

CONDITIONS OF APPROVAL
2851 Orange Ave. (Spring Street Business Park)
Application No. 1802-22 (SPR18-011)
July 2, 2020

Special Conditions:

1. The following approvals are granted for this project:
 - a. Certification of EIR-06-19 (SCH#2019100514) for the Spring Street Business Park Project, per the Planning Commission resolution adopted July 2, 2020; and
 - b. Site Plan Review approval for the project as depicted on plans approved by the Planning Commission on July 2, 2020, consisting of three new concrete “tilt up” industrial buildings, up to 45 feet in height per the standards of the IM zoning district, with accessory office uses for a total of 160,673 sq. ft. of floor area. Approved building data are detailed in the tables below:

| | Building area | Mezzanine | Total | Parking |
|-------------------------|------------------------|-----------------------|------------------------|-------------------|
| Building 1 | 36,812 sq. ft. | 3,000 sq. ft. | 39,812 sq. ft. | 40 stalls |
| Building 2 | 45,745 sq. ft. | 3,000 sq. ft. | 48,745 sq. ft. | 49 stalls |
| Building 3 | 68,116 sq. ft. | 4,000 sq. ft. | 72,116 sq. ft. | 73 stalls |
| Total all bldgs. | 150,673 sq. ft. | 10,000 sq. ft. | 160,673 sq. ft. | 162 stalls |

| Parking use | Rate: main building area | Rate: office use |
|--|---------------------------------|---|
| Warehouse | 1 stall per 1,000 sq. ft. GFA | 0 unless office floor area exceeds 25% of GFA, then total office area requires 4 stalls per 1,000 sq. ft. GFA |
| Manufacturing, processing, packing, assembly, and the like | 2 stalls per 1,000 sq. ft. GFA | 0 unless office floor area exceeds 25% of GFA, then total office area requires 4 stalls per 1,000 sq. ft. GFA |
| Wholesale sales and distribution center | 3 stalls per 1,000 sq. ft. GFA. | 0 unless office floor area exceeds 25% of GFA, then total office area requires 4 stalls per 1,000 sq. ft. GFA |

2. Installation of a traffic signal at the project driveway on Orange Ave. south of the intersection of Spring St. and Orange Ave. is not included in this project scope or approval. Any future request or effort to install a traffic signal at the project driveway on Orange Ave. is subject to review and approval of the City of Signal Hill, as the locations of the traffic signal light standards would not be within the City of Long Beach; if any portion of the proposed installation is within the City of Long Beach boundary, it shall be further subject to review and approval of the City of Long Beach Traffic Engineer. Any review and approval shall be coordinated by the developer between the two cities to avoid jurisdictional conflicts.
3. All retaining walls shall be located on the private property of the development site, unless approval is issued from the responsible City department for encroachment into the City-owned property to the south and west, or the public right-of-way on Orange Ave. and Spring St., as appropriate.

4. The developer shall provide for the Transportation Demand and Trip Reduction Measures (TDM) specified in Chapter 21.64 of the Zoning Regulations for projects of new nonresidential development of 100,000 sq. ft. or more, as summarized in Table 25-1, including the following items:
 - a. A transportation information area in each building or at a central location on the site;
 - b. Preferential carpool/vanpool parking;
 - c. Parking designed to admit vanpools;
 - d. Bicycle parking (to be provided in compliance with General Plan Mobility Element/Bicycle Master Plan requirements);
 - e. Carpool/vanpool loading zones;
 - f. Efficient pedestrian access from the public sidewalk and parking areas to the entrance of each building;
 - g. Bus stop improvements to the adjacent bus stop as specified by Long Beach Transit;
 - h. Safe bike access from the public street to bike parking; and
 - i. Project review by Long Beach Transit (if not completed as part of TAC process).
5. The developer shall carry out all of the additional air quality measures for construction and operation, which are best practices recommended by the California Air Resources Board to minimize air quality impacts, specified after Mitigation Measure AQ-1 in the Air Quality section of the project EIR (pages 3.1-20 through 3.1-22).
6. No signs are approved as part of this approval. If 5 or more signs are proposed, the developer shall apply for a Sign Program prior to the issuance of building permits for the project buildings. All signs shall comply with Chapter 21.44 of the Zoning Regulations (On-Premises Signs), except as provided for in a Sign Program.
7. All off-site improvements to Willow Springs Park either required of the developer by the City, or agreed to by the developer with the City, shall be carried out to the satisfaction of the Director of Parks, Recreation, and Marine, in accordance with the plans approved by the Parks and Recreation Commission on June 21, 2018. All necessary approvals and permits, including but not limited to grading, building, electrical, and plumbing permits, shall be obtained from all concerned City departments, and any other agencies whose approval is needed, before any work is carried out. Any proposed modification to the improvements to Willow Springs Park shall require the review and approval of the Parks and Recreation Commission, and the Site Plan Review Committee or Director of Development Services, as appropriate.

Plans and Construction

8. Any healthy mature trees on the project site shall be protected in place and incorporated into the project site plan and landscaping, if feasible.
9. The applicant shall provide for "bird-safe" glazing on all buildings as follows:
 - a. Fritting, permanent stencils, frosted, nonreflective or angled glass, exterior screens, decorative latticework or grills, physical grids placed on the exterior of glazing, or UV patterns visible to birds shall be used to reduce the amount of untreated glass or glazing to less than thirty-five percent (35%) of the building facade.

