

13.0 Mitigation Monitoring Program



13.0 MITIGATION MONITORING PROGRAM

Section 2.0 of this DEIR identifies the mitigation measures that will be implemented to avoid or lessen the impacts associated with the Shoreline Gateway Project. The California Environment Quality Act (CEQA) was amended in 1989 to add Section 21081.6, which requires a public agency to adopt a monitoring and reporting program for assessing and ensuring compliance with any required mitigation measures applied to proposed development. As stated in Section 21081.6 of the Public Resources Code,

“ . . . the public agency shall adopt a reporting or monitoring program for the changes to the project which it has adopted, or made a condition of project approval, in order to mitigate or avoid significant effects on the environment.”

Section 21081.6 provides general guidelines for implementing mitigation monitoring programs and indicates that specific reporting and/or monitoring requirements, to be enforced during project implementation, shall be defined prior to final certification of the EIR.

The mitigation monitoring table below lists those mitigation measures that may be included as conditions of approval for the project. These measures correspond to those outlined in Section 2.0, Executive Summary, and discussed in Sections 5.1 through 5.8. To ensure that the mitigation measures are properly implemented, a monitoring program has been devised which identifies the timing and responsibility for monitoring each measure. The developer will have the responsibility for implementing the measures, and the various City of Long Beach departments will have the primary responsibility for monitoring and reporting the implementation of the mitigation measures.



MITIGATION MONITORING AND REPORTING CHECKLIST

Mitigation Measure	Monitoring Phase	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Verification of Compliance			
					Initials	Date	Remarks	
AESTHETICS/LIGHT AND GLARE								
Short-Term Construction Aesthetic Impacts								
AES-1	Construction equipment staging areas shall use appropriate screening (i.e., temporary fencing with opaque material) to buffer views of construction equipment and material, when feasible. Staging locations shall be indicated on Final Development Plans and Grading Plans.	Pre-Construction/ Construction	City of Long Beach Planning and Building Department	City of Long Beach Planning and Building Department	Final development plan and grading plan review/ Issuance of grading permits			
AES-2	All construction-related lighting shall include shielding in order to direct lighting down and away from adjacent residential areas and consist of the minimal wattage necessary to provide safety at the construction site. A construction safety lighting plan shall be submitted to the City for review concurrent with Grading Permit application.	Pre-Construction/ Construction	City of Long Beach Planning and Building Department	City of Long Beach Planning and Building Department	Issuance of grading permits			
Long-Term Light and Glare								
AES-3	Prior to the issuance of any building permits, the applicant shall submit lighting plans and specifications for all exterior lighting fixtures and light standards to the Redevelopment Agency and the Planning and Building Department for review and approval. The plans shall include a photometric design study demonstrating that all outdoor light fixtures to be installed are designed or located in a manner as to contain the direct rays from the lights on-site and to minimize spillover of light onto surrounding properties	Pre-Construction/ Construction	City of Long Beach Redevelopment Agency and City of Long Beach Planning and Building Department	City of Long Beach Planning and Building Department	Lighting plan review/ Issuance of building permits			



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	or roadways. All parking structure lighting shall be shielded and directed away from residential uses. Such lighting shall be primarily located and directed so as to provide adequate security.						
AES-4	Prior to the issuance of any building permits, the applicant shall submit plans and specifications for all building materials to the Redevelopment Agency and the Planning and Building Department for review and approval. All structures facing any public street or neighboring property shall use minimally reflective glass and all other materials used on the exterior of buildings and structures shall be selected with attention to minimizing reflective glare. The use of glass with over 25 percent reflectivity shall be prohibited in the exterior of all buildings on the project site.	Pre-Construction/ Construction	City of Long Beach Redevelopment Agency and City of Long Beach Planning and Building Department	City of Long Beach Planning and Building Department	Review of building materials and specifications/ Issuance of building permits		
AES-5	Prior to the issuance of any building permits, the applicant shall demonstrate to the Planning and Building Department that all night lighting installed on private property within the project site shall be shielded, directed away from residential uses and confined to the project site. Rooftop lighting shall be limited to security lighting or aviation warning lights in accordance with Airport/Federal Aviation Administration (FAA) requirements. Additionally, all lighting shall comply with all applicable Airport Land Use Plan (ALUP) Safety Policies and FAA regulations.	Pre-Construction/ Construction	City of Long Beach Planning and Building Department	City of Long Beach Planning and Building Department	Site plan review/ Issuance of building permits		



