

Mitigation Monitoring and Reporting Program

CEQA requires that a reporting or monitoring program be adopted for the conditions of project approval that are necessary to mitigate or avoid significant effects on the environment (Public Resources Code 21081.6). This mitigation monitoring and reporting program is designed to ensure compliance with adopted mitigation measures during project implementation. For each mitigation measure recommended in the Final Initial Study-Mitigated Negative Declaration (Final IS-MND), specifications are made herein that identify the action required and the monitoring that must occur. In addition, a responsible agency is identified for verifying compliance with individual conditions of approval contained in this Mitigation Monitoring and Reporting Program.

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
BIOLOGICAL RESOURCES							
BIO-1 Nesting Birds							
To avoid disturbance of nesting and special-status birds, including raptorial species protected by the MBTA and CFGC, activities related to the project, including, but not limited to, vegetation removal, ground disturbance, and construction and demolition within 100 feet of the existing trees and shrubs shall occur outside of the bird breeding season (February 1 through August 30) if feasible. If construction is to occur within 100 feet of the existing trees and must begin during the breeding season, then a pre-construction nesting bird survey shall be conducted no more than 3 days prior to initiation of ground disturbance and vegetation removal activities. The survey shall be conducted by a biologist familiar with the identification of avian species known to occur in southern California coastal communities. If nests are found, an avoidance buffer (dependent upon the species, the proposed work activity, and existing disturbances associated with land uses outside of the site) shall be determined and demarcated by the biologist with bright orange construction fencing, flagging, construction lathe, or other means to mark the boundary. All construction personnel shall be notified as to the existence of the buffer zone and to avoid entering the buffer zone during the nesting season. No ground disturbing activities shall occur within this buffer until the avian biologist has confirmed that breeding/ nesting is completed and the young have fledged the nest. Encroachment into the buffer shall occur only at	Limit all initial ground disturbing activities, including tree removal, to the time period between September 1 and January 31. A qualified biologist shall prepare a pre-construction survey if initial site disturbance is to occur within 100 feet of existing trees and cannot be conducted during the time specified above. The project proponent shall record the results of protective measures to document compliance with applicable state and federal laws and CDFW requirements pertaining to protection of native birds.	Monitor ground disturbing activities schedule prior to construction. Review pre-construction survey no more than three days prior to construction. Review record of protective measures upon notice of located active bird nests.	Once	City of Long Beach, Development Services Department			

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the discretion of the qualified biologist.							
HAZARDS AND HAZARDOUS MATERIALS							
HAZ-1 Asbestos and Lead Based Paint							
The City shall conduct testing for lead based paint and asbestos containing materials prior to any demolition of the existing building. If no materials are found, the applicant shall provide a letter from a qualified abatement consultant that no asbestos or lead is present in the buildings. If contaminants are found to be present, a qualified abatement consultant shall remove the materials in compliance with the South Coast Air Quality Management District’s Rule 1403.	Prior to construction, verify the applicant has conducted asbestos and lead paint surveys. If contaminants are found, verify completed abatement. If no contaminants are found, retain a letter from a qualified abatement consultant verifying that no asbestos or lead is present.	Prior to issuance of any permits.	Once	City of Long Beach, Development Services Department			
NOISE							
N-1 Construction Noise Mitigation							
<p>Prior to issuance of building permits, the City of Long Beach (City), or its designee, shall verify that construction plans include the following requirements to ensure that the greatest distance between noise sources and sensitive receptors during construction activities has been achieved:</p> <ul style="list-style-type: none">Construction activities occurring as part of the project shall be subject to the limitations and requirements of the City’s Municipal Code, which states that construction activities shall occur only between the hours of 7:00 AM and 7:00 PM on weekdays and federal holidays, and from 9:00 AM to 6:00 PM on Saturdays. No	<p>Limit all construction activities on the project site to hours specified in the Long Beach Municipal Code.</p> <p>Require contractor verification that all construction equipment used on the project site is equipped with properly operating and maintained mufflers and that electrical power will be used to run power tools.</p> <p>Review construction staging plans to ensure all stationary equipment and construction staging areas are located as far from sensitive receptors as possible (nearby residences and</p>	<p>Review construction staging plans and construction schedules prior to issuance of any permits.</p> <p>Obtain contractor verification regarding construction equipment and operation prior to construction.</p>	Once	City of Long Beach, Development Services Department			

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<p>outdoor noise-generating construction activity is allowed on Sundays.</p> <ul style="list-style-type: none"> During all construction activities, the project contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards. Electrical power shall be used to run air compressors and similar power tools. The project contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project area as much as feasible. Construction staging areas shall be located as far away from sensitive receptors as possible during all phases of construction. 	school).						
TRIBAL CULTURAL RESOURCES							
TCR-1 Tribal Cultural Resources							
<p>Prior to commencement of any ground-disturbing activities, the City shall contact a qualified Native American monitor, who will be allowed access to the project site to provide Native American monitoring services during ground disturbing project construction activities. The Native American monitor shall be selected by the City from the list of certified Native American monitors maintained by the Gabrieleno Band of Mission Indians – Kizh Nation. The Native American monitor shall be allowed to be present at the pre-grading conference to establish procedures for tribal</p>	<p>Contact and retain a certified Native American monitor and establish procedures for tribal cultural resources surveillance. Review and approve such procedures prior to the commencement of any ground disturbing activities.</p> <p>Maintain records of all daily monitoring logs submitted by the certified Native American monitor.</p> <p>Verify and maintain records of any insurance certificates provided by the certified Native American monitor.</p>	<p>Contact and retain a certified Native American monitor prior to the pre-grading conference.</p> <p>Establish, review, and approve tribal cultural resources surveillance procedures prior to any ground disturbing activities.</p>	Once	City of Long Beach, Development Services Department			

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<p>cultural resource surveillance. Those procedures shall include provisions for temporarily halting or redirecting work and creating a 50-foot buffer zone area to permit sampling, identification, and evaluation of resources deemed by the Native American monitor to be tribal cultural resources as defined in Public Resources Code (PRC) Section 21074. Construction activities can continue outside of this buffer zone area. These procedures shall be reviewed and approved by the City prior to commencement of any surface disturbance on the project site.</p> <p>Throughout ground-disturbing activities, the Native American monitor shall complete monitoring logs on a daily basis that provide descriptions of the daily activities, including construction activities, locations, soil, and any cultural materials identified. The Native American monitor shall possess Hazardous Waste Operations and Emergency Response (HAZWOPER) certification (if the site is determined to have hazardous concerns). The monitor shall also provide insurance certificates, including liability insurance, for any archaeological resources encountered during ground-disturbing activities pertinent to the provisions of the California Environmental Quality Act, California PRC Division 13, Section 21083.2(a) through (k). Access to the project site to conduct on-site monitoring shall cease when project grading and excavation activities are completed, or when the tribal representatives and monitor have indicated that the site has a low potential for archaeological resources.</p>		Retain any daily monitoring logs submitted by the monitor throughout the grading and excavation phases.					