

CONDITIONS OF APPROVAL
6157 Long Beach Boulevard
Application No. 2009-15 (CUP20-014)
February 17, 2022

1. The following approvals are granted for this project:
 - a. Adoption of IS/MND03-21 (SCH# 2021100137) for the Cal Water Well and Water Treatment Plant Project;
 - b. Conditional Use Permit approval for the project, as depicted on plans approved by the Planning Commission on February 17, 2022, consisting of the construction of an onsite water well and water treatment plant to include a 16-foot high, 66,000 gallon backwash tank, a 940 square-foot treatment system with a covered canopy structure, a 700 square-foot combined chemical and mechanical structure, two (2) onsite parking stalls, and an enclosure over the well; and
2. This permit and all development rights hereunder shall terminate three years from the effective date of this permit unless construction is commenced or a time extension is granted for a one-year period, as permitted by Section 21.21.406 of the Long Beach Municipal Code (LBMC), based on a written and approved request submitted prior to the expiration of the subject grant.
3. 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 Acknowledgement Form supplied by the Planning Bureau. This acknowledgment form 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).

Special Conditions

4. The applicant shall obtain all necessary permits from the Public Works Department for the installation of approximately 2,250 feet of distribution mains and 1,950 feet of well collection main conveyance pipelines within the Long Beach Boulevard, Victoria Street, and Barclay Street rights-of-way to link two nearby existing water wells, DOM 272 and DOM 297, to the proposed treatment plant.
5. The Applicant shall be required to comply with all applicable measures outlined within the Cal Water Well and Water Treatment Plant Project Mitigation Monitoring and Reporting Program, included herein as Attachment A.
6. The applicant shall provide temporary relocation assistance to any residences affected from the construction of the onsite water well and water treatment plant, as needed, to the extent feasible.
7. The applicant shall replace the existing block walls that abut the residential uses along the northerly and westerly property lines with an eight (8) foot high block wall.

8. The applicant shall install an eight (8) foot high wrought iron fence along the southerly and easterly property lines.
9. Should the emergency generator be installed at a later date, the applicant shall obtain a building permit for the installation of the emergency generator.
10. The water treatment plant operations shall at all times comply with the provisions of the City's Noise Ordinance as contained in LBMC Section 8.80.
11. All perimeter wrought iron fences and CMU masonry walls shall be constructed in accordance with plans submitted and filed with the Department of Development Services.
12. The applicant must submit complete landscape and irrigation plans for the approval of the Director of Development Services, as a separate, but concurrent plan check with the building plans.
13. Building permits will not be issued prior to the approval of a landscape permit (LBMC 21.42.030.C).
14. The project landscaping shall comply with the Water Efficient Landscaping standards of Chapter 21.42 of the Zoning Regulations.
15. Landscaping shall be installed and maintained adjacent to the north and west property lines of the site for the purpose of providing a visual buffer for the adjacent residential uses. To achieve optimal noise protection, planting shall be of broad-leaf evergreen species at a minimum of 3-4 feet higher than the required 8-foot high block wall.
16. All landscaped areas shall comply with the State of California's model landscape ordinance. Landscaped areas shall be planted primarily 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.
17. The applicant shall comply with the comments provided by the Building and Safety Bureau, Long Beach Police, Long Beach Energy Resources and Long Beach Water Departments.
18. The applicant shall install a temporary 16-foot high sound wall barrier along the project site during the duration of construction operations, as required by the Mitigation Monitoring Program.
19. The applicant shall obtain all necessary permits by all City, County and State agencies.

20. Prior to the issuance of a building permit, the applicant shall submit the final on-site treatment equipment design upon the completion of the well and water quality testing under Phase I.
21. Prior to the issuance of building permits and commencement of construction activities, the applicant or construction contractor 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.
22. Prior to the issuance of project construction activities in the public rights-of way, the shall prepare a Traffic Management Plan (TMP) for approval by the City of Long Beach Traffic Engineer, as included in the Mitigation Monitoring Program.
23. Any minor site changes to the plans approved by the Planning Commission on February 3, 2022, in keeping with the intent of the environmental evaluation completed in the Mitigated Negative Declaration (MND03-21) of the project, may be approved at the discretion of the Director of Development Services.
24. For any major substantial changes, including changes to the well location, the overall site design or additional water treatment equipment not evaluated in the Mitigated Negative Declaration (including deviations from any of these conditions of approval) for this project, the applicant shall be required to submit an application for a Modification of an Approved Permit (Planning Commission approval) and shall require further environmental review, subject to applicable fees.

