

CONDITIONS OF APPROVAL
2019–2401 E. Wardlow Rd.
Application No. 2205-32, SPR22-060, VTPM22-002
May 18, 2023 (Planning Commission)

Special Conditions:

1. This permit includes the following approvals:
 - a. Site Plan Review for a Master Plan under the requirements of the Globemaster Corridor Specific Plan Business Park district (SP-3-BP) for development of approximately 582,595 sq. ft. in two buildings, including:
 - i) Building 1 of approximately 505,043 sq. ft. with a total of 506 parking stalls for a warehouse/logistics buildout, or 1,012 parking stalls for a manufacturing buildout; and
 - ii) Building 2 of approximately 77,552 sq. ft., with a total of 125 parking stalls for a warehouse/logistics buildout, or 158 parking stalls for a manufacturing buildout.
 - b. Approval of a Program EIR Compliance Checklist (PECC-04-22) and determination that the project is within the scope of the project previously analyzed as part of the Globemaster Corridor Specific Plan (GCSP) PEIR (SCH No. 2018091021) and will not result in any new significant impacts or impacts more severe than those studied in the PEIR, and warrants no further environmental review pursuant to California Environmental Quality Act Guidelines Section 15162.
2. These conditions of approval shall apply to each individual building Site Plan Review entitlement unless otherwise modified by the conditions of approval for each individual building Site Plan Review entitlement.
3. Each individual building approved under this Master Plan shall be submitted to the Site Plan Review Committee for entitlement approval along with the corresponding application fees included in the Fee Schedule adopted by the City Council. This Master Plan approval is for the overall scope, site plan, and architectural design, but is not a Site Plan Review entitlement approval of each individual building.
4. Prior to issuance of a Certificate of Occupancy or approval of a final building inspection, whichever comes first, the Permittee shall pay Globemaster Corridor Specific Plan interim development impact fees for each building, phase, and other improvements approved under this master plan, as applicable, per the nexus study prepared for the Globemaster Corridor Specific Plan.
5. Costs incurred by the Permittee to make the required off-site improvements to public infrastructure, as required by these conditions of approval, Chapter 21.47 of the Zoning Regulations, the Globemaster Corridor Specific Plan, and any other applicable laws or regulations, shall be eligible to be credited towards the amount due by the Permittee for the Globemaster Corridor Specific Plan interim development impact fees, in accordance with the procedures set forth in Title 18 of the Long Beach Municipal Code relating to impact fees (Ch. 18.15 through Ch. 18.18, and any others as applicable).

6. No precise grading, foundation, or building permits shall be issued for each building prior to Site Plan Review entitlement approval for that building. The Site Plan Review Committee is authorized to approve minor modifications to the approved Master Plan, if said modifications are consistent with the spirit and intent of this Master Plan approval, and the intent and requirements of the Globemaster Corridor Specific Plan.
7. Prior to the issuance of a building or foundation permit, the Permittee shall obtain approval of a Lot Line Adjustment to adjust the site lot lines to conform to the revised lot boundaries depicted in this Master Plan. Prior to issuance of a Certificate of Occupancy or approval of a final building inspection, whichever comes first, the Permittee shall record the Lot Line Adjustment with the County of Los Angeles.
8. The Director of Development Services may issue demolition and rough grading permits prior to individual entitlement approval for each building.
9. Prior to the issuance of a building or foundation permit, the Permittee shall obtain written approval from the Director of the Long Beach Airport that the proposed project complies with all applicable aviation-related regulations, including but not limited to FAA Part 77 and TERPS surfaces, runway protection zones, the Caltrans Airport Land Use Planning Handbook, the Los Angeles County Airport Land Use Plan, and the Globemaster Corridor Specific Plan.
10. Prior to issuance of a precise grading permit, the Permittee shall obtain approval of the project water quality management plan (WQMP), which shall include an on-site capture-and-clean system that complies with the specific land use restrictions (SLUR) of the subject site. The WQMP shall be subject to the review and approval of the Director of Development Services and the Director of Public Works. The WQMP installation may include but is not limited to a modular wetlands unit (MWU) system.
11. The Permittee shall install a historic plaque, marker, monument, or interpretive trail documenting the history of aviation and aerospace manufacturing related to this site. The proposed monument design shall be submitted to the Director of Development Services and shall be revised to the satisfaction of the Director, prior to permitting and installation. Installation of the approved monument design shall be completed prior to issuance of a Certification of Occupancy or final building inspection, whichever comes first.
12. The project shall be developed in substantial conformance with the plans approved by the Planning Commission on May 18, 2023, except as amended herein. Each project component shall be designed and constructed as depicted on these plans, maintaining the same architectural style, quality of materials, and consistency of design. Minor changes to the approved project design consistent with the project approval shall require, at a minimum, an additional review by Planning staff for Substantial Conformance to the approved plan set, or review by the Director of Development Services for the approval of minor modifications. Significant alterations not consistent with the spirit and intent of the Master Plan approval shall require additional review by the Planning Commission.

