38. In order to mitigate the air quality impact caused by Nox emissions from construction equipment, all off-road diesel construction equipment shall use particulate filters. The applicant shall also ensure that cooled, exhaust gas recirculation devices are installed on all off-road diesel equipment where feasible. Prior to the issuance of permits for each phase of the project, the applicant shall demonstrate to the satisfaction of the City of Long Beach Department of Development Services that the plans and specifications require the construction contractor to use particulate filters on all off-road diesel equipment and install cooled, exhaust gas recirculation devices on all offroad diesel equipment where feasible.

### **Cultural Resources**

39. The impacts to cultural resources related directly or indirectly to the destruction of a unique paleontological resource from the project shall be reduced to below the level of significance through the salvage and disposition of paleontological resources that result from all earthmoving activities involving disturbances of the older Quaternary terrace deposits. Ground-disturbing activities include, but are not limited to, drilling, excavation, trenching, and grading. If paleontological resources are encountered during ground-disturbing activities, the applicant, under the direction of the City of Long Beach Department of Development Services, shall be required to and be responsible for salvage and recovery of those resources consistent with standards for such recovery established by the Society of Vertebrate Paleontology:

Because the precise depth of strata considered highly sensitive for paleontological resources is unknown, the applicant, under the direction of the City of Long Beach Department of Development Services, shall be responsible for and shall ensure implementation of construction monitoring by a qualified paleontological monitor during all earthmoving activities that involve disturbance of native soil (i.e., soil that has not been artificially introduced and has not accumulated through Hamilton Bowl's function as a flood control basin). The paleontological monitor shall coordinate a pre-construction briefing to provide information regarding the protection of paleontological resources. Construction personnel shall be trained in procedures to be followed in the event that a fossil site or fossil occurrence is encountered during construction. An information package shall be provided for construction personnel not present at the initial pre-construction briefing.

Should a potentially unique paleontological resource be encountered, a qualified paleontologist shall be contacted and retained by the City of Long Beach. The Society for Vertebrate Paleontology defines a qualified paleontologist as

"A practicing scientist who is recognized in the paleontologic community and is proficient in vertebrate paleontology, as demonstrated by:

1. Institutional affiliations or appropriate credentials,



2. Ability to recognize and recover vertebrate fossils in the field,
3. Local geological and biostratigraphic expertise,
4. Proficiency in identifying vertebrate fossils, and
5. Publications in scientific journals."

If fossil localities are discovered, the paleontologist shall proceed according to guidelines offered by the Society for Vertebrate Paleontology.<sup>7</sup> This includes the controlled collection of fossil and geologic samples for processing, screen washing to recover small specimens (if applicable), and specimen preparation to a point of stabilization and identification.

All significant specimens collected shall be appropriately prepared, identified, and catalogued prior to their placement in a permanent accredited repository, such as the Natural History Museum of Los Angeles County. The qualified paleontologist shall be required to secure a written agreement with a recognized repository, regarding the final disposition, permanent storage, and maintenance of any significant fossil remains and associated specimen data and corresponding geologic and geographic site data that might be recovered as a result of the specified monitoring program. The written agreement shall specify the level of treatment (e.g., preparation, identification, curation, and cataloguing) required before the fossil collection would be accepted for storage. In addition, a technical report shall be completed. If the fossil collection is unable to be placed in an accredited repository, the collection may be donated by the City of Long Beach Department of Development Services to local schools for educational purposes.

Daily logs shall be kept by the qualified paleontological monitor during all monitoring activities. The daily monitoring log shall be keyed to a location map to indicate the area monitored, the date, and the assigned personnel. In addition, this log shall include information of the type of rock encountered, fossil specimens recovered, and associated specimen data. Within 90 days of the completion of any salvage operation or monitoring activities, a mitigation report shall be submitted to the Historic Preservation Office / Officer for the City of Long Beach with an appended, itemized inventory of the specimens. The report and inventory, when submitted to the City of Long Beach Department of Development Services, will signify the completion of the program to mitigate impacts to paleontological resources.

Completion of this mitigation measure shall be monitored and enforced by the City of Long Beach Department of Development Services.