Building and Safety Conditions

25. The applicant shall comply with all comments from the Long Beach Building and Safety Bureau dated December 9, 2020.

Energy Resources Department Conditions

26. The applicant shall comply with all comments from the Long Beach Energy Resources Department dated July 14, 2021 dated on October 6, 2021.

Water Department Conditions

27. The applicant shall comply with all comments from the Long Beach Water Department dated September 9, 2021.

Long Beach Police Conditions

28. The applicant shall provide for all CPTED (crime prevention through environmental design) recommendations issued for the project by the Long Beach Police

Department, in the memo dated September 7, 2021.

Public Works Conditions

29. The applicant shall comply with all comments from the Long Beach Department of Public Works dated October 26, 2020. The developer shall provide for the following to the satisfaction of the Director of Public Works:

GENERAL REQUIREMENTS

30. Prior to the start of ANY demolition, excavation, or construction, the Applicant shall,
- Submit a construction plan for pedestrian protection, construction staging, scaffolding and excavations, and
 - 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
 - Submit a plan for construction area and/or site perimeter fencing with custom printed screen(s),
 - 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 Applicant 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.

31. 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.
32. The Applicant 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.
33. 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.

34. 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

35. Applicant shall be responsible for resolving all matters of easement(s) and/ or utilities encroachment, including the existing SCE Easements generally along the northern and western property boundaries of the subject site, to the satisfaction of the interested agency, City Department, and the Director of Public Works.

OFF-SITE IMPROVEMENTS

36. The Applicant shall protect in place the existing trees on the Long Beach Boulevard right-of-way adjacent to the project site, during construction of any off-site improvements within that right-of-way.
37. The Applicant 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.
38. The Applicant shall reconstruct cracked, deteriorated, or uplifted/depressed sections of sidewalk pavement, curb and curb gutter along Long Beach Boulevard adjacent to the site to the satisfaction of the Director of Public Works. The Applicant 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).
39. The Applicant proposes improvements that may impact existing under- and above-ground utilities through and adjacent to the project site, such as gas lines, water pipelines, and utility poles and overhead lines, and along the perimeter streets and alleyways adjacent to the project site. The Applicant 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.
40. The Applicant 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 Applicant, to the satisfaction of the Director of Public Works.

41. The Applicant 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.
42. The Applicant shall submit a grading plan with hydrology and hydraulic calculations showing building elevations and drainage pattern and slopes, for review and approval by the Director of Planning and Building Services and the Director of Public Works, prior to approval of the map and/or release of any building permit.
43. The Applicant shall submit a drainage plan for approval by Public Works prior to issuance of a building permit.

TRAFFIC AND TRANSPORTATION

44. The Applicant shall salvage and reinstall all traffic signs that require temporary removal to accommodate new construction within the public right-of-way. All traffic signs shall be reinstalled to the satisfaction of the City Traffic Engineer.
45. The Applicant shall replace all traffic signs and mounting poles damaged or misplaced as result of construction activities to the satisfaction of the City Traffic Engineer.
46. The Applicant shall repaint all traffic markings obliterated or defaced by construction activities to the satisfaction of the City Traffic Engineer.
47. The Applicant shall contact the Traffic & Transportation Bureau, at (562) 570-6331, to modify any existing curb marking zones adjacent to the project site.
48. All traffic control device installations, including pavement markings within the private parking lot, shall be installed in accordance with the provisions of the Manual on Uniform Traffic Control Devices (MUTCD), 2012 or current edition (i.e. white parking stalls, stop signs, entry treatment signage, handicapped signage, etc.).

