

RESOLUTION NO. 2013-42-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BELL APPROVING TENTATIVE PARCEL MAP NO. 72328 CREATING FOUR PARCELS FROM LOS ANGELES COUNTY TAX ASSESSORS PARCEL NUMBERS 6332-002-946, 950, 952 AND 954, LOCATED ON RICKENBACKER ROAD AND 6TH STREET, SUBJECT TO FINDINGS AND CONDITIONS OF APPROVAL

WHEREAS, PI Bell LLC seeks to divide the approximately 10.51 acres into four (4) parcels for the purpose of future sale and development as industrial uses; and

WHEREAS, this subdivision relates to a proposed sale of property by the Bell Public Financing Authority ("Authority") and the City of Bell ("City") to PI Bell LLC, pursuant to the terms of a Stipulation for Settlement, entered into on June 10, 2013 (the "Stipulation") by and among the City, Authority, and Dexia Credit Local ("Dexia"); and

WHEREAS, the sale of the Properties pursuant to the Stipulation will fully satisfy obligations existing to Dexia under the Authority's \$35 million Taxable Lease Revenue Bonds, which were secured by certain portions of the Properties and for which the Authority was sued by Dexia on October 14, 2011, for default; and

WHEREAS, the proposed Tentative Parcel Map does not conflict with the use and intensity requirements of the City of Bell General Plan; and

WHEREAS, the proposed Tentative Parcel Map conforms the standards of the C-M, Commercial Manufacturing zone district; and

WHEREAS, the Planning Commission of the City of Bell is the appropriate authority to hear and take action on this project; and

WHEREAS, the environmental impacts of the project were addressed in the Bell Business Center Environmental Impact Report (SCH#2013041025) which was certified by Council Action on August 7, 2013; and

WHEREAS, said subdivision does not affect the housing balance within the City of Bell, as it relates to property not zoned for residential uses; and

WHEREAS, the due date for receiving comment letters was July 5, 2013, and the City of Bell received 6 comment letters from public agencies by July 11, 2013 and sent written responses to each of these agencies on July 26, 2013; and

WHEREAS, the City of Bell received 5 comment letters from other entities after the above-mentioned dates, each of which was read into the record and were addressed at the time of the public hearing; and

WHEREAS, the City of Bell received 2 comment letters from non-profit organizations on or before July 5, 2013, which were each addressed in the Final Bell Business Center Environmental Impact Report (SCH#2013041025); and

WHEREAS, the City of Bell on July 27, 2013 published a legal notice in compliance with State law concerning the Tentative Parcel Map No. 72328 in a local newspaper of general circulation; and

WHEREAS, pursuant to California Government Code Section 65000, the Planning Commission of the City of Bell conducted a duly noticed public hearing on August 21, 2013, at which it received public testimony on Tentative Parcel Map No. 72328.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF BELL DOES HEREBY:

Section 1. The Planning Commission, in light of the whole record before it including but not limited to the Bell Business Center Environmental Impact Report (SCH#2013041025), including all documents incorporated therein (the "EIR"), and any written comments and responses provided, the proposed Mitigation Monitoring and Reporting Program (attached hereto as Exhibit A), and other substantial evidence (within the meaning of Public Resources Code Sections 21080(e) and 21082.2) within the record and/or provided at the public hearing, hereby finds and determines as follows:

- a. **Review Period:** That public has been provided with a public review period for the EIR for the duration required under CEQA Guidelines Sections 15087 and 15105; and
- b. **Compliance with Law:** That the EIR and Mitigation Monitoring and Reporting Program were prepared, processed and noticed in accordance with CEQA (Public Resources Code Section 21000 *et seq.*), the CEQA Guidelines (14 California Code of Regulations Section 15000 *et seq.*) and the local CEQA Guidelines; and
- c. **Independent Judgment:** That the EIR for the Bell Business Center Project represents the independent judgment of the City of Bell; and
- d. **Mitigation Monitoring and Reporting Program:** That the Mitigation Monitoring and Reporting Program is designed to ensure compliance during project implementation in that changes to the project and/or mitigation measures have been incorporated into the project and are fully enforceable through permit conditions, agreements or other measures; and

Section 2. Pursuant to the Bell Municipal Code and in light of the record before it including the staff report dated August 21, 2013, and all evidence and testimony heard at the public hearing for this item, the Planning Commission makes the following findings pertaining to Tentative Parcel Map No. 72328.

Finding 1: The proposed map is consistent with the City's General Plan.

Evidence: The proposed project is located within the Commercial Manufacturing Zone District (C-M) and it is designated for Industrial use by the City of Bell General Plan. The following standards apply to all lots in the Commercial-Manufacturing zone:

Minimum lot size	5,000 square feet
Minimum lot width	50 feet
Minimum lot depth	100 feet

The size of the proposed parcels, from 2.19 to 2.99 acres, allows for industrial development consistent with the industrial land use designation and zoning for the area.

Finding 2: The design and improvements of the proposed Tentative Parcel Map are consistent with the City's General Plan.

Evidence. The proposed parcels are rectangular in shape and are provided public access from Rickenbacker Road, and in the case of Parcel 4, access from 6th Street.

Finding 3. The site is physically suitable for the type of development.

Evidence. The site is flat and was previously developed and used for industrial purposes. Remnants of roadways and parking areas are still evident on the site.

Finding 4. The site is physically suitable for the proposed density of development.

Evidence. The proposed parcels exceed the 5,000 square foot minimum parcel size established by Section 17.36.040 of the Bell Municipal Code. As shown in Figure 2.0-9c of the Bell Business Center EIR, the four proposed parcels can support industrial development.

Finding 5. The design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

Evidence. The Bell Business Center EIR determined that with the incorporation of mitigation measures MM 3.2.2a through MM 3.2.2c, that impacts to wildlife would be less than significant. The EIR also included a mitigation monitoring and reporting program (MMRP) that requires compliance with the mitigation measures. The MMRP will be applied to the proposed parcel map and will extend through construction on the parcels.

Finding 6. The design of the subdivision or type of improvements is not likely to cause serious public health problems.

Evidence. The area proposed for division is flat and the surrounding areas are developed with industrial uses. The proposed use of the parcels is similar to the surrounding industrial area(s) and consistent with both the general plan designation and zoning.

