

IV. Mitigation Monitoring and Reporting Program



IV. Mitigation Monitoring and Reporting Program

1. Introduction

The California Environmental Quality Act (CEQA) requires a Mitigation Monitoring and Reporting Program (MMRP) for projects where mitigation measures are a condition of project approval and development. An EIR has been prepared to address the potential environmental impacts of the proposed 2nd & PCH Project; where appropriate, the EIR identifies project design features or recommends mitigation measures that would avoid or substantially lessen the significant environmental impacts associated with the Project. Accordingly, this MMRP has been prepared for the Project pursuant to Public Resources Code (CEQA) Section 21081.6 and CEQA Guidelines Section 15097.¹ This MMRP is designed to monitor implementation of the project design features and mitigation measures identified in the EIR. This MMRP describes the procedures the Project Applicant shall use to implement the project design features and mitigation measures adopted in connection with Project approval and the methods for monitoring and reporting such actions. “Monitoring” is generally an ongoing or periodic process of project oversight. “Reporting” generally consists of a written compliance review that is presented to the decision-making body or authorized staff person. For this MMRP, the City of Long Beach (City) is the Lead Agency for the Project.

2. Purpose

It is the intent of this MMRP to:

1. Verify compliance with the project design features and mitigation measures identified in the EIR;
2. Provide a framework to document implementation of the project design features and mitigation measures included in the EIR;

¹ *Neither CEQA Section 21081.6 nor CEQA Guidelines Section 15097 requires the inclusion of project design features in a MMRP; however, the project design features identified for the Project in the EIR have been included herein for the convenience of the Lead Agency and other monitoring departments.*

3. Provide a record of mitigation requirements;
4. Identify monitoring and enforcement agencies;
5. Establish and clarify administrative procedures for the clearance of project design features and mitigation measures;
6. Establish the frequency and duration of monitoring; and
7. Utilize the existing agency review processes wherever feasible.

3. Organization

As shown on the following pages, each project design feature and mitigation measure for the Project is listed and categorized by impact area, with accompanying discussion of:

- **Action Indicating Compliance**—The action that indicates compliance with the identified project design feature or required mitigation measure has been implemented.
- **Monitoring Phase**—The phase of the Project during which the project design feature or mitigation measure shall be monitored; relevant phases include pre-construction, construction, pre-operation, and operation.
- **Monitoring Agency**—The agency to which reports involving feasibility, compliance, implementation, and development are made or which otherwise verifies compliance.
- **Enforcement Agency**—The agency with the power to enforce the project design feature or mitigation measure.

All departments listed within the MMRP are within the City of Long Beach unless otherwise noted.

4. Administrative Procedures and Enforcement

This MMRP shall be enforced throughout all phases of the Project. The Project Applicant shall be responsible for implementing each project design feature and mitigation measure, unless otherwise noted, and shall be obligated to provide verification, as identified below, to the appropriate monitoring and enforcement agencies that each project design feature and mitigation measure has been implemented. The Project Applicant shall

maintain records demonstrating compliance with each project design feature and mitigation measure listed below. Such records shall be made available to the City upon request.

5. Program Modification

After review and approval of the MMRP by the Lead Agency, minor changes and modifications to the MMRP are permitted, but can only be made by the Project Applicant or its successor subject to the City's approval, which may require a public hearing. The Lead Agency, in conjunction with any appropriate agencies or departments, will determine the adequacy of any proposed change or modification. This flexibility is necessary in light of the nature of the MMRP and the need to protect the environment with a workable program. No changes will be permitted unless the MMRP continues to satisfy the requirements of CEQA, as determined by the Lead Agency.

6. Mitigation Monitoring and Reporting Program

The MMRP is provided in the following table.

Mitigation Monitoring and Reporting Program

Project Design Feature/Mitigation Measure	Action Indicating Compliance	Monitoring Phase	Monitoring Agency	Enforcement Agency	Compliance Verification		
					Initial	Date	Comments
Aesthetics, Views, and Light/Glare							
Project Design Feature A-1: Temporary construction fencing shall be placed around the perimeter of the Project Site to screen construction activity from view at street level.	Field inspection	Construction	Long Beach Development Services	Long Beach Development Services			
Project Design Feature A-2: The Applicant shall ensure through appropriate postings and daily visual inspections that no unauthorized materials are posted on any temporary construction barriers or temporary pedestrian walkways that are accessible/visible to the public and that such temporary barriers and walkways are maintained in a visually attractive manner throughout the construction period.	Field inspection	Construction	Long Beach Development Services	Long Beach Development Services			
Project Design Feature A-3: Light sources associated with Project construction shall be shielded and/or aimed so that no direct beam illumination is provided outside of the Project Site boundary.	Field inspection	Construction	Long Beach Development Services	Long Beach Development Services			
Project Design Feature A-4: All new street and pedestrian lighting required for the Project shall be shielded and directed away from any off-site light-sensitive uses.	Review and approval of final building plans	Pre-operation	Long Beach Development Services	Long Beach Development Services			
Air Quality							
Project Design Feature B-1: In accordance with South Coast Air Quality Management District Rule 403, the Project shall incorporate fugitive dust control measures at least as effectively as the following measures:	Field inspection/ Quarterly compliance report submitted by	Construction	Long Beach Development Services	South Coast Air Quality Management District			

Mitigation Monitoring and Reporting Program (Continued)

Project Design Feature/Mitigation Measure	Action Indicating Compliance	Monitoring Phase	Monitoring Agency	Enforcement Agency	Compliance Verification		
					Initial	Date	Comments
<ul style="list-style-type: none"> • Use watering to control dust generation during the demolition of structures; • Clean-up mud and dirt carried onto paved streets from the site; • Install wheel washers for all exiting trucks, or wash off the tires or tracks of all trucks and equipment leaving the site; • All haul trucks would be covered or would maintain at least 6 inches of freeboard; • All materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amounts of spillage or dust; • Suspend earthmoving operations or additional watering would be implemented to meet Rule 403 criteria if wind gusts exceed 25 mph; • The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by construction and hauling, and at all times provide reasonable control of dust caused by wind. All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions; and • An information sign shall be posted at the entrance to the construction site that identifies the permitted construction hours and provides a telephone number to call and receive information about the construction project or to report complaints regarding excessive fugitive dust generation. A construction relations officer shall be appointed to act as a community liaison 	Project contractor						

Mitigation Monitoring and Reporting Program (Continued)

Project Design Feature/Mitigation Measure	Action Indicating Compliance	Monitoring Phase	Monitoring Agency	Enforcement Agency	Compliance Verification		
					Initial	Date	Comments
concerning on-site activity, including investigation and resolution of issues related to fugitive dust generation.							
Project Design Feature B-2: In accordance with California Code of Regulations Title 13, Section 2485, the idling of all diesel-fueled commercial vehicles (weighing over 10,000 pounds) during construction shall be limited to five minutes at any location.	Field inspection/ Quarterly compliance report submitted by Project contractor	Construction	Long Beach Development Services	Long Beach Development Services			
Project Design Feature B-3: In accordance with California Code of Regulations Title 17, Section 93115, operation of any stationary, diesel-fueled, compression-ignition engines shall meet specified fuel and fuel additive requirements and emission standards.	Field inspection/ Quarterly compliance report submitted by Project contractor	Construction	Long Beach Development Services	Long Beach Development Services			
Project Design Feature B-4: The Project shall comply with South Coast Air Quality Management District Rule 1113 limiting the volatile organic compound content of architectural coatings.	Review and approval of final building plans	Construction	Long Beach Development Services	South Coast Air Quality Management District			
Project Design Feature B-5: The Project shall install odor-reducing equipment in accordance with South Coast Air Quality Management District Rule 1138.	Review and approval of final building plans and Applicant-proposed odor control methods	Pre-operation	Long Beach Development Services	South Coast Air Quality Management District			

