

IV. Mitigation Monitoring and Reporting Program (MMRP)



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 100 E. Ocean 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							
Project Design Feature AES-1: Temporary construction fencing shall be placed around the perimeter of the Project Site to screen construction activity from views at street level. Temporary fencing shall adhere to the City of Long Beach’s Graphic Guidelines for Temporary Fencing (06/2017).	Field inspection	Construction	Long Beach Department of Public Works	Long Beach Department of Public Works			
Project Design Feature AES-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. Unauthorized postings shall be removed within 72 hours.	Field inspection	Construction	Long Beach Development Services	Long Beach Development Services			
Project Design Feature AES-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 AES-4: All exterior 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 AIR-1: In accordance with South Coast Air Quality Management District Rule 403, the Project shall incorporate fugitive	Field inspection/ Quarterly	Construction	Long Beach Development Services	South Coast Air Quality Management			

Mitigation Monitoring and Reporting Program (Continued)

Project Design Feature/Mitigation Measure	Action Indicating Compliance	Monitoring Phase	Monitoring Agency	Enforcement Agency	Compliance Verification		
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dust control measures at least as effective as the following measures: <ul style="list-style-type: none"> • Use watering to control dust generation during the demolition of structures such that visible dust plumes are not generated; • Clean-up mud and dirt carried onto paved streets from the site daily; • 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 three times daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions; and • Prior to demolition or ground disturbing activities, an information sign shall be posted at the entrance to the construction site that 	compliance report submitted by Project contractor			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
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 concerning on-site activity, including investigation and resolution of issues related to fugitive dust generation.							
Project Design Feature AIR-2: In accordance with California Code of Regulations Title 13, Section 2485, the idling of all on-road diesel-fueled commercial haul and dump trucks (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 AIR-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 AIR-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			