- b. Where applicable, vertical elements within the treatment pattern should be at least one-quarter inch (1/4") wide at a maximum spacing of four inches (4") and horizontal elements should be at least one-eighth inch (1/8") wide at a maximum spacing of two inches (2").
 - c. No glazing shall have a "Reflectivity Out" coefficient exceeding thirty percent (30%). That is, the fraction of radiant energy that is reflected from glass or glazed surfaces shall not exceed thirty percent (30%).
10. The applicant shall design and provide for "solar-ready" building rooftops and "solar-ready" infrastructure on flat-roof buildings, for possible future installation of solar panels, unless otherwise exempted by the provisions of the applicable Building Code.
11. The project buildings shall be constructed to meet the intent of the "LEED Certified" level of green building certification as required by Section 21.45.400 of the Zoning Regulations. Prior to issuance of a Certificate of Occupancy, the project may be registered with the USGBC to obtain the required LEED certification, or a project may be certified by a third party as meeting the intent of LEED at the level required by Section 21.45.400.
12. Prior to issuance of a Certificate of Occupancy, any unused curb cuts adjacent to the project site shall be closed and reconstructed to full-height curb and gutter under a permit from the Department of Public Works, to the satisfaction of the Director of Development Services.
13. 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.
14. 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.
15. 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.
16. The project shall be developed in substantial conformance with the plans approved by the Planning Commission on July 2, 2020. 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.
17. The applicant shall submit an application for a Sign Program for all project site buildings prior to issuance of a building permit (not including demolition, excavation, or grading permits) for the project buildings. No permanent on-site signs requiring a sign permit shall be installed prior to approval of a Sign Program.

18. 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).
19. 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.
20. 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.
21. All forms of barbed wire and razor wire shall be prohibited throughout the site.
22. 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 November 8, 2019, attached to these conditions of approval and by this reference made a part hereof.
23. 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.
24. 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.
25. 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 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 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 developer fails to remedy engine idling violations as required, until such time as the violations are remedied.

26. 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. A specification and sound sample, as well as OSHA certification for the proposed alternate alarm sound(s), shall be provided to the Director of Development Services for review and approval prior to issuance of a grading permit. The Director of Development Services is authorized to issue stop work orders and withhold the issuance of building permits if the developer fails to abide by this condition, until the violation is remedied.
27. Any removed or replaced trees shall be replaced at a ratio of no less than one-to-one (1:1).
28. The developer shall provide for new street trees on Orange Ave. and Spring St. adjacent to the project site at an average of 1 tree per 25 linear feet of frontage, (existing trees protected in place may be subtracted from this requirement). Tree species shall be as specified by the Department of Public Works in accordance with current streetscape plans. All street tree work shall be carried out under a Department of Public Works street tree permit.
29. Prior to issuance of a building permit, the applicant shall provide the final driveway and access plans as part of the permit set submitted to the Department of Public Works.
30. 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.
31. The buildings shall be designed with downspouts concealed within building walls; exposed exterior downspouts shall be prohibited. Plans shall be revised as necessary to meet this requirement.

Use and Operation

32. 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.
33. 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 on-site security services or other measures as necessary to remedy the problem.

Mitigation Monitoring and Reporting Program

34. The developer shall provide for compliance with all mitigation measures of the Spring Street Business Park Project EIR. These mitigation measures are attached to these conditions of approval and by this reference made a part hereof.

Public Works Conditions

35. The developer shall provide for the following to the satisfaction of the Director of Public Works. Submittal of final project plans/construction documents 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 Developer 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 Developer 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. All refuse and recycling receptacles shall be subject to the standards and requirement of Long Beach Municipal Code Chapter 8.60, including number of receptacles, receptacle specifications and placement for collection.
- c. Portions of the proposed street improvements are located adjacent to the boundary line between the City of Long Beach and the City of Signal Hill. The Developer shall coordinate review and approval with the City of Signal Hill prior to any building permit, to the satisfaction of the Director of Public Works.

PUBLIC RIGHT-OF-WAY

- d. The Developer shall dedicate and improve 20 feet for street purposes along Orange Avenue adjacent to the project site. The Developer shall realign the existing streetscape and relocate all existing facilities to accommodate the required street widening, at project expense, and to the satisfaction of the Director of Public Works.
- e. The Developer's site plan proposes construction within the vicinity of existing easements, overhead/underground utility lines, franchise pipelines and gas lines. The Developer shall be responsible for resolving all matters of easement and utility line encroachment to the satisfaction of the interested utility agency, City Department, and the Director of Public Works.
- f. The Developer shall construct all off-site improvements needed to provide full ADA accessibility compliance within the adjacent public right-of-way, to the satisfaction of the Director of Public Works. If a dedication of additional right-of-way is necessary to satisfy ADA requirements, as determined during the plan check process, the right-of-way dedication way shall be provided.

OFF-SITE IMPROVEMENTS

- g. The Developer shall improve Orange Avenue adjacent to the project site, demolishing and reconstructing the sidewalk pavement, curb, curb gutter, and bus pad to include an 8-foot-wide sidewalk (5-foot-wide sidewalk and 3-foot-wide parkway area), 6-foot-wide bike lane, and a 6-foot-wide median within the 20-foot dedication area. Immediately south of the intersection with Spring Street, the improvements will include a 5-foot sidewalk, a 7-foot-wide bike lane, and an 8-foot-wide median to accommodate a bus stop. Sidewalk improvements shall be constructed with Portland cement concrete. The Developer shall provide for, or relocate, all street fixtures and public utilities required in connection with the street widening.
- h. Within the parkway area conditioned above, the Developer shall provide for tree wells, new street trees with root barriers and irrigation along Orange Avenue, adjacent to the project site. The Developer and/or successors shall water and maintain all street trees, landscaping and sprinkler systems required in connection with this project. The Developer shall contact the Street Tree Division of the Department of Public Works, at (562) 570-2770, prior to beginning the tree planting, landscaping, and 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.
- i. The Developer shall remove unused driveways and curb cuts, and replace with full-height curb, curb gutter and sidewalk pavement to the satisfaction of the Director of Public Works. Sidewalk improvements shall be constructed with Portland cement concrete.
- j. The Developer shall demolish the existing sidewalk and curb ramps located at the southwest, northwest and northeast corners of Orange Avenue and East Spring Street adjacent to the project site and construct a new ADA compliant curb ramps to the latest City standards and to the satisfaction of the Director of Public Works.
- k. The Developer shall reconstruct cracked, deteriorated, or uplifted/depressed sections of sidewalk pavement, curb and curb gutter adjacent to the development site along East Spring Street. 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).
- l. The Developer 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 Developer shall consult with Public Works prior to submitting the graphic design for printing.
- m. The Developer 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 Developer, to the satisfaction of the Director of Public Works.