Standard Conditions

49. 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 10 minutes, and the developer shall utilize best management practices (BMPs) and best available technology to achieve this. The developer shall post a clearly-legible sign on the exterior construction fencing with the phone number of 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 developer fails to remedy engine idling violations as required, until such time as the violations are remedied. All patrons and occupants of the project site shall be required to fill out and sign a Motor Vehicle Addendum, as submitted to the Department of Development Services and filed under Application No. 2005-08. The Applicant shall incorporate language into their individual lease agreements stipulating that occupants are prohibited from idling recreational vehicles for longer than 10 minutes while at the facility.

50. The Applicant shall be required to address all standards imposed by the California Department of Toxic Substances Control (DTSC) prior to the issuance of building permits.
51. Adequate loading/unloading space shall be maintained on the ground level of the self-storage building, outside of fire lanes.
52. Prior to the issuance of a building permit, the Applicant shall be required to obtain a Certificate of Compliance in conjunction with the approved Lot Merger request.
53. Any street lights, pedestrian lights, parking lot lights, building 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.
54. Prior to issuance of a grading permit, the developer shall provide a construction staging plan to the Director of Development Services for review and approval. Prior to issuance of a grading or demolition permit (whichever occurs first), the developer shall submit a proposed haul route/trucking route for all construction truck trips for review by the Director of Development Services and the City Engineer. The Director of Development Services and/or City Engineer may modify this proposed haul route/trucking route prior to its approval, as they deem necessary to protect the public safety and welfare, and to prevent negative impacts upon neighboring uses. Said modifications (if any) and approval shall be binding upon all hauling activities and construction truck trips by the developer.
55. The developer shall abide by 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 developer's hauling practices to be remedied.
56. Minor changes to these approved plans, in keeping with the intent and spirit of the

project approvals, may be approved at the discretion of the Director of Development Services. For any major changes, including changes to building/architectural materials, on-site improvements, site plan or layout, landscaping, or other significant items (including deviations from any of these conditions of approval), the developer shall be required to submit an application for a Modification of Approved Permit (Planning Commission approval).

57. 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.
58. The developer shall provide final architectural plans and a sample of all final exterior finish and architectural materials and colors selected for construction to the Site Plan Review Committee for review, prior to issuance of a building permit. If the final building design or materials specifications are found to be below the standards approved in concept, the developer shall remedy the deficiency by revising plans to include exterior finish and architectural materials and colors to the satisfaction of the Site Plan Review Committee.
59. All forms of barbed wire and razor wire shall be prohibited throughout the site.
60. The Applicant shall provide for all CPTED (crime prevention through environmental design) recommendations issued for the project by the Long Beach Police Department, in the memo dated March 31, 2020, attached to these conditions of approval (Attachment B) and by this reference made a part hereof.
61. The developer shall provide for the construction of trash receptacle areas of sufficient number and size to meet all reasonably foreseeable refuse needs of the project. All trash receptacle areas shall be located and constructed in accordance with Section 21.45.167 of the Zoning Regulations.
62. Any removed or replaced trees shall be replaced at a ratio of no less than one-to-one (1:1).
63. Prior to the issuance of a building permit, the Applicant 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 public 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.
64. If, in the judgment of the Director of Development Services, criminal or nuisance behaviors become a problem at the project site to the detriment of neighboring businesses, residents, or land uses, the Director of Development Services or Chief of

Police may require the property owner to provide for additional on-site security services or other measures as necessary to remedy the problem.

65. Prior to the issuance of a building permit, the Applicant shall submit a revised set of plans reflecting all of the design changes set forth in the conditions of approval, to the satisfaction of the Director of Development Services.
66. 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.
67. 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.
68. Upon plan approval and prior to issuance of a building permit, the Applicant shall submit a reduced-size set of final construction plans for the project file.
69. 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.
70. 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.
71. 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.
72. 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.
73. Separate building permits are required for fences, retaining walls, flagpoles, and pole mounted yard lighting foundations.
74. The Applicant 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.

75. 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.
76. 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.
77. 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.
78. Energy conserving equipment, lighting, and construction features shall be utilized in this project.
79. For projects consisting of new buildings, parking lots, or landscaped area, the Applicant 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. The landscape plan check shall be submitted as a separate submittal concurrent with the building plan check.
80. 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
81. 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).
82. 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.

