

**Appendix M Draft Mitigation Monitoring and Reporting
Program**

Appendices

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July 2016 | Draft Mitigation Monitoring and Reporting Program

Southeast Area Specific Plan

for City of Long Beach

Prepared for:

City of Long Beach

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1. Introduction

1.1 PURPOSE OF MITIGATION MONITORING AND REPORTING PROGRAM

This Mitigation Monitoring and Reporting Program (MMRP) has been developed to provide a vehicle to monitor mitigation measures and conditions of approval outlined in the Final Environmental Impact Report. The MMRP has been prepared in conformance with Section 21081.6 of the Public Resources Code and City of Long Beach monitoring requirements. Section 21081.6 states:

(a) When making the findings required by paragraph (1) of subdivision subsection (a) of Section 21081 or when adopting a mitigated negative declaration pursuant to paragraph (2) of subdivision (c) of Section 21080, the following requirements shall apply:

(1) The public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation. For those changes which have been required or incorporated into the project at the request of a responsible agency or a public agency having jurisdiction by law over natural resources affected by the project, that agency shall, if so requested by the lead agency or a responsible agency, prepare and submit a proposed reporting or monitoring program.

(2) The lead agency shall specify the location and custodian of the documents or other material which constitute the record of proceedings upon which its decision is based.

(b) A public agency shall provide that measures to mitigate or avoid significant effects on the environment are fully enforceable through permit conditions, agreements, or other measures. Conditions of project approval may be set forth in referenced documents which address required mitigation measures or, in the case of the adoption of a plan, policy, regulation, or other public project, by incorporating the mitigation measures into the plan, policy, regulation, or project design.

(c) Prior to the close of the public review period for a draft environmental impact report or mitigated negative declaration, a responsible agency, or a public agency having jurisdiction over natural resources affected by the project, shall either submit to the lead agency complete and detailed performance objectives for mitigation measures which would address the significant effects on the environment identified by the responsible agency or agency having jurisdiction over natural resources affected by the project, or refer the lead agency to appropriate, readily available guidelines or reference documents. Any mitigation measures

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submitted to a lead agency by a responsible agency or an agency having jurisdiction over natural resources affected by the project shall be limited to measures which mitigate impacts to resources which are subject to the statutory authority of, and definitions applicable to, that agency. Compliance or noncompliance by a responsible agency or agency having jurisdiction over natural resources affected by a project with that requirement shall not limit the authority of the responsible agency or agency having jurisdiction over natural resources affected by a project, or the authority of the lead agency, to approve, condition, or deny projects as provided by this division or any other provision of law.

The MMRP will serve to document compliance with adopted/certified mitigation measures that are formulated to minimize impacts associated with future development that would be accommodated by the Southeast Area Specific Plan.

1.2 PROJECT SUMMARY

The Project consists of a specific plan, general plan amendment, zoning ordinance amendment, and LCP amendment to shape the land use and development on 1,481 acres. The Project consists of two components: 1) the Southeast Area Specific Plan (SEASP; Specific Plan) covering 1,472 acres and 2) the conventional zoning area covering 9 acres. The conventional zoning area is described starting on Page 3-21 of this section. Both of these areas constitute the “project” for purposes of CEQA, but are described separately below.

Southeast Area Specific Plan

The Southeast Area Specific Plan consists of 1,472 acres and includes 1,372 acres currently zoned “PD-1, SEADIP,” 94 acres of the San Gabriel River and Los Cerritos Channel, and 6 acres along the southeast edge of the current PD-1 boundary. This 6-acre area is the result of a boundary adjustment between Los Angeles and Orange County that was approved by the local area formation commission in 2012, but never updated in PD-1. The proposed Specific Plan would replace the 1977 Southeast Area Development Improvement Plan (PD-1).

Land use designations would include: Single Family Residential, Multi-Family Residential, Mobile Homes, Commercial-Neighborhood, Mixed Use Community Core, Mixed Use Marina, Industrial, Public, Open Space and Recreation, Coastal Habitat/Wetlands/Recreation, Channel/Marina/Waterway, Right-of-Way /Caltrans, and Dedicated Right-of-Way (not built).

Land use statistics are provided in Table 1-1. Buildout of the Specific Plan would allow a total of 9,518 dwelling units, 2,665,052 square feet of commercial/employment uses, and 425 hotel rooms. This would result in a net increase of 5,439 dwelling units, 573,576 square feet of commercial/employment uses, and 50 hotel rooms.

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Table 1-1 Southeast Area Specific Plan Land Use Summary

	Existing	Projection	Net Increase
Dwelling Units	4,079	9,518	5,439
Population	6,486	15,134	8,648
Commercial/Employment (SF)	2,091,476	2,665,052	573,576
Employees	3,555	4,115	560
Hotel Rooms	375	425	50
Acres	1,381 ¹	1,472 ²	0

Source: City of Long Beach; PlaceWorks (October 2015; March 2016).

1. The PD-1 boundary does not include portions of the San Gabriel River and the Los Cerritos Channel totaling 94 acres and 6 acres resulting from a County boundary adjustment approved by LAFCO.
2. The Project area consists of a total of 1,481 acres: 1) 1,472 acres within the proposed Specific Plan, which includes the 94 acres of waterways and 6 acres along the southeast boundary; and 2) 9 acres in the conventional zoning area that were in the PD-1 boundary but removed from the Specific Plan.

In addition to the required elements of the Specific Plan—such as, development standards, design guidelines—there are a number of project design features that have mitigating effects. Mobility improvements include enhanced roadway, bicycle, and pedestrian connectivity. SEASP Sections 7.1.2, Views, and 7.1.5, Special Edge Conditions, protect scenic views and require sensitive design adjacent to wetlands, marinas, and waterways. SEASP Section 7.2.14, Bird-Safe Treatments, reduces impacts related to birds by addressing the interface between the wetlands (as essential bird habitat) and urban uses. It establishes criteria for lighting, landscaping, and façade treatments to minimize light pollution in natural areas and bird strikes. The proposed Specific Plan also establishes a Wetland Monitoring Fund (SEASP Section 5.9) to preserve and restore wetlands and requires wetland buffers for development adjacent to wetlands (SEASP Section 5.10).

Conventional Zoning Area

The remaining nine acres of land in the Project area directly west of the Marina Vista Park are proposed to be extracted from the PD-1 zoning designation and converted to conventional zoning. This area would not be included in the proposed Specific Plan. Existing land uses in this area include single-family homes and a fire station. The proposed land use for this area was determined based on existing conditions and would be designated single-family residential. No new development is intended for this area, and no physical change (e.g., additional development intensity or redevelopment) is expected to occur; all existing uses within this area are expected to remain.

A conventional zoning designation (R-1-N, single family residential) was chosen to be consistent with the existing residential development. No new development is intended in this area. Given that the existing intensity of development is not expected to change, buildout projections for the nine-acre conventional zoning area assume no change in number of dwelling units or population. Buildout projections for the area are shown in Table 1-2.