13. The Permittee shall provide for all of the Transportation Demand Management (TDM) strategies set forth in the Globemaster Corridor Specific Plan and Chapter 21.64 of the Zoning Regulations that are applicable to this project.
14. The Permittee shall submit a construction staging and management plan for the review of the Director of Development Services and Director of Public Works, and the Permittee shall make all required revisions to this plan and obtain the approval of said Directors on this plan prior to issuance of a building permit for the project. The Permittee shall adhere to this plan throughout all stages of construction. The construction staging and management plan shall include the following:
 - a. The Permittee shall plan construction and construction staging to maintain pedestrian access on adjacent sidewalks throughout all construction phases. Pedestrian access closures shall be limited to the minimum necessary.
 - b. The Permittee shall maintain adequate and safe pedestrian protection, including physical separation (including utilization of barriers such as K-Rails or scaffolding, etc.) from work areas and vehicular traffic and overhead protection, due to sidewalk closure or blockage, at all times.
 - c. Temporary pedestrian facilities shall be provided adjacent to the project site and shall provide safe, accessible routes that replicate as nearly as practical the most desirable characteristics of the existing pedestrian facilities.
 - d. Covered walkways shall be provided where pedestrians are exposed to potential injury from falling objects.
 - e. The Permittee shall maintain adequate roadway width and travel lane capacity to allow for adequate emergency services access through the affected roadway.
15. The Permittee shall submit a traffic management plan to the City Traffic Engineer and said plan shall be revised to the satisfaction of the City Traffic Engineer and the Director of Development Services to specifically address roadway safety for all traffic entering or the project driveway(s) on Long Beach Blvd. and 6th St. during construction. No building permit shall be issued, and no work shall commence on the project site until this plan is approved by the City Traffic Engineer, and all traffic to and from the project site shall be subject to this traffic management plan to the satisfaction of the Director of Public Works.
16. Prior to the issuance of building permits and commencement of construction activities, the Permittee shall notify adjacent and adjoining property owners/occupants of the initiation of construction activities. The notification shall include the days and hours of construction and contact information for potential complaints.
17. During construction, in order to avoid impacts to archaeological resources, human remains, and paleontological resources, the Permittee shall prepare plans containing specific details and logistics for carrying out the Program EIR mitigation measures. The plans shall cover archaeological resources/human remains and

paleontological resources, and shall include: the professional qualification standards for archaeological and paleontological staff (following the Secretary of the Interior and Society for Vertebrate Paleontology, as applicable); communication protocols; a description and maps noting the locations/depths of where monitoring is required based on sensitivity and construction plans; training for construction personnel; the process for modifying monitoring frequency (reducing or discontinuing); protocols to follow in the event of a discovery, including work stoppage and notification procedures; an outline for significance evaluations of discovered resources; protocols for sampling, recovery, treatment, and analysis of resources; and reporting and curation requirements.

18. Tribal Cultural Resources monitoring with the culturally affiliated and/or ancestral lineal descendent Native American tribe shall be required during construction unless determined not to be necessary by the tribe. The Permittee shall retain and compensate for the services of a Tribal monitor/consultant who is both approved by the tribe and is listed under the California Native American Heritage Commission's (NAHC) Tribal Contact list for the area of the project location. This list is provided by the NAHC. The monitor/consultant shall be present on-site during the construction phases that involve ground disturbing activities. Ground disturbing activities are defined as activities that may include, but are not limited to, pavement removal, pot-holing or auguring, grubbing, tree removals, boring, grading, excavation, drilling, and trenching, within the project area. The Tribal Monitor/consultant shall complete daily monitoring logs that provide descriptions of the day's activities, including construction activities, locations, soil, and any cultural materials identified. The on-site monitoring shall end when the project site grading and excavation activities are completed, or when the Tribal Representatives and monitor/consultant have indicated that the site has a low potential for impacting Tribal Cultural Resources or that further monitoring is not needed.
19. The project buildings shall be designed to use outdoor lighting that accentuates building design elements, provides visual excitement, articulates pedestrian and vehicular circulation, supports evening open space usage, and enhances the site's overall sense of safety and security.
20. Signage across the Master Plan's building shall be consistent in design and style to create a district identity for the project site and shall reflect the site's legacy and context in the aerospace manufacturing industry. All signs shall comply with the requirements of Chapter 21.44 of the Zoning Regulations.
21. All modifications to vegetation on onsite and offsite (public right-of-way) shall comply with the Migratory Bird Treaty Act (MBTA), including the completion of nesting bird surveys prior to any tree or vegetation removal:
 - a. If initial clearing activities prior to the start of construction take place during the bird nesting season (generally January through September, but variable based on seasonal and annual climatic conditions), a nesting bird survey should be performed by a qualified biologist within three days of such activities to determine the presence/absence, location, and status of any

active nests on-site or within 100 feet of the site. The findings of the survey should be summarized in a report to be submitted to the City of Long Beach prior to undertaking construction activities at the site.

