

CONDITIONS OF APPROVAL
Application No. 712-01
Date: March 18, 2010

1. This approval 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.
2. 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.
3. 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.
4. All conditions of approval and mitigation measures must be printed verbatim on all plans submitted for plan review to the Planning and Building Department. These conditions must be printed on the site plan or a subsequent reference page.
5. The applicant shall submit for Site Plan Review and any other applicable entitlements for each building and/or phase of the project. Each building and/or phase shall be presented to the Planning Commission for review and consideration.
6. Prior to submittal of Site Plan Review, applicant shall submit final comprehensive site layout for review and approval of the Director of Development Services.
7. The project shall comply with the sustainability and landscaping requirements identified in the Master Plan guidelines. If there is a conflict between the Master Plan requirements and City, State or Federal requirements, the most stringent shall apply.

8. The Director of Planning and Building is authorized to make minor modifications to the approved design plans or to any of the conditions of approval if such modifications shall not significantly change/alter the approved design/project. Any major modifications shall be reviewed by the Site Plan Review Committee or Planning Commission, respectively.
9. Site development, including landscaping, shall conform to the approved plans on file in the Department of Planning and Building. 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.
10. 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 Planning and Building.
11. Any graffiti found on site must be removed within 24 hours of its appearance.
12. 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.
13. Energy conserving equipment, lighting and construction features shall be utilized where applicable.
14. All rooftop mechanical equipment shall be fully screened from public view including all areas, as able, within the sports park. Said screening must be architecturally compatible with the building (concession/restaurant, administration building, etc.) 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 Planning and Building prior to the issuance of a building permit.
15. 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.
16. Separate building permits are required for signs, fences, retaining walls, trash enclosures, flagpoles, pole-mounted yard lighting foundations and planters.
17. 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.

18. The applicant shall file a separate plan check submittal to the Long Beach Fire Department for their review and approval prior to the issuance of a building permit.
19. All structures shall conform to the Long Beach Building Code requirements. Notwithstanding this subject permit, all other permits from the Building Bureau must be secured.
20. Prior to City approval of any plans, the applicant shall submit architectural, landscaping and lighting drawings for the review and approval of the Long Beach Police Department for their determination of compliance with Police Department security recommendations. For additional information, contact Mike Weber at (562) 570-5805.
21. 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.
22. Prior to the issuance of any building permit, the applicant shall submit complete landscape and irrigation plans of the proposed landscaping for the review and approval of the Director of Planning and Building. Irrigation and landscape design shall be for moderate to drought tolerant plants. All new trees, shrubs, vines, and ground cover shall be identified and the size, quantity and location shown on the plans.
23. The applicant shall comply with the following conditions to the satisfaction of the Public Works Department:

GENERAL REQUIREMENTS

- a. Prior to the start of any on-site/off-site construction, the Developer shall submit a construction plan for pedestrian protection, street lane closures, construction staging, shoring excavations and the routing of construction vehicles (excavation hauling, concrete and other deliveries, etc.).

PUBLIC RIGHT-OF-WAY

- b. Developer represents that they have existing rights to build over Seaside

- Way. Documentation of this should be submitted to the Right-of Way Office of Public Works Construction Services for review and confirmation.
- c. Portions of this site are subject to deeded access restrictions. If Developer proposes to take access from restricted frontages, a quitclaim of the access restriction needs to be granted by City Council. Application should be made to the Right-of Way Office of Public Works Construction Services.
 - d. All sidewalks along Ocean Boulevard and Golden Shore Avenue shall be a minimum of 10 feet wide, and dedicated to the public.
 - e. If additional land is needed to provide a pedestrian connection between Ocean Boulevard and Shoreline Drive, this shall be dedicated by the property owner.
 - f. The Developer shall construct all off-site improvements needed to provide full ADA accessibility compliance within the adjacent public right-of-way to the satisfaction of the Director of Public Works. If a dedication of additional right-of-way is necessary to satisfy ADA requirements, the right-of-way dedication way shall be provided.

ENGINEERING BUREAU

- g. Developer shall construct a public pedestrian path around the perimeter of the site, including Shoreline Drive. The perimeter of Shoreline Drive shall be improved in a standard manner, to include curbing, or as approved by the City Engineer.
- h. All major electrical equipment, such as transformers, and water and sewer equipment, such as backflow prevention devices, must be located on private property. Show the locations of these devices early in the plan development process.
- i. 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 Director of Public Works.
- j. The Developer shall remove unused driveways and replace with full-height curb, curb gutter and sidewalk to the satisfaction of the Director of Public Works. Sidewalk improvements shall be constructed with Portland cement concrete. The size and configuration of all proposed driveways serving the project site shall be subject to review and approval of the City Traffic Engineer. Contact the Traffic and Transportation Bureau at (562) 570-6331 to request additional information regarding driveway construction requirements.
- k. 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 Director of Public Works.