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Table 1-2 Conventional Zoning Area

	Existing	Conventional Zoning/ R-Zone
Dwelling Units	39	39
Population	66	66
Public (SF)	16,693	16,693
Employees	—	—
Hotel Rooms	—	—
Acres	9	9

Notes: SF = square feet

1.3 PROJECT LOCATION

The Project area is on the southeast edge of the City of Long Beach, California, within Los Angeles County and bordering Orange County. The area encompasses 1,481 acres and consists of the area south of 7th Street, east of Bellflower Boulevard, east of the Long Beach Marine Stadium and Alamitos Bay docks, south of Colorado Street, and north and west of Long Beach’s southern boundary. The Los Cerritos Channel and San Gabriel River run through the Project area toward the Alamitos Bay and Pacific Ocean and are included as part of the Project area.

Regional access to the Project area is provided by Interstate 405 (I-405) and I-605. I-405 runs east-west, and the I-605 runs north-south near the northeastern portion of the Project area. Also, State Route 22 (SR-22) intersects with I-605 and runs east-west into the northeast portion of the Project area, and terminates as 7th Street along the Project’s northern boundary.

1.4 MITIGATION MONITORING PROGRAM ORGANIZATION

CEQA requires that a reporting or monitoring program be adopted for the conditions of project approval that are necessary to mitigate or avoid significant effects on the environment (Public Resources Code 21081.6). The mitigation monitoring and reporting program is designed to ensure compliance with adopted mitigation measures during project implementation. For each mitigation measure recommended in the DEIR, specifications are made herein that identify the action required and the monitoring and reporting that must occur. In addition, a responsible agency is identified for verifying compliance with individual conditions of approval contained in the MMRP. To effectively track and document the status of mitigation measures, a mitigation matrix has been prepared (see Table 1).

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Table 1-3 Mitigation Monitoring and Reporting Requirements

Mitigation Measure	Timing	Responsible Implementing Party	Responsible Monitoring Party	Document Location (Monitoring Record)	Completion Date	
					Responsible Monitoring Party	Project Mitigation Monitor
5.3 AIR QUALITY						
AQ-1 Applicants for new development projects within the Southeast Area Specific Plan shall require the construction contractor to use equipment that meets the US Environmental Protection Agency (EPA) Tier 4 emissions standards for off-road diesel-powered construction equipment with more than 50 horsepower, unless it can be demonstrated to the City of Long Beach that such equipment is not available. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 4 diesel emissions control strategy for a similarly sized engine, as defined by the California Air Resources Board's regulations. Prior to construction, the project engineer shall ensure that all demolition and grading plans clearly show the requirement for EPA Tier 4 or higher emissions standards for construction equipment over 50 horsepower. During construction, the construction contractor shall maintain a list of all operating equipment in use on the construction site for verification by the City of Long Beach. The construction equipment list shall state the makes, models, and numbers of construction equipment onsite. Equipment shall be properly serviced and maintained in accordance with the manufacturer's recommendations. Construction contractors shall also ensure that all nonessential idling of construction equipment is restricted to five minutes or less in compliance with California Air Resources Board's Rule 2449.	Prior to and during construction activities	Project Applicant, Engineer and Construction Contractor	Long Beach Development Services Department	Long Beach Development Services Department		

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Mitigation Measure	Timing	Responsible Implementing Party	Responsible Monitoring Party	Document Location (Monitoring Record)	Completion Date	
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<p>AQ-2 Applicants for new development projects within the Southeast Area Specific Plan shall require the construction contractor to prepare a dust control plan and implement the following measures during ground-disturbing activities—in addition to the existing requirements for fugitive dust control under South Coast Air Quality Management District (SCAQMD) Rule 403—to further reduce PM10 and PM2.5 emissions. The City of Long Beach shall verify that these measures have been implemented during normal construction site inspections.</p> <ul style="list-style-type: none"> • Following all grading activities, the construction contractor shall reestablish ground cover on the construction site through seeding and watering. • During all construction activities, the construction contractor shall sweep streets with SCAQMD Rule 1186-compliant, PM10-efficient vacuum units on a daily basis if silt is carried over to adjacent public thoroughfares or occurs as a result of hauling. • During all construction activities, the construction contractor shall maintain a minimum 24-inch freeboard on trucks hauling dirt, sand, soil, or other loose materials and shall tarp materials with a fabric cover or other cover that achieves the same amount of protection. • During all construction activities, the construction contractor shall water exposed ground surfaces and disturbed areas a minimum of every three hours on the construction site and a minimum of three times per day. • During all construction activities, the construction contractor shall limit onsite vehicle speeds on unpaved roads to no more than 15 miles per hour. 	During ground-disturbing activities	Project Applicant and Construction Contractor	Long Beach Development Services Department	Long Beach Development Services Department		

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Mitigation Measure	Timing	Responsible Implementing Party	Responsible Monitoring Party	Document Location (Monitoring Record)	Completion Date	
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AQ-3 Applicants for new development projects within the Southeast Area Specific Plan shall require the construction contractor to use coatings and solvents with a volatile organic compound (VOC) content lower than required under South Coast Air Quality Management District Rule 1113 (i.e., super compliant paints). The construction contractor shall also use pre-coated/natural-colored building materials, where feasible. Use of low-VOC paints and spray method shall be included as a note on architectural building plans and verified by the City of Long Beach during construction.	During construction activities	Project Applicant and Construction Contractor	Long Beach Development Services Department	Long Beach Development Services Department		
AQ-4 Prior to issuance of a building permit for new development projects within the Southeast Area Specific Plan, the property owner/developer shall show on the building plans that all major appliances (dishwashers, refrigerators, clothes washers, and dryers) to be provided/installed are Energy Star appliances. Installation of Energy Star appliances shall be verified by the City of Long Beach prior to issuance of a certificate of occupancy.	Prior to the issuance of building permits	Property Owner/ Developer	Long Beach Development Services Department	Long Beach Development Services Department		
AQ-5 Prior to issuance of building permits for residential development projects within the Southeast Area Specific Plan, the property owner/developer shall indicate on the building plans that the following features have been incorporated into the design of the building(s). Proper installation of these features shall be verified by the City of Long Beach prior to issuance of a certificate of occupancy. <ul style="list-style-type: none"> • For multifamily dwellings, electric vehicle charging shall be provided as specified in Section A4.106.8.2 (Residential Voluntary Measures) of the CALGreen Code and the Long Beach Municipal Code. • Bicycle parking shall be provided as specified in Section A4.106.9 (Residential Voluntary Measures) of the CALGreen Code. 	Prior to the issuance of building permits	Property Owner/ Developer	Long Beach Development Services Department	Long Beach Development Services Department		