- b. If nesting birds are found on-site, a construction buffer of 500 feet for nesting raptors or threatened or endangered species and 100 feet of all other nesting birds should be implemented around the active nests and demarcated with fencing or flagging. Nests should be monitored at a minimum of once per week by the qualified biologist until it has been determined that the nest is no longer being used by either the young or adults. No ground disturbance should occur within this buffer until the qualified biologist confirms that the breeding/nesting is completed, and all the young have fledged. If project activities must occur within the buffer, they should be conducted at the discretion of the qualified biologist.
 - c. If no nesting birds are observed during pre-construction surveys, no further actions shall be necessary.
22. The project shall achieve a cumulative project-wide rating of LEED Certified. The project shall be registered with the USGBC to obtain the required LEED certification, or the project may be certified by a third party as meeting the intent of LEED at the Certified level in lieu of registration with the USGBC. Verification that the project will achieve the required LEED Certified rating shall be provided to the satisfaction of the Director of Development Services prior to building permit issuance or as otherwise ordered by the Director.
23. The Permittee shall provide the following in accordance with the Green Building Standards of Section 21.45.400 of the Zoning Regulations, unless other conditions in these conditions of approval impose stricter requirements:
- a. Canopy trees shall provide shade coverage, after five (5) years of growth of forty percent (40%) of the total area dedicated to parking stalls and associated vehicular circulation, or paving materials with a solar reflectance index of at least twenty-nine (29) shall be used on a minimum of fifty percent (50%) of paving surfaces dedicated to parking stalls and associated vehicular circulation.
 - b. Bicycle parking shall be provided at a minimum of one (1) space for each five thousand (5,000) square feet of commercial building area, one (1) space for each seven thousand five hundred (7,500) square feet of retail building area and one (1) space for each ten thousand (10,000) square feet of industrial building area. Fractions shall be rounded up to whole numbers.
 - c. Roofs shall be designed to be solar-ready subject to all applicable state and local construction codes and provide conduit from the electrical panel to the roof; and
 - d. A designated area for the collection of recyclables and organics refuse shall be provided adjacent to the area for the collection of waste.

24. The Permittee shall provide for compliance with all parking and loading requirements of Section 5.5.6 of the Globemaster Corridor Specific Plan, including but not limited to the bicycle, micro-mobility, electric vehicle, and transportation/parking demand management requirements, which may be stricter than other applicable codes and regulations.
25. All forms of barbed wire and razor wire shall be prohibited on the site, unless required by another government agency having competent jurisdiction over the project site or activities of the project site.
26. The Permittee shall provide for the construction of trash receptacle areas of sufficient number and size to meet all reasonably foreseeable refuse needs of the project, including recycling and organics collection in addition to refuse. All trash receptacle areas shall be located and constructed in accordance with Section 21.45.167 of the Zoning Regulations.
27. All trash receptacles, including receptacles for recycling and for organics, shall be stored in the designated trash areas shown on approved plans. Trash receptacles shall be moved to the exterior pickup location only on collection day(s) and shall not be stored or kept outside or in the public right-of-way except as needed on collection day(s).
28. All bicycle racks on-site and in off-site improvements shall conform to the guidance in “Essentials of Bike Parking” by the Association of Pedestrian and Bicycle Professionals.
29. All exterior on-site newsstands and racks (including free publications, classifieds, etc.), vending machines, donation bins, and publicly accessible telephones shall be prohibited, and any existing ones shall be removed.
30. Any trees removed or replaced on the development site shall be replaced at a ratio of no less than two-to-one (2:1) to the greatest extent feasible.
31. Street trees shall be provided on all street frontages adjacent to the project site, at a tree spacing of not more than 25 feet on-center. Street trees shall be of a species approved by the Department of Public Works in accordance with the tree species requirements on page 96 of the Downtown Plan. Street trees shall be installed under a right-of-way permit from the Department of Public Works.
32. Prior to issuance of a grading or demolition permit (whichever occurs first), the Permittee shall submit a proposed haul route/trucking route for all construction truck trips for review by the Director of Development Services and the City Engineer. The Director of Development Services and/or City Engineer may modify this proposed haul route/trucking route prior to its approval, as they deem necessary to protect the public safety and welfare, and to prevent negative impacts upon neighboring uses. Said modifications (if any), approval, and enforcement shall be binding upon all hauling activities and construction truck trips by the Permittee.
33. The Permittee shall abide by and enforce the haul route/trucking route approved by the Director of Development Services and City Engineer. Failure to do so shall