Mitigation Monitoring and Reporting Program (Continued)

Project Design Feature/Mitigation Measure	Action Indicating Compliance	Monitoring Phase	Monitoring Agency	Enforcement Agency	Compliance Verification		
					Initial	Date	Comments
Project Design Feature B-6: New on-site facility nitrogen oxide emissions shall be minimized through the use of emission control measures (e.g., use of best available control technology for new combustion sources such as boilers and water heaters) as required by South Coast Air Quality Management District Regulation XIII, New Source Review.	Review and approval of final building plans and Applicant-proposed control measures	Pre-operation	Long Beach Development Services	South Coast Air Quality Management District			
Cultural Resources							
Mitigation Measure C-1: 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 EIR. The Archaeologist shall attend a pre-grade meeting and develop an appropriate monitoring program and schedule. As part of this effort, the Archaeologist shall select a qualified archaeological monitor to be retained by the Project Applicant and approved by the City.	Approval of qualified Archaeologist	Pre-construction	Long Beach Development Services	Long Beach Development Services			
Mitigation Measure C-2: The qualified archaeological monitor shall monitor excavation and grading activities within native soils on the Project Site that have not been previously disturbed. In the event cultural resource(s) 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, and work may continue outside the vicinity of the find. Deposits shall be treated in accordance with applicable federal, state, and	Field verification of monitoring/ Approval of Archaeologist's report (if required)	Construction	Long Beach Development Services	Long Beach Development Services			

Mitigation Monitoring and Reporting Program (Continued)

Project Design Feature/Mitigation Measure	Action Indicating Compliance	Monitoring Phase	Monitoring Agency	Enforcement Agency	Compliance Verification		
					Initial	Date	Comments
<p>local guidelines, including those set forth in California Public Resources Code Section 21083.2. In addition, if it is determined that an archaeological site is a historical resource, the provisions of Public Resources Code Section 21084.1 and CEQA Guidelines Section 15064.5 shall be implemented.</p> <p>The Archaeologist shall evaluate the discovered resource(s) and if significant, notify the Project Applicant, the City, and an appropriate Native American representative (if prehistoric or Native American in nature), 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 the 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 resource(s) that are uncovered.</p>							

Mitigation Monitoring and Reporting Program (Continued)

Project Design Feature/Mitigation Measure	Action Indicating Compliance	Monitoring Phase	Monitoring Agency	Enforcement Agency	Compliance Verification		
					Initial	Date	Comments
<p>Mitigation Measure C-3: If human remains are encountered unexpectedly during ground-disturbing activities, work in the affected area and the immediate vicinity shall be halted immediately. The construction manager at the Project Site shall be contacted and shall notify the County Coroner. If the County Coroner determines the remains to be Native American, the Archaeologist and Native American monitor shall then be contacted, if they are not on-site at the time, as well as the responsible lead agency of the discovery, who in turn shall notify the Native American Heritage Commission. Disposition of the human remains and any associated grave goods shall be in accordance with California Health and Safety Code Section 7050.5 and Public Resources Code Sections 5097.91 and 5097.98. The Archaeologist and the Native American monitor, with the concurrence of the City, shall determine the area of potential impact and the timing when construction activities can resume. Preservation of the remains in place shall be considered as a possible course of action by the Project Applicant, the City, and the Most Likely Descendent.</p>	<p>Verification that County Coroner and/or Native American Heritage Commission consultation has occurred (if human remains unearthed)</p>	<p>Construction (prior to re-initiating work if human remains unearthed)</p>	<p>Long Beach Development Services</p>	<p>Long Beach Development Services</p>			
<p>Mitigation Measure C-4: A qualified paleontologist shall be retained to perform periodic inspections of excavation and grading activities within any older Quaternary deposits at the Project Site. The frequency of inspections shall be based on consultation with the paleontologist and shall depend on the rate of excavation and grading activities, the materials being excavated, and if found, the abundance and type of fossils</p>	<p>Verification that a qualified paleontologist has been retained/ Field verification of monitoring</p>	<p>Construction</p>	<p>Long Beach Development Services</p>	<p>Long Beach Development Services</p>			

Mitigation Monitoring and Reporting Program (Continued)

Project Design Feature/Mitigation Measure	Action Indicating Compliance	Monitoring Phase	Monitoring Agency	Enforcement Agency	Compliance Verification		
					Initial	Date	Comments
encountered. If paleontological materials are encountered during ground-disturbing activities associated with Project construction, all further ground disturbance in the immediate area shall be temporarily diverted and the services of a qualified paleontologist shall then be secured. The paleontologist shall assess the discovered material(s) and prepare a survey, study or report evaluating the impact. The paleontologist's survey, study or report shall contain a recommendation(s), if necessary, for the preservation, conservation, or relocation of the resource, as appropriate. The Applicant shall then comply with the recommendations of the evaluating paleontologist, and a copy of the paleontological survey report shall be submitted to the Los Angeles County Natural History Museum. Ground-disturbing activities may resume once the paleontologist's recommendations have been implemented to the satisfaction of the paleontologist. The fossils and a copy of the report shall be deposited in an accredited curation facility.							
Mitigation Measure C-5: The Project Applicant shall allow access to the Project Site by a certified Native American tribal monitor during any and all ground-disturbing activities (including, but not limited to, pavement removal, post holing, auguring, boring, grading, excavation, and trenching) to protect any cultural resources which may be affected during construction or development. Discovery of any archaeological resources shall trigger implementation of	Verification that a certified Native American tribal monitor has been retained/ Field verification of	Construction	Long Beach Development Services	Long Beach Development Services			

Mitigation Monitoring and Reporting Program (Continued)

Project Design Feature/Mitigation Measure	Action Indicating Compliance	Monitoring Phase	Monitoring Agency	Enforcement Agency	Compliance Verification		
					Initial	Date	Comments
Mitigation Measures C-1 through C-3, as applicable.	monitoring						
Mitigation Measure C-6: Archaeological testing shall be conducted concurrently with geotechnical core testing for building foundations using hollow bits; the use of augur bits shall be prohibited. Discovery of any archeological resources shall trigger Mitigation Measures C-1 through C-3, as applicable.	Written verification of archaeological testing	Construction	Long Beach Development Services	Long Beach Development Services			
Geology and Soils							
Project Design Feature D-1: A final design-level geotechnical report that complies with all applicable state and local code requirements will be prepared for the Project by a qualified geotechnical engineer and certified engineering geologist and submitted to the Long Beach Bureau of Building and Safety, consistent with City of Long Beach Building Standards Code requirements. The site-specific geotechnical report will be prepared to the written satisfaction of the City of Long Beach Bureau of Building and Safety and will include recommendations for specific building locations and designs, including those pertaining to site preparation, fills and compaction, foundations, etc.	Review and approval of geotechnical investigation	Pre-construction	Long Beach Development Services	Long Beach Development Services			
Mitigation Measure D-1: The Project shall incorporate site-specific ground improvement requirements as a result of liquefaction and liquefaction-induced settlement set forth in a final, site-specific geotechnical report. Such requirements could include, but would not be	Review and approval of geotechnical investigation	Pre-construction	Long Beach Development Services	Long Beach Development Services			

Mitigation Monitoring and Reporting Program (Continued)