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TRAFFIC AND CIRCULATION								
Forecast Year 2015 With Project								
TR-1	The project applicant shall provide, to the satisfaction of the City of Long Beach Traffic Engineer, a rooftop pan/tilt/zoom camera(s) and communications with power and control capability to the City of Long Beach Department of Public Works in order to monitor real-time traffic operations along the Alamitos Avenue, Shoreline Drive, and Ocean Boulevard corridors. The camera shall be located on top of the building tower located closest to the Alamitos/Shoreline/Ocean intersection.	Construction/ Operation	City of Long Beach Public Works Department	City of Long Beach Public Works Department	Installation of rooftop camera(s) and power and control capability of camera provided to City of Long Beach Public Works Department			
TR-2	<u>Lime Avenue and 7th Street.</u> While the project would not produce a significant impact at this intersection based on the significance criteria, it would experience an increase in delay with the full development of all cumulative projects referenced in the analysis. To improve traffic operations and safety at this intersection, the project applicant shall be responsible for the installation of a traffic signal.	Construction/ Operation	City of Long Beach Public Works Department	City of Long Beach Public Works Department	Installation of the traffic signal			
TR-3	<u>Atlantic Avenue and Ocean Boulevard.</u> In order to reduce the possibility of eastbound left-turning vehicles queuing into the adjacent through lane, the project applicant shall modernize the traffic signal to current safety standards and provide left-turn phasing at the intersection.	Construction/ Post-Construction	City of Long Beach Public Works Department	City of Long Beach Public Works Department	Modernization of the traffic signal			



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On- and Off-Site Parking								
TR-3	Prior to site plan approval, a shared parking analysis shall be completed and approved by the City for the proposed project. If the shared parking analysis determines that the proposed parking supply would be sufficient to merit anticipated project demand, approval of a Standards Variance for parking shall be requested by the applicant. If the shared parking analysis determines the proposed parking would be insufficient to meet project demand, the project shall meet the parking requirements established by the City's Zoning Regulations.	Pre-Construction	City of Long Beach Planning and Building Department	City of Long Beach Planning and Building Department	Site plan review/ Issuance of building permits			
AIR QUALITY								
Short-term Construction Air Emissions								
AQ-1	Prior to approval of the project plans and specifications, the Public Works Director, or his designee, shall confirm that the plans and specifications stipulate that, in compliance with SCAQMD Rule 403, excessive fugitive dust emissions shall be controlled by regular watering or other dust preventive measures, as specified in the SCAQMD Rules and Regulations. In addition, SCAQMD Rule 402 requires implementation of dust suppression techniques to prevent fugitive dust from creating a nuisance off-site. Implementation of the following measures would reduce short-term fugitive dust impacts on nearby sensitive receptors:	Pre-Construction/ Construction	City of Long Beach Public Works Department and City of Long Beach Planning and Building Department	City of Long Beach Planning and Building Department	Approval of plans/ Field inspection			



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<ul style="list-style-type: none"> • All active portions of the construction site shall be watered to prevent excessive amounts of dust; • On-site vehicles' speed shall be limited to 15 miles per hour (mph); • All on-site roads shall be paved as soon as feasible or watered periodically or chemically stabilized; • All material excavated or graded shall be sufficiently watered to prevent excessive amounts of dust; watering, with complete coverage, shall occur at least twice daily, preferably in the late morning and after work is done for the day; • If dust is visibly generated that travels beyond the site boundaries, clearing, grading, earth moving or excavation activities that are generating dust shall cease during periods of high winds (i.e., greater than 25 mph averaged over one hour) or during Stage 1 or Stage 2 episodes; and <p>All material transported off-site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust.</p>							