- 40.. Impacts related to the loss of an historical resource, the Low-flow Pump Station, shall be reduced through archival documentation of as-found conditions. Prior to issuance of demolition permits, the applicant shall demonstrate to the satisfaction of the City of Long Beach Department of Development Services that documentation of the Low-flow Pump Station is completed by the applicant in the form of a Historic

American Buildings Survey that shall comply with the *Secretary of the Interior's Standards for Architectural and Engineering Documentation*. The documentation shall include large-format photographic recordation; a detailed historic narrative report including description, history, and statement of significance; measured architectural drawings (as built and/or current conditions); and a compilation of historic research. The documentation shall be completed by a qualified architectural historian or historian who meets the Secretary of the Interior's Professional Qualification Standards for History and/or Architectural History. The original archival-quality documentation shall be offered as donated material to the National Park Service Heritage Documentation Program, Historic American Buildings Survey, for inclusion in the Library of Congress. Archival copies of the documentation also would be submitted to the Long Beach Public Library; the Historical Society of Long Beach; California State University, Long Beach; the Office of Historic Preservation; and the South Central Coastal Information Center where it would be available to local researchers.

Completion of this mitigation measure shall be monitored and enforced by the City of Long Beach Department of Development Services.

41. Although the discovery of human remains is not anticipated during ground-disturbing activities for the project, a process has been delineated by the State of California for addressing the unanticipated discovery of human remains:

Unanticipated Discovery of Human Remains (Public Resources Code 5097): The Los Angeles County Coroner shall be notified within 24 hours of the discovery of human remains. Upon discovery of human remains, there shall be no further excavation or disturbance of the site or any of that area reasonably suspected to overlie adjacent human remains until the following conditions are met:

- The Los Angeles County Coroner has determined that no investigation of the cause of death is required, and
- If the remains are of Native American origin, the descendants from the deceased Native Americans have made a recommendation to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.98.

## **Geology and Soils**

42. Exposure of people or property to potentially adverse effects, including the risk of loss or injury, involving surface fault rupture from the operation of the project, shall be minimized through the applicant's compliance with the City of Long Beach

General Plan, California Building Code, Long Beach Municipal Code, and Uniform Building Code.

43. Exposure of people or property to potentially adverse effects, including the risk of loss or injury, involving seismic ground shaking from the operation of the project, shall be minimized through conformance with California Geological Survey's Guidelines for Evaluating and Mitigating Seismic Hazards in California and all applicable City of Long Beach codes and regulations related to seismic activity. The applicant shall demonstrate to the satisfaction of the City of Long Beach Department of Development Services that the site-specific geotechnical investigations for the project are incorporated into the project plans and specifications. The City of Long Beach Department of Development Services shall review and ensure that all recommendations of the site-specific geotechnical recommendations are incorporated into the final plans and specifications.
44. The applicant shall demonstrate to the satisfaction of the City of Long Beach Department of Development Services that best management practices implemented for the project are consistent with the National Pollution Discharge Elimination System Permit No. CAS 004003 to avoid soil erosion during construction of the project. Prior to approval of final plans and specifications, the applicant shall demonstrate to the satisfaction of the City of Long Beach Department of Development Services that the requirement to comply with National Pollution Discharge Elimination System Permit No. CAS 004003 is included in the specifications. The City of Long Beach Department of Development Services shall monitor construction to ensure compliance with National Pollution Discharge Elimination System Permit No. CAS 004003.

#### **Hazards and Hazardous Materials**

45. To reduce impacts related to routine transport, use, or disposal of hazardous materials during construction, the applicant shall demonstrate to the satisfaction of the City of Long Beach Department of Development Services that all contractors transport, store, and handle construction-required hazardous materials in a manner consistent with relevant regulations and guidelines, including those recommended by the California Department of Transportation; the California Regional Water Quality Control Board, Los Angeles Region; the Los Angeles County Municipal Storm Water Permit (National Pollutant Discharge Elimination System Permit No. CAS004003, Board Order No. 99-060; County of Los Angeles MS4 Permit); and the County of Los Angeles Fire Department. These agencies shall regulate through the permitting process the monitoring and enforcement of this mitigation measure as required by law. Standard personal protective equipment shall be worn during construction operations where warranted.
46. To reduce impacts related to routine transport, use, or disposal of hazardous materials during construction, the applicant shall demonstrate to the satisfaction of the City of Long Beach Department of Development Services that all contractors

immediately control the source of any unauthorized release of hazardous materials using appropriate release containment measures, and remediate any unauthorized release using the methodologies mandated by the City of Long Beach throughout the construction period. The City of Long Beach shall monitor and enforce regulations pertaining to the containment, disposal, and unauthorized release of hazardous materials. Engineering and administrative controls shall be utilized to reduce the potential of accidental releases from hazardous materials during the construction phase.