Finding 7. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

Evidence. As shown on Exhibit C to this Resolution, the proposed project does not alter the existing roadway easements that provide access to the site, or to other adjacent properties.

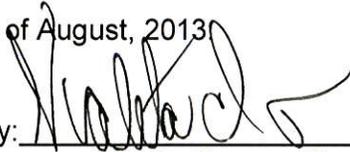
Finding 8. PI Bell LLC has made commitments to a very high standard of quality with respect to environmental quality, and/or agreed to development limitations beyond that required by existing City Zoning Code.

Evidence: PI Bell LLC will, to the extent reasonably feasible, include sustainable design for commercial and industrial uses and green building standards for residential construction. The project shall maintain highest standards of development as demonstrated by LEED (Leaders in Energy and Environmental Design) Gold Certification or the design equivalent, strict adherence to building codes, best practices for environmental protection, energy efficiency, water conservation, and reduced greenhouse gas emissions.

Section 3. Based upon the findings outlined in Section 2 above, the Planning Commission of the City of Bell hereby takes the following actions:

- a. Approve Tentative Parcel Map: Approve Tentative Parcel Map No. 72328 to divide a 10.51 acre property located at the southwest corner of Rickenbacker Road and 6th Street into four (4) parcels, for the purpose of future sale and development for industrial uses; and
- b. Filing Notice: Authorize the filing of a Notice of Determination; and
- c. Location of Document: The development plans and documents incorporated therein and forming the record of decision therefore, shall be filed with the City of Bell Community Development Department at the Bell City Hall, located at 6330 Pine Avenue, Bell, California, 90201, and shall be made available for public review upon request.

PASSED, APPROVED and ADOPTED this 21st day of August, 2013

By: 

Violeta Alvarez, Chairman

APPROVED AS TO FORM

By: 

David Aleshire, City Attorney

CERTIFICATE OF ATTESTATION AND ORIGINALITY

I, Janet Martinez, Interim City Clerk of the City of Bell, hereby attest to and certify that the foregoing resolution is the original resolution adopted by the Planning Commission of the City of Bell at its regular meeting held on the 21st day of August, 2013, by the following vote:

AYES: Councilmembers Romero, Saleh, Valencia, Mayor Pro Tem Quintana and Mayor Alvarez

NOES: None

ABSENT: None

ABSTAIN: None



Janet Martinez, Interim City Clerk

- EXHIBIT A – MMRP from Bell Business Center EIR
- EXHIBIT B – Conditions of Approval for TPM72328
- EXHIBIT C – Tentative Parcel Map No. 72328

EXHIBIT A

MMRP from Bell Business Center EIR

BELL BUSINESS CENTER PROJECT MITIGATION MONITORING AND REPORTING PROGRAM

1 INTRODUCTION

This document is the Mitigation Monitoring and Reporting Program (MMRP) for the **Bell Business Center Project**. This MMRP has been prepared pursuant to Section 21081.6 of the California Public Resources Code, which requires public agencies to “adopt a reporting and 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.” An MMRP is required for the proposed project because the EIR has identified significant adverse impacts, and measures have been identified to mitigate those impacts.

2 MITIGATION MONITORING AND REPORTING PROGRAM

As the lead agency, the City of Bell will be responsible for monitoring compliance with all mitigation measures. Different departments within the City are responsible for various aspects of the project. The MMRP identifies the department with the responsibility for ensuring the measure is completed; however, it is expected that one or more departments will coordinate efforts to ensure compliance.

The MMRP is presented in tabular form on the following pages. The components of the MMRP are described briefly below.

- **Mitigation Measure:** The mitigation measures are taken from the Environmental Impact Report (EIR), in the same order they appear in the EIR.
- **Timing:** Identifies at which stage of the project the mitigation must be completed.
- **Monitoring Responsibility:** Identifies the department within the City with responsibility for mitigation monitoring.
- **Verification (Date and Initials):** Provides a contact who reviewed the mitigation measure and the date the measure was determined complete.

As the project is of statewide, regional, or area-wide importance, any transportation information generated by this monitoring or reporting program will be submitted to the California Department of Transportation (Caltrans).

BELL BUSINESS CENTER PROJECT MITIGATION MONITORING AND REPORTING PROGRAM

MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Timing	Monitoring Responsibility	Verification (Date and Initials)
3.1 Air Quality			
<p>MM 3.1.3a Mobile and Other Area Source Emissions Reduction. The developer/successor-in-charge shall ensure the following design measures be implemented to reduce impacts associated with operational emissions from other area sources:</p> <ol style="list-style-type: none"> 1. In order to promote alternative fuels and help support “clean” truck fleets, the developer/successor-in-interest shall provide building occupants with information related to the SCAQMD’s Carl Moyer Program or other such programs that promote truck retrofits or clean vehicles and information including, but not limited to, the health effects of diesel particulate matter, the benefits of reduced idling time, CARB regulations, and the importance of not parking in residential areas. If trucks older than the 2007 model year will be used at the project facilities, the developer/successor-in-interest shall require, within one year of signing a lease or purchasing the property, future tenants to apply in good faith for funding for diesel truck replacement/retrofit through grant programs such as the Carl Moyer Program or others, as identified by the SCAQMD. Tenants shall be required to use those funds, if awarded. 2. All building rooftops on-site shall be designed to accommodate solar power and the use of solar energy (i.e., solar panels). 3. All roofing shall be constructed of light-colored roofing materials. 4. All lighting fixtures, including signage, shall be state of the art and energy efficient, and light fixtures energy efficient compact fluorescent and/or LED light bulbs. Where feasible, the use of solar powered 	Ongoing	City of Bell Planning Division	