- l. The Developer shall provide for tree wells, new street trees with root barriers and irrigation 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.
- m. 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.
- n. 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.
- o. The Developer shall reconstruct deteriorated, uplifted, or depressed sections of sidewalk along the perimeter of the project site to the satisfaction of the Director of Public Works.
- p. The Developer shall submit 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.
- q. 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 Left-click on the Construction General Permit 99-08-DWQ link.
- r. The Developer shall submit a drainage plan for approval by Public Works prior to issuance of a building permit.
- s. 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.

TRAFFIC & TRANSPORTATION BUREAU

- t. A traffic report must be prepared for this project, under the supervision and approved (stamped) by a registered Traffic Engineer in the State of California. In addition, any proposed physical street improvements must include a scaled drawing stamped by a registered civil engineer.
 - u. Developer shall design and install traffic signals for the intersection of Golden Shore Avenue and Seaside Way, to the satisfaction of the City Traffic Engineer.
 - v. 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.
 - w. 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.
 - x. The Developer shall repaint all traffic markings obliterated or defaced by construction activities to the satisfaction of the City Traffic Engineer.
 - y. 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.).
 - z. The Developer shall contact the Traffic & Transportation Bureau, at (562) 570-6331, to modify the existing curb marking zones, adjacent to the site.
24. The developer shall comply with all mitigation measures of Environmental Impact Report (EIR 02-08) 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:

Mitigation Measure A-1: Temporary fencing with screening material shall be used to buffer views of construction equipment and materials, when feasible.

Mitigation Measure A-2: All new street and pedestrian lighting shall be shielded and directed away from any light-sensitive off-site uses.

Mitigation Measure A-3: Architectural lighting shall be directed onto the building surfaces and have low reflectivity to minimize glare and limit light onto adjacent properties.

Air Quality

Mitigation Measure B-1: Electricity from power poles rather than temporary diesel- or gasoline-powered generators shall be used to the extent feasible.

Mitigation Measure B-2: Water exposed surfaces at least three times a day under calm conditions. Water as often as needed on windy days when winds are less than 25 miles per hour or during very dry weather in order to maintain a surface crust and prevent the release of visible emissions from the construction site. This mitigation measure would reduce PM₁₀ and PM_{2.5} emissions during construction.

Mitigation Measure B-3: In addition to being covered (Rule 403 minimum), all trucks hauling dirt, sand, soil or other loose materials off-site shall be wetted or shall maintain at least two feet of freeboard (i.e., minimum vertical distance between the top of the material and the top of the truck). Wash (or shaker plate) mud-covered tires and undercarriages of trucks leaving construction sites. This mitigation measure would reduce PM₁₀ and PM_{2.5} emissions during construction.

Mitigation Measure B-4: Sweep adjacent streets, as needed, to remove dirt dropped by construction vehicles or mud that would otherwise be carried off by trucks departing the site. This mitigation measure would reduce PM₁₀ and PM_{2.5} emissions during construction.

Mitigation Measure B-5: Securely cover loads with a tight fitting tarp on any truck leaving the construction site. This mitigation measure would reduce PM₁₀ and PM_{2.5} emissions during construction.

Mitigation Measure B-6: Building walls shall be watered prior to use of demolition equipment. This mitigation measure would reduce PM₁₀ and PM_{2.5} emissions during construction.

Mitigation Measure B-7: The Project Applicant shall, as feasible, schedule deliveries during off-peak traffic periods to encourage the reduction of trips during the most congested periods. This mitigation measure would reduce all criteria pollutant emissions during operation.

Mitigation Measure B-8: The Project Applicant shall, to the extent reasonably feasible, install energy-efficient appliances (e.g., ENERGY STAR) to reduce energy consumption. This mitigation measure would reduce all criteria pollutant emissions during operation.