Project Design Feature/Mitigation Measure	Action Indicating Compliance	Monitoring Phase	Monitoring Agency	Enforcement Agency	Compliance Verification		
					Initial	Date	Comments
limited to, stone columns, ramped aggregate piers, or deep soil mixing that would improve the strength of soils and/or provide drainage paths for pore water pressure dissipation. Following ground improvement, the proposed structures may be supported on a conventional shallow foundation system. As an alternative, the proposed structures may be supported on a deep foundation system that extends through liquefiable zones into competent material.							
Mitigation Measure D-2: Soils on-site shall be treated according to the recommendations of a final, site-specific geotechnical report to reduce differential settlement to 0.5 inch over a horizontal distance of 30 feet and 1 inch over the entire building footprint. The zone of ground improvement shall cover the structure footprints and extend a minimum horizontal distance of 10 feet beyond the footprints, where feasible, if a mat foundation is used. If a conventional shallow foundation system is used, closely spaced ground improvement shall be incorporated within the footprint of the footings.	Review and approval of geotechnical investigation	Pre-construction	Long Beach Development Services	Long Beach Development Services			
Greenhouse Gas Emissions							
Project Design Feature E-1: The design of new buildings shall incorporate features of the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED®) program to be capable of meeting the standards of LEED® Certified or equivalent green building standards. Specific sustainability features integrated into the Project design to enable the Project to achieve the	Review and approval of plans	Pre-construction	Long Beach Development Services	Long Beach Development Services			

Mitigation Monitoring and Reporting Program (Continued)

Project Design Feature/Mitigation Measure	Action Indicating Compliance	Monitoring Phase	Monitoring Agency	Enforcement Agency	Compliance Verification		
					Initial	Date	Comments
<p>LEED[®] Certified level shall include, but are not limited to, the following:</p> <ul style="list-style-type: none"> • The Project’s design shall make use of passive solar energy through appropriate building orientation and landscaping; minimizing heating during cool seasons and solar heat gain during hot seasons; and enhancing natural ventilation by taking advantage of prevailing winds. • Utilize a paint and surface color palette that emphasizes light and off-white colors that reflect heat away from buildings. • Provide education regarding energy efficiency to tenants, employees, and customers. Provide information on energy management services for large energy users. • Provide energy storage where appropriate to optimize renewable energy generation systems and avoid peak energy use. • Increase insulation such that heat transfer and thermal bridging is minimized. • Limit air leakage through the structures and/or within the heating and cooling distribution system(s). • Install energy-efficient space heating and cooling equipment. • Install electrical hook-ups at loading dock areas. • Install dual-paned or other energy efficient windows. • Install automatic devices to turn off lights when they are not needed. 							

Mitigation Monitoring and Reporting Program (Continued)

Project Design Feature/Mitigation Measure	Action Indicating Compliance	Monitoring Phase	Monitoring Agency	Enforcement Agency	Compliance Verification		
					Initial	Date	Comments
<p>Project Design Feature E-2: Upon buildout of the Project, at least 25 percent of the total code-required parking spaces provided for all types of parking facilities shall be capable of supporting future electric vehicle supply equipment (EVSE). Plans shall indicate the proposed type and location(s) of EVSE and also include raceway method(s), wiring schematics and electrical calculations to verify that the electrical system has sufficient capacity to simultaneously charge all electric vehicles at all designated EV charging locations at their full rated amperage. Plan design shall be based upon Level 2 or greater EVSE at its maximum operating capacity. Only raceways and related components are required to be installed at the time of construction. A label stating "EV CAPABLE" shall be posted in a conspicuous place at the service panel or subpanel and next to the raceway termination point.</p>	Review and approval of plans	Pre-construction	Long Beach Development Services	Long Beach Development Services			
<p>Project Design Feature E-3: Upon buildout of the Project, at least 5 percent of the total code-required parking spaces shall be equipped with EV charging stations and/or outlets for plugin. Plans shall indicate the proposed type and location(s) of charging stations. Plan design for charging stations shall be based on Level 2 or greater EVSE at its maximum operating capacity.</p>	Review and approval of plans	Pre-construction	Long Beach Development Services	Long Beach Development Services			
<p>Mitigation Measure E-1: Upon buildout of the Project, the Project shall provide a minimum of 250 kilowatts of photovoltaic panels on the Project Site.</p>	Review and approval of plans	Pre-construction	Long Beach Development Services	Long Beach Development Services			

Mitigation Monitoring and Reporting Program (Continued)

Project Design Feature/Mitigation Measure	Action Indicating Compliance	Monitoring Phase	Monitoring Agency	Enforcement Agency	Compliance Verification		
					Initial	Date	Comments
Hazards and Hazardous Materials							
<p>Mitigation Measure F-1: Soil Management Plan. Prior to the start of construction, the Project Applicant shall prepare a Project-specific Soil Management Plan that shall be reviewed and approved by the City of Long Beach before construction can commence. The Soil Management Plan shall incorporate, but shall not be limited to, the following: (1) Geophysical Survey; (2) Soil Vapor Survey/Health Risk Screening; (3) Soil Transportation Plan; and (4) fugitive dust control measures. The Soil Management Plan shall incorporate methodologies for detecting the various environmental concerns noted in relevant hazardous materials investigations during the construction phase of the Project. The Soil Management Plan shall include measures to address each environmental concern, if encountered, according to the applicable regulatory standards and the mitigation measures contained herein. In addition, the Soil Management Plan shall require notification and reporting, according to protocols of applicable local and state regulatory agencies, including the Department of Toxic Substances Control, the Regional Water Quality Control Board, CalRecycle, California State Division of Oil, Gas and Geothermal Resources, Long Beach Fire Department, and the City of Long Beach.</p>	<p>Review and approval of Soil Management Plan/ Submittal of compliance report or other verification of compliance with agency reporting requirements</p>	<p>Pre-construction/ Construction</p>	<p>Long Beach Development Services</p>	<p>Los Angeles Regional Water Quality Control Board</p>			

Mitigation Monitoring and Reporting Program (Continued)

Project Design Feature/Mitigation Measure	Action Indicating Compliance	Monitoring Phase	Monitoring Agency	Enforcement Agency	Compliance Verification		
					Initial	Date	Comments
<p>Mitigation Measure F-2: Geophysical Survey. Prior to subsurface disturbance and demolition activities, the Project Applicant shall conduct a geophysical survey to locate subsurface features or anomalies, if any, that may pose an environmental concern or present a risk of upset at the Project Site. The geophysical survey shall inform the site construction and remediation activities so as to remove or avoid subsurface hazardous materials or associated facilities. The results of the geophysical survey shall be included in the Soil Management Plan, and reviewed and approved by the City of Long Beach. The geophysical survey shall:</p> <p>(1) Accurately locate and mark the oil pipeline located along the northeast border of the Project Site;</p> <p>(2) Attempt to detect the presence of the subsurface anomalies, if any, such as underground vaults/features, buried debris, historical dump sites, previously unidentified oil wells, waste drums, or tanks.</p>	Review and approval of Soil Management Plan	Pre-construction	Long Beach Development Services	Long Beach Development Services			
<p>Mitigation Measure F-3: Soil Vapor Survey. Prior to construction, the Project Applicant shall conduct a systematic soil vapor survey of the Project Site to investigate the possible presence of volatile organic compounds in site soils. The soil vapor survey shall be performed according to the applicable standards of the Department of Toxic Substances Control and the California Environmental Protection Agency. Soil borings shall be placed at a depth of at least five (5) feet</p>	Submittal of report documenting soil vapor survey results	Pre-construction	Long Beach Development Services	Long Beach Development Services			

Mitigation Monitoring and Reporting Program (Continued)