Mitigation Measure	Timing	Monitoring Responsibility	Verification (Date and Initials)
<p>lighting be implemented.</p> <p>5. Parking lots shall be constructed with cool pavement technologies (i.e., 100 percent concrete) as opposed to conventional paving materials.</p> <p>6. Trees shall be planted to shade parking areas.</p> <p>7. Where feasible, Energy Star heating, cooling, and lighting devices and appliances shall be used.</p> <p>8. All outdoor lighting shall be limited to only those needed for safety and security purposes.</p>			
<p>MM 3.1.3b Signs. Signage shall be posted stating the State-mandated prohibition of all on-site trucks idling in excess of 5 minutes under the Heavy-Duty Vehicle Idling Emission Reduction Program. Additionally, to prevent trucks from entering into residential areas, truck routes shall be marked with trailblazer signs.</p>	Ongoing	City of Bell Planning Division	
<p>MM 3.1.3c Electrical Hookups/Electrically Powered Equipment.</p> <p>1. To ensure the technology can be employed when it becomes commercially available, the developer(s)/successor(s)-in-charge shall install electrical infrastructure to accommodate various electrical equipment needed during the operational phase of the proposed project.</p> <p>2. Where transport refrigeration units (TRUs) are in use, electrical hookups shall be installed at all loading docks in order to allow TRUs with electric standby capabilities to use them. Trucks incapable of utilizing the electrical hookups shall be prohibited from accessing the site as set forth. Idling in excess of 5 minutes shall be prohibited, subject to on-site verification. Quarterly inspection reports shall be available on-site at all times.</p> <p>3. Service equipment (i.e., forklifts and yard hostlers) shall be electrically powered, where feasible.</p> <p>4. The developer/successor-in-charge shall ensure the installation of a minimum of one electric vehicle</p>	Ongoing	City of Bell Planning Division	

Mitigation Measure	Timing	Monitoring Responsibility	Verification (Date and Initials)
charging station per site.			
3.2 Biological Resources			
<p>MM 3.2.2a Burrowing Owl. If clearing and construction activities occur during the nesting period for burrowing owls (February 1–August 31), a qualified biologist shall conduct focused surveys for burrowing owls on and adjacent to the project site. Surveys shall be conducted in accordance with the California Department of Fish and Game’s (CDFG) <i>Staff Report on Burrowing Owl Mitigation</i>, published March 7, 2012. Surveys shall be repeated if project activities are suspended or delayed for more than 15 days during nesting season.</p> <p>If no burrowing owls are detected, no further mitigation is required. If active burrowing owl nest sites are detected, the project applicant shall implement the avoidance, minimization, and mitigation methodologies outlined in the CDFG’s <i>Staff Report on Burrowing Owl Mitigation</i> prior to initiating project-related activities that may impact burrowing owls.</p>	Prior to construction activities	City of Bell Planning Division	
<p>MM 3.2.2b Migratory Birds and Raptors. If vegetation removal or ground surface disturbance (any form of grading) is to occur during migratory bird and raptor nesting season (January 15–August 15), the project applicant shall retain a qualified biologist to conduct a focused survey for active nests within 14 days prior to the disturbance of the construction area. Nesting surveys for small birds are only fully effective if carried out between dawn and 11 A.M., as many species become inactive during the middle of the day. If active nests are found, trees/shrubs with nesting birds shall not be disturbed until abandoned by the birds or a qualified biologist deems disturbance potential to be minimal (in consultation with the USFWS and/or the CDFW, where appropriate). If applicable, tree removal and grading shall be restricted to a period following fledging of chicks, which typically occurs between late July and early August. If an active nest is</p>	Reference to this requirement and to the MBTA shall be included in the construction specifications. Pre-construction nest surveys will be conducted prior to the initiation of construction activities, as applicable.	City of Bell Planning Division	

Mitigation Measure	Timing	Monitoring Responsibility	Verification (Date and Initials)
<p>located within 50 feet (250 feet for raptors) of construction activities, other restrictions may include establishment of exclusion zones (no ingress of personnel or equipment at a minimum radius of 50 feet or 250 feet, as appropriate, around the nest as confirmed by the appropriate resource agency) or alteration of the construction schedule. If construction activities or tree removal are proposed to occur during the non-breeding season, a survey is not required, no further studies are necessary, and no mitigation is required.</p>			
<p>MM 3.2.2c Surveys of Potential Bat Roosts. Demolition of abandoned structures will be preceded by a survey for bat presence. Structures being used by bats will not be removed until it has been determined that bats are no longer using the site or until demolition can be carried out without harming any bats.</p>	<p>Pre-construction bat surveys will be conducted prior to the initiation of construction activities, as applicable.</p>	<p>City of Bell Planning Division</p>	
<p>3.3 Cultural Resources – None required</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>
<p>3.4 Climate Change and Greenhouse Gases</p>			
<p>MM 3.4.1a Applicants of development projects located within the Bell Business Center shall implement the following measures to reduce long-term emissions of greenhouse gases associated with the proposed project:</p> <ol style="list-style-type: none"> 1. Indoor water conservation measures shall be incorporated, such as use of low-flow toilets and faucets (bathrooms). 2. The proposed project shall be designed to exceed state energy efficiency standards by 15 percent (to Tier 1 Title 24 Standards) as directed by Appendix A5 of the 2010 California Green Building Standards (CBSC 2011). This measure helps to reduce emissions associated with energy consumption. 3. The project will be required to install Energy Star appliances in all buildings. The types of Energy Star appliances that will be installed include fans and 	<p>Prior to the issuance of occupancy permits</p>	<p>City of Bell Planning Division</p>	

Mitigation Measure	Timing	Monitoring Responsibility	Verification (Date and Initials)
<p>refrigerators.</p> <p>4. All loading docks shall be designed to accommodate SmartWay¹ trucks.</p> <p>5. The project shall be required, prior to building permit issuance, to install rooftop solar panels or solar-panel-ready rooftops to allow for easy, cost-effective installation of solar energy systems in the future, using such solar-ready features as:</p> <ul style="list-style-type: none"> • Designing the building to include optimal roof orientation (between 20 to 55 degrees from the horizontal), with sufficient south-sloped roof surface. • Providing clear access without obstructions (chimneys, heating and plumbing vents, etc.) on the south-sloped roof. • Designing the roof framing to support the addition of solar panels. • Installing electrical conduit to accept solar electric system wiring. 			
<p>MM 3.4.1b The project is required to reduce waste by 3 percent through a waste diversion program that requires recycling from all uses on the project site. Prior to issuance of occupancy permits, the applicant will complete the following measures:</p> <p>1. All businesses will subscribe to waste collection and recycling services provided by the City's franchised waste collection company.</p> <p>2. All businesses will participate in the recycling program offered through the City's franchised waste collection company. Businesses will recycle all items available through the company's program, or an equivalent method, which ensures that the waste is diverted away</p>	<p>Prior to the issuance of occupancy permits</p>	<p>City of Bell Planning Division</p>	

¹ For example, the aerodynamic equipment for trailers may include use of "boat tails" that attach to the end of the trailer and may potentially be incompatible with loading bays designed with certain dock shelters. (<http://www.epa.gov/smartway/technology/designated-tractors-trailers.htm>).