83. No publicly accessible telephones shall be maintained on the exterior of the premises. Any existing publicly accessible telephones shall be removed.
84. All required utility easements shall be provided to the satisfaction of the concerned department, agency, or utility company.
85. 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.
86. 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.
87. 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.
88. Any graffiti found on site shall be removed within 24 hours of its appearance.
89. 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.



ATTACHMENT A

MITIGATION MONITORING AND REPORTING CHECKLIST

Mitigation Number	Mitigation Measure	Monitoring and Reporting Process	Monitoring Milestones	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
AESTHETICS							
AES-1	The Applicant and Construction Contractor shall use the minimum amount and intensity of lighting required for safety and construction purposes during nighttime well drilling activities. The light sources shall be shielded and directed towards the specific area of construction, and away from surrounding sensitive uses to the extent practicable.	Review of Project Plans and Specifications; Construction Inspection(s)	Prior to Issuance of a Grading Permit	City of Long Beach Development Services			
BIOLOGICAL RESOURCES							
BIO-1	<p>If ground-disturbing activities or removal of any trees, shrubs, or any other potential nesting habitat are scheduled within the avian nesting season (generally from January 1 through August 31), a qualified biologist retained by the Applicant shall conduct a pre-construction clearance survey for nesting birds within three days prior to any ground disturbing activities.</p> <p>The biologist conducting the clearance survey shall document the negative results if no active bird nests are observed on the project site during the clearance survey with a brief letter report indicating that no impacts to active bird nests would occur before construction can proceed. If an active avian nest is discovered during the pre-construction clearance survey, construction activities shall stay outside of a 300-foot buffer around the active nest. For raptor species, this buffer shall be 500 feet. The biologist shall be present to delineate the boundaries of the</p>	Completion of Pre-Construction Nesting Birds Clearance Survey	Within 3 Days Prior to Initiation of Ground Disturbing Activities	City of Long Beach Development Services; Project Biologist			



Mitigation Number	Mitigation Measure	Monitoring and Reporting Process	Monitoring Milestones	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
	buffer area and to monitor the active nest to ensure that nesting behavior is not adversely affected by the construction activity. Results of the pre-construction survey and any subsequent monitoring shall be provided to the City of Long Beach Development Services Department, California Department of Fish and Wildlife, and other appropriate agency(ies).						
CULTURAL RESOURCES							
CUL-1	Archaeological Resources Inadvertent Discovery. In the event that any subsurface cultural resources are encountered during earth-moving activities, all work within 50 feet shall halt and the project Applicant shall retain an archaeologist who meets the Secretary of the Interior's Professional Qualification Standards for archaeology to evaluate the findings and make appropriate recommendations. The archaeologist may evaluate the find in accordance with Federal, State, and local guidelines, including those set forth in the California Public Resources Code Section 21083.2, to assess the significance of the find and identify avoidance or other measures as appropriate. If the discovery proves to be significant under the California Environmental Quality Act (CEQA), additional work such as data recovery excavation may be warranted to mitigate any significant impacts. In the event that an identified cultural resource is of Native American origin, the qualified archaeologist shall consult with the project Applicant and City of Long Beach Development Services to implement Native American consultation procedures. Construction shall not resume until the qualified archaeologist states in writing that the	Archaeological Evaluation and/or Native American Monitoring	In the Event Any Subsurface Cultural Resources are Encountered	City of Long Beach Development Services; Project Archaeologist/Native American Monitor (if necessary)			