Mitigation Measure B-9: The project shall include air filtration systems for residential dwelling units designed to have a minimum efficiency reporting value (MERV) of 17 as indicated by the American Society of Heating Refrigerating and Air Conditioning Engineers (ASHRAE) Standard 52.2, which is designed to remove approximately 99.97% of PM₁₀. The air handling systems shall be maintained on a regular basis per manufacturer's recommendations by a qualified technician employed or contracted by

the project proponent or successor. Operation and maintenance of the system shall ensure that it performs at or above the minimum reporting value.

Mitigation Measure B-10: In order to address pedestrian-level wind effects along the southwest edge of the proposed Phase 1 office tower in the west project site, permanent physical barriers such as landscaping and/or trellises shall be installed and maintained to reduce wind speeds at this location.

Mitigation Measure B-11: In order to address pedestrian-level wind effects at the entrance to the proposed northerly Phase 2 residential/hotel tower in the west project site, permanent canopies shall be installed and maintained at building entrances on podium level to reduce wind speeds at this location.

Mitigation Measure B-12: In order to address pedestrian-level wind effects along the northern edge of the proposed southerly Phase 2 residential tower in the west project site, canopy trees shall be planted to reduce at-grade wind speeds at this location. This requirement shall only be necessary prior to construction of the Phase 3 office/residential tower east of Golden Shore, as development of the east site tower would serve to reduce wind speeds at this location to within applicable comfort criteria.

Mitigation Measure B-13: In order to address pedestrian-level wind effects along the west side of the row of townhouses within the eastern project site, permanent partitions between townhome balconies, as well as trellises above patios, shall be installed and maintained in order to improve conditions and reduce wind speeds to within applicable comfort criteria.

Cultural Resources

Mitigation Measure C-1: A qualified paleontologist retained by the Project Applicant and approved by the City shall attend a pre-grade meeting and develop a paleontological monitoring program for excavations into the Fernando Formation. A qualified paleontologist is defined as a paleontologist meeting the criteria established by the Society for Vertebrate Paleontology. Monitoring shall consist of visually inspecting fresh exposures of rock for larger fossil remains and, where appropriate, collecting wet or dry screened sediment samples of promising horizons for smaller fossil remains. The need for and frequency of monitoring inspections shall be based on the rate of excavation and grading activities, the materials being excavated, and if found, the abundance and type of fossils encountered.

Mitigation Measure C-2: If a potential fossil is found, the paleontologist shall be allowed to temporarily divert or redirect grading and excavation activities in the area of the exposed fossil to facilitate evaluation and, if necessary, salvage.

Mitigation Measure C-3: At the paleontologist's discretion and to reduce any construction delay, the grading and excavation contractor shall assist in removing rock samples for initial processing.

Mitigation Measure C-4: Any fossils encountered and recovered shall be prepared to the point of identification and catalogued before they are donated to their final repository.

Mitigation Measure C-5: Any fossils collected shall be donated to a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County. Accompanying notes, maps, and photographs shall also be filed at the repository.

Mitigation Measure C-6: If fossils are found, following the completion of the above tasks, the paleontologist shall prepare a report for review and approval by the City summarizing the results of the monitoring and salvaging efforts, the methodology used in these efforts, as well as a description of the fossils collected and their significance. The report shall be submitted by the Project Applicant to the lead agency, the Natural History Museum of Los Angeles County, and representatives of other appropriate or concerned agencies to signify the satisfactory completion of the project and required mitigation measures.

Mitigation Measure C-7: An archaeologist meeting the Secretary of the Interior's Professional Qualification Standards (the "Archaeologist") shall be retained by the Project Applicant and approved by the City to oversee and carryout the archaeological mitigation measures stipulated in this EIR.

Mitigation Measure C-8: A qualified archaeological monitor shall be selected by the Archaeologist, retained by the Project Applicant, and approved by the City to monitor ground-disturbing activities within the project area. Ground-disturbing activities are here defined as activities that include digging, grubbing, or excavation into sediments (fill or native sediments) that have not been previously disturbed for this project. Ground-disturbing activities do not include movement, redistribution, or compaction of sediments excavated during the project. The Archaeologist shall attend a pre-grade meeting and develop an appropriate monitoring program and schedule. The frequency of monitoring shall be based on the rate of excavation and grading activities, the materials being excavated, and if found, the abundance and type of resources encountered.

Mitigation Measure C-9: Due to the sensitivity of the project area for Native American resources, a Native American monitor shall also monitor ground-disturbing activities in the project area. Selection of the monitor shall be made by the City and take into account guidance provided by the Native American Heritage Commission with respect to Native American groups identified as having affiliation with the project area.