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 AIR-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			
Project Design Feature AIR-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			
Project Design Feature AIR-7: During the mat pour foundation phase, all trucks hauling concrete shall be model year 2007 or newer.	Field inspection/ Quarterly compliance report submitted by Project contractor	Construction	Long Beach Development Services	Long Beach Development Services			
Mitigation Measure AIR-1: Tier 4 Construction Equipment. The Project shall utilize off-road diesel-powered construction equipment that meets or exceeds CARB and USEPA Tier 4 off-road emissions standards for excavators and loaders during Project excavation and grading activities. To the extent possible, pole power shall be made available for use with electric tools, equipment, lighting, etc. These requirements shall be included	Field inspection/ Quarterly compliance report submitted by Project contractor	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		
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in applicable bid documents and successful contractor(s) must demonstrate the ability to supply such equipment. A copy of each unit's BACT documentation (certified tier specification or model year specification), and CARB or SCAQMD operating permit (if applicable) shall be provided to the City at the time of mobilization of each applicable unit of equipment.							
Biological Resources							
Mitigation Measure BIO-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 active 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	Review and approval of construction schedule/ Field inspection/ Quarterly compliance report submitted by Project contractor	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		
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state and federal laws pertaining to the protection of nesting native birds.							
Cultural Resources							
<p>Mitigation Measure CUL-1: A qualified Project archeologist or archaeological monitor approved by the City 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 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>An Archaeologist meeting the Secretary of the Interior’s Professional Qualification Standards 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</p>	Field verification of monitoring/ Approval of Archaeologist’s report	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		
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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.							
Mitigation Measure CUL-2: If evidence of subsurface paleontological resources is found during excavation and other ground disturbing activities, all work within 50 feet of the discovery shall cease and the construction contractor shall contact the City of Long Beach Development Services Department. With direction from the Development Services Department, a paleontologist certified by the County of Los Angeles shall evaluate the find. If warranted, the paleontologist shall prepare a complete a standard Paleontological Resources Mitigation Program for the salvage and curation of identified resources.	Field verification of monitoring/ Preparation of Paleontological Resources Mitigation Program (if required)	Construction	Long Beach Development Services	Long Beach Development Services			
Mitigation Measure CUL-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	Verification that County Coroner and/ or Native American Heritage Commission	Construction (prior to re-initiating work if human remains unearthed)	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>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>consultation has occurred (if human remains unearthed)</p>						
<p>Mitigation Measure HIS-1: All work in and around the Jergins Trust Tunnel shall comply with the Secretary of the Interior’s Standards. This includes, among others, using the gentlest means possible for cleaning, retaining distinctive materials and features, and designing alterations and news construction that is compatible with its historic character. Other specific measures to ensure work complies with the Secretary of the Interior’s Standards include the following:</p> <ul style="list-style-type: none"> • A qualified professional historic architect or historic preservation consultant that meets the Secretary of the Interior’s Professional Qualification Standards shall be retained as part of the Project team. The historic architect or preservation professional shall participate in the 	<p>Approval of historic architect or preservation consultant/ Approval of report/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
<p>design of the Project as it relates to Jergins Trust Tunnel through design development and construction documents to ensure compliance with the Secretary of the Interior’s Standards.</p> <ul style="list-style-type: none"> The historic architect or preservation professional shall prepare a report at the conclusion of the design development phase of the Project analyzing compliance with the Secretary of the Interior’s Standards. The report should identify and catalog all character defining features of the tunnel and provide recommendations for protection and treatment. The report shall be submitted to the City of Long Beach’s preservation staff for their review and approval prior to the issuance of building permits. The historic architect or preservation professional shall participate in period monitoring of the Secretary of the Interior’s Standards compliance during construction to completion. The monitoring shall include field notes, photographs, and other documentation of the Project as it relates to Jergins Trust Tunnel. The Secretary of the Interior’s Standards monitoring may be performed in conjunction with the construction monitoring required pursuant to Mitigation Measure HIS-2. 							
<p>Mitigation Measure HIS-2: The Applicant shall implement a Construction Monitoring Plan prepared by a qualified structural engineer, historic architect, and/or other professional to ensure the protection of Jergins Trust Tunnel during construction from damage due to underground</p>	Approval of Construction Monitoring Plan/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
<p>excavation, pile driving, and general construction processes as well as settlement or earth movement from the removal of adjacent soil and features. Prior to issuance of an earthwork or demolition permit, the Construction Monitoring Plan and protection measures shall be reviewed by a qualified professional historic architect or historic preservation consultant that meets the Secretary of the Interior’s Professional Qualifications Standards to ensure the measures would adequately protect the Jergins Trust Tunnel. The historic architect or historic preservation professional shall participate in monitoring of the tunnel during construction to completion, per the procedures set forth in the Construction Monitoring Plan. The Construction Monitoring Plan shall include the following procedures to:</p> <ul style="list-style-type: none"> • Document the baseline conditions of the Jergins Trust Tunnel prior to any ground disturbing activity in a Preconstruction Survey Report; • Reduce potential impacts from construction activities on the physical features of the tunnel, such as shoring, maximum vibration levels, or other methods; • Monitor vibration and settlement throughout construction using survey markers or other monitoring devices; • Determine when construction impacts are occurring, and actions needed to halt, mitigate, repair, and/or avoid these impacts; • Monitor the Jergins Trust Tunnel with periodic site visits during construction (such as monthly 	monitoring						