- n. The Developer shall provide for the resetting to grade of manholes, pull boxes, meters, and other existing facilities in conjunction with the required off-site improvements, to the satisfaction of the Director of Public Works.
- o. The Developer 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 the release of any building permit.
- p. All work within the public right-of-way must be performed by a contractor holding a valid State of California Contractor's License and City of Long Beach Business License, sufficient to qualify the contractor to do work. The Contractor shall have on file with the City Engineer a Certificate of General Liability insurance, and endorsement evidencing minimum City of Long Beach limits of required general liability insurance.
- q. Public improvements shall be constructed in accordance with Public Works construction standards, and per plans reviewed and approved by the Department of Public Works. The City's Public Works Engineering Standard Plans are available online at www.longbeach.gov/pw/resources/engineering/standard-plans. Prior to issuance of a building permit, detailed off-site improvement plans shall be prepared by a licensed Civil Engineer, stamped, signed and submitted to Public Works for review and approval.
- r. 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.
- s. Prior to approving an engineering plan, all projects greater than 1 acre in size must demonstrate coverage under the State Construction General NPDES Permit. To meet this requirement, the applicant must submit a copy of the letter from the State Water Resource Control Board acknowledging receipt of the Notice of Intent (NOI) and a certification from the developer or engineer that a Storm Water Pollution Prevention Plan (SWPPP) has been prepared. Should you have any questions regarding the State Construction General NPDES Permit or wish to obtain an application, please call the State Regional Board Office at (213) 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

- t. For references purposes the attached Exhibit A illustrates the agreed upon Orange Avenue and East Spring Street Intersection Plan amongst the Developer, the City of Signal Hill, and the City of Long Beach. With regards to processing final construction plans for improvements within public rights-of-way, all off-site improvement plans to be submitted for plan review and approval, shall conform generally to the scope of work as illustrated in Exhibit A.
- u. 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 to the City Traffic Engineer 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.

- v. The Developer's site plan proposes two access points to the development site, one on Orange Avenue and the other on East Spring Street. The Developer shall designate the driveway on East Spring Street as right-in/right out only, which may include but not be limited to improvements to restrict left turns in and left turns out, to the satisfaction of the City Traffic Engineer. Subject to review and approval by the City of Signal Hill, with respect to the access point on Orange Avenue, the Developer's improvements shall include, but may not be limited to, adding one or more northbound left-turn lanes along Orange Avenue and restriping the existing southbound left-turn lane onto East 29th Street.

Note: The Developer shall provide for appropriate traffic striping, object markers, and/or traffic signs to control merging of southbound through traffic on Orange Avenue and mitigate safety concerns near the southeast corner of the development site. A signing and striping plan shall be submitted for review and approval by the City Traffic Engineer

- w. The Developer shall be responsible to improve and/or install certain traffic signal related equipment to current CA MUTCD and/or City of Long Beach and City of Signal Hill Standards. The traffic signal related equipment shall be within the signalized intersection of Orange Avenue and East Spring Street that is directly impacted by the Developer's project. If not existing, the Traffic Signal related equipment shall include, but may not be limited to the following:
 - i. All 8" Traffic Signal indications shall be updated to 12" LED units.
 - ii. Vehicular detection shall be installed on all approaches to the signalized intersection. This may include presence, mid or advance detection per City direction. Options will include standard Type E loops or video detection.
 - iii. All pedestrian indications shall be upgraded to LED Countdown Modules within all pedestrian crossings.
 - iv. All pedestrian push buttons shall be upgraded to the most current City Standard.
 - v. All signalized intersections will require the installation of Emergency Vehicle Pre-Emption (EVPE) equipment. The equipment and installation must be completed per the most current City Standard.
 - vi. Because of the fact that so many City of Long Beach traffic signals operate and share coordinated signal timing plans, the Developer shall install a GPS Module at all traffic signals that are directly impacted by their project. The GPS Modules create accurate time-based communications between nearby traffic signals.
 - vii. The Developer may be asked to update the traffic signal controller located in the traffic signal cabinet. At the discretion of the City Traffic Engineer, it may be decided that the existing traffic signal controller does not have the capability to handle the complexities of new traffic patterns that are directly related to the Developer's project. In such cases, the Developer will be asked to install a new traffic signal controller based on the most current City Standard.

- x. The Developer shall upgrade the existing crosswalks at the intersection of Spring Street and Orange Avenue to new continental style crosswalks, using thermoplastic materials, per the latest City standards and to the satisfaction of the City Traffic Engineer.
- y. At the discretion of the City Traffic Engineer, the Developer shall be responsible to implement the most recent Bicycle Master Plan of the City at its frontage blocks, including 8-to-80 bicycle facilities along Orange Avenue and East Spring Street, or contribute a fair share fee to the City for future implementation. Bicycle Master Plan Improvements may include, but not be limited to:
 - i. Addition of protected turn lanes from and onto Orange Avenue at the intersection with East Spring Street;
 - ii. Construction of turn lane protection medians on Orange Avenue at the intersection with East Spring Street;
 - iii. Reconstruction of existing medians on Orange Avenue; and,
 - iv. Provide Bicycle Lane striping and signage to include road markings.
- z. There is a high volume Long Beach Transit bus stop on Orange Avenue adjacent to the development site. The Developer shall incorporate enhancements to improve the bus stop into this project. Amenities such as a roof overhang for additional shelter and architectural seating for bus patrons should be integrated into the project. Enhanced sidewalk paving should be provided for the bus stop per Long Beach Transit standards. The Developer shall collaborate with Long Beach Transit and the City's Public Works Department to take advantage of this opportunity.
- aa. The Developer shall contact Long Beach Transit prior to the commencement of work to coordinate design and construction issues and to ensure that construction does not interfere with transit bus operations at the existing bus stop on Orange Avenue. Contact Shirley Hsiao, Manager of Service Development Planning, at (562) 591-8753.
- bb. The relocation of the bus stop on Orange Avenue shall be reviewed and approved by Long Beach Transit to ensure that the proposed relocation does not interfere with transit operations. Contact the Manager of Service Development Planning for Long Beach Transit, at (562) 591-8753. All relocation costs are the responsibility of the Developer.
- cc. 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 require a variance; contact the Traffic & Transportation Bureau at (562) 570-6331 to request additional information regarding driveway construction requirements.
- dd. The Developer shall salvage and reinstall all traffic signs that require temporary removal to accommodate new construction within the public right-of-way. All traffic signs shall be reinstalled to the satisfaction of the City Traffic Engineer.
- ee. The Developer shall replace all traffic signs and mounting poles damaged or misplaced as result of construction activities to the satisfaction of the City Traffic Engineer.