- cause the City to issue a stop work order and withhold issuance of further construction permits, inspections, or certificates of occupancy, until such time as the Director of Development Services and City Engineer determine the Permittee's hauling practices to be remedied.
34. Minor changes to these approved plans, in keeping with the intent and spirit of the project approvals, may be approved at the discretion of the Director of Development Services. For any major changes, including changes to building/architectural materials, on-site improvements, site plan or layout, landscaping, or other significant items (including deviations from any of these conditions of approval), the Permittee shall be required to submit an application for a Modification of Approved Permit – Site Plan Review Committee Approval level.
 35. All groundcover and shrubs shall be drought-tolerant and low-water requirement species. The project landscaping shall comply with the Water Efficient Landscaping standards of Chapter 21.42 of the Zoning Regulations.
 36. Any streetlights, pedestrian lights, parking lot lights, and other exterior lights to be provided within the development or adjacent public rights-of-way shall be subject to review by the Director of Development Services prior to issuance of building and electrical permits. All lights shall be adequately shielded so as to prevent the intrusion of light and glare upon any adjacent property or structure, in compliance with the appropriate backlight/uplight/glare (BUG) rating requirements of the Illuminating Engineering Society of North America (IESNA) equivalent to the previous standard for certified full-cutoff fixtures, or meeting IESNA specifications for full-cutoff fixtures.
 37. All trucks, construction vehicles, and equipment not actively in use on the project site, including those queueing off-site, shall be prohibited from engine idling for more than 5 minutes, and the Permittee shall utilize best management practices (BMPs) and best available technology to achieve this. The Permittee shall post a clearly-legible sign on the exterior construction fencing with the phone number of a construction site complaint/issues coordinator responsible for managing truck and equipment idling. Complaints of violations regarding truck and equipment idling shall be resolved within 24 hours of the receipt of the complaint. The Director of Development Services is authorized to issue stop work orders and withhold the issuance of building permits if the Permittee fails to remedy engine idling violations as required, until such time as the violations are remedied.
 38. All equipment reverse signal alarms utilized by construction vehicles and equipment on the site, as required per OSHA regulations and provided in Code of Federal Regulations 29 CFR 1926.601(b)(4) and 1926.602(a)(9), shall not be of the single-tone high-pitch type. Alternate pitch, broad-spectrum sound, or other non-single-tone non-high-pitch alarms meeting the requirements of 29 CFR 1926.601(b)(4) and 1926.602(a)(9) shall be utilized instead.
 39. Prior to the issuance of a building permit, the Permittee shall depict all utility apparatus, such as, but not limited to, backflow devices and Edison transformers, on both the site plan and the landscape plan. Wherever feasible, these devices shall not be located in any front, side, or rear yard area that is adjacent to a street.

Furthermore, these devices shall be screened to the greatest extent feasible by landscaping or another screening method approved by the Director of Development Services.

Project EIR and Mitigation Measures

40. The Permittee shall comply with all mitigation measures of the Globemaster Corridor Specific Plan Program EIR and its Mitigation Monitoring and Reporting Program (MMRP), as detailed in the Program EIR Compliance Checklist (PECC-04-22) prepared for this project. The MMRP is attached to these conditions of approval and by this reference made a part hereof.

CPTED Conditions

41. The Permittee shall provide for all CPTED (crime prevention through environmental design) recommendations issued for the project by the Long Beach Police Department, in the memo dated November 7, 2022, which by this reference is made a part of these conditions of approval.

Long Beach Utilities Conditions

42. The Permittee is advised of and shall provide for the following to the satisfaction of the General Manager of Long Beach Utilities – Gas:
 - a. Long Beach Utilities – Gas currently maintains an existing high pressure service line feeding the existing building on the lot. Permittee shall provide for the upsizing or renewal of this line if loads increase due to the development.
 - b. If additional new gas service or renewal of existing service is needed for the proposed development, Long Beach Utilities, all work shall be subject to review and approval by Long Beach Utilities, including but not limited to the location for the meter and buried service line to be installed. Permittee is advised that the routing of the buried gas service line and clearance requirements for meter may impact the design of the development.
 - c. To further review and coordinate the scope and costs involved with the installation of gas facilities, the Permittee should contact us as soon as possible by calling (562)570-5991 to initiate an investigation with an assigned LBER inspector. The assigned LBER inspector will be the point of contact and will engage additional resources as required depending on project details.
 - d. The Permittee shall provide information on new total gas loads to Long Beach Utilities to determine if existing meter(s) and service line(s) need to be upsized.

Public Works Conditions

43. The Permittee shall provide for the following to the satisfaction of the Director of Public Works. Submittal of construction documents into plan check may result in additional or modified requirements from the Department of Public Works.

GENERAL REQUIREMENTS

- a. Prior to the start of ANY demolition, excavation, or construction, the Permittee shall,
 - i. Submit a construction plan for pedestrian protection, construction staging, scaffolding and excavations, and
 - ii. Submit a traffic control plan with street lane closures and routing of construction vehicles (excavation hauling, concrete and other deliveries, etc.) prepared by a registered Civil or Traffic Engineer in the State of California, with wet seal and signature, and
 - iii. Submit a plan for construction area and/or site perimeter fencing with custom printed screen(s),
 - iv. All for review and approval by the Department of Public Works and installed in accordance with the latest version of the Public Works Development Guideline.

