



5.0 INVENTORY OF MITIGATION MEASURES

AESTHETICS

AES-1 Construction equipment staging areas shall be located, to the greatest extent feasible, away from nearby existing sensitive viewers (e.g., resident, pedestrians/bicyclists, and motorists), and shall utilize appropriate screening (i.e., temporary fencing with opaque material) to shield public views of construction equipment and material. Prior to issuance of a grading permit, the City of Long Beach City Engineer shall verify that staging locations are identified on final grading/development plans and that appropriate perimeter screening is included as a construction specification.

AES-2 The City of Long Beach shall ensure that any exterior lighting does not spill over onto adjacent uses. Prior to issuance of any building permit, an Outdoor Lighting Plan shall be prepared and submitted to the City of Long Beach Development Services Department, for review and approval, that includes a footcandle map illustrating the amount of light from the proposed project at adjacent light sensitive receptors. All exterior light fixtures shall be shielded or directed away from adjoining uses.

AIR QUALITY

AQ-1 Prior to issuance of any Grading Permit, the City of Long Beach City Engineer shall confirm that the Grading Plan and specifications stipulate that, in compliance with SCAQMD Rule 403, excessive fugitive dust emissions shall be controlled by regular watering or other dust prevention measures, as specified in the SCAQMD's Rules and Regulations. In addition, SCAQMD Rule 402 requires implementation of dust suppression techniques to prevent fugitive dust from creating a nuisance off-site. Implementation of the following measures would reduce short-term fugitive dust impacts on nearby sensitive receptors:

- All active portions of the construction site shall be watered every three hours during daily construction activities and when dust is observed migrating from the project site to prevent excessive amounts of dust;
- Pave or apply water every three hours during daily construction activities or apply non-toxic soil stabilizers on all parking areas and staging areas. More frequent watering shall occur if dust is observed migrating from the site during site disturbance;
- Any on-site stockpiles of debris, dirt, or other dusty material shall be enclosed, covered, or watered three times daily, or non-toxic soil binders shall be applied;
- All grading and excavation operations shall be suspended when wind speeds exceed 25 miles per hour;
- Disturbed areas shall be replaced with ground cover or paved immediately after construction is completed in the affected area;
- Track-out devices such as gravel bed track-out aprons (3 inches deep, 25 feet long, 12 feet wide per lane and edged by rock berm or row of stakes) shall be installed to reduce mud/dirt trackout from unpaved truck exit routes;
- On-site vehicle speed shall be limited to 15 miles per hour;



- Visible dust beyond the property line which emanates from the project shall be prevented to the maximum extent feasible;
- All material transported off-site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust prior to departing the job site; and
- Trucks associated with soil-hauling activities shall avoid residential streets and utilize City-designated truck routes to the extent feasible.

BIOLOGICAL RESOURCES

BIO-1 If ground-disturbing activities or removal of any trees, shrubs, or any other potential nesting habitat are scheduled within the avian nesting season (nesting season generally extend from January 1 - August 31), a pre-construction clearance survey for nesting birds shall be conducted twice per week during the three weeks prior to the scheduled vegetation clearance.

The biologist conducting the clearance survey shall document the negative results if no active bird nests are observed on the project site or within the vicinity during the clearance survey with a brief letter report indicating that no impacts to active bird nests would occur before construction can proceed. If an active avian nest is discovered during the pre-construction clearance survey, construction activities shall stay outside of a 300-foot buffer around the active nest. For raptor species, this buffer shall be 500 feet. A biological monitor shall be present to delineate the boundaries of the buffer area and to monitor the active nest to ensure that nesting behavior is not adversely affected by the construction activity. Results of the pre-construction survey and any subsequent monitoring shall be provided to the California Department of Fish and Wildlife (CDFW) and other appropriate agencies.

BIO-2 Prior to any construction activities affecting jurisdictional waters of the U.S. or State, the City of Long Beach shall conduct a jurisdictional delineation (JD) for the proposed project to quantify impacts to jurisdictional features, pursuant to Section 404 of the Federal Clean Water Act (CWA), Section 1600 of the California Fish and Game Code, and Section 401 of the CWA. Based on the results of the JD, the City of Long Beach shall consult with the U.S. Army Corps of Engineers, California Department of Fish and Wildlife, and Regional Water Quality Control Board to obtain regulatory permits, as necessary based on project impacts. In consultation with the regulatory agencies, compensatory mitigation for jurisdictional impacts shall be provided at a minimum 1:1 ratio, or as directed in accordance with existing agency requirements.