Mitigation Measure	Timing	Monitoring Responsibility	Verification (Date and Initials)
<p>from landfill disposal.</p> <p>3. Adequate space for waste and recycling containers will be constructed at the complex to ensure ease of collection by the City's franchised waste collection company. The units housing the containers shall be constructed to allow sufficient space for the quantity of containers needed to ensure that the waste and recyclables can be collected in an efficient manner. The franchised waste collection company will be consulted to ensure that sufficient space is available for recycling and trash containers.</p>			
3.5 Geology and Soils			
<p>MM 3.5.2 Prior to the issuance of building permits for each building on the project site, the project applicant shall submit a design-level geotechnical study and building plans to the City of Bell for review and approval. The design-level geotechnical study shall be prepared by a qualified engineer and identify grading and building practices necessary to ensure stable building conditions. The project applicant shall incorporate the recommendations of the approved project-level geotechnical study into project plans. The project's building plans shall demonstrate that they incorporate all applicable recommendations of the design-level geotechnical study and comply with all applicable requirements of the latest adopted version of the California Building Standards Code. A licensed professional engineer shall prepare the plans, including those that pertain to soil engineering, structural foundations, pipeline excavation, and installation. All on-site soil engineering activities shall be conducted under the supervision of a licensed geotechnical engineer or certified engineering geologist.</p>	Prior to grading	City of Bell Planning Division	
3.6 Hazards and Hazardous Materials – None required	N/A	N/A	N/A
3.7 Hydrology and Water Quality			

Mitigation Measure	Timing	Monitoring Responsibility	Verification (Date and Initials)
MM 3.7.1a Prior to grading permit issuance and as part of the project's compliance with the NPDES requirements, a Notice of Intent (NOI) shall be prepared and submitted to the State Water Resources Quality Control Board (SWRCB), providing notification and intent to comply with the State of California General Permit.	Prior to grading	City of Bell Planning Division	
MM 3.7.1b The proposed project shall conform to the requirements of an approved stormwater pollution prevention plan (SWPPP) (to be applied for during the grading plan process) and the NPDES Permit for General Construction Activities No. CAS000002, Order No, 2009-0009-DWQ, including implementation of all recommended best management practices (BMPs), as approved by the State Water Resources Quality Control Board.	Prior to grading	City of Bell Planning Division	
MM 3.7.1c As part of the plan review process, the City of Bell shall ensure that project plans identify a suite of stormwater quality BMPs that are designed to address the most likely sources of stormwater pollutants resulting from operation of the proposed project, consistent with the Low Impact Development program. Pollutant sources to be addressed by these BMPs include, but are not necessarily limited to, parking lots, landscaped areas, trash storage locations, and storm drain inlets. The design and location of these BMPs will be subject to review and comment by the City but shall generally adhere to the standards associated with the Phase II NPDES stormwater permit program. Prior to the issuance of a certificate of occupancy, the developer shall demonstrate that all structural BMPs described in the project's LID have been constructed and installed. In addition, the developer/successor in charge is prepared to implement all non-structural BMPs described in the LID.	Prior to the issuance of a certificate of occupancy	City of Bell Planning Division	
MM 3.7.1d Upon completion of project construction, the project applicant shall submit a Notice of Termination (NOT) to the State Water Resources Quality Control Board to	Completion of project construction	State Water Resources Quality Control Board	

Mitigation Measure	Timing	Monitoring Responsibility	Verification (Date and Initials)
indicate that construction is complete.			
3.8 Land Use and Planning – None required	N/A	N/A	N/A
3.9 Noise			
MM 3.9.4 The project contactor shall implement the following mitigation to reduce construction-related noise impacts associated with the project: <ol style="list-style-type: none"> 1) Equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers’ standards. 2) Place all stationary construction equipment on the west side of the project so that emitted noise is directed away from sensitive receptors. 3) Locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receptors to the south of the site during all project construction. 4) Limit all construction, maintenance, or demolition activities within the City of Bell’s boundary to the hours between 7:00 a.m. and 6:00 p.m. 	During project construction	City of Bell Planning Division	
3.10 Population, Housing, and Employment – None required	N/A	N/A	N/A
3.11 Public Services and Utilities – None required	N/A	N/A	N/A
3.12 Transportation and Circulation			
MM 3.12.1a Atlantic Boulevard/Bandini Boulevard. (Intersection #3) The developer/successor-in-interest shall participate in an interim regional solution for improvements to the Atlantic Boulevard/Bandini Boulevard intersection in consultation with Caltrans and/or Los Angeles County Metropolitan Transportation Authority, such as the planned Bandini Boulevard corridor signal coordination project in the vicinity of the intersection. The project shall also make a fair share payment to contribute to potential upgrades and improvements to the signal timing and the signal control equipment at this location, if	Prior to occupancy	City of Bell Planning Division	