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

- b. The Permittee may be subject to street restoration requirements if an adjacent street/alley affected by the project is under a street cut moratorium that is active at any point through the completion of construction. Although a street cut moratorium may not be in place at the time of these conditions, one may be in effect at a later date that the project shall adhere to. The Permittee shall provide written approval from the City to implement any street improvements prior to the end of the moratorium, in the form of a discretionary permit for excavation. Any work within a street under moratorium requires a complete grind and overlay from block to block.

Prior to final map approval, the Permittee shall submit its on-site parking management plan and project Conditions, Covenants and Restrictions (CC&R's), or other acceptable documentation for review and approval of the Director of Public Works.

- c. Cross-lot drainage shall require a drainage easement to be recorded to the satisfaction of the Director of Public Works and Director of Development Services.
- d. All proposed refuse and recycling structures and receptacles must be placed entirely on private property, outside of the public right-of-way. The Permittee and/ or successors shall be responsible for the cleanliness of the sidewalk/roadway adjacent to the refuse and recycling area and the overall development.
- e. Doors and/or gates shall not swing or project into the public right-of-way. All door openings swinging into public rights-of-way shall be eliminated, to the satisfaction of the Director of Public Works.

- f. Any proposed signage shall be located entirely on site, on private property, completely out of the public right-of-way. Any signage initially proposed in public rights-of-way shall be eliminated, to the satisfaction of the Director of Public Works.
- g. The Permittee shall construct all off-site improvements needed to provide full ADA accessibility compliance within the adjacent public right-of-way, to the satisfaction of the Director of Public Works. If a dedication of additional right-of-way is necessary to satisfy ADA requirements, as determined during the plan check process, the right-of-way dedication way shall be provided.
- h. Public improvements shall be constructed in accordance with Public Works construction standards, and per plans reviewed and approved by the Department of Public Works. Detailed off-site improvement plans shall be prepared by a licensed Civil Engineer, stamped, signed and **submitted to the Public Works counter at the Permit Center on the 2nd Floor of City Hall (411 W. Ocean Blvd., Long Beach, CA 90802)**, for review and approval. The City's Public Works Engineering Standard Plans are available online at: www.longbeach.gov/pw/resources/engineering/standard-plans. **This is in addition to, and separate from, any plan check required by the Department of Development Services, Building & Safety Bureau.**
- i. All conditions of approval, including cover letter signed by the Planning Officer and Case Planner, must be printed verbatim on all plans submitted for plan review to the Department of Public Works.

PUBLIC RIGHT-OF-WAY

- j. The Permittee shall provide easements to the City of Long Beach for any proposed or required public utility facilities, to the satisfaction of the concerned City Department or public agency.

Note: Backflow preventer must be installed on private property and an easement to the City must be processed through an application to the Department of Public Works.
- k. The Permittee shall be responsible for the relocation and/or undergrounding of utilities, right-of-way dedications, quitclaim of easements, and/or any new utility easements required in connection with the proposed development, and removal of any related abandoned facilities or equipment as needed or required; as structures cannot be built within an easement or dedicated area. The Permittee shall be responsible for resolving all matters of easement and/or utility encroachment to the satisfaction of the interested agency, City department, and the Director of Public Works.

OFF-SITE IMPROVEMENTS

- l. Off-site improvements have been conditioned in the application for 2400 E Wardlow Road (Application No. 2110-25) and the previous application for

2401 E Wardlow Rd (Application No. 2012-02). If not completed as a part of the previously approved conditions of approval, the off-site improvements shall be constructed as a part of this application. Based on previous coordination, the off-site improvements shall be constructed in two phases: Phase I and Phase II. Phase I shall consist of sidewalk, parkway, and bike lane improvements on the South side of Wardlow extending from the easterly edge of the Permittee's property line to 30-feet before the Wardlow & Cherry Intersection. Phase II shall consist of all roadway improvements as well as all sidewalk, parkway, and bike lane improvements on the North side of Wardlow extending from the easterly edge of the Permittee's property line to the Wardlow & Cherry Intersection, as well as encompass the 30 foot portion of the South sidewalk work not previously completed in Phase I. Phase I is to be completed prior to issuance of the Certificate of Occupancy of the proposed project at 2400 E Wardlow Rd. Phase II, which consists of the balance of improvements for the reconstruction of E Wardlow Rd per the Globemaster specific plan, will be bonded for completion of construction by December 31, 2023, subject to maximum six month extension at the approval of the City Engineer. The Phase II work is required to be completed prior to issuance of Certificate of Occupancy for the proposed development at 2401 E. Wardlow Rd, but shall be completed by the aforementioned date, regardless of the status of the development at 2401 E. Wardlow Road. Permittee shall reference Exhibit A from Application No. 2012-02 for illustration of phasing.