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AQ-2	Prior to approval of the project plans and specifications, the Public Works Director, shall confirm that the plans and specifications stipulate that, in compliance with SCAQMD Rule 403, ozone precursor emissions from construction equipment vehicles shall be controlled by maintaining equipment engines in good condition and in proper tune per manufacturer's specifications, to the satisfaction of the Resident Engineer. The City inspector shall be responsible for ensuring that contractors comply with this measure during construction.	Pre-Construction/ Construction	City of Long Beach Public Works Department and City of Long Beach Planning and Building Department	City of Long Beach Planning and Building Department	Approval of plans/ Field inspection			
AQ-3	Prior to issuance of grading permits or approval of grading plans, the City shall include in the construction contract standard specifications, a written list of instructions to be carried out by the construction manager specifying measures to minimize emissions by heavy equipment for approval by the Public Works Director. Measures shall include provisions for proper maintenance of equipment engines, measures to avoid equipment idling more than two minutes and avoidance of unnecessary delay of traffic on off-site access roads by heavy equipment blocking traffic.	Pre-Construction/ Construction	City of Long Beach Public Works Department and City of Long Beach Planning and Building Department	City of Long Beach Planning and Building Department	Approval of plans/ Issuance of grading permits/ Field inspection			
AQ-4	In compliance with SCAQMD Rule 1113, ROG emissions from architectural coatings shall be reduced by using precoated/natural colored building materials, water-based or low-ROG coating and using coating transfer or spray equipment with high transfer efficiency.	Construction	South Coast Air Quality Management District	City of Long Beach Planning and Building Department	Field inspection			



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AQ-5 Prior to the issuance of grading permits, the contractor shall include the following measures on construction plans, to the satisfaction of the Public Works Director, or his designee: <ul style="list-style-type: none"> • The General Contractor shall organize construction activities so as not to interfere significantly with peak hour traffic and minimize obstruction of through traffic lanes adjacent to the site; if necessary, a flag person shall be retained to maintain safety adjacent to existing roadways; • The General Contractor shall utilize electric- or diesel-powered stationary equipment in lieu of gasoline powered engines where feasible; and • The General Contractor shall state in construction grading plans that work crews would shut off equipment when not in use. 	Pre-Construction/ Construction	City of Long Beach Public Works Department and City of Long Beach Planning and Building Department	City of Long Beach Planning and Building Department	Approval of plans/ Issuance of grading permits/ Field inspection			
Long-Term (Operational) Air Emissions							
AQ-6 The project applicant shall comply with SCAQMD Regulations and apply for a Special Application for Temporary Emergency Authorization To Operate Electric Backup Generator(s) During Involuntary Power Service Interruptions Permit prior to installation and operation of the proposed emergency back up generators.	Construction	South Coast Air Quality Management District	City of Long Beach Planning and Building Department	Proof of receipt of a Special Application for Temporary Emergency Authorization To Operate Electric Backup Generator(s) During Involuntary Power Service Interruptions Permit			



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AQ-7	Prior to the issuance of building permits, the applicant shall demonstrate to the City of Long Beach Planning and Building Department that all residential and non-residential buildings meets the California Title 24 Energy Efficiency standards for water heating, space heating and cooling, to the extent feasible.	Pre-construction	City of Long Beach Planning and Building Department	City of Long Beach Planning and Building Department	Issuance of building permits			
AQ-8	Prior to the issuance of building permits, the applicant shall demonstrate to the City of Long Beach Planning and Building Department that all fixtures used for lighting of exterior common areas are regulated by automatic devices to turn off lights when they are not needed.	Pre-Construction	City of Long Beach Planning and Building Department	City of Long Beach Planning and Building Department	Issuance of building permits			
NOISE								
Short-term Construction Noise								
N-1	<p>Prior to Grading Permit issuance, the project shall demonstrate, to the satisfaction of the City of Long Beach Planning and Building Department, that the project complies with the following:</p> <ul style="list-style-type: none"> All construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers; Construction noise reduction methods such as shutting off idling equipment, installing temporary acoustic barriers around stationary construction noise sources, maximizing the distance between construction equipment staging areas and occupied residential areas, and 	Pre-Construction/ Construction	City of Long Beach Planning and Building Department	City of Long Beach Planning and Building Department	Issuance of grading permits/ Field inspection			



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<p>use of electric air compressors and similar power tools, rather than diesel equipment, shall be used where feasible;</p> <ul style="list-style-type: none"> • During construction, stationary construction equipment shall be placed such that emitted noise is directed away from sensitive noise receivers; • During construction, stockpiling and vehicle staging areas shall be located as far as practical from noise sensitive receptors; • Operate earthmoving equipment on the construction site, as far away from vibration sensitive sites as possible; and • Construction hours, allowable workdays and the phone number of the job superintendent shall be clearly posted at all construction entrances to allow for surrounding owners and residents to contact the job superintendent. If the City or the job superintendent receives a complaint, the superintendent shall investigate, take appropriate corrective action and report the action taken to the reporting party. 								
Long-Term Stationary Noise								
N-2	The proposed project shall be required to adhere to Chapter 8.80.200 of the Municipal Code, which prohibits loading dock activities and the use of refuse disposal areas between the hours of 10:00 PM and 7:00 AM.	Operation	City of Long Beach Planning and Building Department	City of Long Beach Planning and Building Department	Field inspection			