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Mitigation Measure	Timing	Responsible Implementing Party	Responsible Monitoring Party	Document Location (Monitoring Record)	Completion Date	
					Responsible Monitoring Party	Project Mitigation Monitor
<p>AQ-6 Prior to issuance of building permits for nonresidential development projects within the Southeast Area Specific Plan, the property owner/developer shall indicate on the building plans that the following features have been incorporated into the design of the building(s). Proper installation of these features shall be verified by the City of Long Beach prior to issuance of a certificate of occupancy.</p> <ul style="list-style-type: none"> For buildings with more than ten tenant-occupants, changing/shower facilities shall be provided as specified in Section A5.106.4.3 (Nonresidential Voluntary Measures) of the CALGreen Code. Preferential parking for low-emitting, fuel-efficient, and carpool/van vehicles shall be provided as specified in Section A5.106.5.1 (Nonresidential Voluntary Measures) of the CALGreen Code. Facilities shall be installed to support future electric vehicle charging at each nonresidential building with 30 or more parking spaces. Installation shall be consistent with Section A5.106.5.3 (Nonresidential Voluntary Measures) of the CALGreen Code and the Long Beach Municipal Code. 	Prior to the issuance of building permits	Property Owner/ Developer	Long Beach Development Services Department	Long Beach Development Services Department		

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Table 1-3 Mitigation Monitoring and Reporting Requirements

Mitigation Measure	Timing	Responsible Implementing Party	Responsible Monitoring Party	Document Location (Monitoring Record)	Completion Date	
					Responsible Monitoring Party	Project Mitigation Monitor
AQ -7 New industrial land uses that have industrial equipment which requires a permit to operate from the South Coast Air Quality Management District, or have the potential to generate 40 or more diesel trucks per day, and are located within 1,000 feet of a sensitive land use (e.g. residential, schools, hospitals, nursing homes), as measured from the property line of the project to the property line of the nearest sensitive use, shall submit a health risk assessment (HRA) to the City of Long Beach prior to future discretionary project approval. The HRA shall be prepared in accordance with policies and procedures of the state Office of Environmental Health Hazard Assessment and the applicable air quality management district. If the HRA shows that the incremental cancer risk exceeds ten in one million (10E 06), that particulate matter concentrations would exceed 2.5 µg/m3, or that the appropriate noncancer hazard index exceeds 1.0, the applicant will be required to identify and demonstrate that best available control technologies for toxics (T BACTs) are capable of reducing potential cancer and noncancer risks to an acceptable level, including appropriate enforcement mechanisms. T BACTs may include, but are not limited to, restricting idling onsite, electrifying warehousing docks to reduce diesel particulate matter, and requiring use of newer equipment and/or vehicles. T BACTs identified in the HRA shall be identified as mitigation measures in the environmental document and/or incorporated into the site development plan as a component of the project.	Prior to future discretionary project approval	Property Owner/ Developer	Long Beach Development Services Department	Long Beach Development Services Department		

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Table 1-3 Mitigation Monitoring and Reporting Requirements

Mitigation Measure	Timing	Responsible Implementing Party	Responsible Monitoring Party	Document Location (Monitoring Record)	Completion Date		
					Responsible Monitoring Party	Project Mitigation Monitor	
5.4 BIOLOGICAL RESOURCES							
BIO-1	Concurrent with submittal of site development plans for development on or adjacent to undeveloped land and all land within the Coastal Habitat, Wetlands & Recreation land use, the project applicant shall submit a biological resources report conducted by a qualified biologist. The biological resources report shall include: analysis of available literature and databases (CNDDDB); historical sensitive biological resources; review of current land use and land ownership within the project vicinity; on-site survey and mapping that delineates vegetation communities present within the development area; identification of jurisdictional waters and special status habitat, wildlife, and plant species. Focused surveys for sensitive, threatened, endangered species, will also be prepared, as required. The project applicant shall demonstrate that the proposed development and project design avoids impacts to special status species and habitats, in consultation with CDFW and USFWS. If complete avoidance is not possible, the project applicant shall obtain necessary permits from CDFW and USFWS. Prior to the issuance of grading permits, the project applicant shall submit plans, required permits, and mitigation plans (if needed) to the Long Beach Development Services Department for review and approval.	Concurrent with submittal of site development plans and prior to the issuance of grading permits	Project Applicant/ Developer	Long Beach Development Services Department	Long Beach Development Services Department		

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Table 1-3 Mitigation Monitoring and Reporting Requirements

Mitigation Measure	Timing	Responsible Implementing Party	Responsible Monitoring Party	Document Location (Monitoring Record)	Completion Date	
					Responsible Monitoring Party	Project Mitigation Monitor
<p>BIO-2 Concurrent with submittal of site development plans for development on or adjacent to undeveloped land and all land within the Coastal Habitat, Wetlands & Recreation land use, the project applicant shall submit a jurisdictional delineation prepared by a qualified biologist or letters stating that no such jurisdictional features exist. The jurisdictional delineation shall be prepared pursuant to the requirements of (1) US Army Corps of Engineers (Corps) jurisdiction pursuant to Section 404 of the Clean Water Act and Section 10 of the Rivers and Harbors Act, (2) CDFW jurisdiction pursuant to Section 1602 of the Fish and Game Code, (3) RWQB jurisdiction pursuant to Section 401 of the Clean Water Act and Section 13260 of the Porter-Cologne Act, and (4) wetlands as defined under the California Coastal Act. The project shall be designed to avoid impacts to jurisdictional wetlands. If wetland avoidance is not possible, the applicant shall ensure no net loss of wetlands either by creation of applicant-sponsored wetlands or purchase of mitigation bank credits in consultation with applicable Federal- and State- agencies (Corps, CDFW, RWQB, and/or Coastal Commission). Any mitigation, replacement, and/or restoration of habitat shall occur in the LCWC or in an approved coastal mitigation bank that covers this area. If the applicant can demonstrate that there are no logistically viable opportunities for mitigation within the LCWC, the applicant may propose mitigation elsewhere, which must be approved by the City and the resource agencies. The mitigation plan prepared in consultation with the applicable agencies shall include: responsibilities and of persons to supervise and implement the plan, site selection, restoration and creation of habitat; site preparation and planting implementation, schedule, maintenance guidelines, monitoring plan (5 year minimum), and long-term preservation. Prior to the issuance of grading permits covering jurisdictional areas, the project applicant shall provide evidence to the Long Beach Development Services Department that (1) all necessary permits or authorizations have been obtained from the Corps (pursuant to Section 404 of the Clean Water Act), CDFW (pursuant to Section 1602 of the Fish and Game Code, and RWQCB (pursuant to Section 401 of the Clean Water Act), the</p>	<p>Concurrent with submittal of site development plans and prior to the issuance of grading permits</p>	<p>Project Applicant/ Developer</p>	<p>Long Beach Development Services Department</p>	<p>Long Beach Development Services Department</p>		

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Mitigation Measure	Timing	Responsible Implementing Party	Responsible Monitoring Party	Document Location (Monitoring Record)	Completion Date	
					Responsible Monitoring Party	Project Mitigation Monitor
Coastal Commission, or that no such permits are required; and (2) the detailed mitigation and restoration plan shall be approved by the Development Services Department.						
BIO-3 If sensitive biological resources are identified within or adjacent to the proposed development area, the project applicant shall submit evidence to the Long Beach Development Services Department that a qualified biologist has been retained to prepare a construction management plan. The construction limits shall be clearly flagged and/or fenced. No construction access, parking, storage of equipment, or waste dirt or rubble will be permitted within such marked areas. A monitoring biologist shall be onsite during any grading activities. The qualified biologist shall also develop and implement a project specific contractor training program to educate project contractors on the sensitive biological resources within and adjacent to the proposed development project area and oversee measures to avoid and/or minimize impacts to these species.	Prior to the issuance of grading permits	Project Applicant/ Developer	Long Beach Development Services Department	Long Beach Development Services Department		