Mitigation Number	Mitigation Measure	Monitoring and Reporting Process	Monitoring Milestones	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
	proposed construction activities would not significantly damage any archaeological resources.						
GEOLOGY AND SOILS							
GEO-1	Prior to the initiation of construction activities, the project Applicant shall retain a qualified geotechnical engineer to prepare a site-specific geotechnical/soils report. The geotechnical report shall identify existing geotechnical conditions (e.g., liquefaction, landslide, lateral spreading, subsidence, collapse, expansive soils) and evaluate such conditions on the proposed development. The report shall identify required seismic design parameters consistent with the City of Long Beach General Plan, Long Beach Municipal Code, and California Building Code to reduce potential geotechnical hazards and maximize structural stability and well operations. The City of Long Beach Building and Safety Bureau shall ensure that all required seismic design parameters detailed in the geotechnical report are included in the project design plans.	Review of Project Plans and Specifications	Prior to Initiation of Construction Activities	City of Long Beach Building and Safety Bureau; Project Geotechnical Engineer			
GEO-2	<u>Paleontological Resources Inadvertent Discovery.</u> In the event that paleontological resources are encountered during the course of ground-disturbing activities, all such activities shall halt immediately, at which time the Applicant shall notify the City of Long Beach Development Services and retain a qualified paleontologist to assess the significance of the find. The paleontological assessment shall be completed in accordance with the Society of Vertebrate Paleontology standards. If the find is identified as insignificant, no additional measures will be necessary. If the find is determined to be significant,	Paleontological Assessment and Recovery	In the Event Paleontological Resources are Encountered	City of Long Beach Development Services; Project Paleontologist			



Mitigation Number	Mitigation Measure	Monitoring and Reporting Process	Monitoring Milestones	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
	appropriate avoidance measures recommended by the qualified paleontologist and approved by the City of Long Beach Development Services must be followed unless avoidance is determined infeasible. If avoidance is infeasible, other appropriate measures (e.g., data recovery, excavation, curation) as recommended by the qualified paleontologist shall be instituted. A qualified paleontologist is a professional with a graduate degree in paleontology, geology, or related field, with demonstrated experience in the vertebrate, invertebrate, or botanical paleontology of California, as well as at least one year full time professional experience, or equivalent specialized training in paleontological research (i.e., the identification of fossil deposits, application of paleontological field and laboratory procedures and techniques, and curation of fossil specimens), and at least four months of supervised field and analytic experience in general North American paleontology.						
HAZARDS AND HAZARDOUS MATERIALS							
TRA-1	Refer to Mitigation Measure TRA-1 under 'Transportation.'						
NOISE							
PDF-1	In order to reduce construction noise, a minimum 16-foot high temporary noise barrier shall be installed along the project site perimeter to break the line of sight between anticipated construction equipment and adjacent residences surrounding the site. The temporary noise barrier shall have a sound transmission class (STC) of 20 or greater in accordance with American Society for Testing and Materials Test Method E90, or at least 2 pounds per	Review of Project Plans and Specifications; Construction Inspection(s)	During Construction	City of Long Beach City Engineer			



Mitigation Number	Mitigation Measure	Monitoring and Reporting Process	Monitoring Milestones	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
	square foot to ensure adequate transmission loss characteristics. In order to achieve this, the barrier may consist of 3-inch steel tubular framing, welded joints, a layer of 18-ounce tarp, a 2-inch-thick fiberglass blanket, a half-inch-thick weatherwood asphalt sheathing, and 7/16-inch sturdy board siding with a heavy duct seal around the perimeter. The length, height, and location of the noise control barrier walls shall be adequate to assure proper acoustical performance. In addition, to avoid objectionable noise reflections, the source side of the noise barrier shall be lined with an acoustic absorption material meeting a noise reduction coefficient rating of 0.70 or greater in accordance with American Society for Testing and Materials Test Method C423. All noise control barrier walls shall be designed to preclude structural failure due to such factors as winds, shear, shallow soil failure, earthquakes, and erosion.						
NOI-1	Prior to issuance of building permits, the City of Long Beach shall review the final site plan design of the water treatment systems to verify whether any proposed water treatment systems are capable of generating substantive noise levels. In the event substantive noise levels would occur that have not already been addressed within this Initial Study/Mitigated Negative Declaration, a Noise Assessment shall be prepared, to the satisfaction of the City of Long Beach Development Services Department, which demonstrates the water treatment systems would not exceed the exterior noise thresholds identified in Long Beach Municipal Code Section 8.80.150.	Review of Project Plans and Specifications/Preparation of Noise Assessment	Prior to Issuance of Building Permits	City of Long Beach Development Services			