- ff. The Developer shall repaint all traffic markings obliterated or defaced by construction activities to the satisfaction of the City Traffic Engineer.
- gg. The Developer shall contact the Traffic & Transportation Bureau, at (562) 570-6331, to modify any existing curb marking zones adjacent to the project site.
- hh. 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 – Plans, Permits, and Construction:

- 36. 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.
- 37. 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.
- 38. 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.
- 39. 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.
- 40. 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.
- 41. 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.
- 42. 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.
- 43. 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.
- 44. Separate building permits are required for fences, retaining walls, flagpoles, and pole mounted yard lighting foundations.
- 45. The applicant 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.
- 46. 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.

47. 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.
48. 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.
49. 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.
50. 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.
51. 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.
52. All outdoor fountains or water features shall utilize water recycling or re-circulation systems. The plans submitted for review shall specifically identify such systems.
53. Energy conserving equipment, lighting, and construction features shall be utilized in this project.
54. 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.
55. 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:

56. 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 based on a written and approved request submitted prior to the expiration of the three-year period as provided in Section 21.21.406 of the Long Beach Municipal Code.
57. This permit shall be invalid if the owner(s) and/or applicant(s) have failed to return written acknowledgment of their acceptance of the conditions of approval on the *Conditions of Approval Acknowledgment Form* supplied by the Planning Bureau. This acknowledgment 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).
58. If, for any reason, there is a violation of any of the conditions of this permit or if the use/operation is found to be detrimental to the surrounding community, including public health, safety or general welfare, environmental quality or quality of life, such shall cause the City to initiate revocation and termination procedures of all rights granted herewith.
59. 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).
60. 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.
61. 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.
62. No publicly accessible telephones shall be maintained on the exterior of the premises. Any existing publicly accessible telephones shall be removed.
63. 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.
64. 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.
65. Exterior security bars and roll-up doors applied to windows and pedestrian building entrances shall be prohibited.
66. Any graffiti found on site shall be removed within 24 hours of its appearance.

67. All required utility easements shall be provided to the satisfaction of the concerned department, agency, or utility company.
68. All trash and refuse containers shall be fully screened from public view to the satisfaction of the Director of Development Services.
69. 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.

[INSERT MITIGATION MONITORING AND REPORTING PROGRAM]



Appendix I. Mitigation Monitoring and Reporting Program

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Mitigation Monitoring and Reporting Program

Public Resources Code Section 21081.6 mandates that the following requirements shall apply to all reporting or mitigation monitoring programs:

- The public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation. For those changes which have been required or incorporated into the project at the request of a Responsible Agency or a public agency having jurisdiction by law over natural resources affected by the project, that agency shall, if so requested by the Lead Agency or a Responsible Agency, prepare and submit a proposed reporting or monitoring program.
- The Lead Agency shall specify the location and custodian of the documents or other material which constitute the record of proceedings upon which its decision is based. A public agency shall provide the measures to mitigate or avoid significant effects on the environment that are fully enforceable through permit conditions, agreements, or other measures. Conditions of project approval may be set forth in referenced documents which address required mitigation measures or in the case of the adoption of a plan, policy, regulation, or other project, by incorporating the mitigation measures into the plan, policy, regulation, or project design.
- Prior to the close of the public review period for a Draft Environmental Impact Report or Mitigated Negative Declaration, a Responsible Agency, or a public agency having jurisdiction over natural resources affected by the project, shall either submit to the Lead Agency complete and detailed performance objectives for mitigation measures which would address the significant effects on the environment identified by the Responsible Agency or agency having jurisdiction over natural resources affected by the project, or refer the Lead Agency to appropriate, readily available guidelines or reference documents. Any mitigation measures submitted to a Lead Agency by a Responsible Agency or an agency having jurisdiction over natural resources affected by the project shall be limited to measures which mitigate impacts to resources that are subject to the statutory authority of, and definitions applicable to, that agency. Compliance or noncompliance by a Responsible Agency or agency having jurisdiction over natural resources affected by a project with that requirement shall not limit that authority of the Responsible Agency or agency having jurisdiction over natural resources affected by a project, or the authority of the Lead Agency, to approve, condition, or deny projects as provided by this division or any other provision of law.

Table 1 lists each mitigation measure described in this document and identifies the responsible entity for implementation of each measure as well as timing for when the measure would be implemented.

Table 1. Mitigation and Monitoring Reporting Program

| Mitigation Measures | Action Required | Responsible Party | Timing for Mitigation Measure | Compliance Verification | | |
|--|---|---|-------------------------------|-------------------------|------|----------|
| | | | | Initial | Date | Comments |
| Air Quality | | | | | | |
| <p>MM AQ-1: Fugitive Dust Control.</p> <p>During clearing, grading, earthmoving, or excavation operations, excessive fugitive dust emissions shall be controlled by regular watering or other dust preventive measures using the following procedures, as specified in SCAQMD Rule 403. All material excavated or graded shall be sufficiently watered in sufficient quantities to prevent the generation of visible dust plumes. Watering will occur at least twice daily with complete coverage, preferably in the late morning and after work is done for the day. All material transported on-site or off-site shall be securely covered to prevent excessive amounts of dust. The area disturbed by clearing, grading, earth moving, or excavation operations shall be minimized so as to prevent excessive amounts of dust. These control techniques shall be indicated in project specifications.</p> <p>In addition, where feasible, the following measures will be implemented to reduce fugitive dust emissions:</p> <ul style="list-style-type: none">• Minimize land disturbance• Use watering trucks to minimize dust; watering should be sufficient to confine dust plumes to the project work areas• Suspend grading and earth moving when wind gusts exceed 25 miles per hour unless the soil is wet enough to prevent dust plumes• Cover trucks when hauling dirt | Implement dust control measures and verification of dust control measures | Construction Contractor/ City of Long Beach Development Services Department | During construction | | | |