Mitigation Measure	Timing	Monitoring Responsibility	Verification (Date and Initials)
<p>necessary. The project shall also renew the existing striping in the vicinity of the intersection. This intersection is in the Caltrans right-of-way, and all improvements must be approved by Caltrans.</p>			
<p>MM 3.12.1b Eastern Avenue/Bandini Boulevard. (Intersection #7) The developer/successor-in-interest shall make a fair-share contribution to change the northbound Eastern Avenue approach from two left turn lanes, one through lane, and one shared through/right-turn lane to consist of three left-turn lanes, one through lane, and one shared through/right turn lane. As this intersection is shared with the City of Commerce, the extent of improvements must be coordinated with the City of Commerce.</p>	Prior to occupancy	City of Bell Planning Division	
<p>MM 3.12.1c Eastern Avenue/Rickenbacker Road. (Intersection #8) The developer/successor-in-interest shall restripe the eastbound Rickenbacker Road approach from one shared left-turn/through lane and one shared through/right-turn lane to consist of one left-turn lane and one shared left-turn/through/right-turn lane. Restripe the westbound Rickenbacker Road approach from one shared left-turn/through lane and one shared through/right-turn lane to consist of one shared left-turn/through lane and one right-turn lane with right-turn overlap phasing (adding a westbound right-turn overlap phase). Modify the Eastern Avenue/Rickenbacker Road traffic signal by changing the eastbound and westbound Rickenbacker Road approach signal phasing from permitted-phase to split-phase. As this intersection is shared with the City of Commerce, the extent of improvements must be coordinated with the City of Commerce.</p>	Prior to occupancy	City of Bell Planning Division	
<p>MM 3.12.1d Atlantic Boulevard/I-710 Northbound Off-Ramp. (Intersection #11) The developer/successor-in-interest shall prepare a I-710 corridor interim improvement traffic study for the I-710 Freeway between and including the Florence Avenue and Washington Boulevard interchanges to assist Caltrans in evaluating potential interim solutions to improve the operations at the</p>	Prior to occupancy	City of Bell Planning Division	

Mitigation Measure	Timing	Monitoring Responsibility	Verification (Date and Initials)
<p>Atlantic Boulevard/I-710 Northbound Off-Ramp State-controlled study intersection. The study will evaluate solutions such as transportation system management (TSM) measures through consideration of potential installation and placement of a changeable message sign (CMS) along the freeway. The project shall also improve and renew the existing signing and striping along the northbound off-ramp. This intersection is in the Caltrans right-of-way, and all improvements must be approved by Caltrans.</p>			
<p>MM 3.12.6a I-710 Southbound Off-Ramp/Atlantic Boulevard. (Intersection #1) The developer/successor-in-interest shall participate in an interim regional solution for improvements to the I-710 Southbound Off-Ramp/Atlantic Boulevard intersection, in consultation with Caltrans and/or the Los Angeles County Metropolitan Transportation Authority. Additionally, the project shall prepare a I-710 corridor interim improvement traffic study for the I-710 Freeway between and including the Florence Avenue and Washington Boulevard interchanges to assist Caltrans in evaluating potential interim solutions to improve the operations at the I-710 South Off-Ramp/Atlantic Boulevard State-controlled study intersection. The study will evaluate solutions such as transportation system management (TSM) measures through consideration of potential installation and placement of a changeable message sign (CMS) along the freeway. The project shall also make a fair share payment to contribute to potential upgrades and improvements to the signal timing and progression at this location, if necessary.</p>	Prior to occupancy	City of Bell Planning Division	
<p>MM 3.12.6b Eastern Avenue/Bandini Boulevard. (Intersection #7) The developer/successor-in-interest shall make a fair-share contribution to change the northbound Eastern Avenue approach from two left turn lanes, one through lane, and one shared through/right-turn lane to consist of three left-turn lanes, one through lane, and one shared</p>	Prior to occupancy	City of Bell Planning Division	

Mitigation Measure	Timing	Monitoring Responsibility	Verification (Date and Initials)
<p>through/right turn lane. Widen the eastbound Bandini Boulevard approach from one left turn lane, three through lanes, and one right turn lane with right turn overlap phasing to consist of one left turn lane, three through lanes, and two right turn lanes with right turn overlap phasing. As this intersection is shared with the City of Commerce, the extent of improvements must be coordinated with the City of Commerce.</p>			
<p>MM 3.12.6c Eastern Avenue/Rickenbacker Road. (Intersection #8) The developer/successor-in-interest shall make a fair share contribution to restripe the eastbound Rickenbacker Road approach from one shared left-turn/through lane and one shared through/right-turn lane to consist of one left-turn lane and one shared left turn/through/right-turn lane. The project shall make a fair share contribution to restripe the westbound Rickenbacker Road approach from one shared left turn/through lane and one shared through/right-turn lane to consist of one shared left-turn/through lane and one right turn lane with right-turn overlap phasing (adding a westbound right-turn overlap phase). The project shall make a fair share contribution to modify the Eastern Avenue/Rickenbacker Road traffic signal by changing the eastbound and westbound Rickenbacker Road approach signal phasing from permitted phase to split phase. The project shall make a fair share contribution to widen the southbound Eastern Avenue approach from one left-turn lane, one through lane, and one shared through/right-turn lane to consist of one left-turn lane, two through lanes, and one right-turn lane. As this intersection is shared with the City of Commerce, the extent of improvements must be coordinated with the City of Commerce.</p>	<p>Prior to occupancy</p>	<p>City of Bell Planning Division</p>	

EXHIBIT B

Conditions of Approval for TPM72328

**CITY OF BELL
COMMUNITY DEVELOPMENT DEPARTMENT
CONDITIONS OF APPROVAL**

PROJECT #: Project Review required by Bell Business Center Development Agreement
 SUBJECT: Bell Business Center
 DEVELOPER: City of Bell, Property Owner • Contact Person: Joe Perez, Community Development Director
 LOCATION: Rickenbacker Road east of Eastern Avenue, Bell CA 90201 • APN: Parcel A: 6332-002-965; Parcel F: 6332-002-948 and 6332-002-945 Parcel G: 6332-002-949 and Parcel H: 6332-002-946, 6332-002-950, 6332-002-952 and 6332-002-954

ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT. DEVELOPER SHALL CONTACT THE PLANNING DIVISION, (323) 588-6211, FOR COMPLIANCE WITH THE FOLLOWING CONDITIONS:

1. General Requirements

1.1	<p>Indemnification. The developer shall indemnify the City and its elected boards, commissions, officers, agents and employees and will hold and save them and each of them harmless from any and all actions, suites, claims, liabilities, losses, damages, penalties, obligations and expenses (including but not limited to attorneys' fees and costs) against the City for any such Claims or Litigation (as defined in the Development Agreement) and shall be responsible for any judgment arising therefrom. The City shall provide the developer with notice of the pendency of such action and shall request that the developer defend such action. The developer may utilize the City Attorney's office or use legal counsel of its choosing, but shall reimburse the City for any necessary legal cost incurred by City. The developer shall provide a deposit in the amount of 150% of the City's estimate, in its sole and absolute discretion, of the cost of litigation, including the cost of any award of attorneys' fees, and shall make additional deposits as requested by City to keep the deposit at such level. The City may ask for further security in the form of a deed of trust to land of equivalent value. If the developer fails to provide or maintain the deposit, the City may abandon the action and the developer shall pay all costs resulting therefrom and City shall have no liability to the developer. The developer's obligation to pay the cost of the action, including judgment, shall extend until judgment. After judgment in a trial court, the parties must mutually agree as to whether any appeal will be taken or defended. The developer shall have the right, within the first 30 days of the service of the complaint or petition on the developer, in its sole and absolute discretion, to determine that it does not want to defend any litigation attacking the Development Agreement</p>	<p>___/___/___</p>
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	<p>or the Development Approvals in which case the City shall allow the developer to settle the litigation on whatever terms the developer determines, in its sole and absolute discretion, but developer shall confer with City before acting and cannot bind City. In that event, the developer shall be liable for any costs incurred by the City up to the date of settlement but shall have no further obligation to the City beyond the payment of those costs. In the event of an appeal, or a settlement offer, the parties shall confer in good faith as to how to proceed. Notwithstanding the developer's indemnity for Claims and Litigation, the City retains the right to settle any litigation brought against it in its sole and absolute discretion and the developer shall remain liable except as follows: (i) the settlement would reduce the scope of the Project by 10% or more, and (ii) the developer opposes the settlement. In such case the City may still settle the litigation but shall then be responsible for its own litigation expense but shall bear no other liability to the Developer. Neither City nor developer shall have any rights or obligations under this condition prior to the Effective Date although developer may, in its sole and unfettered discretion, assume the obligations if it chooses to do so.</p>	
1.2	<p>Precedence of Conditions If any of the Conditions of Approval alter a commitment made by the developer in another document, the conditions enumerated herein shall take precedence unless superseded by a Development Agreement, which shall govern over any conflicting provisions of any other approval.</p>	___/___/___
1.3	<p>Authority to Approve. All approvals by City, unless otherwise specified, shall be by the department head of the department requiring the condition. All agreements, covenants, easements, deposits and other documents required herein where City is a party shall be in a form approved by the City Attorney. The Developer shall pay the cost for review and approval of such agreements and deposit necessary funds pursuant to a deposit agreement.</p>	___/___/___
1.4	<p>Covenants, Conditions, and Restrictions (CC&Rs). In the event that Covenants, Conditions, and Restrictions (CC&Rs) are established for the project, the developer or successor in interest shall pay for the cost of review and approval of the CC&Rs by the City Attorney. The CC&Rs shall provide for proper maintenance of the property and include other necessary conditions to carry out the terms herein, particularly relating to any conditions affecting the on-going use of the property, and shall be enforceable by City, and recorded prior to development of any parcels.</p>	___/___/___
1.5	<p>Trust Deposit Account. A trust deposit account shall be established with the City by the Developer for all deposits and fees required for processing on site work beyond the entitlements phase. The trust account shall include costs associated with the following</p> <ul style="list-style-type: none"> • Administration of any Covenants, Conditions and Restrictions that shall be established for the project; • Enforcement of all applicable conditions of approval of the project including mitigation measures; 	___/___/___

	<ul style="list-style-type: none"> • Processing the tentative parcel map. • Plan Check services (Including Civil, Water, Sewer, Drainage, Grading, Traffic, Streets, Landscaping, Irrigation, etc. Not limited to these) • Mitigation Monitoring of the EIR mitigation measures • Inspection (Any civil inspection that is not covered in the City's Building Permit. <p>The trust deposit account shall be maintained and replenished upon demand as provided herein. The trust deposit shall be governed by a deposit agreement. The trust deposit account shall be maintained separate from other City funds and shall be non-interest bearing. City may make demands for additional deposits to cover all expenses projected over a period of 60 days, and funds shall be deposited within 10 days of the request therefore, or work may cease on the Project. An initial deposit of \$50,000 is required to cover processing costs. The developer shall pay the cost for review and approval of such agreements and deposit necessary funds pursuant to a deposit agreement.</p>	
1.6	<p>Fixed Fee Services: City Building and Plan Check Fees.</p> <p>The Developer shall pay all fees associated with Building Plan Check, Building Permits within the Project. In addition, the Developer shall pay all fees associated with tentative parcel map application and the final parcel map. These fees shall not be deducted from the Trust Deposit Account.</p>	
1.7	<p>Other Agency Fees.</p> <p>Fees owed to other agencies, including but not limited to Los Angeles County Fire Department, Los Angeles County Sanitation District, Cal Water and Los Angeles Unified School District, shall be paid by the Developer. These fees shall not be deducted from the Trust Deposit Account.</p>	
1.8	<p>Approvals Required on Plans.</p> <p>Copies of the signed Development Agreement Conditions of Approval; Design Review Conditions of Approval; any subdivision maps if applicable and all environmental mitigations shall be included on the plans (full size). The sheet(s) are for information only to all parties involved in the construction/grading activities and are not required to be wet sealed/stamped by a licensed Engineer/Architect.</p>	___/___/___
1.9	<p>Subject to the Bell Business Center Development Agreement.</p> <p>The site shall be developed and maintained in accordance with the Bell Business Center Development Agreement and subsequent approvals described therein as well as applicable provisions of the Zoning Ordinance and conditions contained herein.</p>	___/___/___
1.10	<p>Plans to Include Conditions.</p> <p>Copies of the signed Development Agreement Conditions of Approval; Project Review Conditions of Approval; any subdivision maps if applicable and all environmental mitigations shall be included on the plans (full size). The sheet(s) are for information only to all parties involved in the construction/grading activities and are not required to be wet sealed/stamped by a licensed Engineer/Architect.</p>	___/___/___

2. Time Limits

2.1	<p>Parcels F, G and H Site plan and design review approvals for Parcels F, G and H adopted in compliance with this Development Agreement shall expire if building permits are not issued or an approved use commenced two years after the transfer of ownership from the City to the Developer. A one-year extension may be granted by the Community Development Director.</p>	<p>___/___/___</p>
2.2	<p>Parcel A Site plan and design approvals shall expire three years after conclusion or termination of the lease between the City or its successor and the lessee.</p>	<p>___/___/___</p>