47. To reduce impacts related to routine transport, use, or disposal of hazardous materials, the applicant shall demonstrate to the satisfaction of the City of Long Beach Department of Development Services that all contractors are adhering to the appropriate regulations established by the South Coast Air Quality Management District, the Department of Toxic Substances Control, and other relevant guidelines regarding the release of hazardous emissions into the atmosphere and the off-site disposal of contaminated soils throughout the construction period. Engineering and administrative controls shall be utilized to reduce the potential of accidental releases from hazardous materials during the construction phase as well as during normal working hours.
48. The applicant shall demonstrate to the satisfaction of the City of Long Beach Department of Development Services that all contractors adhere to all federal, state, and local requirements in a manner consistent with relevant public safety regulations and guidelines. Engineering and administrative controls and reporting procedures shall be used to reduce the potential of accidental releases.

### **Hydrology and Water Quality**

49. In order to mitigate the hydrology and water quality impact related to surface water quality caused by construction at the project site to below the level of significance, prior to final plans and specifications, the City of Long Beach Department of Development Services shall require that the construction contractor implement best management practices consistent with National Pollutant Discharge Elimination System Permit No. CAS 004003. The construction contractor for each construction phase shall be required to submit a Standard Urban Storm Water Management Plan to the City of Long Beach for review and approval at least 30 days prior to the anticipated need for a grading permit. The City of Long Beach Department of Development Services shall monitor construction to ensure compliance with National Pollutant Discharge Elimination System Permit No. CAS 004003. Such compliance measures would, at a minimum, include preparation and implementation of a local Storm Water Quality Management Plan and a wet Season Erosion Control Plan (for work between October 15 and April 15). These plans shall incorporate all applicable best management practices described in the California Storm Water Best Management Practice Handbook, Construction Activity into the construction phase of the project. Prior to construction, temporary measures must be implemented in order to prevent transport of pollutants of concern from the construction site to the

storm drainage system. The best management practices should apply to both the actual work areas as well as contractor staging areas. Selection of construction-related best management practices would be in accordance with the requirements of the City of Long Beach Department of Development Services. The City of Long Beach Department of Development Services shall ensure compliance throughout the duration of the project.

50. In order to mitigate the hydrology and water quality impact related to surface water quality caused by construction at the project site, prior to the issuance of permits for all phases of the project, the applicant shall demonstrate to the satisfaction of the City of Long Beach Department of Development Services that the plans and specifications require the construction contractor to prepare a Standard Urban Storm Water Mitigation Plan for construction activities and implement best management practices for construction, construction material handling, and waste handling activities, which include the following:

- Schedule excavation, grading, and paving activities for dry weather periods.
- Control the amount of runoff crossing the construction site by means of berms and drainage ditches to divert water flow around the site.
- Identify potential pollution sources from materials and wastes that will be used, stored, or disposed of on the job site.
- Inform contractors and subcontractors about the clean storm water requirements and enforce their responsibilities in pollution prevention.

The construction contractor shall incorporate Standard Urban Storm Water Mitigation Plan requirements and best management practices to mitigate storm water runoff, which include the following:

- The incorporation of bio-retention facilities located within the project area.
- The incorporation of catch basin filtration systems.
- The use of porous pavements to reduce runoff volume.

51. In order to mitigate the hydrology and water quality impact related to surface water quality caused by construction at the project site, the applicant shall demonstrate to the satisfaction of the City of Long Beach Department of Development Services that the construction contractor is undertaking daily street sweeping and trash removal throughout the construction of the project to avoid degradation of water quality.

## **NPDES**

52. The applicant shall be required to demonstrate that the construction contractor is implementing best management practices consistent with National Pollutant Discharge Elimination System Permit No. CAS 004003 to reduce transport of pollutants of concern from the construction site to the storm drainage and waterway system for each construction phase of the project as well as during the operation of the project. Prior to the issuance of permits for each construction phase of the project, the applicant shall demonstrate to the satisfaction of the City of Long Beach Department of Development Services that final plans and specifications require

compliance with National Pollutant Discharge Elimination System Permit No. CAS 004003 throughout the life of the project. The construction contractor for each construction phase shall be required to submit a Standard Urban Storm Water Management Plan to the City of Long Beach Department of Development Services for review and approval at least 30 days prior to the anticipated need for a grading permit. The City of Long Beach Department of Development Services shall monitor construction to ensure compliance with National Pollutant Discharge Elimination System Permit No. CAS 004003. The City of Long Beach Department of Development Services shall ensure National Pollutant Discharge Elimination System compliance throughout the duration of the project.