Project Design Feature/Mitigation Measure	Action Indicating Compliance	Monitoring Phase	Monitoring Agency	Enforcement Agency	Compliance Verification		
					Initial	Date	Comments
<p>below the deepest excavation to occur during construction and soil vapor samples shall be collected at 5 to 10 foot intervals. Soil samples shall be collected at a five (5) foot interval from the soil borings to assess the soil for heavier petroleum hydrocarbons that may be present due to past oil field use of the Project Site. The Soil Vapor Survey shall include, at a minimum, the following:</p> <p>(1) Evaluation of methane concentrations to a depth of at least five (5) feet below the deepest excavation to occur during site construction. These soil vapor boring shall be placed in the vicinity of any abandoned oil wells located during the geophysical survey; and</p> <p>(2) Additional soil vapor borings to test for volatile organic compounds on and in the vicinity of the land area where the former on-site gas station was located and in locations where the off-site gas station may have impacted the Project Site through lateral migration of soil vapors.</p>							
<p>Mitigation Measure F-4: Health Risk Screening. At the completion of the soil vapor survey, a qualified environmental professional shall use the results of the survey to develop a health risk screening that assesses health and safety concerns associated with volatile organic compound levels at the site for construction workers and future site users. The health risk screening assessment shall be performed</p>	<p>Submittal of health risk screening report/Documentation of proposed soil vapor mitigation measures (if</p>	<p>Pre-construction/ Construction (if required)/ Pre-operation (if required)</p>	<p>Long Beach Development Services</p>	<p>Long Beach Development Services</p>			

Mitigation Monitoring and Reporting Program (Continued)

Project Design Feature/Mitigation Measure	Action Indicating Compliance	Monitoring Phase	Monitoring Agency	Enforcement Agency	Compliance Verification		
					Initial	Date	Comments
<p>according to the applicable standards of the Department of Toxic Substances Control and California Environmental Protection Agency.</p> <p>In the event the health risk screening assessment indicates that elevated volatile organic compound levels in the soils pose a health risk to site users, the Project Applicant shall further define and implement additional measures to minimize soil vapor exposure to acceptable levels as established by the applicable regulatory agency. Measures to be implemented shall include, but is not limited to, the following:</p> <p>(1) <u>During Construction</u>: Volatile organic compound levels shall be monitored in accordance with the South Coast Air Quality Management District Rule 1166, which requires volatile organic compound monitoring of petroleum-impacted soils during construction activities. In the event volatile organic compound concentrations exceed threshold levels specified in Rule 1166, vapor suppression measures shall be required by amending soil with water or chemical foam. Volatile organic compound impacted soils shall be stockpiled and covered in accordance with Rule 1166. Rule 1166 compliance requirements shall be included in the Soil Management Plan; and</p> <p>(2) <u>Post Construction</u>: In the event elevated concentrations of volatile organic compounds persist in site soils post-construction, vapor mitigation shall be performed prior to site</p>	required)						

Mitigation Monitoring and Reporting Program (Continued)

Project Design Feature/Mitigation Measure	Action Indicating Compliance	Monitoring Phase	Monitoring Agency	Enforcement Agency	Compliance Verification		
					Initial	Date	Comments
<p>occupancy to protect future site users. Post-construction long-term vapor mitigation measures selected shall be determined based on the remaining extent of volatile organic compound concentrations and the associated health risk, if any. Mitigation measures associated with post-construction volatile organic compounds control shall include, but is not limited to, the following:</p> <p>(i) <u>Soil Vapor Extraction</u>: Use of a soil vapor extraction system to remove residual volatile organic compounds from the soil. The soil vapor extraction system shall be employed to remediate soil vapor to a level considered safe for uses proposed on the Project Site; and</p> <p>(ii) <u>Vapor Barrier/Sub-slab Depressurization</u>: In the event the soil vapor survey indicates extremely high volatile organic compounds present at the Project Site and results in an elevated human health risk, a vapor barrier and sub-slab depressurization system shall be designed and implemented for the proposed buildings to be constructed at the Project Site.</p>							
<p>Mitigation Measure F-5: Pre-Construction Removal Action. Prior to construction, the Applicant shall perform pre-construction removal activities, including sampling, as necessary, to characterize waste, removal action, off-site disposal of characterized waste, and confirmation</p>	Verification of removal and proper disposal of materials	Pre-construction	Long Beach Development Services	Long Beach Development Services			

Mitigation Monitoring and Reporting Program (Continued)

Project Design Feature/Mitigation Measure	Action Indicating Compliance	Monitoring Phase	Monitoring Agency	Enforcement Agency	Compliance Verification		
					Initial	Date	Comments
<p>sampling of removal areas. Pre-construction removal actions shall include the following:</p> <p><u>Removal of Debris and Dirt from the Satellite Enclosure:</u> Prior to site construction, debris and dirt located in a satellite enclosure on the southern portion of the Project Site shall be removed. Following removal, representative soil samples from the debris and dirt shall be collected for laboratory analysis to characterize the waste for off-site disposal purposes. Based on the laboratory analysis and waste characterization, the soil and debris shall be disposed of at an appropriate facility.</p>							
<p>Mitigation Measure F-6: Oil Sumps and Mud Pits. In the event any suspected oil sumps, mud pits, or areas of dark stained soils are identified, these areas shall be added to the site plans included in the Soil Management Plan. The areas shall be excavated and the soil stockpiled on plastic sheeting at the Project Site. The stockpiled soil shall be sampled and laboratory-analyzed in accordance with requirements outlined in the Soil Management Plan and pursuant to the applicable Department of Toxic Substance Control guidelines. The stockpiled soil shall be characterized in accordance with the laboratory analysis and disposed of at a facility that is licensed to accept the soil based on established site action levels.</p>	<p>Review and approval of Soil Management Plan/ Verification of removal and proper disposal of materials</p>	<p>Pre-construction</p>	<p>Long Beach Development Services</p>	<p>Long Beach Development Services</p>			

Mitigation Monitoring and Reporting Program (Continued)

Project Design Feature/Mitigation Measure	Action Indicating Compliance	Monitoring Phase	Monitoring Agency	Enforcement Agency	Compliance Verification		
					Initial	Date	Comments
<p>Mitigation Measure F-7: Soil Transportation Plan. Prior to construction, the Applicant shall develop a Soil Transportation Plan in compliance with State of California and federal Department of Transportation requirements for the safe and legal transport to an off-site disposal facility for hazardous materials that may be encountered during construction activities.</p>	Review and approval of Soil Transportation Plan	Soils Transportation Pre-construction	Long Beach Development Services	Long Beach Development Services			
<p>Mitigation Measure F-8: In accordance with SCAQMD Rule 403, the Project shall incorporate fugitive dust control measures at least as effective as the following measures:</p> <ul style="list-style-type: none"> • Use watering to control dust generation during the demolition of structures; • Use of watering and/or street sweeping for on-site paved roads used for construction activities; • Clean-up mud and dirt carried onto paved streets from the site; • Install wheel washers for all exiting trucks, or wash off the tires or tracks of all trucks and equipment leaving the site; • All haul trucks would be covered or would maintain at least 6 inches of freeboard; • Suspend earthmoving operations or additional watering would be implemented to meet Rule 403 criteria if wind gusts exceed 25 mph; and • An information sign shall be posted at the entrance to the construction site that identifies the permitted construction hours and provides a telephone number to call and receive information about the construction project or to 	Field inspection/ Quarterly compliance report submitted by Project contractor	Construction	Long Beach Development Services	South Coast Air Quality Management District			

Mitigation Monitoring and Reporting Program (Continued)