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HAZARDS AND HAZARDOUS MATERIALS								
Hazardous Materials – Historic and Existing Uses								
HAZ-1	The interior of individual on-site structures shall be visually inspected prior to any demolition or construction activities. Should hazardous materials be encountered within the project site, the materials shall be tested and properly disposed of in accordance with State and Federal regulatory requirements. Any stained soils or surfaces underneath the removed materials shall be sampled. Results of the sampling shall indicate the appropriate level of remediation efforts that may be required.	Pre-Construction/ Construction	City of Long Beach Planning and Building Department	City of Long Beach Planning and Building Department	Issuance of demolition permits			
HAZ-2	Prior to construction activities, the presence or absence of the reported historic on-site underground storage tanks (USTs) shall be verified. If on-site, the USTs shall be removed and properly disposed of at an approved landfill facility. Once the tanks are removed, a visual inspection of the areas beneath and around the removed USTs shall be performed. Any stained soils observed underneath the USTs shall be sampled. Results of the sampling (if necessary) would indicate the level of remediation efforts that may be required.	Pre-Construction	City of Long Beach Planning and Building Department	City of Long Beach Planning and Building Department	Approval of plans/ Issuance of building permits			
HAZ-3	Prior to construction activities, a qualified hazardous materials consultant with Phase II and Phase III experience shall review files for the adjacent service station property across the street, which has reported subsurface releases. The file review shall delineate the	Pre-Construction/ Construction	City of Long Beach Planning and Building Department	City of Long Beach Planning and Building Department	Approval of plans/ Issuance of building permits			



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vertical and lateral extent of contamination relevant to the project site.								
<p>HAZ-4</p> <p>If unknown wastes or suspect materials are discovered during construction by the contractor, which he/she believes may involve hazardous waste/materials, the contractor shall:</p> <ul style="list-style-type: none"> • Immediately stop work in the vicinity of the suspected contaminant and remove workers and the public from the area; • Notify the Project Engineer of the implementing Agency; • Secure the areas as directed by the Project Engineer; and • Notify the implementing agency's Hazardous Waste/Materials Coordinator. 	Pre-Construction/ Construction	City of Long Beach Planning and Building Department	City of Long Beach Planning and Building Department	Closure/concurrence letter from appropriate regulatory agency				
HAZ-5	Prior to demolition work, an asbestos survey shall be conducted to determine the presence or absence of asbestos. The results of the survey shall be submitted to the City of Long Beach.	Pre-Construction	City of Long Beach Planning and Building Department	City of Long Beach Planning and Building Department	Completion and submittal of asbestos survey to the City/ Issuance of demolition permits			
HAZ-6	If ACBMs are located, abatement of asbestos shall be completed prior to any demolition activities that would disturb ACBMs or create an airborne asbestos hazard. Any demolition of the existing buildings shall comply with State law, which requires a certified contractor, where there is asbestos-related work involving 100 square feet or more of ACBMs, and that certain procedures regarding the removal of asbestos be followed.	Pre-Construction	City of Long Beach Planning and Building Department	City of Long Beach Planning and Building Department	Issuance of demolition permits			



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HAZ-7	If during demolition of the structures, paint is separated from the building material (e.g., chemically or physically), the paint waste shall be evaluated independently from the building material to determine its proper management. According to the Department of Substances Control, if paint is not removed from the building material during demolition (and is not chipping or peeling), the material could be disposed of as construction debris (a non-hazardous waste). The landfill operator shall be contacted in advance to determine any specific requirements they may have regarding the disposal of lead-based paint materials.	Construction	City of Long Beach Planning and Building Department	City of Long Beach Planning and Building Department	Closure/concurrence letter from appropriate regulatory agency			
CULTURAL RESOURCES								
Historical Resources								
CUL-1	Although the impacts from demolition of a historical resource cannot be mitigated to below the level of significance, the project applicant shall require and shall be responsible for ensuring that comprehensive data recording and documentation of the Wing Building are completed prior to issuance of any demolition or grading permits. The documentation shall be in the form of a Historic American Buildings Survey (HABS) Level II and shall comply with the Secretary of the Interior's Standards for Architectural and Engineering Documentation. The documentation shall include large-format photographic recordation, detailed written description, sketch plan, and compilation of	Prior to issuance of demolition or grading permits	City of Long Beach Planning and Building Department	City of Long Beach Planning and Building Department	Completion of comprehensive documentation program and submittal of report to the City of Long Beach Historic Preservation Office and identified parties/Issuance of demolition and grading permits			