Table 1. Mitigation and Monitoring Reporting Program

| Mitigation Measures | Action Required | Responsible Party | Timing for Mitigation Measure | Compliance Verification | | |
|---|---|--|---|-------------------------|------|----------|
| | | | | Initial | Date | Comments |
| <ul style="list-style-type: none"> Stabilize the surface of dirt piles if not removed immediately Limit vehicular paths on unpaved surfaces and stabilize any temporary roads Sweep paved streets at least once per day where there is evidence of dirt that has been carried on to the roadway Revegetate disturbed land, including vehicular paths created during construction to avoid future off-road vehicular activities Provide an operational water truck on-site at all times and use watering trucks to minimize dust; watering should be sufficient to confine dust plumes to the project work areas | | | | | | |
| Biological Resources | | | | | | |
| MM BIO-1 Migratory Bird Treaty Act Covered Species. Should clearing and grubbing be required during the avian breeding season (February 15 through August 15), a qualified biologist shall conduct a pre-construction nest survey (in suitable areas) for migratory birds 10 days prior to construction. Should an active nest of any Migratory Bird Treaty Act-covered species occur within or adjacent to the project impact area, an appropriate buffer, as determined by a qualified biologist, shall be established around the nest, and no construction shall occur within this area until a qualified biologist determines the nest is no longer active or the young have fledged. | Conduct pre-construction nest surveys and verification of pre-construction nest surveys | Construction Contractor/ City of Long Beach Development Services Department | Three (3) days prior to commencement of construction activities/February 15–August 15 | | | |

Table 1. Mitigation and Monitoring Reporting Program

| Mitigation Measures | Action Required | Responsible Party | Timing for Mitigation Measure | Compliance Verification | | |
|--|---|--|---|-------------------------|------|----------|
| | | | | Initial | Date | Comments |
| Cultural Resources | | | | | | |
| MM CULT-1: Archaeologist and Monitor. An archaeologist meeting the Secretary of the Interior's Professional Qualification Standards shall be retained by the project applicant and approved by the City to oversee and carry out the archaeological mitigation measures set forth in this document. The archaeologist shall conduct a pre-grading meeting and develop an appropriate monitoring program and schedule. As part of this program, the archaeologist shall select a qualified archaeological monitor to be retained by the project applicant and approved by the City. | Verification that a qualified monitor has been retained | Construction Contractor/ City of Long Beach Development Services Department | Prior to designated grading activities | | | |
| MM CULT-2: Archaeological Monitoring. The qualified archaeological monitor shall monitor excavation and grading activities on the project site within native soils that have not been previously disturbed. In the event archaeological or cultural resources are unearthed during ground-disturbing activities, the archaeological monitor shall halt or redirect such activities away from the area of the find to allow evaluation. Work may continue outside of the vicinity of the find, at a sufficient distance to be determined by the archaeological monitor, as necessary, to provide compliance with the mitigation measures and the archaeological monitoring program. Deposits shall be treated in accordance with applicable federal, state, and local guidelines, including those set forth in California Public Resources Code Section | Conduct archeological monitoring and verification of archeological monitoring | Construction Contractor/ City of Long Beach Development Services Department | During excavation and grading activities on the project site within native soils that have not previously been disturbed. | | | |

Table 1. Mitigation and Monitoring Reporting Program

| Mitigation Measures | Action Required | Responsible Party | Timing for Mitigation Measure | Compliance Verification | | |
|--|--|--|---|-------------------------|------|----------|
| | | | | Initial | Date | Comments |
| 21083.2. In addition, if it is determined that an archaeological site is a historic resource, the provisions of Public Resources Code Section 21084.1 and CEQA Guidelines Section 15064.5 shall be implemented. The archaeologist shall evaluate the discovered resource(s) and, if significant, notify the project applicant, the City, and the representative of any Native American tribe that is a consulting party to the project under Assembly Bill 52/Senate Bill 18, and then develop an appropriate treatment plan. Treatment plans shall consider preservation of the resource(s) in place as a preferred option. The archaeologist shall then prepare a report to be reviewed and approved by the City and file it with the project applicant, the City, and the South Central Coastal Information Center located at California State University, Fullerton. The report shall describe any resource(s) unearthed, the treatment of such resource(s), and the evaluation of the resource(s) with respect to the California Register of Historic Resources and the National Register of Historic Places. If the resource(s) are found to be significant, a separate report detailing the results of the recovery and evaluation process shall be prepared. The City shall designate one or more appropriate repositories for any cultural resources that are uncovered | | | | | | |
| MM CULT-3: Unanticipated Discovery of Human Remains. If human remains are discovered during ground-disturbing activities or project | Verification that county coroner and/or NAHC consultation has occurred (if human | Construction Contractor/ City of Long Beach Development Services Department | In the event that human remains are encountered on the project site | | | |

Table 1. Mitigation and Monitoring Reporting Program

| Mitigation Measures | Action Required | Responsible Party | Timing for Mitigation Measure | Compliance Verification | | |
|--|--------------------------------|-------------------|-------------------------------|-------------------------|------|----------|
| | | | | Initial | Date | Comments |
| <p>construction, work shall be halted within at least 150 feet of the discovery location, and at a greater distance if determined necessary by the archaeological monitor or Native American monitor, and within any nearby area reasonably suspected to overlie human remains (Public Resources Code, Section 7050.5). The Los Angeles County coroner shall be notified immediately to determine if the cause of death must be investigated. If the coroner determines that the remains are of Native American origin, it is necessary to comply with state laws regarding the disposition of Native American burials, which fall within the jurisdiction of the California NAHC (Public Resources Code, Section 5097). In this case, the coroner shall contact NAHC. The descendants or MLD of the deceased shall be contacted, and work shall not resume until the MLD has made a recommendation to the project applicant regarding appropriate means of treatment and disposition, with appropriate dignity, of the human remains and any associated grave goods, as provided in Public Resources Code, Section 5097.98. Treatment measures for remains of Native American origin: Prior to the continuation of ground-disturbing activities, the project applicant shall arrange with the MLD a designated site location within the footprint of the project site for the respectful reburial of the human remains and/or ceremonial objects. In the case where discovered human remains cannot be fully documented and</p> | <p>remains are discovered)</p> | | | | | |