Mitigation Measure C-10: In the event that cultural resources are unearthed during ground-disturbing activities, the Archaeological or Native American monitor shall be empowered to halt or redirect ground-disturbing activities away from the vicinity of the find so that the find can be evaluated. Work shall be allowed to continue outside of the vicinity of the find.

Mitigation Measure C-11: All cultural resources unearthed by project construction activities shall be evaluated by the Archaeologist. If the Archaeologist determines that the resources may be significant, the Archaeologist will notify the Project Applicant and the City and will develop an appropriate treatment plan for the resources. The Archaeologist shall consult with the Native American monitor or other appropriate Native American representatives in determining appropriate treatment for unearthed cultural resources if the resources are prehistoric or Native American in nature.

Mitigation Measure C-12: Treatment plans developed for any unearthed cultural resources shall consider preservation of the resource or resources in place as a preferred option. Feasibility and means of preservation in place shall be determined through consultation between the Archaeologist, the Native American monitor or other appropriate representative, the Project Applicant, and the City. The Project Applicant, in coordination with the Archaeologist, Native American monitor and the City, shall also designate repositories in the event that resources are recovered.

Mitigation Measure C-13: The Archaeologist shall prepare a final report to be reviewed and accepted by the City. The report shall be filed with the Project Applicant, the City, and the California Historic Resources Information System South Central Coastal Information Center. The report shall include a description of resources unearthed, if any, treatment of the resources, and evaluation of the resources with respect to the California Register of Historic Resources and the National Register of Historic Places. The report shall also include all specialists' reports as appendices, if any. If the resources are found to be significant, a separate report including the results of the recovery and evaluation process shall be required. The City shall designate repositories in the event cultural resources are uncovered.

Mitigation Measure C-14: If human remains are encountered unexpectedly during construction excavation and grading activities, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to PRC Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the NAHC. The NAHC will then identify the person(s) thought to be the Most Likely Descendent of the deceased Native American, who will then help determine what course of action should be taken in dealing with the remains. Preservation of the remains in place or project design alternatives shall be considered as possible courses of action by the Project Applicant, the City, and the Most Likely Descendent.

Mitigation Measure G-1: Effective temporary noise barriers, when they are feasible, shall be used to block the line-of-site between the construction equipment and the off-site noise-sensitive receptors during project construction, as follows:

- a) Provide a temporary noise barrier along the north boundary of the project site to reduce construction noise at the Hilton Hotel (R6).
- b) Provide a noise barrier along the southwestern boundary of the project site to block line-of-sight to the RV park use (R2).
- c) The exact height and extent of the sound barrier wall shall be defined during the

project engineering design phases by a qualified acoustical engineer based on achieving 10 dBA minimum noise reduction.

Mitigation Measure G-2: Engine idling from construction equipment such as bulldozers and haul trucks shall be limited. Idling of haul trucks shall be limited to five (5) minutes at any given location as established by the California Air Resources Board.

Mitigation Measure G-3: Construction activities shall be scheduled so as to avoid operating several pieces of heavy equipment simultaneously, which causes high noise levels.

Mitigation Measure G-4: Noise-generating construction equipment operated at the project site shall be equipped with effective noise control devices, i.e., mufflers, lagging, and/or motor enclosures. All equipment shall be properly maintained to assure that no additional noise, due to worn or improperly maintained parts, would be generated.

Mitigation Measure G-5: The Project Applicant shall retain the services of a qualified acoustical engineer with expertise in design of building sound isolations, who shall submit a signed report to the City during plan check for review and approval, indicating that the proposed building design for the residential towers and the hotel building achieves an interior sound environment of 45 dBA (CNEL), as required by City's building code.

Mitigation Measure G-6: The Project Applicant shall retain services of a qualified acoustical consulting engineer experienced in mechanical noise analysis to provide an acoustical report to the City during plan check for review and approval indicating that the project mechanical design meets the City's noise ordinance. All mitigation measures and estimated performance developed by the applicant retained acoustical engineer shall be identified in the acoustic report.

Public Services - Fire Protection

Mitigation Measure I.1-1: Prior to the issuance of a building permit, the Project Applicant shall consult with the Long Beach Fire Department and incorporate fire prevention and suppression features and other life-saving equipment (e.g., defibrillators) appropriate to the design of the project.

Mitigation Measure I.1-2: The project shall comply with all applicable State and local codes and ordinances, unless otherwise approved.