- m. Pursuant to the Globemaster Specific Plan, The Permittee shall construct a new 10-foot wide walkway (consisting of a 5-foot wide, non-meandering concrete sidewalk, curb and curb gutter and 5-foot wide irrigated and planted parkway) along the north side of East Wardlow Road, adjacent to the project site, where no sidewalk pavement currently exists. Sidewalk improvements shall be constructed with Portland cement concrete and to the latest City standards and to the satisfaction of the Director of Public Works. Refer to the Traffic and Transportation conditions below for bike lane configuration and requirements.
- n. The Permittee shall protect in place the existing trees along the north side of East Wardlow Road adjacent to the project site, during construction of any off-site improvements within that right-of-way. If it is not possible to save the existing trees, Permittee shall plant new streets trees in the new irrigated parkway.
- o. If the Permittee cannot save the existing trees along the north side of East Wardlow Road adjacent to the project site, it shall replace them with new tree wells, street trees with root barriers, ground cover and irrigation systems for the new parkways, per Section 21.42.050 of the Long Beach Municipal Code. Street trees requiring removal shall be relocated or replaced to the satisfaction of the Director of Public Works. The Permittee and/or successors shall water and maintain all street trees, landscaping and sprinkler systems required in connection with this project. The Permittee

shall contact the Street Tree Division of the Department of Public Works, at (562) 570-2770, prior to beginning the tree planting, landscaping, and any irrigation system work. The Street Tree Division will assist with the size, type and manner in which the street trees are to be installed. At a minimum, parkway trees shall provide shade coverage, after five years of growth, of 50% of the total area dedicated for public right of way.

- p. Permittee shall remove any unused driveways and curb cuts along the Project's frontage on E Wardlow Rd and replace with full height curb, curb gutter and sidewalk pavement to the satisfaction of the Director of Public Works. All sidewalk improvements shall be constructed with Portland cement concrete.
- q. The Permittee shall reconstruct cracked, deteriorated, or uplifted/depressed sections of sidewalk pavement, curb and curb gutter along East Wardlow Road adjacent to the site to the satisfaction of the Director of Public Works. The Permittee shall construct all off-site improvements needed to provide full ADA accessibility compliance within the adjacent public right-of-way. Sidewalk improvements shall be constructed with Portland cement concrete to the satisfaction of the Director of Public Works. All sidewalk removal limits shall consist of entire panel replacements (from joint line to joint line).
- r. Permittee shall check with the Long Beach Water Department at (562) 570-2300 and the Gas and Oil Department at (562) 570-2030 for scheduled main replacement work prior to submitting any improvement plans to the Department of Public Works.
- s. Permittee proposes improvements that may impact existing under- and above-ground utilities through and adjacent to the project site, such as gas lines, street light conduits and utility poles and overhead lines, and along the perimeter streets adjacent to the project site. The Permittee shall be responsible for all design, applicable utility approval, permitting, relocation work, easements relocation and commissioning as required by the interested agency and shall work with each utility directly.
- t. Permittee shall be responsible for the maintenance, repair and replacement of off-site improvements abutting the project boundary during construction of the on-site improvements, until final inspection of the on-site improvements by the City. All off-site improvements adjacent to the development site, and/or along the truck delivery route found damaged as a result of construction activities, shall be reconstructed or replaced by the Permittee, to the satisfaction of the Director of Public Works.
- u. Permittee shall provide for the resetting to grade of existing manholes, pull boxes, and meters in conjunction with the required off-site improvements, to the satisfaction of the Director of Public Works.
- v. Permittee shall install Custom Printed Flex Mesh screen(s), such as FenceScreen.com Series 311, or equivalent, fence screening along the perimeter of the development site, and provide for the printed graphic, to

the satisfaction of the Director of Public Works. The Permittee shall consult with Public Works prior to submitting the graphic design for printing.

- w. Permittee shall submit a grading plan with hydrology and hydraulic calculations showing building elevations and drainage pattern and slopes, for review 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.
- x. Permittee shall submit a drainage plan for approval by Public Works prior to issuance of a building permit.
- y. 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 Permittee 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 Permittee or engineer that a Storm Water Pollution Prevention Plan (SWPPP) has been prepared. Should you have any questions regarding the State Construction General NPDES Permit or wish to obtain an application, please call the State Regional Board Office at (213) 576-6600 or visit their website for complete instructions at:
www.waterboards.ca.gov/water_issues/programs/stormwater/construction.shtml. Left-click on the Construction General Permit Order 2009-0009-DWQ link.