Table 1. Mitigation and Monitoring Reporting Program

| Mitigation Measures | Action Required | Responsible Party | Timing for Mitigation Measure | Compliance Verification | | |
|---|-----------------|-------------------|-------------------------------|-------------------------|------|----------|
| | | | | Initial | Date | Comments |
| <p>recovered on the same day, the remains shall be covered with muslin cloth and a steel plate movable by heavy equipment shall be placed over the excavation opening to protect the remains. If this arrangement is not available or feasible, a 24-hour guard should be posted outside of construction hours. The Native American monitor and MLD tribal representative shall make every effort to recommend diverting the ground-disturbing activities and keeping the remains in situ and protected. If the ground-disturbing activities cannot be diverted, it may be determined that burials shall be removed. The Native American monitor and MLD tribal representative shall work closely with the qualified archaeologist to ensure that the excavation is treated carefully, ethically, and respectfully. If data recovery is approved by the MLD tribal representative, documentation shall be taken, which includes, at a minimum, detailed descriptive notes and sketches. Additional types of documentation shall be approved by the MLD tribal representative for data recovery purposes. Cremations shall either be removed in bulk or as necessary to ensure completely recovery of all material. If the discovery of human remains includes four or more burials, the location is considered a cemetery and a separate treatment plan shall be created. Once complete, a final report of all activities is to be submitted to the MLD tribal representative and NAHC. No scientific study or utilization of any invasive diagnostics on human remains is authorized without prior</p> | | | | | | |

Table 1. Mitigation and Monitoring Reporting Program

| Mitigation Measures | Action Required | Responsible Party | Timing for Mitigation Measure | Compliance Verification | | |
|---|---|--|----------------------------------|-------------------------|------|----------|
| | | | | Initial | Date | Comments |
| express written permission of the MLD tribal representative. Each occurrence of human remains and associated funerary objects shall be stored using opaque cloth bags. All human remains, funerary objects, sacred objects, and objects of cultural patrimony shall be removed to a secure container on site, if possible. These items should be retained and reburied within 6 months of recovery. The site of reburial/repatriation shall be on the project site but at a location agreed upon between the MLD tribal representative and the project applicant at a site to be protected in perpetuity. There shall be no publicity regarding any cultural materials recovered. | | | | | | |
| Geology and Soils | | | | | | |
| MM GEO-1: Incorporation of and Compliance with the Recommendations in the Preliminary and Final Geotechnical Report. The project shall be constructed in conformance with the recommendations included in the Preliminary Geotechnical Investigation prepared by Albus-Keefe & Associates, Inc. (Appendix C) and the Final Geotechnical Report that will be prepared in conjunction with final detailed project plans. The City of Long Beach shall confirm compliance with all recommendations in the Preliminary Geotechnical Report and Final Geotechnical Report prior to issuance of building permits. Recommendations include, but are not limited to, the following: | Verification of compliance with recommendations in the Preliminary and Final Geotechnical Reports | Construction Contractor/ City of Long Beach Development Services Department | Prior to and during construction | | | |

Table 1. Mitigation and Monitoring Reporting Program

| Mitigation Measures | Action Required | Responsible Party | Timing for Mitigation Measure | Compliance Verification | | |
|---|-----------------|-------------------|-------------------------------|-------------------------|------|----------|
| | | | | Initial | Date | Comments |
| <p>CBC Compliance:</p> <ul style="list-style-type: none"> • Design and construction shall be done in accordance with current CBC requirements in order to address any issues related to potential ground shaking at the site. • Recommendations for a well-reinforced foundation system: • Additional testing of site soils shall be performed after site grading to confirm the expansion potential. • Foundations shall be designed for total differential static settlement up to 1 inch and 0.5 inch over 30 feet. <p>An allowable bearing value shall be used.</p> <ul style="list-style-type: none"> • Lateral bearing for footings shall be determined. • Exterior continuous building footings shall be founded at a minimum depth of 18 inches. • Foundation excavations shall be observed by the project geotechnical consultant prior to placement of forms or reinforcement. <p>Recommendations to limit soil expansion:</p> <ul style="list-style-type: none"> • Earthwork and grading shall be performed in accordance with applicable requirements of California Occupational Safety and Health Administration and the Grading Codes of the City of Long Beach. • All existing artificial fills shall be removed to a maximum depth of 10 feet below existing ground surface. • Materials excavated from the site may be used as fill, provided they are free of deleterious materials and particles greater than 6 inches in maximum dimension. | | | | | | |

Table 1. Mitigation and Monitoring Reporting Program

| Mitigation Measures | Action Required | Responsible Party | Timing for Mitigation Measure | Compliance Verification | | |
|--|---|--|--|-------------------------|------|----------|
| | | | | Initial | Date | Comments |
| <ul style="list-style-type: none"> Asphalt and concrete materials greater than 6 inches shall be reduced in maximum dimension and incorporate within the fill materials, provided they are mixed with granular materials and spread throughout the fill to eliminate nesting. Construction of surcharge fills placed 15 feet above the proposed finish grades in selected areas is recommended. Edges of surcharge fills may be sloped 1.5:1 where space permits. Where insufficient room is present for slopes, a wire basket and geofabric system would be required. Surcharge fills shall remain in place until the remaining settlement due to future final grades. Surcharge fills shall be monitored by instruments prior to and after placement of fills above the current grades. | | | | | | |
| Hydrology and Water Quality | | | | | | |
| MM HWQ-1: National Pollutant Discharge Elimination System Compliance and Low Impact Development Plan. The contractor shall prepare a Stormwater Pollution Prevention Plan in accordance with the NPDES as part of Section 402 of the Clean Water Act. The Stormwater Pollution Prevention Plan shall include, but not be limited to (1) methods to minimize the footprint of the disturbed area; (2) construction-related erosion and sediment control BMPs; (3) controls to prevent tracking | Prepare a SWPPP and LID Plan, or equivalent. Verification of plans prepared in compliance with applicable requirements. | Construction Contractor/ City of Long Beach Development Services Department | Prior to commencement of construction activities | | | |