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Table 1-3 Mitigation Monitoring and Reporting Requirements

Mitigation Measure	Timing	Responsible Implementing Party	Responsible Monitoring Party	Document Location (Monitoring Record)	Completion Date	
					Responsible Monitoring Party	Project Mitigation Monitor
<p>BIO-4 Prior to the issuance of grading permits for any development, the project applicant shall include noise reduction measures to reduce noise impacts to wildlife. A note shall be provided on development plans indicating that throughout grading, demolition, and construction, the property owner/developer shall be responsible for requiring contractors to implement the following measures to limit construction-related noise:</p> <ul style="list-style-type: none"> • During all excavation and grading on-site, the construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards. • The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors (wildlife) nearest the project site. • The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receptors (wildlife) during all project construction. • No construction shall occur within 500 feet of nesting raptors or threatened or endangered species and 100 feet of all other nesting birds protected by the federal Migratory Bird Treaty Act. 	Prior to the issuance of grading permits	Project Applicant/ Developer	Long Beach Development Services Department	Long Beach Development Services Department		
<p>BIO-5 Prior to approval of any development adjacent to jurisdictional waters or habitat for special status species and all land within the Coastal Habitat, Wetlands & Recreation land use, the project applicant shall submit a photometric plan demonstrating that the project will be designed and shielded so that the nighttime lighting shall be no greater than 0.10 foot-candles at the edge of the habitat. This would ensure that spill light does not result in exposure of artificial light at levels exceeding the intensity of moonlight (approximately 0.5 foot-candles).</p>	Prior to approval of any development adjacent to jurisdictional waters or habitat for special status species and all land within the Coastal Habitat	Project Applicant/ Developer	Long Beach Development Services Department	Long Beach Development Services Department		

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Mitigation Measure	Timing	Responsible Implementing Party	Responsible Monitoring Party	Document Location (Monitoring Record)	Completion Date	
					Responsible Monitoring Party	Project Mitigation Monitor
BIO-6 Prior to approval of a trails/access plan within or adjacent to jurisdictional waters, the location, design, and text for urban-open space interface signage shall be developed. The signage shall be located at all pedestrian access points. The signage shall educate users on the responsibilities associated with the open space interface and shall address relevant issues including the role of natural predators in the wildlands and how to minimize impacts of human and domestic pets on native communities and their inhabitants.	Prior to approval of a trails/access plan within or adjacent to jurisdictional waters	Project Applicant/ Developer	Long Beach Development Services Department	Long Beach Development Services Department		
BIO-7 Prior to the issuance of building permits, the project applicant and/or subsequent builder shall prepare an urban-open space interface brochure to be approved by the Long Beach Development Services Department to educate residents on the responsibilities associated with living near sensitive biological habitat. The brochure shall address relevant issues, including the role of natural predators in the wildlands and how to minimize impacts of human and domestic pets on native communities and their inhabitants. The approved brochure, along with attachments, shall be included as part of the rental/lease agreements and as part of the sales literature for future developments.	Prior to the issuance of building permits	Project Applicant/ Developer	Long Beach Development Services Department	Long Beach Development Services Department		

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Mitigation Measure	Timing	Responsible Implementing Party	Responsible Monitoring Party	Document Location (Monitoring Record)	Completion Date	
					Responsible Monitoring Party	Project Mitigation Monitor
<p>BIO-8 If construction is proposed between January 15 to September 1st, a qualified biologist must conduct a nesting bird survey(s) no more than three days prior to initiation of construction activities to document the presence or absence of nesting birds in or adjacent to the project site. The preconstruction survey(s) will focus on identifying any raptors and/or passerines nests that may be directly or indirectly affected by construction activities. Any nest permanently vacated for the season would not warrant protection pursuant to the Migratory Bird Treaty Act. If active nests are documented, the following measures are required:</p> <ul style="list-style-type: none"> Species-specific measures shall be prepared by a qualified biologist and implemented to prevent abandonment of the active nest. At a minimum, grading in the vicinity of a nest shall be postponed until the young birds have fledged. A minimum exclusion buffer of 100 feet shall be maintained during construction, depending on the species and location. The perimeter of the nest setback zone shall be fenced or adequately demarcated with stakes and flagging at 20-foot intervals, and construction personnel and activities are restricted from the area. A survey report by a qualified biologist verifying that no active nests are present, or that the young have fledged, shall be submitted to the Long Beach Development Services Department prior to initiation of grading in the nest-setback zone. The qualified biologist shall serve as a biological monitor during those periods when construction activities occur near active nest areas to ensure that no inadvertent impacts on these nests occur. A final report of the findings, prepared by a qualified biologist, shall be submitted to the Long Beach Development Services Department prior to construction-related activities that have the potential to disturb any active nests during the nesting season. 	No more than three days prior to initiation of construction activities	Project Applicant/ Developer and a qualified biologist	Long Beach Development Services Department	Long Beach Development Services Department		

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Table 1-3 Mitigation Monitoring and Reporting Requirements

Mitigation Measure	Timing	Responsible Implementing Party	Responsible Monitoring Party	Document Location (Monitoring Record)	Completion Date	
					Responsible Monitoring Party	Project Mitigation Monitor
5.5 CULTURAL RESOURCES						
CUL-1	Future development or redevelopment projects on or near buildings or structures 45 years of age or older shall require an intensive-level historical evaluation. Prior to issuance of grading permits, the project applicant/developer shall prepare the evaluation in accordance with all applicable federal, state, and local guidelines for evaluating historical resources. If, based on the evaluation of the property, it is determined that the proposed development or redevelopment project will have a substantial adverse effect on a historical resource (i.e., it would reduce its integrity to the point that it would no longer be eligible for inclusion in the California Register of Historical Resources or in the list of Long Beach Landmarks), then the provisions of Mitigation Measure CUL-2 shall be implemented by the property owner or project applicant/developer to eliminate or reduce the project's impact on historical resources.	Prior to issuance of grading permits	Project Applicant/ Developer	Long Beach Development Services Department	Long Beach Development Services Department	
CUL-2	If, based on the intensive-level historical evaluation required under Mitigation Measure CUL-1, it is determined that the proposed development or redevelopment project will have a substantial adverse effect on a historical resource, the City of Long Beach shall require the property owner or project applicant/developer to implement the following measures: A. Rehabilitation According to the Secretary of the Interior's Standards 1. If the proposed project includes renovation, alteration, or an addition to a historical resource (not including total demolition), then the property owner or project applicant/developer shall first seek to design all proposed renovation, alterations, or additions to the historical resource in a manner that is consistent with the Secretary of the Interior's Standards for Rehabilitation (Standards), found at: http://www.nps.gov/tps/standards/rehabilitation/rehab/stand.htm .	Prior to any disturbance of a historical resource, as determined by the intensive-level historical evaluation of a property	Property Owner or Project Applicant/ Developer	Long Beach Development Services Department	Long Beach Development Services Department	