TRAFFIC AND TRANSPORTATION

- z. A traffic impact analysis must be prepared for this project, under the supervision and approval of a registered Traffic Engineer in the State of California (Engineer's stamp required) and submitted for review prior to issuance of a building permit. In addition, any physical street improvements must include a scaled drawing stamped by a registered Civil Engineer in the State of California. Any conditions generated by the analysis shall be made a part of these conditions.
- aa. As illustrated on the submitted plans, Permittee proposes to construct one new raised median along East Wardlow Road adjacent to the project site. The size, configuration, placement, and overall design of the proposed medians serving the project site shall be consistent with each other and subject to review and approval of the City Traffic Engineer. Contact the Transportation Mobility Bureau, at (562) 570-6331, to request additional information regarding median construction requirements.
- bb. A raised bikeway at sidewalk-level shall be constructed on both sides of Wardlow Road, with a flat surface at least 6 feet 6 inches wide (inclusive of the top of curb), adjacent to a mountable curb with a slope no greater than 4:1.
- cc. Permittee shall replace all temporary bike lane striping that was installed during the 2400 E Wardlow off-site improvements phase 1 work and shall

submit a permanent striping plan subject to review and approval of the City Traffic Engineer.

- dd. Wardlow Road shall be designed with a central landscaped median, two westbound lanes, one eastbound lane, and sidewalk-level bikeways with mountable curbs. Permittee shall be responsible for any retrofits to existing curb lines and infrastructure required for large-vehicle access to the project site.
- ee. The size and configuration of all proposed driveways serving the project site shall be subject to review and approval of the City Traffic Engineer. Driveways greater than 28 feet in width require a variance; contact the Transportation Mobility Bureau, at (562) 570-6331, to request additional information regarding driveway construction requirements.
- ff. Permittee shall upgrade the existing crosswalks at the intersection of Boeing and E Wardlow Rd to thermoplastic continental crosswalks and install all new crosswalks per the most current City standard, to the satisfaction of the City Traffic Engineer.
- gg. The Permittee 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.
- hh. The Permittee shall replace all traffic signs and mounting poles damaged or misplaced as result of construction activities to the satisfaction of the City Traffic Engineer.
- ii. The Permittee shall repaint all traffic markings obliterated or defaced by construction activities to the satisfaction of the City Traffic Engineer.
- jj. The Permittee shall contact the Traffic & Transportation Bureau, at (562) 570-6331, to modify any existing curb marking zones adjacent to the project site.
- kk. All traffic control device installations, shall be installed in accordance with the provisions of the Manual on Uniform Traffic Control Devices (MUTCD), 2012 or current edition (i.e. white parking stalls, stop signs, entry treatment signage, handicapped signage, etc.).
- ll. All bike racks and bike rack placement must follow the guidance in “Essentials of Bike Parking” by the Association of Pedestrian and Bicycle Professionals.

Standard Conditions – Plans, Permits, and Construction:

- 44. Prior to the issuance of a building permit, the Permittee shall submit a revised set of plans reflecting all of the design changes set forth in the conditions of approval, to the satisfaction of the Director of Development Services.

45. All conditions of approval shall be printed verbatim on all plans submitted for plan review to the Department of Development Services. These conditions shall be printed on the site plan or a subsequent reference page.
46. The plans submitted for plan review shall explicitly call out and describe all materials, textures, accents, colors, window, door, planter, and paving details that were approved by the Site Plan Review Committee or the Planning Commission. No substantial changes shall be made without prior written approval of the Site Plan Review Committee or the Planning Commission.
47. The Director of Development Services is authorized to approve minor modifications to the approved design plans or to any of the conditions of approval if such modifications shall not significantly change or alter the approved project. Any major modifications shall be reviewed by the Zoning Administrator, Site Plan Review Committee, or Planning Commission, respectively.
48. All rooftop mechanical equipment shall be fully screened from public view. Said screening shall be architecturally compatible with the building in terms of theme, materials, colors and textures. If the screening is not specifically designed into the building, a rooftop mechanical equipment screening plan shall be submitted for approval by the Director of Development Services prior to the issuance of a building permit.
49. Upon plan approval and prior to issuance of a building permit, the Permittee shall submit a reduced-size set of final construction plans for the project file.
50. A permit from the Department of Public Works shall be required for any work to be performed in or over the public right-of-way.
51. Any off-site improvements found to be damaged as a result of construction activities related to this project shall be replaced to the satisfaction of the Director of Public Works.
52. Separate building permits are required for fences, retaining walls, flagpoles, and pole mounted yard lighting foundations.
53. The Permittee shall file a separate landscaping plan check submittal to the Department of Development Services for review and approval prior to issuance of a building permit.
54. The Permittee shall file a separate plan check submittal to the Long Beach Fire Department for review and approval prior to the issuance of a building permit.
55. All structures shall conform to the Long Beach Building Code requirements. Notwithstanding this subject permit, all other required permits from the Building Bureau shall be secured.