Project Design Feature/Mitigation Measure	Action Indicating Compliance	Monitoring Phase	Monitoring Agency	Enforcement Agency	Compliance Verification		
					Initial	Date	Comments
report complaints regarding excessive fugitive dust generation. A construction relations officer shall be appointed to act as a community liaison concerning on-site activity, including investigation and resolution of issues related to fugitive dust generation.							
Mitigation Measure F-9: Asbestos and Lead-Based Paint Abatement. Prior to demolition activities, a qualified contractor shall perform an asbestos-containing materials and lead-based paint-survey. The qualified contractor shall sufficiently abate the structure(s) to be demolished on the Project Site according to applicable and current local, state, and federal guidelines.	Submittal of survey report/ Verification of abatement	Pre-construction	Long Beach Development Services	Long Beach Development Services			
Hydrology and Water Quality							
Project Design Feature G-1: In accordance with National Pollutant Discharge Elimination System (NPDES) and City of Long Beach requirements, prior to the issuance of a grading permit, the Applicant shall provide evidence to the City of Long Beach Department of Public Works, as appropriate, that a Notice of Intent (NOI) has been filed with the State Water Resources Control Board (SWRCB) for coverage under the Construction General Permit and a certification that a Storm Water Pollution Prevention Plan (SWPPP) has been prepared. Such evidence shall consist of a copy of the NOI stamped by the SWRCB or Los Angeles Regional Water Quality Control Board (LARWQCB), or a letter from either agency stating that the NOI has been filed. The SWPPP shall include a menu of Best	Submittal of Storm Water Pollution Prevention Plan	Pre-construction	Long Beach Development Services	Los Angeles Regional Water Quality Control Board			

Mitigation Monitoring and Reporting Program (Continued)

Project Design Feature/Mitigation Measure	Action Indicating Compliance	Monitoring Phase	Monitoring Agency	Enforcement Agency	Compliance Verification		
					Initial	Date	Comments
<p>Management Practices (BMPs) to be selected and implemented based on each construction phase and weather conditions in order to effectively control erosion. BMPs to be implemented as part of the Project may include, but shall not be limited to, the following:</p> <ul style="list-style-type: none"> • <u>Erosion Control BMPs</u> to protect the soil surface and prevent soil particles from detaching. Selection of appropriate erosion control BMPs shall be based on minimizing areas of disturbance, stabilizing disturbed areas, and protecting slopes/channels; • <u>Sediment Control BMPs</u>, which are treatment controls that trap soil particles that have been detached by water or wind. Selection of appropriate sediment control BMPs shall be based on keeping sediments on-site and controlling the site boundaries; • <u>Wind Erosion Control BMPs</u>, which consist of applying water to prevent or minimize dust nuisance; • <u>Tracking Control BMPs</u>, which consist of preventing or reducing the tracking of sediment off-site by vehicles leaving the construction area. These BMPs include street sweeping and vacuuming. The construction site shall have a stabilized construction entrance to prevent off-site tracking of sediment and debris; • <u>Non-Stormwater Management BMPs</u>, which are also referred to as “good housekeeping practices” involve keeping a clean, orderly construction site; and 							

Mitigation Monitoring and Reporting Program (Continued)

Project Design Feature/Mitigation Measure	Action Indicating Compliance	Monitoring Phase	Monitoring Agency	Enforcement Agency	Compliance Verification		
					Initial	Date	Comments
<ul style="list-style-type: none"> Waste Management and Materials Pollution Control BMPs consist of implementing procedural and structural BMPs for handling, storing, and disposing of wastes generated by a construction project to prevent the release of waste materials into stormwater runoff or discharges through the proper management of construction waste. 							
<p>Project Design Feature G-2: In accordance with NPDES and City requirements, the Applicant has prepared and submitted for review and approval by the City of Long Beach Department of Public Works a Standard Urban Stormwater Mitigation Plan (SUSMP) that includes BMPs and demonstrates compliance with the City’s Low Impact Development (LID) requirements. Specific BMPs to be implemented as part of the SUSMP to manage post-construction stormwater runoff shall consist of bio-filtration, retention, and treatment BMPs in the form of flow-through planters, as described below:</p> <ul style="list-style-type: none"> The flow-through planter BMP functions as a soil and plant-based filtration device that removes stormwater pollutants through a combination of overland flow through vegetation, surface detention, and filtration through soil. Pore spaces and organic material in the soils help to retain water in the form of soil moisture and to promote the adsorption of pollutants (i.e., dissolved metals and petroleum hydrocarbons) into the soil matrix. Adequate contact time between the surface and pollutant shall be provided for in the design of the system 	Submittal of Standard Urban Stormwater Mitigation Plan	Pre-construction	Long Beach Development Services	Los Angeles Regional Water Quality Control Board			

Mitigation Monitoring and Reporting Program (Continued)

Project Design Feature/Mitigation Measure	Action Indicating Compliance	Monitoring Phase	Monitoring Agency	Enforcement Agency	Compliance Verification		
					Initial	Date	Comments
<p>for this removal process to occur.</p> <ul style="list-style-type: none"> • Rainfall from rooftops and parking structures shall be directed to large flow-through planters adjacent to each building via downspouts. These planters shall provide biofiltration to the discharge from the roof downspouts and convey the flow through parkway culverts, which shall then discharge to the adjacent street. For any runoff collected and discharged into the infiltration planter box by the roof conveying system, the sediment capture chamber shall serve as a pre-treatment to the filtration process. The sediment capture chamber shall consist of baffle walls and perforations to allow drainage of standing water into the growing medium. This growing medium shall be composed of a minimum of 18 inches of sandy loam, with a minimum infiltration rate of 5 inches per hour. The sandy loam shall be underlain by a level of gravel and subdrains connecting to the existing off-site storm drain system. • Plant materials shall be tolerant of summer drought, ponding fluctuations, and saturated soil conditions for 48 hours. Native plant species and/or hardy cultivars that are not invasive and do not require chemical inputs shall be used to the maximum extent practicable. • The proposed flow-through planters shall treat the peak mitigation flow rate or volume of runoff produced by a 0.75-inch 24-hour rainfall event. Based on the SUSMP calculations, the flow-through planters shall be designed and sized to 							

Mitigation Monitoring and Reporting Program (Continued)

Project Design Feature/Mitigation Measure	Action Indicating Compliance	Monitoring Phase	Monitoring Agency	Enforcement Agency	Compliance Verification		
					Initial	Date	Comments
<p>treat, at a minimum, 1.65 cubic feet per second or 15,548 cubic feet of combined on-site runoff.</p> <ul style="list-style-type: none"> • Installation of grate inlet atrium drains, catch basins, roof drains, and surface parking drains to screen trash and debris. • Common area landscape management that includes use of drought tolerant, native landscaping, minimizing fertilizer and pesticide application, use of slow-release fertilizers, maintenance activities, and providing education and training for employees on management of landscape materials and stormwater management. • Installing and maintaining efficient irrigation systems designed to minimize water by eliminating overspray to hardscape areas, and setting irrigation timing and cycle lengths in accordance with water demands, given time of year, weather, and day and night temperatures. • Stenciling of “No Dumping—Only Rain In Drain” or equally effective phrase on catch basins and/or area drains to alert the public as to the destination of pollutants discharged into the stormwater. • Parking lot, walkway and driveway sweeping, and common area litter control. • Compliance with SUSMP design requirements for outdoor trash and storage areas, loading docks, and storm drain stenciling. The trash enclosures will have screens or walls to minimize the transport of trash and litter by the wind or water; the drainage will be directed to 							

Mitigation Monitoring and Reporting Program (Continued)

Project Design Feature/Mitigation Measure	Action Indicating Compliance	Monitoring Phase	Monitoring Agency	Enforcement Agency	Compliance Verification		
					Initial	Date	Comments
vegetated areas where feasible; and runoff water from adjoining roofs and pavement will be directed around trash areas.							
Project Design Feature G-3: The Project shall include the installation of new storm drain laterals, where appropriate, to capture and discharge stormwater generated on-site. Post-Project lateral flows to the mainline shall match the existing tributary drainage areas. Site surface flows to the perimeter streets shall be maintained, where appropriate, to match existing runoff conditions and shall not affect the capacity of the existing local storm drain system.	Review and approval of final building plans/Field verification	Pre-construction/ Construction	Long Beach Development Services	Long Beach Development Services			
Noise							
Project Design Feature I-1: Power construction equipment (including combustion engines), whether fixed or mobile, shall be equipped with state-of-the-art noise shielding and muffling devices (consistent with manufacturers' standards). All equipment shall be properly maintained to assure that no additional noise due to worn or improperly maintained parts would be generated.	Review of construction specifications/Field verification	Pre-construction/ Construction	Long Beach Development Services	Long Beach Development Services			
Project Design Feature I-2: Project construction shall not include the use of driven piles systems.	Review of construction specifications/Field verification	Pre-construction/ Construction	Long Beach Development Services	Long Beach Development Services			