CULTURAL RESOURCES

CUL-1 If evidence of cultural resources is found during excavation, vegetation clearance, and other ground disturbing activities, activity in that area shall cease and the construction contractor shall contact the City of Long Beach Development Services Department. With direction from the Development Services Department, an archaeologist certified by the County of Los Angeles shall be retained to evaluate the discovery prior to resuming grading in the immediate vicinity of the find. If warranted, the archaeologist shall develop a plan of mitigation which may include, but shall not be limited, to, salvage excavation, laboratory analysis and processing, research, curation of the find in a local museum or repository, and preparation of a report summarizing the find.

CUL-2 Prior to construction, a Paleontological Resources Management Plan shall be prepared for the proposed project. The Paleontological Resources Management Plan shall include paleontological resources awareness training for earthmoving personnel, provide a rationale for spot-checking to determine when sediments suitable for fossil preservation have been reached in each location and



implement monitoring at that point. The plan shall also provide a framework for evaluating fossils recovered for significance under CEQA. Fossils meeting significance criteria shall be prepared, identified by a paleontologist certified by the County of Los Angeles and submitted for curation at an accredited museum such as the Natural History Museum of Los Angeles County. The City of Long Beach Development Services Department shall ensure that the requirement for preparation of the Paleontological Resources Management Plan is identified on project plans and specifications.

HAZARDS AND HAZARDOUS MATERIALS

HAZ-1 The City of Long Beach shall retain a qualified California-Registered Geologist or a California-Registered Civil Engineer to prepare a Soils Management Plan (SMP) prior to the issuance of any grading permit at or near the property located at 960 De Forest Avenue, Long Beach. As part of the SMP, the qualified professional shall notify the Los Angeles Regional Water Quality Control Board (RWQCB) of proposed activities at this property. The SMP shall include, but not be limited to:

- Land use history, including description and locations of known contamination;
- The nature and extent of previous investigations and remediation at the site;
- Identified areas of concern at the site, in relation to proposed activities;
- A listing and description of institutional controls, such as the City's excavation ordinance and other local, state, and federal regulations and laws that would apply to the project;
- Names and positions of individuals involved with soils management and their specific role;
- An earthwork schedule;
- Requirements for site-specific Health and Safety Plans (HSPs) to be prepared by all contractors at the project site. The HSP should be prepared by a Certified Industrial Hygienist and would protect onsite workers by including engineering controls, personal protective equipment, monitoring, and security to prevent unauthorized entry and to reduce construction related hazards. The HSP should address the possibility of encountering subsurface hazards including hazardous waste contamination and include procedures to protect workers and the public;
- Hazardous waste determination and disposal procedures for known and previously unidentified contamination, including those associated with any soil export activities, if applicable;
- Requirements for site specific techniques at the site to minimize dust, manage stockpiles, run-on and run-off controls, waste disposal procedures, etc.; and
- Copies of relevant permits or closures from regulatory agencies.

HAZ-2 If potentially contaminated soil is identified during site disturbance activities for the project, as evidenced by discoloration, odor, detection by instruments, or other signs, a qualified California-Registered Geologist or a California-Registered Civil Engineer retained by the City of Long Beach shall inspect the site, determine the need for sampling to confirm the nature and extent of contamination, and provide a written report to the project applicant, representatives of the Los Angeles Regional Water Quality Control Board (RWQCB), and City of Long Beach stating the recommended course of action.



Depending on the nature and extent of contamination, the professional engineer or professional geologist shall have the authority to temporarily suspend construction activity at that location for the protection of workers or the public. If, in the opinion of the professional engineer or professional geologist, substantial remediation may be required, the City of Long Beach shall contact representatives of the Los Angeles RWQCB for guidance and possible oversight.