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>or at specific milestones that have the potential to cause damage), producing field reports with photo and illustrative documentation for each monitoring session;</p> <ul style="list-style-type: none"> Conduct a post-construction survey prior to the issuance of the Certificate of Occupancy, taking into account any conservation or stabilization work of the tunnel to ensure that significant adverse impacts have not occurred to the tunnel from construction-related activities. 							
Greenhouse Gas Emissions							
<p>Project Design Feature GHG-1: The design of the 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 Silver® or equivalent green building standards under LEED® v4. Specific sustainability features that are integrated into the Project design to enable the Project to achieve LEED Silver® certification will include, but are not limited to the following:</p> <ol style="list-style-type: none"> Meeting or exceeding Title 24, Part 6, California Energy Code baseline standard requirements by 10 percent for energy efficiency, based on the 2019 Building Energy Efficiency Standards requirements. Use of Energy Star-labeled products and appliances. Use of light-emitting diode (LED) lighting or other energy-efficient lighting technologies, such as occupancy sensors or daylight 	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
harvesting and dimming controls, where appropriate, to reduce electricity use. d. Use of high-efficiency Energy Star-rated dishwashers and clothes washers where appropriate. e. Incorporation of generous operable windows and high performance window glazing; and use of natural light. f. Provision of conduit that is appropriate for future photovoltaic and solar thermal collectors. g. Installation of a separate water meter (or submeter), flow sensor, and master valve shutoff for irrigated landscape areas totaling 5,000 square feet and greater. h. Provision of on-site recycling containers to promote the recycling of paper, metal, glass, and other recyclable materials and adequate storage areas for such containers during construction and after the building is occupied. i. Use of building materials with a minimum of 10 percent recycled-content for the construction of the Project. j. Water-efficient plantings with drought-tolerant species; and k. Pedestrian- and bicycle-friendly design with short-term and long-term bicycle parking.							

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
Noise							
Project Design Feature NOI-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 NOI-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			
Project Design Feature NOI-3: During operation, 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 NOI-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 NOI-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 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 NOI-1: 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 NOI-2: 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			
<p>Mitigation Measure NOI-3: A temporary and impermeable 15-foot high sound barrier shall be erected at the locations listed below. At plan check, building plans shall include documentation prepared by a qualified noise consultant verifying compliance with this measure. The sound barriers would only be required if construction of the related projects specified below overlap with Project construction activities.</p> <ul style="list-style-type: none"> • Along the north property line of the Project Site. The temporary sound barrier shall be designed to provide a minimum 10-dBA noise reduction at 50 feet of distance. This proposed temporary sound barrier shall be installed if the project proposed at 110 Pine Avenue will have construction activities overlap with Project construction. • Along the eastern property line of the Project Site. The temporary sound barrier shall be designed to provide a minimum 10-dBA noise reduction at 50 feet of distance as specified by 	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
the manufacturer. This proposed temporary sound barrier shall be installed if the project proposed at 210 East Ocean Boulevard will have construction activities overlap with Project construction.							
Public Services—Police Protection							
Project Design Feature POL-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 POL-2: The Project shall incorporate permanent security features, including a private on-site security patrol, 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			
Transportation/Traffic							
Project Design Feature TRA-1: Prior to the start of construction, the Project Applicant shall prepare a detailed Construction Traffic Management Plan, including haul routes and a staging plan, and submit it to the City of Long Beach Department of Public Works, Traffic and Transportation Bureau for review and approval. The Construction Traffic Management Plan shall formalize how construction would be carried out and identify specific actions to reduce resulting effects on the surrounding community. The Construction Traffic 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: <ul style="list-style-type: none"> • Traffic control for any street/lane closure, 	Review and approval of Construction Management Plan/Field inspection	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>detour, or other disruption to traffic circulation.</p> <ul style="list-style-type: none"> 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 daily, 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 hauling or transport of oversize loads shall be allowed during nighttime hours, weekends or federal holidays. 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, but may occur on nearby public and/or private parking lots/garages, as approved by the 							

Mitigation Monitoring and Reporting Program (Continued)