### **Land Use and Planning**

53. Impacts related to the loss of an historical resource, the Low-flow Pump Station, shall be reduced through archival documentation of as-found conditions. Prior to issuance of demolition permits, the applicant shall demonstrate to the satisfaction of the City of Long Beach Department of Development Services that documentation of the Low-flow Pump Station is completed by the applicant in the form of a Historic American Buildings Survey that shall comply with the *Secretary of the Interior's Standards for Architectural and Engineering Documentation*. The documentation shall include large-format photographic recordation; a detailed historic narrative report including description, history, and statement of significance; measured architectural drawings (as built and/or current conditions); and a compilation of historic research. The documentation shall be completed by a qualified architectural historian or historian who meets the Secretary of the Interior's Professional Qualification Standards for History and/or Architectural History. The original archival quality documentation shall be offered as donated material to the National Park Service Heritage Documentation Program, Historic American Buildings Survey, for inclusion in the Library of Congress. Archival copies of the documentation also would be submitted to the Long Beach Public Library; the Historical Society of Long Beach; California State University, Long Beach; the Office of Historic Preservation; and the South Central Coastal Information Center where it would be available to local researchers.

Completion of this mitigation measure shall be monitored and enforced by the City of Long Beach Department of Development Services.

### **Noise**

54. All construction equipment shall be equipped with mufflers and other suitable noise attenuation devices.
55. The applicant shall require that grading and construction contractors use equipment with rubber tires rather than tracks to the extent possible, to minimize the impacts of excavation and grading noise upon the adjacent neighborhood.

56. A 10-foot sound attenuation blanket shall be installed along the eastern portion of the property line such that the line of sight is blocked from construction activity to the residential land uses. The blankets shall remain in place as long as construction activity utilizing heavy duty equipment is located within 200 feet of the property line.
57. A 10-foot sound attenuation blanket shall be installed along the northwestern portion of the property line such that the line of sight is blocked from construction activity to the single-family residence. The blankets shall remain in place as long as construction activity utilizing heavy duty equipment is located within 130 feet of the property line.
58. A 10-foot sound attenuation blanket shall be installed along the southern portion of the property line such that the line of sight is blocked from construction activity to the multi-family residence. The blankets shall remain in place as long as construction activity utilizing heavy duty equipment is located within 100 feet of the property line.
59. A 10-foot sound attenuation blanket shall be installed along the northern portion of the property line such that the line of sight is blocked from construction activity to the Alvarado (Juan Bautista) Elementary School. The blankets shall remain in place as long as construction activity utilizing heavy duty equipment is located within 50 feet of the property line.
60. A noise disturbance coordinator shall be established. The disturbance coordinator shall be responsible for responding to any local complaints about construction noise. The disturbance coordinator shall determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.) and shall be required to implement reasonable.
61. A 6-foot-high solid wall shall be constructed along the eastern portion of the outdoor aquatics area such that the line of sight is blocked from the swimming pools to residential land uses.
62. A 6-foot-high solid wall shall be constructed along the eastern property line of the project site such that the line of sight is blocked from the parking lot to residential land uses.

### **Recreation**

63. Impacts related to the loss of an historical resource, the Low-flow Pump Station, shall be reduced through archival documentation of as-found conditions. Prior to issuance of demolition permits, the applicant shall demonstrate to the satisfaction of the City of Long Beach Department of Development Services that documentation of the Low-flow Pump Station is completed by the applicant in the form of a Historic American Buildings Survey that shall comply with the *Secretary of the Interior's Standards for Architectural and Engineering Documentation*. The documentation

shall include large-format photographic recordation; a detailed historic narrative report including description, history, and statement of significance; measured architectural drawings (as built and/or current conditions); and a compilation of historic research. The documentation shall be completed by a qualified architectural historian or historian who meets the Secretary of the Interior's Professional Qualification Standards for History and/or Architectural History. The original archival-quality documentation shall be offered as donated material to the National Park Service Heritage Documentation Program, Historic American Buildings Survey, for inclusion in the Library of Congress. Archival copies of the documentation also would be submitted to the Long Beach Public Library; the Historical Society of Long Beach; California State University, Long Beach; the Office of Historic Preservation; and the South Central Coastal Information Center where it would be available to local researchers.

Completion of this mitigation measure shall be monitored and enforced by the City of Long Beach Department of Development Services.

### **Transportation and Traffic**

64. In order to mitigate the impact related to substantially increasing hazards due to a design feature or incompatible uses, the project applicant shall install a traffic signal at the intersection of Rose Avenue and East Pacific Coast Highway. The installation of a traffic signal at this key intersection, and associated signing and striping modifications inclusive of crosswalks to facilitate pedestrian access to the site, is subject to the approval of the City of Long Beach and/or the California Department of Transportation.
  