3. Site Development

3.1	<p>Maximum Building Area. Maximum building area on the four building sites shall not exceed 840,390 sf. Maximum building areas by parcel and land use are presented in the table below. Maximum building areas may be reduced by approval of the Design Review Board. Should the Design Review Board believe such a decision is beyond their discretion, the decision shall be turned over to the Council for approval.</p> <table border="1" data-bbox="277 1035 1265 1474"> <thead> <tr> <th>Parcel</th> <th>Site Acres</th> <th>Industrial/Warehouse Space</th> <th>Ancillary Office Space</th> <th>Total Building Size</th> </tr> </thead> <tbody> <tr> <td>E</td> <td>14.5</td> <td>274,860</td> <td>20,000</td> <td>294,860</td> </tr> <tr> <td>F</td> <td>11.6</td> <td>234,528</td> <td>10,000</td> <td>244,528</td> </tr> <tr> <td>G</td> <td>3.6</td> <td>68,002</td> <td>4,000</td> <td>72,002</td> </tr> <tr> <td>H</td> <td>10.5</td> <td>219,000</td> <td>10,000</td> <td>229,000</td> </tr> <tr> <td>TOTAL PROJECT AREA</td> <td>40.2</td> <td>796,390</td> <td>44,000</td> <td>840,390</td> </tr> </tbody> </table>	Parcel	Site Acres	Industrial/Warehouse Space	Ancillary Office Space	Total Building Size	E	14.5	274,860	20,000	294,860	F	11.6	234,528	10,000	244,528	G	3.6	68,002	4,000	72,002	H	10.5	219,000	10,000	229,000	TOTAL PROJECT AREA	40.2	796,390	44,000	840,390	
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3.2	<p>Land Uses. The property shall be developed in general compliance with the Scope of Development attached as an Exhibit to the Development Agreement and including allowable land uses and development intensities described therein. Substantial compliance with the Scope of Development shall be determined through the Design Review Process described in this Development Agreement.</p>	<p>___/___/___</p>																														

3.3	<p>Site Development and Maintenance</p> <p>The site shall be developed and maintained by developer and its successors and assignees in interest, at developer's or its successors' or assignees in interest's sole cost and expense, in accordance with the approved plans which include tentative map, site plans, architectural elevations, exterior materials and colors, landscaping and grading plans on file in the Community Development Department, the conditions contained herein, the Bell Business Center Development Agreement and the Zoning Code. Modifications shall require additional approval of the Community Development Director and may be referred to the Planning Commission or City Council at the Director's discretion. The City shall have the right to enforce proper maintenance, including by the inclusion of this condition in the recorded covenant agreement for the property if required by the City.</p> <ul style="list-style-type: none"> a. Building Maintenance. All building structures and associated improvements shall be maintained consistent with the approved plans and operated in a manner consistent with the approved use. b. Trash and Litter Free. The entire site shall be kept in good, first class condition, free from trash, debris and litter at all times, and all trash, debris and litter shall be removed as soon as possible but at least within 24 hours. c. Graffiti Removal. Graffiti shall be removed within 24 hours. d. Site and Public Improvements Maintenance. All roadway easements, driveways, parking areas, curbs, gutters, sidewalks, drainage facilities, lighting and other improvements, shall be permanently maintained by the property owner in good condition and repair. e. Yards. All yards and open areas shall be kept in condition in accordance with the Bell Municipal Code, without encroachments. f. Landscaping and Irrigation Systems. All landscaping and irrigation systems shall be continuously maintained in good repair by the property owner. Irrigation systems shall not produce overspray. All landscaping shall be maintained in a healthy condition and dying and dead landscaping shall be promptly replaced with similar plant materials meeting the landscape plan and of a size similar to the plant being replaced. 	<p>____/____/____</p>
3.4	<p>Site Plan: All Parcels</p> <p>Prior to acceptance for plan check, site plans and landscaping plans for individual parcels shall be revised to reflect the conditions of approval listed herein and to include the following. Submittals shall be subject to the review and approval of the Community Development Director or Designee. Modifications shall require additional approval of the Community Development Director and may be referred to the Planning Commission or City Council at the Director's discretion.</p> <ul style="list-style-type: none"> a. Driveway Design. Driveways providing access to a parcel from Rickenbacker or 6th Street shall be designed to include stamped and colored concrete. Color and design shall be approved by the Community Development Director prior to construction. b. Lighting Plan. A lighting plan, including a photometric diagram, shall demonstrate that all on-site lighting will be shielded and that direct light will be confined within site boundaries. Parking lot and security lighting shall be clearly identified and be full cut-off fixtures preventing light above the horizontal plane of the fixture. Direct light spill-off shall not be permitted 	

	<p>onto public rights of way or adjacent properties or be allowed to create a public nuisance.</p> <p>c. Trash Receptacles. These facilities are required and shall meet City standards for access, location and screening. The screening structure and landscaping shall complement the design of the main building and the project landscaping by employing similar materials and colors. Trash enclosures shall include a decorative cover and automatic locking solid metal doors. The design of the decorative cover shall be subject to separate review and approval by the Community Development Department.</p> <p>d. Utilities. All ground-mounted utility appurtenances, including but not limited to transformers, AC condensers, or backflow preventers, shall be located out of public view and adequately screened through the use of a combination of concrete or masonry walls, berming, and/or landscaping. The location shall be approved by the Community Development Department prior to installation.</p> <p>e. Addresses. All building numbers and individual units shall be identified in a clear and concise manner, including proper illumination.</p> <p>f. Security or Privacy Walls and Fences. Walls and fencing shall be designed to complement the main building on the parcel by using similar colors or decorative materials. Masonry walls along the property lines shall be required on the rear and side yard areas as described in the Development Agreement Attachment __ Scope of Development not fronting on Rickenbacker Road. Use of barbed wire or concertina wire is prohibited.</p>	
3.5	<p>Parcel A– 1st Street/Secondary Access Way Abandonment or Relocation. The Developer shall, prior to termination of the lease, notify the City of their intent to either relocate or abandon the 1st Street/Secondary access way on the east property line connecting to K Street to the south and the railroad tracks to the north. Said relocation or abandonment shall be processed as a new entitlement.</p>	