56. Site development, including landscaping, shall conform to the approved plans on file with the Department of Development Services. At least one set of approved plans containing Planning, Building, Fire, and, if applicable, Health Department stamps shall be maintained at the job site, at all times for reference purposes during construction and final inspection.
57. For projects consisting of new buildings, parking lots, or landscaped area, the Permittee shall submit complete landscape and irrigation plans for the approval of the Director of Development Services prior to application for a temporary certificate of occupancy, or certificate of occupancy. 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. On-site landscaping shall comply with Chapter 21.42 (Landscaping Standards), as applicable, to the satisfaction of the Director of Development Services.
58. For new construction, all landscaped areas shall comply with the State of California's model landscape ordinance. Landscaped areas shall be planted with drought tolerant plant materials and shall be provided with water conserving automatic irrigation systems designed to provide complete and adequate coverage to sustain and promote healthy plant life. The irrigation system shall not cause water to spray or flow across a public sidewalk.
59. All landscaping irrigation systems shall use high efficiency sprinkler nozzles. The models used and flow rates shall be specified on the landscaping plan. For residential-type or small-scale sprinkler systems, sprinkler head flow rates shall not exceed 1.00 GPM and shall be of the rotating type. Where feasible, drip irrigation shall be used instead. If an in-ground irrigation system is to be installed, such system shall be controlled by an automatic self-adjusting weather-based irrigation controller.
60. All outdoor fountains or water features shall utilize water recycling or re-circulation systems. The plans submitted for review shall specifically identify such systems.
61. Energy conserving equipment, lighting, and construction features shall be utilized in this project.
62. Low-flow fixtures shall be used for all lavatory faucets, kitchen faucets, showerheads, toilets, and urinals. Toilets may be either low-flow or dual flush. Maximum flow rates for each fixture type shall be as follows: lavatory faucet – 2.75 GPM, kitchen faucet – 2.20 GPM, showerhead – 2.00 GPM, toilet – 1.3 GPF, dual flush toilet – 0.8/1.6 GPF, urinal – 1.0 GPF. Plans submitted for review shall specifically identify such fixtures and flow rates.
63. Demolition, site preparation, and construction activities are limited to the following (except for the pouring of concrete which may occur as needed):
 - a. Weekdays and federal holidays: 7:00 a.m. to 7:00 p.m.;
 - b. Saturday: 9:00 a.m. - 6:00 p.m.; and
 - c. Sundays: not allowed

Standard Conditions – General:

64. As provided in Section 21.21.406 of the Long Beach Municipal Code, every right or privilege authorized under this permit shall terminate three (3) years after the granting of the request and be of no further force and effect if the right or privilege has not been commenced within that three-year period. The termination will take effect without further City action if a timely request for extension of time has not been made or is denied. Any interruption or cessation necessitated by publicly declared emergency, fire, flood, earthquake or act of war or vandalism or cessation shall not result in the termination of the right or privilege.
65. This permit shall be invalid if the owner(s) and/or Permittee(s) have failed to return written acknowledgment of their acceptance of the conditions of approval on the *Conditions of Approval Acknowledgment Form* supplied by the Planning Bureau. This acknowledgment shall be submitted within 30 days from the effective date of approval (final action date or, if in the appealable area of the Coastal Zone, 21 days after the local final action date).
66. This approval is required to comply with these conditions of approval as long as the use is on the subject site. As such, the site shall allow periodic re-inspections, at the discretion of city officials, to verify compliance. The property owner shall reimburse the City for the inspection cost as per the special building inspection specifications established by City Council (Sec. 21.25.412, 21.25.212).
67. In the event of transfer of ownership of the property involved in this application, the new owner shall be fully informed of the permitted use and development of said property as set forth by this permit together with all conditions that are a part thereof. These specific requirements shall be recorded with all title conveyance documents at time of closing escrow.
68. 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.
69. No publicly accessible telephones shall be maintained on the exterior of the premises. Any existing publicly accessible telephones shall be removed.
70. 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.
71. The operator of the approved use shall prevent loitering in all parking and landscaping areas serving the use during and after hours of operation. The operator shall clean the parking and landscaping areas of trash and debris on a daily basis. Failure to do so shall be grounds for permit revocation. If loitering problems develop, the Director of Development Services may require additional

preventative measures such as but not limited to, additional lighting or private security guards.

72. Exterior security bars and roll-up doors applied to windows and pedestrian building entrances shall be prohibited.
73. Any graffiti found on site shall be removed within 24 hours of its appearance.
74. All required utility easements shall be provided to the satisfaction of the concerned department, agency, or utility company.
75. All trash and refuse containers shall be fully screened from public view to the satisfaction of the Director of Development Services.
76. As a condition of any City approval, the applicant shall defend, indemnify, and hold harmless City and its agents, officers, and employees from any claim, action, or proceeding against City or its agents, officers, and employees to attack, set aside, void, or annul the approval of City concerning the processing of the proposal/entitlement or any action relating to, or arising out of, such approval. At the discretion of the City and with the approval of the City Attorney, a deposit of funds by the applicant may be required in an amount sufficient to cover the anticipated litigation costs.

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