Project Design Feature/Mitigation Measure	Action Indicating Compliance	Monitoring Phase	Monitoring Agency	Enforcement Agency	Compliance Verification		
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<p>City Engineer prior to use.</p> <ul style="list-style-type: none"> • Appropriate signage and facilities shall be installed to ensure safety and direct pedestrians in the event of any temporary sidewalk closure or the temporary relocation of any bus stop. Any temporary relocation of a bus stop shall be coordinated with Long Beach Transit. • The Construction Traffic 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. 							
<p>Project Design Feature TRA-2: 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 and other alternative modes of transportation. These measures shall include, but not be limited to: bicycle parking, bicycle rental, end-of-trip bicycle facilities, an active transportation-oriented ground floor, wayfinding signage, car share parking, car share membership, guaranteed ride home program, pre-loaded transit cards/bike share passes, unbundled parking, hotel confirmation with multi-modal information, in-room information regarding transportation options, website transit and commute information, and designation of a Transportation Coordinator. Details of the proposed TDM Plan are set forth in <i>100 E. Ocean Boulevard Transportation Demand Management Plan</i> prepared by Fehr & Peers, provided in Appendix E.3 of the Draft EIR. The TDM Plan</p>	Review and approval of TDM Plan prior to issuance of certificate of occupancy	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
shall be verified prior to issuance of a certificate of occupancy.							
Mitigation Measure TRA-1: During A.M. and P.M. peak hours and peak events, queuing at the inbound Ocean Boulevard driveway shall be monitored by the hotel's valet staff. When the inbound driveway is observed to be near capacity, a queuing plan shall be implemented to create a secondary valet staging area and prevent any queue spillback onto the public right-of-way. The queuing plan shall be submitted to the City of Long Beach Department of Public Works, Traffic and Transportation Bureau and the Department of Development Services, Planning Bureau for review prior to building permit issuance and approval prior to Certificate of Occupancy.	Approval of queuing plan/Field verification of monitoring	Pre-construction/ Operation	Long Beach Development Services/ Long Beach Public Works	Long Beach Development Services/ Long Beach Public Works			
Tribal Cultural Resources							
Mitigation Measure TCR-1: Prior to the issuance of any grading permit for the Project, the City of Long Beach Development Services Department shall ensure that the construction contractor provide unencumbered access for Native American monitoring during ground-disturbing activities. This provision shall be included on Project plans and specifications. The Project Site shall be made accessible to any Native American tribe requesting to be present, provided adequate notice is given to the construction contractor and that a construction safety hazard does not occur. The monitor(s) shall be approved by a local tribal representative and shall be present on-site during the construction phases that involve any ground	Approval of access/Field verification of monitoring	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
disturbing activities. The monitor(s) shall possess Hazardous Waste Operations and Emergency Response (HAZWOPER) certification, which shall be submitted to the City for review. 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 the California Environmental Quality Act, California Public Resources Code Division 13, Section 21083.2 (a) through (k). Neither the City of Long Beach, Project Applicant, or construction contractor shall be financially obligated for any monitoring activities. If evidence of any tribal cultural resources is found during ground-disturbing activities, the monitor(s) shall have the capability to halt construction in the immediate vicinity of the find in order to recover and/or determine the appropriate plan of recovery for the resource. The recovery process shall not unreasonably delay the construction process. On-site monitoring shall end when the Project grading and excavation activities are completed or when the monitor has indicated that the site has a low potential for tribal cultural resources and monitoring is no longer necessary.							
Mitigation Measure TCR-2: Any archaeological resource(s) unearthed during Project construction activities shall be evaluated by the qualified archaeologist and Native American monitor. If the resource(s) are Native American in origin, the relevant tribe shall coordinate with the landowner regarding treatment and curation of the resources.	Approval of treatment and curation plan	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
The treatment plan established for the resource(s) shall comply with California Environmental Quality Act Guidelines Section 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							
<p><u>Acronyms:</u></p> <p>CARB California Air Resources Board CEQA California Environmental Quality Act dBA A-Weighted Decibel EIR Environmental Impact Report HAZWOPER Hazardous Waste Operations and Emergency Response LBMC Long Beach Municipal Code LED Light Emitting Diode LEED® Leadership in Energy and Environmental Design L_{eq} Equivalent Sound Level MUTCD Manual on Uniform Traffic Control Device SCAQMD South Coast Air Quality Management District TDM Transportation Demand Management USEPA United States Environmental Protection Agency</p>							