Table 1. Mitigation and Monitoring Reporting Program

| Mitigation Measures | Action Required | Responsible Party | Timing for Mitigation Measure | Compliance Verification | | |
|--|---|--|--|-------------------------|------|----------|
| | | | | Initial | Date | Comments |
| on and off the site; (4) materials management (delivery and storage); (5) spill prevention and control; (6) and waste management (e.g., concrete washout/waste management; sanitary waste management, etc.). The City of Long Beach Development Services Director, or appropriate designee, shall prepare an LID Plan, or equivalent, in compliance with LID Ordinance (Section 18.74.040 LBMC) and LID BMPs Design Manual (Long Beach Development Services 2013). Section 18.74.040 of LBMC requires runoff to be infiltrated, captured and reused, evapotranspired, and/or treated on site through stormwater BMPs listed in the LID BMPs Manual. | | | | | | |
| Noise | | | | | | |
| MM NOI-1: City Noise Construction Compliance. Construction shall be limited to the hours of 7:00 a.m. and 7:00 p.m. Monday through Friday and Saturdays, between 9:00 a.m. and 6:00 p.m., in accordance with city standards. No construction activities shall occur outside of these hours or on federal holidays. Construction work on Sundays is prohibited unless the City of Long Beach's Noise Control Officer issues a permit. The permit may allow work on Sundays between 9:00 a.m. and 6:00 p.m. The following measures shall be implemented by the contractor to reduce potential construction noise impacts on nearby sensitive receptors. | Verification construction is conducted in accordance with city standards. | Construction Contractor/ City of Long Beach Development Services Department | Prior to issuance of building permits/during construction activities/ during all project area excavation and on-site grading | | | |

Table 1. Mitigation and Monitoring Reporting Program

| Mitigation Measures | Action Required | Responsible Party | Timing for Mitigation Measure | Compliance Verification | | |
|--|---|--|---|-------------------------|------|----------|
| | | | | Initial | Date | Comments |
| <ul style="list-style-type: none"> During all site excavation and grading, the project contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards. The project contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site. The construction contractor shall locate equipment staging in areas that would create the greatest distance between construction related noise sources and noise-sensitive receptors nearest the project site during all project construction. | | | | | | |
| Transportation | | | | | | |
| <p>The following mitigation measure was determined to be potentially infeasible in the Final EIR as it is subject to approval by the City of Signal Hill. Because it is within the responsibility and jurisdiction of another agency and not the City of Long Beach, it is potentially infeasible pursuant to CEQA Guidelines Section 15091(a)(2) and Section 15091(a)(3). Only feasible mitigation measures are required to be implemented pursuant to CEQA Guidelines Section 15091(d), Section 15097(a), and Section 15126.4(a)(5). If the City of Signal Hill approves and permits the work required by this mitigation measure, the City of Long Beach shall review the approval and permitted scope</p> | <p>Receive approval for improvements. Implementation of planned improvements.</p> | <p>Construction Contractor/ City of Long Beach Public Works Department</p> | <p>If approved, prior to issuance of a certificate of occupancy</p> | | | |

Table 1. Mitigation and Monitoring Reporting Program

| Mitigation Measures | Action Required | Responsible Party | Timing for Mitigation Measure | Compliance Verification | | |
|--|--|--|--|-------------------------|------|----------|
| | | | | Initial | Date | Comments |
| <p>of work to determine if it is “feasible” for the purposes CEQA.</p> <p>MM TRAN-1 Orange Avenue at 32nd Street without Orange Avenue Bikeway Improvements. Restripe the northbound approach for an exclusive right-turn lane. Modify the existing traffic signal as necessary. These improvements are subject to approval by the City of Signal Hill.</p> | | | | | | |
| <p>MM TRAN-2 Orange Avenue at Spring Street without Orange Avenue Bikeway Improvements. Restripe the northbound approach to provide dual left-turn lanes, a through lane, and a shared through-right turn lane. Restripe the southbound right-turn lane into a shared through-right turn lane. Modify the traffic signal from a two phase signal to a five phase signal, with protected north-south left turn lands. Construct dual southbound left-turn lanes. These improvements are subject to the approval of the City of Long Beach and the City of Signal Hill.</p> | Receive approval for improvements. Implementation of planned improvements. | Construction Contractor/ City of Long Beach Public Works Department | If approved, prior to issuance of a certificate of occupancy | | | |
| <p>MM TRAN-3 Orange Avenue at Spring Street with Orange Avenue Bikeway Improvements. Construct an exclusive right-turn lane for the northbound and southbound approaches. Modify the existing traffic signal as necessary. These improvements are subject to approval of the City of Long Beach and the City of Signal Hill and will need to consider</p> | Receive approval for improvements. Implementation of planned improvements. | Construction Contractor/ City of Long Beach Public Works Department | If approved, prior to issuance of a certificate of occupancy | | | |

Table 1. Mitigation and Monitoring Reporting Program

| Mitigation Measures | Action Required | Responsible Party | Timing for Mitigation Measure | Compliance Verification | | |
|--|--|--|--|-------------------------|------|----------|
| | | | | Initial | Date | Comments |
| the City of Long Beach's planned Class IV (Protected Bike Lane) bikeway design/layout for this intersection. | | | | | | |
| <p>The following mitigation measure was determined to be potentially infeasible in the Final EIR as it is subject to approval by Caltrans. Because it is within the responsibility and jurisdiction of another agency and not the City of Long Beach, it is potentially infeasible pursuant to CEQA Guidelines Section 15091(a)(2) and Section 15091(a)(3). Only feasible mitigation measures are required to be implemented pursuant to CEQA Guidelines Section 15091(d), Section 15097(a), and Section 15126.4(a)(5). If Caltrans approves and permits the work required by this mitigation measure, the City of Long Beach shall review the approval and permitted scope of work to determine if it is "feasible" for the purposes of CEQA.</p> <p>MM TRAN-4 Orange Avenue at I-405 Southbound Ramps without Orange Avenue Bikeway Improvements. Install a three-phase traffic signal; maintain existing intersection lane configuration. These improvements are subject to the approval of Caltrans.</p> | Receive approval for improvements. Implementation of planned improvements. | Construction Contractor/ City of Long Beach Public Works Department | If approved, prior to issuance of a certificate of occupancy | | | |
| <p>The following mitigation measure was determined to be potentially infeasible in the Final EIR as it is subject to approval by Caltrans. Because it is within the</p> | Receive approval for improvements. Implementation of | Construction Contractor/ City of Long Beach Public Works Department | If approved, prior to issuance of a certificate of occupancy | | | |