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Mitigation Measure	Timing	Responsible Implementing Party	Responsible Monitoring Party	Document Location (Monitoring Record)	Completion Date	
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<p>a. Plans for rehabilitation shall be created under the supervision of a professional meeting the Department of Interior's Professional Qualifications Standards in Architectural History or Historic Architecture and be designed by a licensed architect with demonstrated historic preservation experience.</p> <p>b. Plans shall be reviewed in the schematic design phase prior to any construction work, as well as in the 60 and 90 percent construction documents phases, for compliance with the Standards by a historic preservation professional meeting the Secretary of the Interior's Professional Qualifications Standards with demonstrated experience with the Standards compliance reviews.</p> <p>c. The qualified historic preservation professional reviewing the plans shall create a technical memo at each phase and submit the memo to the City of Long Beach Development Services Department for concurrence.</p> <p>d. At the discretion of the City, a detailed character-defining features analysis and/or historical resource treatment plan may need to be prepared for select historical resources by a historic preservation professional meeting the Secretary of the Interior's Professional Qualifications Standards if the nature of the project or the significance of the property warrants such detailed analysis.</p> <p>e. A qualified historic preservation professional shall monitor construction activities at key milestones to ensure that the work to be conducted complies with the Standards. The milestones shall be agreed upon in advance by the City and property owner or project applicant/developer.</p> <p>f. City staff and the qualified historic preservation professional shall review the finished rehabilitation/renovation in person upon completion.</p> <p>g. In the event that any historical resource(s) are leased to</p>						

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Mitigation Measure	Timing	Responsible Implementing Party	Responsible Monitoring Party	Document Location (Monitoring Record)	Completion Date	
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<p>third-party tenants and tenant improvements will be made, all of the terms of this stipulation shall be disclosed in the lease agreements, agreed upon in writing, and mutually enforced by the property owner or project applicant/developer and the City. The tenants shall not be permitted to conduct work that does not comply with the Standards.</p> <p>B. Retention/On-Site Relocation- For Proposed Demolition</p> <ol style="list-style-type: none"> 1. If the proposed project includes total demolition of a historical resource, the property owner or project applicant/developer shall first consider an alternative that retains the historical resource and incorporates it into the overall project development as an adaptive re-use of the building. 2. If the project site permits, the historical resource should be relocated to another location on the site, and the resource should be reincorporated into the overall project. 3. If the City determines that retention/onsite relocation of the historical resource is not feasible through a credible feasibility study, the City shall elect to allow the property owner or project applicant/developer to move forward with the development/redevelopment project; however, all other requirements outlined in this mitigation measure shall apply. <p>C. Third Party Sale</p> <ol style="list-style-type: none"> 1. If the City determines that retention or onsite relocation of the historical resource is not feasible, then the property owner or project applicant/developer shall offer any historical resources scheduled for demolition to the public for sale and offsite relocation by a third party: <ol style="list-style-type: none"> a. The historic resource(s) shall be advertised by the property owner or project applicant/developer at a minimum in the following locations: project applicant's/developer's website (if applicable); City of 						

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<p>Long Beach website; Los Angeles Times website and print editions; Long Beach Press Telegram.</p> <p>b. The bidding period shall remain open for 60 days after the date of advertisement to allow adequate response time from interested parties.</p> <p>c. Qualified parties shall meet the following minimum qualifications to be considered a realistic buyer: possess adequate financial resources to relocate and rehabilitate the historical resource(s); possess an available location for the historical resource(s); and provide for a new use for the historical resource(s).</p> <p>d. The City shall approve the qualified buyer. If no such buyer comes forward within the allotted time frame, the City shall elect to issue a demolition permit for the historical resource. However, all other requirements outlined in this mitigation measure shall apply.</p> <p>D. Recordation</p> <p>1. The property owner or project applicant/developer shall create HABS-like Level II documentation prepared in accordance with the Secretary of the Interior's Standards and Guidelines for Architectural and Engineering Documentation. Information on the Standards and Guidelines is available at the following links: http://www.nps.gov/history/local-law/arch_stnds_6.htm. http://www.nps.gov/history/hdp/standards/index.htm.</p> <p>a. Photographs with large-format black-and-white negatives (4 inches by 5 inches or larger) of the property as a whole shall be provided; photocopies with large format negatives of select existing drawings, site plans, or historic views where available. A minimum of 12 views showing context and relationship of historical resources to each other shall be provided; aerial views showing the whole property shall also be provided.</p>						

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<p>b. Written historical descriptive data, index to photographs, and photo key plan shall be provided.</p> <p>c. The above items shall be created by a historic preservation professional meeting the Secretary of the Interior's Professional Qualifications Standards with demonstrated experience in creating HABS Level II documentation.</p> <p>d. The above items shall be created prior to any demolition or relocation work.</p> <p>e. The above items shall be distributed to the following repositories for use by future researchers and educators. Before submitting any documents, each of the following repositories shall be contacted to ensure that they are willing and able to accept the items: City of Long Beach Public Library; Long Beach Historical Society; Los Angeles Public Library; South Central Coastal Information Center at California State University, Fullerton; and City of Long Beach Development Services Department (building files).</p> <p>E. Salvage and Reuse</p> <p>1. If offsite relocation of the historical resource by a third party is not accomplished, the property owner or project applicant/developer shall create a salvage and reuse plan identifying elements and materials of the resource that can be saved prior to any demolition work.</p> <p>a. The salvage and reuse plan shall be included in bid documents prepared for the site and shall be created by a historic preservation professional meeting the Secretary of the Interior's Professional Qualifications Standards with demonstrated experience in creating salvage and reuse plans.</p> <p>b. Elements and materials that may be salvageable include windows; doors; roof tiles; decorative elements;</p>						

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<p>bricks, foundation materials, and/or paving materials; framing members; furniture; lighting; and flooring materials, such as tiles and hardwood.</p> <p>2. The property owner or project applicant/developer shall identify individuals, organizations, or businesses interested in receiving the salvaged items; these may include Habitat for Humanity Restore; other affordable housing organizations; or salvage yards. The following steps shall be taken by the property owner or project applicant/developer:</p> <ul style="list-style-type: none"> a. Identification of the individuals, organizations, or businesses interested in receiving the salvaged items shall be completed in consultation with the City. b. Identification of the individuals, organizations, or businesses interested in receiving the salvaged items shall be accomplished by contacting potentially interested parties directly first. c. Items to be salvaged shall be advertised in the following locations for a period of 60 days if none of the contacted parties are able to receive the items: Los Angeles Times and Long Beach Press Telegram. <p>3. The property owner or project applicant/developer shall remove salvageable items in the gentlest, least destructive manner possible. Historic materials and features shall be protected by storing salvaged items in indoor, climate- and weather-controlled conditions until recipients can retrieve them. The removal of salvageable items shall be performed by a licensed contractor with demonstrated experience with implementing salvage and reuse plans.</p> <p>F. Other Optional Interpretive, Commemorative, or Educational Measures</p> <p>The City may also elect to require additional (optional) mitigation measures crafted in response to a specific historical resource's</p>						

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property type or significance, association with a specific historic person, or overall value to the community, as practical, so long as the measure is commensurate with the significance of the property and the level of impact to that resource. Such measures may include educational or interpretive programming; signage; incorporation of historical features into new developments or public art; contribution to a mitigation fund for future historic preservation efforts; written histories or contexts important to the public's understanding of the lost resource (presuming no other extant resource can interpret such significance); etc. The need for these additional measures shall be determined by the City on a case-by-case basis and incorporated into the conditions of approval for the project. Some measures may be made available to the public through museum displays, written reports at research repositories, on- or offsite signage, or existing online multimedia sites.						