Mitigation Measure I.1-3: Prior to the issuance of building permits, project building plans including a plot plan and floor plan of the buildings shall be submitted for approval by the Long Beach Fire Department. The plot plan shall include the following minimum design features: location and grade of access roads and fire lanes, roadway widths, distance of buildings from an edge of a roadway of an improved street, access road, or designated fire lane, turning areas, and fire hydrants.

Traffic and Parking

Mitigation Measure J-1: Intersection No. 7 - Alamos Avenue at 7th Street -- Restripe 7th Street to provide a third westbound through lane on 7th Street, through the intersection of Martin Luther King, Jr. and 7th Street. The implementation of this improvement would require the removal of curbside parking on both sides of 7th Street, east and west of Alamos Avenue. Given the demand for curbside parking in the area, the loss of parking may not be considered acceptable. Further, the intersection of Alamos Avenue and 7th Street is physically constrained with existing development located along the street making the expansion of the roadway to add additional lanes difficult. As an alternative, the proposed project's impact at this key intersection could be mitigated by reducing the project's trip generation potential by approximately ten percent (10%).

Mitigation Measure J-2: Intersection No. 10 - Alamos Avenue at 4th Street -- No physical mitigation measure is feasible at this location; any additional turn lanes will require widening and additional right-of-way. The intersection of Alamos Avenue and 4th Street is physically constrained with existing development located along the street making the expansion of the roadway to add additional lanes difficult. As an alternative, the proposed project's impact at this key intersection could be mitigated by reducing the project's trip generation potential by approximately ten percent (10%).

Mitigation Measure J-3: Intersection No. 15 - Alamos Avenue at Broadway -- Restripe Alamos Avenue to provide a second southbound through lane. The implementation of this improvement may require the removal of curbside parking on both sides of Alamos Avenue, north and south of Broadway. Given the demand for curbside parking in the area, the loss of parking may not be considered acceptable. Further, the intersection of Alamos Avenue and Broadway is physically constrained with existing development located along the street making the expansion of the roadway to add additional lanes difficult. It should be noted that the provision of two southbound lanes on Alamos Avenue is generally consistent with the City's future improvement plans for this key roadway segment. As an alternative, the proposed project's impact at this key intersection could be mitigated by reducing the project's trip generation potential by approximately fifteen percent (15%).

Mitigation Measure J-4: Intersection No. 17 - Magnolia Avenue at Ocean Boulevard -- Modify existing signal to provide protect left-turn phasing for the eastbound and westbound directions on Ocean Boulevard and install a southbound right-turn overlap phase.

Mitigation Measure J-5: Intersection No. 20 - Pine Avenue at Ocean Boulevard -- Restripe Pine Avenue to provide a separate southbound left-turn lane and a shared through-right lane on Pine Avenue. Implementation of this improvement may require the removal of the passenger loading/unloading zone on the east side of Pine Avenue, north of Ocean Boulevard, and potentially impact the flow of traffic given existing bus stops are located along this section of Pine Avenue, both of which may not be considered acceptable. As an alternative, the proposed project's impact at this key

intersection could be mitigated by reducing the project's trip generation potential by approximately fifteen percent (15%).

Mitigation Measure J-6: Project Driveway A at Golden Shore -- Install traffic signal, and associated signing and striping modifications, inclusive of crosswalks. The installation of a traffic signal at Rose Avenue and Pacific Coast Highway, and associated signing and striping modifications, is subject to the approval of the City of Long Beach.

Utilities and Service Systems – Solid Waste

Mitigation Measure K.2-1: Prior to the issuance of any demolition or construction permit, the Project Applicant shall provide a copy of the receipt or contract indicating that the construction contractor shall only contract for waste disposal services with a company that recycles demolition and construction related wastes. The contract specifying recycled waste service shall be presented to the Department of Development Services prior to approval of certificate of occupancy.

Mitigation Measure K.2-2: In order to facilitate on-site separation and recycling of construction related wastes, the construction contractor shall provide temporary waste separation bins on-site during demolition and construction.

Mitigation Measure K.2-3: The proposed project shall include recycling bins at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material. The bins shall be picked up and appropriately recycled as a part of the proposed project's regular trash disposal program.

Mitigation Measure K.2-4: New homeowners/ tenants shall be provided with educational materials on the proper management and disposal of household hazardous waste, in accordance with educational materials made available by the City of Long Beach Public Works Integrated Resources Bureau and the County of Los Angeles Department of Public Works.