Mitigation Monitoring and Reporting Program (Continued)

Project Design Feature/Mitigation Measure	Action Indicating Compliance	Monitoring Phase	Monitoring Agency	Enforcement Agency	Compliance Verification		
					Initial	Date	Comments
Project Design Feature I-3: Project-related outdoor mechanical equipment shall be designed so as not to exceed 55 dBA at the Project property line, in accordance with the LBMC.	Review and approval of final building plans/Field inspection	Pre-construction/ Pre-operation	Long Beach Development Services	Long Beach Development Services			
Project Design Feature I-4: Project loading dock and trash collection areas shall be designed such that the line of sight between these noise sources and any adjacent noise sensitive land use shall be obstructed to the extent necessary to comply with LBMC.	Review and approval of final building plans/Field inspection	Pre-construction/ Pre-operation	Long Beach Development Services	Long Beach Development Services			
Project Design Feature I-5: Outdoor amplified sound systems shall be designed so as not to exceed a maximum noise level of 80 dBA (L _{eq}) at a distance of 50 feet from the amplified sound system.	Review and approval of final building plans/Field inspection	Pre-construction/ Pre-operation	Long Beach Development Services	Long Beach Development Services			
Mitigation Measure I-1: During the site demolition phase, a temporary and impermeable sound barrier shall be erected along the Project Site's northwestern and northeastern property lines between the construction area and nearby sensitive uses. The temporary sound barrier shall be a minimum of six feet tall and extend for a length of approximately 860 feet (specifically, 200 feet along Marina Drive south from 2nd Street, approximately 460 feet along 2nd Street, and 200 feet along Pacific Coast Highway south from 2nd Street). The temporary sound barrier shall be designed to provide a 5 dBA noise reduction at the residential uses to the northwest (Receptor R1) and the wetlands area to the northeast.	Review of construction specifications/Field verification	Pre-construction/ Construction	Long Beach Development Services	Long Beach Development Services			

Mitigation Monitoring and Reporting Program (Continued)

Project Design Feature/Mitigation Measure	Action Indicating Compliance	Monitoring Phase	Monitoring Agency	Enforcement Agency	Compliance Verification		
					Initial	Date	Comments
Mitigation Measure I-2: Stationary source equipment that is flexible with regard to relocation (e.g., generators and compressors) shall be located so as to maintain the greatest distance from noise-sensitive land uses, and unnecessary idling of such equipment shall be prohibited.	Review of construction specifications/Field verification	Pre-construction/ Construction	Long Beach Development Services	Long Beach Development Services			
Mitigation Measure I-3: Loading and unloading of heavy construction materials shall be located on-site and away from noise-sensitive uses, to the extent feasible.	Review of construction specifications/Field verification	Pre-construction/ Construction	Long Beach Development Services	Long Beach Development Services			
Public Services—Police Protection							
Project Design Feature J.2-1: During construction, the Project Applicant shall implement temporary security measures including perimeter security fencing, lighting, and locked entry.	Field inspection	Construction	Long Beach Development Services	Long Beach Development Services			
Project Design Feature J.2-2: The Project shall incorporate permanent security features, including a private on-site security patrol, alarm systems for individual tenants, security cameras, and appropriate night lighting in parking, circulation, and common areas.	Review and approval of final building plans/Field inspection	Pre-construction/ Pre-operation	Long Beach Development Services	Long Beach Development Services			
Traffic and Access							
Project Design Feature K-1: <u>Pacific Coast Highway Project Frontage</u> —Provide an acceleration/deceleration lane on PCH along the Project Site frontage. The deceleration lane will function as a southbound right-turn lane at Project Driveway No. 1 and Project Driveway No. 2. The installation of these improvements is subject to the	Review and approval of improvement plans	Pre-construction	Long Beach Public Works	Long Beach Public Works/ Caltrans			

Mitigation Monitoring and Reporting Program (Continued)

Project Design Feature/Mitigation Measure	Action Indicating Compliance	Monitoring Phase	Monitoring Agency	Enforcement Agency	Compliance Verification		
					Initial	Date	Comments
approval of the City of Long Beach and Caltrans.							
Project Design Feature K-2: <u>Pacific Coast Highway at Project Driveway No. 1</u> —Construct the Project driveway and provide one inbound lane and one outbound lane (i.e., one eastbound right-turn lane). It is recommended that the median on PCH be modified to prohibit eastbound (outbound) left turns and restriped to provide one 100-foot northbound left-turn lane with a 90-foot transition. Install a stop sign, “STOP” pavement legend, and stop bar at the Project driveway. The installation of these improvements is subject to the approval of the City of Long Beach and Caltrans.	Review and approval of improvement plans	Pre-construction	Long Beach Public Works	Long Beach Public Works/ Caltrans			
Project Design Feature K-3: <u>Pacific Coast Highway at Project Driveway No. 2</u> —Construct the Project driveway and a new driveway that will serve the Long Beach Marketplace on the east side of PCH. The Project driveway will provide one inbound lane, dual 150-foot eastbound left-turn lanes, and a 150-foot eastbound shared through/right-turn lane. The Long Beach Marketplace driveway will provide two inbound lanes, one 90-foot westbound left-turn lane, and one 90-foot westbound shared through/right-turn lane. The median on PCH will be modified to provide appropriate left-turn lane pockets and transitions in both the northbound and southbound directions. Install an eight-phase traffic signal. The installation of these improvements is subject to the approval of the City of Long Beach and Caltrans.	Review and approval of improvement plans	Pre-construction	Long Beach Public Works	Long Beach Public Works/ Caltrans			

Mitigation Monitoring and Reporting Program (Continued)

Project Design Feature/Mitigation Measure	Action Indicating Compliance	Monitoring Phase	Monitoring Agency	Enforcement Agency	Compliance Verification		
					Initial	Date	Comments
Project Design Feature K-4: <u>Marina Drive at Project Driveway No. 3</u> —Maintain the existing driveway to provide one inbound lane and one outbound lane (i.e., one westbound right-turn lane). Install a stop sign, “STOP” pavement legend, and stop bar at the Project driveway. The installation of these improvements is subject to the approval of the City of Long Beach.	Review and approval of improvement plans	Pre-construction	Long Beach Public Works	Long Beach Public Works			
Project Design Feature K-5: <u>Marina Drive at Project Driveway No. 4</u> —Maintain the existing driveway to provide one inbound lane and one outbound lane (i.e., one westbound right-turn lane). Install a stop sign, “STOP” pavement legend, and stop bar at the Project driveway. The installation of these improvements is subject to the approval of the City of Long Beach.	Review and approval of improvement plans	Pre-construction	Long Beach Public Works	Long Beach Public Works			
Project Design Feature K-6: <u>Marina Drive at Project Driveway No. 5</u> —Maintain the existing driveway to provide one inbound lane and one outbound lane (i.e., one westbound right-turn lane). Install a stop sign, “STOP” pavement legend, and stop bar at the Project driveway. The installation of these improvements is subject to the approval of the City of Long Beach.	Review and approval of improvement plans	Pre-construction	Long Beach Public Works	Long Beach Public Works			
Project Design Feature K-7: <u>2nd Street at Project Driveway No. 6</u> —Construct the Project driveway and provide one inbound lane and one outbound lane (i.e., one northbound right-turn lane). Install a stop sign, “STOP” pavement legend, and stop bar at the Project driveway. The installation of these improvements is subject to the approval of the City of Long Beach.	Review and approval of improvement plans	Pre-construction	Long Beach Public Works	Long Beach Public Works			