65. To ensure that impacts to the surrounding street system are minimized, it is recommended that the construction management plan for the project be developed in coordination with the City of Long Beach and, at a minimum, address the following:
  - Address traffic control for any street closure, detour, or other disruption to traffic circulation.
  - Identify the routes that construction vehicles shall utilize for the delivery of construction materials (i.e., lumber, tiles, piping, windows, etc.) and to access the site, traffic controls and detours, and construction phasing plan for the project.
  - Specify the hours during which transport activities can occur and methods to mitigate construction-related impacts to adjacent streets.
  - Require the applicant to keep all haul routes clean and free of debris including but not limited to gravel and dirt as a result of its operations. The applicant shall clean adjacent streets, as directed by the City Engineer (or representative of the City Engineer), of any material which may have been spilled, tracked, or blown onto adjacent streets or areas.
  - Limit hauling or transport of oversize loads to between the hours of 9:00 a.m. and 3:00 p.m. only, Monday through Friday, unless approved otherwise



by the City Engineer. No hauling or transport shall be allowed during nighttime hours, weekends, or federal holidays.

- Prohibit use of local streets.
- Ensure that haul trucks entering or exiting public streets shall at all times yield to public traffic.
- Ensure that, if hauling operations cause any damage to existing pavement, street, curb, and/or gutter along the haul route, the applicant shall be fully responsible for repairs. The repairs shall be completed to the satisfaction of the City Engineer.
- Keep all constructed-related parking and staging of vehicles on site and out of the adjacent public roadways.
- Ensure that the plan shall meet standards established in the current California Manual on Uniform Traffic Control Device as well as City of Long Beach requirements.

### **Utilities and Service Systems**

66. The City of Long Beach shall require the construction contractor to comply with the California Department of Transportation construction site best management practices, as identified in the Storm Water Quality Handbook Best Management Practices Manual, when installing or repairing wastewater treatment facilities. The City of Long Beach Department of Development Services shall require the construction contractor to implement best management practices consistent with National Pollutant Discharge Elimination System Permit No. CAS 004003 to reduce transport of pollutants of concern from the construction site to the storm drainage and waterway system for each construction phase of the project, as well as during operation of the project. The construction contractor for each phase of the project shall be required to submit a Standard Urban Storm Water Management Plan to the City of Long Beach for review and approval at least 30 days prior to the anticipated need for a grading permit. The Department of Development Services shall monitor construction to ensure compliance with National Pollutant Discharge Elimination System Permit No. CAS 004003.
67. The City of Long Beach has incorporated Leadership in Energy and Environmental Design elements into the project that would reduce the potable water demand at the site and increase the efficiency of the water used for the project. The applicant shall demonstrate to the satisfaction of the City of Long Beach Department of Development Services that consultation with the County of Los Angeles and Long Beach Water Department is conducted to incorporate other best management practices to address the increase in water demand, with the potential of implementing ordinances and regulations that would promote the efficient use of water at the project site. Degradation of water quality during construction of the project shall be reduced to below the level of significance through the requirement to conduct a detailed hydrology study based on the final site plans and to implement the recommendations, or comparable measures, into the plans and specifications for each project element prior to final approval by the City of Long

Beach Department of Development Services. A Senate Bill 610 water supply assessment or comparable study shall be prepared by a certified civil engineer, and a draft report, including recommendations, shall be submitted to the Department of Development Services for review. The Department of Development Services shall provide comments, if any, within 14 days of receiving the draft hydrology study.

68. The applicant shall demonstrate to the satisfaction of the City of Long Beach Department of Development Services that at least 50 percent of the construction solid waste from the project is being diverted to comply with applicable federal, state, and local statutes related to solid waste and reduce direct and cumulative impacts from construction to below the level of significance. To ensure conformance with the Solid Waste Management Act of 1989, the City of Long Beach shall further require the construction contractor to manage the solid waste generated during construction of each element of the project by diverting at least 50 percent of it from disposal in landfills, particularly Class III landfills, through source reduction, reuse, and recycling of construction and demolition debris. The construction contractor shall submit a construction Solid Waste Management Plan to the City of Long Beach prior to construction of the project. The construction contractor shall demonstrate compliance with the Solid Waste Management Plan through the submission of monthly reports during demolition activities that estimate the total solid waste generated and diversion of 50 percent of the solid waste.