Mitigation Number	Mitigation Measure	Monitoring and Reporting Process	Monitoring Milestones	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
TRANSPORTATION							
TRA-1	Prior to project construction activities, the project Applicant shall prepare a Traffic Management Plan (TMP) for approval by the City of Long Beach Traffic Engineer. The TMP shall include measures such as construction signage, limitations on timing for lane closures to avoid peak hours, temporary striping plans, and the need for a construction flagperson to direct traffic during heavy equipment use. The TMP shall specify that one direction of travel in each direction must always be maintained along Victoria Street, Long Beach Boulevard, and Barclay Street throughout project construction. Bicycle lanes, pedestrian sidewalks, and bus stops shall remain open and accessible, to the greatest extent feasible, during construction or shall be re-routed to ensure continued connectivity while maintaining Americans with Disabilities Act (ADA) accessibility. The TMP shall be incorporated into project specifications for verification prior to final plan approval.	Review of Project Plans and Specifications; Construction Inspection(s)	Prior to Construction Activities	City of Long Beach Traffic Engineer			
TRIBAL CULTURAL RESOURCES							
TCR-1	Prior to the commencement of any ground disturbing activity at the project site, the project Applicant shall retain a Native American Monitor approved by the Gabrieleño Band of Mission Indians-Kizh Nation (Tribe) and is listed under the Native American Heritage Commission's (NAHC) tribal contact list for the project area. A copy of the executed contract shall be submitted to the City of Long Beach Planning Bureau prior to the issuance of any permit necessary to commence ground-disturbing activity. The Tribal monitor shall only be present on-site during the construction phases that	Review of Project Plans and Specifications; Construction Inspection(s)	Prior to Any Ground Disturbing Activity; During Construction	City of Long Beach Development Services; Native American Monitor			



CAL WATER WELL AND WATER TREATMENT PLANT
Mitigation Monitoring and Reporting Program

Mitigation Number	Mitigation Measure	Monitoring and Reporting Process	Monitoring Milestones	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
	<p>involve ground-disturbing activities. Ground disturbing activities are defined as activities that may include, but are not limited to, pavement removal, potholing or auguring, grubbing, tree removals, boring, grading, excavation, drilling, and trenching, within the project area. The Tribal Monitor 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 all ground-disturbing activities on the project site are completed, or when the Tribal Monitor has indicated that all upcoming ground-disturbing activities at the project site have little to no potential for impacting tribal cultural resources. Upon discovery of any tribal cultural resources, construction activities shall cease in the immediate vicinity of the find (not less than the surrounding 100 feet) until the find can be assessed. All tribal cultural resources unearthed by project activities shall be evaluated by the qualified archaeologist and Tribal Monitor. If the resources are Native American in origin, the Tribe will retain it/them in the form and/or manner the Tribe deems appropriate, for educational, cultural, and/or historic purposes.</p> <p>If human remains and/or grave goods are discovered or recognized at the project site, all ground disturbance shall immediately cease, and the County Coroner shall be notified per Public Resources Code Section 5097.98, and Health and Safety Code Section 7050.5. Human remains and grave/burial goods shall be treated alike per</p>						



CAL WATER WELL AND WATER TREATMENT PLANT
Mitigation Monitoring and Reporting Program

Mitigation Number	Mitigation Measure	Monitoring and Reporting Process	Monitoring Milestones	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
	<p>California Public Resources Code Section 5097.98(d)(1) and (2). Work may continue on other parts of the project site while evaluation and, if necessary, mitigation takes place (CEQA Guidelines Section 15064.5[f]). If a non-Native American resource is determined by the qualified archaeologist to constitute a "historical resource" or "unique archaeological resource," time allotment and funding sufficient to allow for implementation of avoidance measures, or appropriate mitigation, shall be made available by the project Applicant. The treatment plan established for the resources shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources and Public Resources Code Section 21083.2(b) for unique archaeological resources.</p> <p>Preservation in place (i.e., avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. Any historic archaeological material that is not Native American in origin shall be curated at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, it shall be offered to a local school or historical society in the area for educational purposes.</p>						