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Mitigation Measure	Timing	Responsible Implementing Party	Responsible Monitoring Party	Document Location (Monitoring Record)	Completion Date	
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<p>CUL-3 Prior to the issuance of grading permits, and for any subsequent permit involving excavation to increased depth, the project applicant for each development or redevelopment project considered for approval pursuant to the Southeast Area Specific Plan shall provide letters to the City of Long Beach from a qualified archaeologist and paleontologist (for excavations five feet below ground surface and deeper) who meet the Secretary of the Interior's Professional Qualifications Standards. The letters shall state that the project applicant has retained these individuals, and that the archaeological consultant will be present during all grading in previously undisturbed areas and other significant ground-disturbing activities and that the paleontological consultant will be present during all grading that occurs below 5 feet from the ground surface. In the event archeological or paleontological resources are discovered during ground-disturbing activities, the professional archeological or paleontological monitor shall have the authority to halt any activities adversely impacting potentially significant cultural resources until they can be formally evaluated. Suspension of ground disturbances in the vicinity of the discoveries shall not be lifted until the archaeological and/or paleontological monitor, in coordination with the construction contractor, has evaluated discoveries to assess whether they are significant cultural resources, pursuant to the California Environmental Quality Act (CEQA). If significance criteria are met, then the project shall be required to perform data recovery, professional identification, radiocarbon dates as applicable, and other special studies. The resources shall be offered for curation or preservation to a repository with a retrievable collection system and an educational and research interest in the materials, such as the Los Angeles County Museum of Natural History or California State University, Fullerton, or other local museum or repository. If no museum or repository is willing to accept the resource, the resource shall be considered the property of the City and may be stored, disposed of, transferred, exchanged, or otherwise handled by the City at its discretion.</p>	<p>Prior to the issuance of grading permits, and for any subsequent permit involving excavation to increased depth</p>	<p>Project Applicant/ Developer</p>	<p>Long Beach Development Services Department</p>	<p>Long Beach Development Services Department</p>		

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Mitigation Measure	Timing	Responsible Implementing Party	Responsible Monitoring Party	Document Location (Monitoring Record)	Completion Date	
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CUL-4 At least 30 days prior to ground disturbance by each project development or redevelopment in conformance with the Specific Plan, the City of Long Beach would notify the three Native American tribal representatives who requested Native American monitoring of ground-disturbing activities. For each project, the project applicant would retain one certified Native American monitor who would accompany the professional archaeological monitor during on-call monitoring. The Native American monitor would have the same authority to halt activities that could adversely impact archaeological or tribal cultural resources that the professional archaeological monitor would. The Native American monitor would recover Native American archaeological and/or tribal cultural resources, as practicable, and would convey such resources to the pertinent tribe or most likely descendant, as applicable.	At least 30 days prior to ground disturbance	Project Applicant/ Developer	Long Beach Development Services Department	Long Beach Development Services Department		
CUL-5 Any development that is proposed on undeveloped or vacant land shall prepare a Phase I Cultural Resources Investigation prior to the issuance of grading permits. The cultural report shall be prepared by a qualified archeologist consistent with the most recent standards and guidelines. The report shall set forth criteria for evaluating the significance of resources discovered during construction and identify appropriate data recovery methods and procedures to mitigate project impacts on significant resources. At a minimum, the report shall include a summary of available information on known sites and sensitive locations in the project area; a historical context for the evaluation of resources that may be encountered during construction; data requirements and the appropriate field and laboratory methods to be used to acquire data needed for significance evaluation and impact mitigation. The report will also identify specific locations where cultural resources monitors would be required during grading and identify reporting and curating requirements for artifacts uncovered during construction.	Prior to the issuance of grading permits	Project Applicant/ Developer	Long Beach Development Services Department	Long Beach Development Services Department		

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Mitigation Measure	Timing	Responsible Implementing Party	Responsible Monitoring Party	Document Location (Monitoring Record)	Completion Date	
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CUL-6 If human remains are encountered during construction excavation and grading activities, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the county coroner has made the necessary findings as to origin and disposition, pursuant to Public Resources Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the NAHC. The NAHC will then identify the person(s) thought to be the most likely descendent of the deceased Native American, who will then help determine what course of action should be taken in dealing with the remains. Preservation of the remains in place or project design alternatives shall be considered.	Within 24 hours of discovering human remains of Native American descent	Project Applicant/ Developer	Long Beach Development Services Department	Long Beach Development Services Department		

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5.8 HAZARDS AND HAZARDOUS MATERIALS						
HAZ-1	Prior to the issuance of grading permits	Project Applicant/ Developer	Long Beach Development Services Department	Long Beach Development Services Department		
<p>Prior to the issuance of grading permits for individual development projects within the Southeast Area Specific Plan, the project applicant/developer shall submit a Phase I Environmental Site Assessment (ESA) to the City of Long Beach Development Services Department to identify environmental conditions of the development site and determine whether contamination is present. The Phase I ESA shall be prepared by an Environmental Professional in accordance with the American Society for Testing and Materials (ASTM) Standard E 1527.13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. If recognized environmental conditions related to soils or groundwater are identified in the Phase I ESA, the project applicant shall perform soil and soil gas sampling, as required, as a part of a Phase II ESA. If contamination is found at significant levels, the project applicant shall remediate all contaminated soils with the oversight and in accordance with state and local agency requirements (California Department of Toxic Substances Control, Regional Water Quality Control Board, Long Beach Fire Department, etc.). All contaminated soils and/or material encountered shall be disposed of at a regulated site and in accordance with applicable laws and regulations prior to the completion of grading. Prior to the issuance of building permits, a report documenting the completion, results, and any follow-up remediation on the recommendations, if any, shall be provided to the City of Long Beach Development Services Department evidencing that all site remediation activities have been completed.</p>						

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Mitigation Measure	Timing	Responsible Implementing Party	Responsible Monitoring Party	Document Location (Monitoring Record)	Completion Date	
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HAZ-2 If soil is encountered during Project area development that is suspected of being impacted by hazardous materials, work at the subject construction activity area shall be halted, and the suspect site conditions shall be evaluated by a qualified environmental professional. The results of the evaluation shall be submitted to the Department of Toxic Substances Control (DTSC), or the Los Angeles Regional Water Quality Control Board (RWQCB) or other applicable oversight agency, as appropriate, and the necessary response/remedial measures shall be implemented—as directed by DTSC, RWQCB, or other applicable oversight agency—until all specified requirements of the oversight agencies are satisfied and a no further action status is attained.	During grading activities	Project Applicant/ Developer	Long Beach Development Services	Long Beach Development Services		