Table 1. Mitigation and Monitoring Reporting Program

| Mitigation Measures | Action Required | Responsible Party | Timing for Mitigation Measure | Compliance Verification | | |
|---|--------------------------------------|---|-------------------------------|-------------------------|------|----------|
| | | | | Initial | Date | Comments |
| <p>responsibility and jurisdiction of another agency and not the City of Long Beach, it is potentially infeasible pursuant to CEQA Guidelines Section 15091(a)(2) and Section 15091(a)(3). Only feasible mitigation measures are required to be implemented pursuant to CEQA Guidelines Section 15091(d), Section 15097(a), and Section 15126.4(a)(5). If Caltrans approves and permits the work required by this mitigation measure, the City of Long Beach shall review the approval and permitted scope of work to determine if it is “feasible” for the purposes of CEQA.</p> <p>MM TRAN-5 Orange Avenue at I-405 Southbound Ramps with Orange Avenue Bikeway Improvements. Install a three-phase traffic signal. Remove one through lane from the northbound and southbound directions on Orange Avenue. With implementations of improvements associated with the Orange Avenue Class IV Bikeway, the section of Orange Avenue, from 32nd Street south of Spring Street, would be striped as a two-lane divided roadway, with on-street bike lanes and a buffer to separate bicycle traffic from vehicular traffic. These improvements are subject to the approval of Caltrans.</p> | planned improvements. | | | | | |
| Tribal Cultural Resources | | | | | | |
| MM TCR-1: Native American Monitoring. | Retain a Native American monitor and | Construction Contractor/ City of Long Beach | Prior to commencement of | | | |

Table 1. Mitigation and Monitoring Reporting Program

| Mitigation Measures | Action Required | Responsible Party | Timing for Mitigation Measure | Compliance Verification | | |
|--|--|---------------------------------|--|-------------------------|------|----------|
| | | | | Initial | Date | Comments |
| Prior to issuance of any Grading Permit for the project, the project applicant shall retain a Native American monitor approved by both the local tribal representative of the consulting party to the project under Assembly Bill 52/Senate Bill 18 and listed under the NAHC's Tribal Contact list for the area of the project location. The monitor(s) shall possess Hazardous Waste Operations and Emergency Response certification. In addition, the monitor(s) shall be required to provide insurance certificates, including liability insurance, for any archaeological resource(s) encountered during grading and excavation activities pertinent to the provisions outlined in CEQA, California Public Resources Code Division 13, Section 21083.2 (a) through (k). The monitor(s) shall be present on site during the construction phases that involve ground-disturbing activities. Ground-disturbing activities 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. If evidence of any tribal cultural resources is found during ground-disturbing activities, the monitor(s) shall have the capacity to halt or redirect construction in the vicinity of the find in order to recover and/or determine the appropriate | verification of Native American monitoring | Development Services Department | any ground-disturbing activities/throughout ground-disturbing activities | | | |

Table 1. Mitigation and Monitoring Reporting Program

| Mitigation Measures | Action Required | Responsible Party | Timing for Mitigation Measure | Compliance Verification | | |
|--|-------------------------------------|--|---|-------------------------|------|----------|
| | | | | Initial | Date | Comments |
| <p>plan of recovery for the resource. The on-site monitoring shall end when the project site grading and excavation activities are completed, or when the Native American monitor has indicated that the site has a low potential for impacting tribal cultural resources.</p> <p>Professional Standards: Archaeological and Native American monitoring and excavation during construction projects shall be consistent with generally accepted current professional standards for these disciplines. All feasible care to avoid any unnecessary disturbance, physical modification, or separation of human remains and associated funerary objects shall be taken. Principal personnel must meet the Secretary of Interior standards for archaeology and are preferred to have a minimum of 10 years of experience as a principal investigator working with Native American archaeological sites in Southern California. The Qualified Archaeologist shall ensure that all other personnel are appropriately trained and qualified.</p> | | | | | | |
| <p>MM TCR-2: Recovery Procedures. All archaeological resources unearthed by project construction activities shall be evaluated by the qualified archaeologist and Native American monitor. If the resources are Native American in origin, the tribal representative shall coordinate with the Project Applicant regarding treatment and curation of these resources. The treatment plan established for the resources shall be in accordance with CEQA Guidelines Section</p> | Verification of recovery procedures | Construction Contractor/ City of Long Beach Development Services Department | In the event that Tribal cultural resources are discovered during excavation, grading, or construction activities | | | |

Table 1. Mitigation and Monitoring Reporting Program

| Mitigation Measures | Action Required | Responsible Party | Timing for Mitigation Measure | Compliance Verification | | |
|--|-----------------|-------------------|-------------------------------|-------------------------|------|----------|
| | | | | Initial | Date | Comments |
| 15064.5(f) for historical resources and Public Resources Code Sections 21083.2(b) for unique archaeological resources. Preservation in place (i.e., avoidance) shall be 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. | | | | | | |

Notes:

BMP=best management practice; Caltrans=California Department of Transportation; CBC=California Building Code; CEQA=California Environmental Quality Act; EIR=environmental impact report; LBMC=Long Beach Municipal Code; LID=Low Impact Development; MLD=most likely descendants; MM=Mitigation Measure; NAHC=Native American Heritage Commission; NPDES=National Pollutant Discharge Elimination System; SCAQMD=South Coast Air Quality Management District; SWPPP=Stormwater Pollution Prevention Plan