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<p>historic background research. The documentation shall be completed by a historian or architectural historian meeting the Secretary of the Interior's Professional Qualification Standards for History and/or Architectural History. The original, archival-quality documentation package shall be deposited with the City of Long Beach Historic Preservation Office in the Department of Planning and Building. Copies of the documentation on archival-quality paper shall also be provided to the City of Long Beach Public Library; the library of California State University, Long Beach; the Kenneth S. Wing, Sr. archives housed in the Architecture and Design Collection at the University Art Museum, University of California at Santa Barbara; the Long Beach Heritage; Historical Society of Long Beach and the California Office of Historic Preservation. Completion of this mitigation measure shall be monitored and enforced by the City of Long Beach.</p>								
CUL-2a	<p>The project applicant shall require and be responsible for the production and placement of a commemorative plaque memorializing the association of Kenneth S. Wing, Sr.; Kenneth S. Wing, Jr.; and the architectural firm of Wing and Associates with the 40 Atlantic Avenue location. The plaque shall be placed at or near the site of the existing building. Completion of this mitigation measure shall be monitored and enforced by the City of Long Beach.</p>	Post-Construction	City of Long Beach Planning and Building Department	City of Long Beach Planning and Building Department	Establishment of the commemorative plaque at or near the site of the existing building			



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CUL-2b	Within one year of project approval and prior to the issuance of demolition or grading permits, the project applicant shall require and be responsible for ensuring that a retrospective exhibit, brochure, and/or web page documenting the architectural careers of Kenneth S. Wing, Sr.; Kenneth S. Wing, Jr.; and the architectural firm of Wing and Associates, are prepared. Such an exhibit, brochure, and/or web page shall be accessible to the general public for a period of at least one year and shall include both text and historic images. The history and architecture of the Wing Building shall be included in the exhibit, brochure, and/or web page. A historian or architectural historian who meets the Secretary of the Interior's Professional Qualification Standards for History or Architectural History shall be engaged to research and write the exhibit, brochure, and/or web page. The exhibit, brochure, and/or web page shall be completed within a period of no more than two years. Completion of the mitigation measure shall be monitored and enforced by the City of Long Beach.	Prior to the issuance of demolition or grading permits/Operation	City of Long Beach Planning and Building Department	City of Long Beach Planning and Building Department	Completion of the retrospective exhibit, brochure and/or web page accessible to the public			
CUL-3	The project applicant shall require and be responsible for ensuring that the two early 20th century streetlights located on Lime Avenue in the project site shall be documented in place by 35-mm black-and-white or digital photos and a historical narrative prior to issuance of any project-related demolition or grading permits;	Prior to the issuance of demolition or grading permits/ Post-construction	City of Long Beach Planning and Building Department	City of Long Beach Planning and Building Department	Documentation, removal and reinstallation of the light standards at or near the current locations, or at appropriate sites nearby			



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<p>removed under the supervision of a qualified historic architect and/or other professional meeting the Secretary of the Interior's Profession Qualification Standards for Historic Architect, History or Architectural History; stored in a safe place and manner; and reinstalled either at or near their current locations or at an appropriate nearby site. Reinstallation shall utilize the services of a qualified professional as referenced above, and any rehabilitation of the historic streetlights shall be completed in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. Appropriate sites may be determined in consultation with the City of Long Beach Historic Preservation Officer. Reinstallation shall occur no later than six months following completion of the proposed project. Completion of this mitigation measure shall be monitored and enforced by the City of Long Beach.</p>								
PUBLIC SERVICES AND UTILITIES								
Fire Protection								
PSU-1	Prior to the issuance of building permits, the developer shall provide verification that the project complies with all Fire Prevention Bureau provisions required by the LBFD.	Construction	City of Long Beach Planning and Building Department	City of Long Beach Fire Department	Issuance of building permits			
PSU-2	Prior to the commencement of construction activities, the applicant shall make a fair share contribution to the cost of obtaining a one-half full time equivalent (FTE) Fire Inspector for a 24-month time frame, or until completion of the proposed project.	Pre-Construction/ Construction	City of Long Beach Planning and Building Department	City of Long Beach Fire Department	Collection of fees			