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Mitigation Measure	Timing	Responsible Implementing Party	Responsible Monitoring Party	Document Location (Monitoring Record)	Completion Date	
					Responsible Monitoring Party	Project Mitigation Monitor
<p>HAZ-3 Prior to the issuance of demolition permits for any buildings or structures, the project applicant/developer shall conduct the following inspections and assessments for all buildings and structures onsite and shall provide the City of Long Beach Development Services Department with a copy of the report of each investigation or assessment.</p> <ul style="list-style-type: none"> The project applicant shall retain a California Certified Asbestos Consultant (CAC) to perform abatement project planning, monitoring (including air monitoring), oversight, and reporting of all asbestos-containing materials (ACM) encountered. The abatement, containment, and disposal of all ACM shall be conducted in accordance with the South Coast Air Quality Management District's Rule 1403 and California Code of Regulation Title 8, Section 1529 (Asbestos). The project applicant shall retain a licensed or certified lead inspector/assessor to conduct the abatement, containment, and disposal of all lead waste encountered. The contracted lead inspector/assessor shall be certified by the California Department of Public Health (CDPH). All lead abatement shall be performed by a CDPH-certified lead supervisor or a CDPH-certified worker under the direct supervision of a lead supervisor certified by CDPH. The abatement, containment, and disposal of all lead waste encountered shall be conducted in accordance with the US Occupational Safety and Health Administration Rule 29; CFR Part 1926; and California Code of Regulation, Title 8, Section 1532.1 (Lead). Evidence of the contracted professionals attained by the project applicant shall be provided to the City of Long Beach Development Services Department. Additionally, contractors performing ACM and lead waste removal shall provide evidence of abatement activities to the City of Long Beach Building and Safety Bureau. 	Prior to the issuance of demolition permits	Project Applicant/ Developer	Long Beach Development Services	Long Beach Development Services		

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5.9 HYDROLOGY AND WATER QUALITY						
<p>HYD-1 Prior to the issuance of permits for any development or redevelopment projects pursuant to the Southeast Area Specific Plan, the City of Long Beach shall ensure that the following drainage improvements are fully funded for and implemented:</p> <ul style="list-style-type: none"> • Any development or redevelopment project that would impact existing storm drain facilities within the Southeast Area Specific Plan area (public and private) that is less than 24-inches in size shall fully fund upsizing of such facilities to a minimum 24-inch or greater pipe size as prescribed by City of Long Beach Public Works Department. • Any development or redevelopment project that would impact the four segments of City of Long Beach's storm drains in Pacific Coast Highway for which improvements were recommended by the 2005 Master Plan of Drainage Update shall fully fund upsizing of those storm drain segments as indicated below or other final size as prescribed by City of Long Beach Public Works Department. <ul style="list-style-type: none"> ▪ Segments 220835 and 220015 to 30 inches; ▪ Segment 220805 to 54 inches; ▪ Segment 220710 to 84 inches. • Any development or redevelopment project that would impact the four segments of City of Long Beach's storm drains in Seville Way (Segment 220810) for which improvements were recommended by the 2005 Master Plan of Drainage Update shall fully fund upsizing of that storm drain segment to 48 inches or other final size as prescribed by City of Long Beach Public Works Department. 	Prior to the issuance of grading or building permits	Long Beach Development Services Department in coordination with Project Applicant/ Developer	Long Beach Development Services and Public Works Departments	Long Beach Development Services Department		

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Mitigation Measure	Timing	Responsible Implementing Party	Responsible Monitoring Party	Document Location (Monitoring Record)	Completion Date	
					Responsible Monitoring Party	Project Mitigation Monitor
HYD-2 Prior to the issuance of grading permits for any development or redevelopment projects pursuant to the Southeast Area Specific Plan, project applicants/developers of such projects shall prepare a site-specific hydrology and hydraulic study of the on-site and immediate off-site storm drain systems to determine capacity and integrity of the existing systems. The hydrology and hydraulic study shall be submitted to City of Long Beach Public Works Department for review and approval.	Prior to the issuance of grading or building permits	Project Applicant/ Developer	Long Beach Development Services and Public Works Departments	Long Beach Development Services Department		
HYD-3 The project applicant/developer of each development or redevelopment project that would be accommodated by the Southeast Area Specific Plan shall request the "allowable discharge rate" – which limits peak flow discharges as compared to existing conditions based on regional flood control constraints – from the Los Angeles County Department of Public Works, and shall comply with such discharge rate. Compliance with the "allowable discharge rate" shall be demonstrated in the hydrology and hydraulic study to be completed pursuant to Mitigation Measure HYD-2.	Prior to the issuance of grading or building permits	Project Applicant/ Developer	Long Beach Development Services and Public Works Departments	Long Beach Development Services Department		
HYD-4 The project applicant/developer, architect, and construction contractor for each development or redevelopment project that would be accommodated by the Southeast Area Specific Plan shall incorporate low-impact development (LID) best management practices (BMPs) within the respective project, providing for water quality treatment and runoff reduction and/or detention in accordance with local stormwater permit requirements.	Prior to the issuance of grading or building permits	Project Applicant/ Developer, Architect, and Construction Contractor	Long Beach Development Services and Public Works Departments	Long Beach Development Services Department		
HYD-5 Upon submission of development applications for development projects in the tsunami inundation zone (as identified in the City's Natural Hazards Mitigation Plan) the Development Services Department shall provide project applicants with tsunami awareness and preparedness materials.	During development applications	Long Beach Development Services Department	Long Beach Development Services Department	Long Beach Development Services Department		

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HYD-6 Prior to certificate of occupancy, project applicants and developers shall demonstrate to the Development Services Department that lease agreements and disclosures provided to homeowners and tenants disclose that those parties would be in a tsunami inundation zone (as identified in the City's Natural Hazards Mitigation Plan). This notification shall include tsunami awareness and preparedness materials as well as information outlining applicable evacuation plans and routes.	Prior to certificate of occupancy	Project Applicant/ Developer	Long Beach Development Services and Public Works Departments	Long Beach Development Services Department		
5.12 NOISE						
N-1 Prior to issuance of demolition, grading, and/or building permits for development projects accommodated by the Southeast Area Specific Plan, a note shall be provided on development plans indicating that ongoing during grading, demolition, and construction, the property owner/developer shall be responsible for requiring contractors to implement the following measures to limit construction-related noise: <ul style="list-style-type: none"> Construction activity is limited to the daytime hours between 7 AM to 7 PM on Monday through Friday and 9 AM to 6 PM on Saturday, as prescribed in the City's municipal code. Construction is prohibited on Sundays. All internal combustion engines on construction equipment and trucks are fitted with properly maintained mufflers. Stationary equipment such as generators and air compressors shall be located as far as feasible from nearby noise-sensitive uses. Stockpiling is located as far as feasible from nearby noise-sensitive receptors. Construction traffic shall be limited to the haul routes established by the City of Long Beach. 	Prior to issuance of demolition, grading, and/or building permits	Project Applicant/ Developer and Architect	Long Beach Development Services Department	Long Beach Development Services Department		