Mitigation Monitoring and Reporting Program (Continued)

Project Design Feature/Mitigation Measure	Action Indicating Compliance	Monitoring Phase	Monitoring Agency	Enforcement Agency	Compliance Verification		
					Initial	Date	Comments
<p>Project Design Feature K-8: In compliance with LBMC Section 21.64.030(B) 1, 2, and 3, the Project shall implement transportation demand management (TDM) measures to reduce vehicle trips and encourage the use of public transit. These measures include, but are not limited to:</p> <ul style="list-style-type: none"> • Provide a bulletin board/kiosk displaying information regarding bus schedules and routes, ridesharing, bike routes, and carpool/vanpool opportunities. • Provide 10 stalls for employee parking located as close as practical to employee entrance for use by potential carpool/vanpool vehicles. These reserved parking spaces shall be signed/stripped as demand warrants with at least two spaces provided at all times. • Vanpool/carpool loading/unloading and parking areas. • Provide bicycle parking facilities which are safely and conveniently accessible from the external street system, with the number and location(s) determined in consultation with the City. • Provide a designated rideshare drop off/pickup area and concierge service to facilitate and encourage the use of rideshare programs. 	Review and approval of TDM, circulation, and parking plans/Field inspection	Pre-construction/ Pre-operation	Long Beach Public Works	Long Beach Public Works			
<p>Mitigation Measure K-1: Prior to the start of construction, the Project Applicant shall provide for the preparation of a detailed Construction Management Plan, including haul routes and a staging plan, and submit it to the City of Long Beach Department of Public Works, Traffic and</p>	Review and approval of Construction Management Plan/Field	Pre-construction/ Construction	Long Beach Public Works	Long Beach Public Works			

Mitigation Monitoring and Reporting Program (Continued)

Project Design Feature/Mitigation Measure	Action Indicating Compliance	Monitoring Phase	Monitoring Agency	Enforcement Agency	Compliance Verification		
					Initial	Date	Comments
<p>Transportation Bureau for review and approval. The Construction Management Plan would formalize how construction would be carried out and identify specific actions that would be required to reduce effects on the surrounding community. The Construction Management Plan shall be based on the nature and timing of the specific construction activities and shall include, but not be limited to, the following elements, as appropriate:</p> <ul style="list-style-type: none"> • Traffic control for any street closure, detour, or other disruption to traffic circulation. • Identify the routes that construction vehicles would utilize for the delivery of construction materials (i.e. lumber, tiles, piping, windows, etc.), to access the Project Site, traffic controls and detours, and proposed construction phasing plan for the Project. • Specify the hours during which transport activities can occur and methods to mitigate construction-related impacts to adjacent streets. • Require the Applicant to keep all haul routes clean and free of debris including but not limited to gravel and dirt as a result of its operations. The Applicant shall clean adjacent streets, as directed by the City Engineer (or representative of the City Engineer), of any material which may have been spilled, tracked, or blown onto adjacent streets or areas. • Hauling or transport of oversize loads shall be allowed between the hours of 9:00 A.M. and 3:00 P.M. only, Monday through Friday, unless approved otherwise by the City Engineer. No 	inspection						

Mitigation Monitoring and Reporting Program (Continued)

Project Design Feature/Mitigation Measure	Action Indicating Compliance	Monitoring Phase	Monitoring Agency	Enforcement Agency	Compliance Verification		
					Initial	Date	Comments
<p>hauling or transport shall be allowed during nighttime hours, weekends or Federal holidays.</p> <ul style="list-style-type: none"> • Haul trucks entering or exiting public streets shall at all times yield to public traffic. • Construction-related parking and staging of vehicles shall occur on-site to the extent possible. • The Construction Management Plan shall meet standards established in the current California Manual on Uniform Traffic Control Device (MUTCD) as well as City of Long Beach requirements. • During periods when the public right-of-way is affected by Project construction activities, coordinate with the City of Long Beach and Long Beach Transit to ensure the provision of safe pedestrian and bicycle access and the temporary relocation of any affected transit stops, in accordance with applicable laws and regulations and as feasible. 							
<p>Mitigation Measure K-2: <u>Intersection No. 8: Studebaker Road at SR-22 Westbound Ramps</u>—Widen and restripe the westbound approach to provide a third westbound left-turn lane. Widen and restripe the southbound approach of Studebaker Road to provide a third southbound through lane. These improvements would require right-of-way acquisition at the on/off ramp and along the west side of Studebaker Road. Modify the existing traffic signal as necessary. The installation of these improvements is subject to the approval of the City of Long Beach and Caltrans.</p>	N/A	N/A	N/A	N/A			

Mitigation Monitoring and Reporting Program (Continued)

Project Design Feature/Mitigation Measure	Action Indicating Compliance	Monitoring Phase	Monitoring Agency	Enforcement Agency	Compliance Verification		
					Initial	Date	Comments
Since publication of the Draft EIR, the City of Long Beach has determined this mitigation measure to be infeasible at this time given the issues attendant to acquisition of private right-of-way.							
Mitigation Measure K-3: <u>Intersection No. 12: Studebaker Road at Loynes Drive</u> —Widen and restripe the northbound approach of Studebaker Road to provide a third northbound through lane. This improvement would require right-of-way acquisition from property owners along the east side of Studebaker Road. Modify the existing traffic signal as necessary. The installation of these improvements is subject to the approval of the City of Long Beach. Since publication of the Draft EIR, the City of Long Beach has determined this mitigation measure to be infeasible at this time given the issues attendant to acquisition of private right-of-way.	N/A	N/A	N/A	N/A			
Mitigation Measure K-4: <u>Intersection No. 14: Bay Shore Avenue at 2nd Street</u> —Widen and restripe the northbound approach of Bay Shore Avenue to provide an exclusive northbound right-turn lane. This improvement would require right-of-way acquisition at the southeast corner of the intersection and may affect the existing sidewalk and/or existing public restroom building. This improvement would also require the elimination of short-term parking on Bay Shore Avenue adjacent to the Bay Shore Neighborhood Library. Modify the existing traffic signal as necessary. The installation of these improvements is subject to the approval of the City of Long Beach. Since	N/A	N/A	N/A	N/A			

Mitigation Monitoring and Reporting Program (Continued)

Project Design Feature/Mitigation Measure	Action Indicating Compliance	Monitoring Phase	Monitoring Agency	Enforcement Agency	Compliance Verification		
					Initial	Date	Comments
publication of the Draft EIR, the City of Long Beach has determined this mitigation measure to be infeasible at this time given the issues attendant to acquisition of private right-of-way.							
Mitigation Measure K-5: <u>Intersection No. 17: Pacific Coast Highway at 2nd Street</u> —Widen and restripe the northbound approach of Pacific Coast Highway to provide an exclusive northbound right-turn lane. This improvement would require right-of-way acquisition from property owners on the southeast corner of the intersection and may affect the existing Mobil gas canopy. Widen and restripe the eastbound approach of 2nd Street to provide a fourth eastbound through lane. This improvement would require right-of-way acquisition from property owners on the southwest corner and the southeast corner of the intersection and may affect the existing Mobil gas canopy. Widen and restripe the westbound approach of 2nd Street to provide a third westbound left-turn lane. This improvement would require right-of-way acquisition from property owners on the northeast corner of the intersection and may affect the existing In-N-Out burger drive-through lane. Modify the existing traffic signal as necessary and install an eastbound right-turn overlap phase. The installation of these improvements is subject to the approval of the City of Long Beach and Caltrans. Since publication of the Draft EIR, the City of Long Beach has determined this mitigation measure to be infeasible at this time given the issues attendant to acquisition of private right-of-way.	N/A	N/A	N/A	N/A			