HAZ-3 Prior to issuance of a Dewatering Permit for the proposed project, a Construction Workers Safety Plan (CWSP) shall be developed by a qualified California-Registered Geologist or a California-Registered Civil Engineer, retained by the City of Long Beach. At a minimum, the CWSP shall include guidance for handling, segregating, and characterizing potentially contaminated groundwater extracted during dewatering activities in order to minimize impacts to worker safety and the environment. The CWSP shall also require that the Contractor comply with any requirements made by a Dewatering Permit issued by the Los Angeles Regional Water Quality Control Board (RWQCB), as applicable.

HAZ-4 Prior to site disturbance activities, the City of Long Beach shall retain a lead specialist to conduct sampling activities to verify whether or not on-site traffic striping materials are associated with lead-based paints above regulatory thresholds. The lead specialist shall report the findings to the City of Long Beach City Engineer, and shall include recommendations for the construction contractor regarding proper handling and disposal of materials, if necessary.

HAZ-5 At least three business days prior to any lane closure, the construction contractor shall notify the Long Beach Fire Department (LBFD) and Long Beach Police Department (LBPD), along with the City of Long Beach City Engineer, of construction activities that would impede movement (such as lane closures) along public roadways in the project area, in order to ensure uninterrupted emergency access and maintenance of evacuation routes. This requirement shall be indicated on project plans and specifications, subject to verification by the City of Long Beach City Engineer.

NOISE

NOI-1 Prior to Grading Permit issuance, the City of Long Beach City Engineer shall ensure that the project complies with the following:

- Construction contracts specify that all construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers and other state required noise attenuation devices.
- Property owners and occupants located within 100 feet of the project boundary shall be sent a notice, at least 15 days prior to commencement of construction of each phase, regarding the construction schedule of the proposed project. A sign, legible at a distance of 50 feet shall also be posted at the project construction site. All notices and signs shall be reviewed and approved by the City of Long Beach Development Services Department, prior to mailing or posting and shall indicate the dates and duration of construction activities, as well as provide a contact name and a telephone number where residents can inquire about the construction process and register complaints.
- Prior to issuance of any Grading or Building Permit, the contractor shall provide evidence that a construction staff member will be designated as a Noise Disturbance Coordinator and will be present on-site during construction activities. The Noise Disturbance Coordinator shall be responsible for responding to any local complaints about construction noise. When a complaint is received, the Noise Disturbance Coordinator shall notify the City within 24-hours of the complaint and determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.) and shall implement reasonable measures to resolve the complaint, as deemed



acceptable by the City of Long Beach City Engineer. All notices that are sent to residential units immediately surrounding the construction site and all signs posted at the construction site shall include the contact name and the telephone number for the Noise Disturbance Coordinator.

- Prior to issuance of any Grading or Building Permit, the project applicant shall demonstrate to the satisfaction of the City of Long Beach City Engineer that construction noise reduction methods shall be used where feasible. These reduction methods include shutting off idling equipment, installing temporary acoustic barriers around stationary construction noise sources, maximizing the distance between construction equipment staging areas and occupied residential areas, and electric air compressors and similar power tools.
- During construction, stationary construction equipment shall be placed such that emitted noise is directed away from sensitive noise receivers.

POPULATION AND HOUSING

PH-1 Prior to construction of project facilities in areas that would displace the homeless, the City of Long Beach Department of Health and Human Services shall provide advanced notice to the affected homeless population, and upon commencement of construction activities, shall provide outreach, assessment, and support services consistent with the City's practices to reduce homelessness in the Long Beach area. Support services shall include, but not be limited to, coordinated/proactive outreach, medical/psychiatric assistance, provision of basic needs (e.g., hygiene, food, clothing, and transportation), access to emergency/temporary/permanent housing, and ongoing social services provide a linkage to continuum of care.

TRANSPORTATION/TRAFFIC

TR-1 Prior to the initiation of construction, the City of Long Beach Director of Public Works shall ensure that a Traffic Management Plan (TMP) has been prepared for the proposed project. The TMP shall include measures to minimize potential safety impacts during the short-term construction process, when partial lane closures may be required. It shall include measures such as construction signage, pedestrian protection, limitations on timing for lane closures to avoid peak hours, temporary striping plans, identification of alternate bus stops during potential short-term bus stop closures, construction vehicle routing plans, and the need for a construction flagperson to direct traffic during heavy equipment use. The TMP shall be incorporated into project specifications for verification prior to final plan approval.



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