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Mitigation Measure	Timing	Responsible Implementing Party	Responsible Monitoring Party	Document Location (Monitoring Record)	Completion Date	
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N-2 Prior to issuance of a building permit for any development project requiring pile driving or blasting, the project applicant/developer shall prepare a noise and vibration analysis to assess and mitigate potential noise and vibration impacts related to these activities. The maximum levels shall not exceed 0.2 inch/second, which is the level that can cause architectural damage for typical residential construction. If maximum levels would exceed these thresholds, alternative methods such static rollers, nonexplosive blasting, and drilling piles as opposed to pile driving shall be used..	Prior to the issuance of building permits	Project Applicant/ Developer	Long Beach Development Services Department	Long Beach Development Services Department		
N-3 Prior to issuance of a building permit for projects involving the development of new industrial uses within 200 feet of any existing residential use, the property owner/developer shall retain an acoustical engineer to conduct an acoustic analysis that includes a vibration analysis for potential impacts from vibration generated by industrial activities. The detailed acoustical analysis shall be submitted to the City of Long Beach Development Services Department for review and shall demonstrate that the vibration levels at any nearby residential use would be below 78 VdB during the daytime (7 AM to 10 PM) and 72 VdB during the nighttime (10 PM to 7 AM), which are the Federal Transit Administration's daytime and nighttime criteria to regulate general vibration impacts at affected residential uses.	Prior to the issuance of building permits	Project Applicant/ Developer and Acoustical Engineer	Long Beach Development Services Department	Long Beach Development Services Department		
5.16 TRANSPORTATION AND TRAFFIC						
TRAF-1 As part of the subsequent environmental review for development projects that would be accommodated by the SEASP, a site-specific traffic study shall be prepared by the project applicant/developer to evaluate the project's potential traffic and transportation impacts and to identify specific improvements, as deemed necessary, to provide safe and efficient onsite circulation and access. The traffic study for the first development project to be considered under the SEASP shall include an analysis of signal timing of 2nd Street through Naples to identify timing adjustments needed to improve signal synchronization. The traffic study shall be approved by the Public Works Department, and improvements and signal timing shall	As part of the subsequent environmental review for development projects	Project Applicant/ Developer	Long Beach Development Services and Public Works Departments	Long Beach Development Services Department		

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be implemented prior to certificate of occupancy.						
<p>TRAF-2 Prior to issuance of occupancy permits for development projects that would be accommodated by the SEASP, project applicants/developers shall make fair-share payments to the City of Long Beach toward construction of the traffic improvements listed below. The following traffic improvements and facilities are necessary to mitigate impacts of the SEASP and shall be included in the City's fee mechanism(s):</p> <p><u>Existing With Project Improvements</u></p> <p>Studebaker Road & SR-22 Westbound Ramps: Construct a spiral striped roundabout with two circulating lanes, with a southbound slip (bypass) lane. The southbound approach would be striped with two through lanes and one shared through-left turn lane; the westbound approach would have two left turn lanes and one right turn slip lane; and the northbound approach would have two through lanes and one right turn slip lane. This measure would be funded through the City of Long Beach Capital Improvement Plan (CIP) and fair-share contributions from area developments.</p> <p>Alternatively, the intersection could remain signalized with the following improvements:</p> <ul style="list-style-type: none"> • Modify the westbound approach from two left turn lanes and one right turn lane, to three left turn lanes and one right turn lane. • Modify the southbound approach from one left turn lane and one through lane, to one left turn lane and three through lanes. • Optimize the AM and PM signal cycle lengths and splits. <ul style="list-style-type: none"> • Shopkeeper Road & 2nd Street: This intersection would require the following improvements: <ul style="list-style-type: none"> • Modify the northbound approach from one shared through-left turn lane and one right turn lane, to one shared through-left turn lane and two right turn lanes. 	Prior to the issuance of occupancy permits	Project Applicant/ Developer	Long Beach Development Services and Public Works Departments	Long Beach Development Services Department		

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<ul style="list-style-type: none"> Modify the westbound approach from one left turn lane, two through lanes, and one shared through-right turn lane, to two left turn lanes, two through lanes, and one shared through-right turn lane. <p>Cumulative Year (2035) With Project Improvements</p> <ul style="list-style-type: none"> Studebaker Road & SR-22 West- and Eastbound Ramps: Construct a spiral striped roundabout with two circulating lanes, with a southbound slip (bypass) lane. The southbound approach would be striped with two through lanes and one shared through-left turn lane; the westbound approach would have two left turn lanes and one right turn slip lane; and the northbound approach would have two through lanes and one right turn slip lane. This measure would be funded through the City of Long Beach Capital Improvement Plan (CIP). <p>Alternatively, the intersection could remain signalized and with the following improvements:</p> <ul style="list-style-type: none"> Modify the westbound approach from two left turn lanes and one right turn lane, to three left turn lanes and one right turn lane. Modify the northbound approach from one through lane and one shared through-right turn lane, to two through lanes and one shared through-right turn lane. Modify the southbound approach from one left turn lane and one through lane, to one left turn lane and three through lanes. Optimize the AM and PM signal cycle lengths and splits. <ul style="list-style-type: none"> Marina Drive & 2nd Street: This intersection would require the following improvements: <ul style="list-style-type: none"> Modify the northbound approach from one left turn lane, one shared through-left turn lane, one through lane, and one right turn lane, to two left turn lanes, one through lane, and one right turn lane. 						

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<ul style="list-style-type: none"> • Modify the southbound approach from one left turn lane, one shared through-left turn lane, and one right turn lane, to two left turn lanes, one through lane, and one right turn lane. • Modify the westbound approach from one left turn lane, two through lanes, and one shared through-right turn lane, to two left turn lanes, two through lanes, and one shared through-right turn lane. • Shopkeeper Road & 2nd Street: This intersection would require the following improvements: <ul style="list-style-type: none"> • Modify the westbound approach from one left turn lane, two through lanes, and one shared through-right turn lane, to two left turn lanes, two through lanes, and one shared through-right turn lane. • Modify the eastbound approach from one left turn lane, two through lanes, and one shared through-right turn lane, to one left turn lane, three through lanes, and one right turn lane. • PCH & Studebaker Road: This intersection would require the following improvements: <ul style="list-style-type: none"> • Modify the southbound approach from one left turn lane, two through lanes, one right turn lane, and one right turn lane, to one left turn lane, three through lanes, one right turn lane. • Optimization of the PM signal cycle lengths and splits. 						

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TRAF-3	<p>Prior to issuance of occupancy permits for development projects that would be accommodated by the SEASP, project applicants/developers shall make fair-share payments to the City of Seal Beach toward construction of the traffic improvement listed below.</p> <ul style="list-style-type: none"> Seal Beach Boulevard & 2nd Street/Westminster Boulevard: Modify the northbound approach from having one left turn lane, two through lanes, and one shared through-right turn lane, to having one left turn lane, three through lanes, and one right turn lane 	Prior to the issuance of occupancy permits	Project Applicant/ Developer	Long Beach Development Services and Public Works Departments	Long Beach Development Services Department		
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