Mitigation Monitoring and Reporting Program (Continued)

Project Design Feature/Mitigation Measure	Action Indicating Compliance	Monitoring Phase	Monitoring Agency	Enforcement Agency	Compliance Verification		
					Initial	Date	Comments
<p>Mitigation Measure K-6: <u>Intersection No. 19: Studebaker Road at 2nd Street</u>—Widen and restripe the eastbound approach of 2nd Street to provide a third eastbound left-turn lane. Widen and restripe Studebaker Road to provide a third northbound receiving lane. These improvements would require right-of-way acquisition along the south side of 2nd Street and on the east side of Studebaker Road within the existing wetlands. Modify the existing traffic signal as necessary. The installation of these improvements is subject to the approval of the City of Long Beach. Since publication of the Draft EIR, the City of Long Beach has determined this mitigation measure to be infeasible at this time given the issues attendant to acquisition of private right-of-way.</p>	N/A	N/A	N/A	N/A			
<p>Mitigation Measure K-7: <u>Intersection No. 20: Seal Beach Boulevard at Westminster Avenue</u>—Widen and restripe the northbound approach of Seal Beach Boulevard to provide an exclusive northbound right-turn lane. This improvement would require right-of-way acquisition from property owners on the southeast corner of the intersection. Modify the existing traffic signal as necessary. The installation of these improvements is subject to the approval of the City of Seal Beach. Since publication of the Draft EIR, the City of Long Beach has determined this mitigation measure to be infeasible at this time given the issues attendant to acquisition of private right-of-way.</p>	N/A	N/A	N/A	N/A			

Mitigation Monitoring and Reporting Program (Continued)

Project Design Feature/Mitigation Measure	Action Indicating Compliance	Monitoring Phase	Monitoring Agency	Enforcement Agency	Compliance Verification		
					Initial	Date	Comments
<p>Mitigation Measure K-8: <u>Intersection No. 22: Pacific Coast Highway at Studebaker Road</u>—Convert the exclusive southbound right-turn lane on Pacific Coast Highway to a shared through/right-turn lane. Widen and restripe Pacific Coast Highway to provide a third southbound receiving lane. The third southbound receiving lane would require right-of-way acquisition from property owners on the southwest corner of the intersection in order to maintain the existing bike lane. Modify the existing traffic signal as necessary. The installation of these improvements is subject to the approval of the City of Long Beach and Caltrans. Since publication of the Draft EIR, the City of Long Beach has determined this mitigation measure to be infeasible at this time given the issues attendant to acquisition of private right-of-way.</p>	N/A	N/A	N/A	N/A			
<p>Mitigation Measure K-9: <u>Intersection No. 23: Pacific Coast Highway at Marina Drive</u>—Install a three-phase traffic signal with protected left-turn phasing in the northbound direction. The installation of these improvements is subject to the approval of the City of Seal Beach and Caltrans. Since publication of the Draft EIR, the City of Long Beach has determined this mitigation measure to be infeasible at this time.</p>	N/A	N/A	N/A	N/A			
<p>Mitigation Measure K-10: <u>Intersection No. 24: Pacific Coast Highway at Main Street/Bolsa Avenue</u>—Widen and restripe the northbound approach of Pacific Coast Highway to provide a third northbound through lane. This improvement</p>	N/A	N/A	N/A	N/A			

Mitigation Monitoring and Reporting Program (Continued)

Project Design Feature/Mitigation Measure	Action Indicating Compliance	Monitoring Phase	Monitoring Agency	Enforcement Agency	Compliance Verification		
					Initial	Date	Comments
would require right-of-way acquisition from property owners on the northeast corner and the southeast corner of the intersection. This improvement may also affect the existing building located on the northeast corner of the intersection and the existing parking spaces within Seal Beach Center located on the southeast corner of the intersection. Modify the existing traffic signal as necessary. The installation of these improvements is subject to the approval of the City of Seal Beach and Caltrans. Since publication of the Draft EIR, the City of Long Beach has determined this mitigation measure to be infeasible at this time given the issues attendant to acquisition of private right-of-way.							
Mitigation Measure K-11: <u>Intersection No. 25: Seal Beach Boulevard at Pacific Coast Highway</u> —Widen and restripe the northbound approach of Seal Beach Boulevard to provide an exclusive northbound right-turn lane. This improvement would require right-of-way acquisition from property owners on the southeast corner of the intersection. Modify the existing traffic signal as necessary. The installation of these improvements is subject to the approval of the City of Seal Beach and Caltrans. Since publication of the Draft EIR, the City of Long Beach has determined this mitigation measure to be infeasible at this time given the issues attendant to acquisition of private right-of-way.	N/A	N/A	N/A	N/A			

Mitigation Monitoring and Reporting Program (Continued)

Project Design Feature/Mitigation Measure	Action Indicating Compliance	Monitoring Phase	Monitoring Agency	Enforcement Agency	Compliance Verification		
					Initial	Date	Comments
<p>Mitigation Measure K-12: <u>Intersection No. 29: Pacific Coast Highway at 1st Street</u>—Widen and restripe the southbound approach of Pacific Coast Highway to provide an exclusive southbound right-turn lane. This improvement would require right-of-way acquisition from property owners on the northwest corner of the intersection. Modify the existing traffic signal as necessary. The installation of these improvements is subject to the approval of the City of Seal Beach and Caltrans. Since publication of the Draft EIR, the City of Long Beach has determined this mitigation measure to be infeasible at this time given the issues attendant to acquisition of private right-of-way.</p>	N/A	N/A	N/A	N/A			
<p>Initial Study Mitigation—Biological Resources</p>							
<p>Mitigation Measure IS-1: The Applicant shall perform one or more of the following to reduce potential impacts to migratory raptor and songbird species to a less than significant level: (1) vegetation removal activities shall be scheduled outside the nesting season for raptor and songbird species (nesting season typically occurs from February 15 to August 31) to avoid potential impacts to nesting species (this will ensure that no active nests will be disturbed and that habitat removal could proceed rapidly); and/or (2) any construction activities that occur during the raptor and songbird nesting season shall require all suitable habitat to be thoroughly surveyed for the presence of nesting raptor and songbird species by a qualified biologist no earlier than seven days prior to commencement of disturbance. If any</p>	Review and approval of construction schedule	Pre-construction	Long Beach Development Services	Long Beach Development Services			

Mitigation Monitoring and Reporting Program (Continued)

Project Design Feature/Mitigation Measure	Action Indicating Compliance	Monitoring Phase	Monitoring Agency	Enforcement Agency	Compliance Verification		
					Initial	Date	Comments
<p>actives nests are detected, a buffer of at least 300 feet (500 feet for raptors) or as determined by the qualified biologist shall be delineated, flagged, and avoided until the nesting cycle is complete, as determined by the qualified biologist. The results of the survey(s) shall be reported to the lead agency to document compliance with applicable state and federal laws pertaining to the protection of nesting native birds.</p>							
<p><u>Acronyms:</u></p> <p>BMPs Best Management Practices Caltrans California Department of Transportation CEQA California Environmental Quality Act dBA A-Weighted Decibel EIR Environmental Impact Report LARWQCB Los Angeles Regional Water Quality Control Board LBMC Long Beach Municipal Code L_{eq} Equivalent Sound Level LID Low Impact Development mph miles per hour MUTCD Manual on Uniform Traffic Control Device NOI Notice of Intent NPDES National Pollutant Discharge Elimination System SUSMP Standard Urban Stormwater Mitigation Plan SWPPP Storm Water Pollution Prevention Plan SWRCB State Water Resources Control Board TDM Transportation Demand Management</p>							