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PSU-3	Prior to the issuance of building permits, the developer shall provide verification that the proposed project would meet all fire flow requirements determined by the LBFD.	Construction	City of Long Beach Planning and Building Department	City of Long Beach Fire Department	Issuance of building permits			
Police Protection								
PSU-4	Prior to issuance of building permits, the project developer shall incorporate the LBPD's required public safety and crime prevention measures, subject to the approval and verification of the Planning and Building Department.	Construction	City of Long Beach Planning and Building Department	City of Long Beach Police Department	Issuance of building permits			
Schools								
PSU-5	Prior to certificates of occupancy, the project applicant shall pay the required mitigation fees in place at time of payment to the LBUSD. Proof of payment shall be provided to the City of Long Beach.	Prior to certificate of occupancy	City of Long Beach Planning and Building Department	Long Beach Unified School District	Proof of payment provided to City of Long Beach			
Parks and Recreation								
PSU-6	Prior to certificates of occupancy, the project applicant shall pay the required park impact fees in place at time of payment to the City of Long Beach.	Prior to certificate of occupancy	City of Long Beach Planning and Building Department	City of Long Beach Planning and Building Department	Collection of fees/ Issuance of certificate of occupancy			
Water								
PSU-7	Prior to the issuance of building permits, the applicant shall pay the fees required to relocate the existing water line in Broadway Court between Bronce Way and Ocean Boulevard and to relocate the existing water line in Bronce Way north of its present location.	Pre-Construction	City of Long Beach Water Department	City of Long Beach Water Department	Collection of fees/ Issuance of building permits			



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PSU-8	Prior to the issuance of building permits, the applicant shall submit engineering studies to the LBWD verifying that adequate capacity exists to convey additional flow to the proposed project. If additional improvements are required, the applicant shall pay the necessary fees required for the water system improvements.	Pre-Construction	City of Long Beach Water Department	City of Long Beach Water Department	Receipt of engineering studies and collection of fees, if required/ Issuance of building permits			
Wastewater								
PSU-9	Prior to the issuance of building permits, the developer shall pay the fees required to construct a new sewer manhole on a portion of the remaining Broadway Court sewer line.	Pre-Construction	City of Long Beach Water Department	City of Long Beach Water Department	Collection of fees/ Issuance of building permits			
PSU-10	Prior to issuance of building permits, the project applicant shall provide evidence that the County Sanitation Districts of Los Angeles County has sufficient wastewater transmission and treatment plant capacity to accept sewage flows from the buildings for which building permits are being requested.	Pre-Construction	City of Long Beach Water Department	County Sanitation Districts of Los Angeles County	Issuance of building permits			
PSU-11	Prior to the issuance of building permits, the project applicant shall provide engineering studies to the LBWD verifying that the sewer system has adequate capacity to serve the project. If additional improvements are required, the applicant shall pay the necessary fees required for the sewer system improvements.	Pre-Construction	City of Long Beach Water Department	City of Long Beach Water Department	Receipt of engineering studies and collection of fees, if required/ Issuance of building permits			
Solid Waste								
PSU-12	The project applicant shall adhere to all source reduction programs for the disposal of construction materials and solid waste, as required by the City of Long Beach. Prior to	Construction/ Operation	City of Long Beach Environmental Services Bureau	City of Long Beach Environmental Services Bureau	Issuance of building permits/Field inspection			



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issuance of building permits, a source reduction program shall be prepared and submitted to the Environmental Services Bureau for each structure constructed on the subject property to achieve a minimum 50 percent reduction in waste disposal rates.								
PSU-13	The applicant shall comply with all applicable City, County and State regulations and procedures for the use, collection and disposal of solid and hazardous wastes.	Construction/ Operation	City of Long Beach Environmental Services Bureau	City of Long Beach Environmental Services Bureau	Field inspection			
Stormwater/Water Quality								
PSU-14	A Storm Water Pollution Prevention Plan (SWPPP) shall be completed for the construction activities on-site and submitted to the Department of Public Works, Engineering Bureau for review and approval. A copy of the SWPPP shall be available and implemented at the construction site at all times. The SWPPP shall outline the source control and/or treatment control BMPs to avoid or mitigate runoff pollutants at the construction site to the maximum extent practicable.	Pre-Construction/ Construction	Regional Water Quality Control Board	City of Long Beach Department of Public Works	Approval of plans/ Field inspection			