4. Building Design

4.1	<p>Architecture and Building Materials</p> <p>All parcels shall be developed and maintained in accordance with the approved plans which include site plans, landscape plans building floor plans, architectural elevations, list of approved exterior materials and colors on file in the Community Development Department, the Bell Business Center Development Agreement, the conditions contained herein, and the Zoning Code.</p>	
4.2	<p>Energy Efficient and Sustainable Building Design.</p> <p>All buildings developed on Parcels A, F, G and H shall promote sustainable and energy efficient practices and shall be designed so that they can be constructed and operated in a manner that meets or exceeds the standards for a LEED (Leadership in Energy and Environmental Design) GOLD certified building.</p>	___/___/___
4.3	<p>Building Design: All Parcels.</p> <p>Prior to acceptance for plan check, building plans for individual parcels shall be</p>	___/___/___

	<p>revised to reflect the conditions of approval listed herein and to include the following. Submittals shall be subject to the review and approval of the Community Development Director or Designee.</p> <ul style="list-style-type: none"> a. Modification Approval. No exterior structural alterations or building color change, other than those colors or building treatments originally approved by this application, shall be permitted without the prior approval of the Community Development Director. b. Roof-Mounted Equipment and Projections. All roof appurtenances, including air conditioners and other roof mounted equipment and/or projections shall be screened from all sides and the sound shall be buffered from adjacent properties and streets as required by the Planning Division. Such screening shall be architecturally integrated with the building design and constructed to the satisfaction of the Community Development Director. Any roof-mounted mechanical equipment and/or ductwork, that projects vertically more than 18 inches above the roof or roof parapet, shall be screened by an architecturally designed enclosure which exhibits a permanent nature with the building design and is detailed consistent with the building. Any roof-mounted mechanical equipment and/or ductwork, that projects vertically less than 18 inches above the roof or roof parapet shall be painted consistent with the color scheme of the building. Details shall be included in building plans. c. Roll-up Doors. Roll-up doors and service doors shall be painted to match main building colors. d. A color and materials board for all exterior colors shall be submitted to the Community Development Director for approval. All approvals must be obtained prior to installation. Colors and materials shall be approved separately from the working drawings. e. All building drainage shall be interior with no exterior downspouts or gutters. f. The location of all backflow devices shall be approved by the City prior to installation. Backflow devices shall be located the greatest extent possible from the front property line. g. Tarps are prohibited from use as carports, patio covers, shade covers, and covers for outdoor storage in all front and side yard setback areas, rear yard areas and over circulations areas. h. The installation of exterior security doors, gates, and window coverings, including but not limited to bars, grills, and overhead roll down doors, or any exterior mounted covering of any type, shall be prohibited, except that burglar bars shall be allowed on rooftop skylights and roll up dock loading doors shall be allowed in truck courts and loading areas per plan. 	
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5. Parking, Loading and Vehicular Access

5.1	<p>Circulation Plan Prior to precise grading plan and drainage plan, a circulation plan prepared showing on-site circulation and access points shall be approved by the City Engineer.</p>	
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5.2	<p>Parking, Loading, Access and On-Site Circulation Design. Parking and loading facilities, access points and on-site circulation shall be developed in accordance with the approved plans which include tentative map, site plans, landscaping and grading plans on file in the Community Development Department, the conditions contained herein, the Bell Business Center Development Agreement and the Zoning Code. Modifications that are not minor modifications shall require additional approval of the Design Review Board.</p> <ul style="list-style-type: none"> a. Landscape Island Dimensions. All parking lot landscape islands shall have a minimum outside dimension of 6 feet and shall contain a 12-inch walk adjacent to the parking stall (including curb). b. Security Gate Review. Plans for any security gates shall be submitted to the Community Development Director, City Engineer, and County of Los Angeles Fire Department for review and approval prior to issuance of building permits. c. Handicap accessible stalls shall be provided as called for in the Bell Municipal Code. 	
5.3	<p>Number of Parking Spaces Prior to Issuance of Building Permits, the developer shall demonstrate compliance with the parking requirements for the project at the following ratios as specified in the Development Agreement and referenced below:</p> <ul style="list-style-type: none"> a. Office - 1 space per 250 square feet b. Warehousing/Logistics <ul style="list-style-type: none"> 1 space per 1,000 square feet for the first 20,000 square feet; 1 space per 2,000 square feet for the second 20,000 square feet; 1 space per 4,000 square feet for all space in excess of the first 40,000 square feet. 	___/___/___
5.4	<p>Parking Space Size</p> <ul style="list-style-type: none"> a. Conventional Parking Spaces. Minimum dimensions shall be 9 feet by 20 feet. b. Compact Parking Spaces. Minimum dimensions shall be 8 feet by 18 feet. The number of compact space shall not exceed 20% of required spaces. 	___/___/___
5.5	<p>Loading Areas Screened Design of loading areas shall be subject to the review and approval of the Community Development Director or Designee.</p> <ul style="list-style-type: none"> a. Parcels G and H: Loading areas shall be screened from view by the building. No loading facilities shall be located fronting on Rickenbacker Road or 6th Street. b. Parcel F, without railroad spur access (as reflected in EIR site plan Parcels F & G, Option 4): Loading areas shall be screened from view by the building. No loading facilities shall be located fronting on Rickenbacker Road or 6th Street. c. Parcels A and F, without railroad spur access (as reflected in all other 	___/___/___

	EIR site plan options): Loading areas may be permitted fronting on Rickenbacker Road. Location and design will be subject to the review and approval of the Community Development Director. Trucks loading along Rickenbacker shall be screened with decorative walls and/or mounded landscaping.	
5.6	Center Swales Prohibited. Driveway and Parking Areas shall not incorporate center swales. All drainage in common and private use areas shall be underground and shall not incorporate open gutters or swales.	___/___/___

6. Trip Reduction

6.1	<p>Trip Reduction Compliance.</p> <p>The site plan, parking areas and landscape plans for each parcel shall be designed to comply with the following trip reduction standards. Compliance will be subject to the review and approval of the Community Development Director or Designee.</p> <ul style="list-style-type: none"> a. A minimum of 10 bicycle storage spaces shall be provided. The design and location of the spaces shall be shown on the final landscape plans and review and approved by the Community Development Director prior to the issuance of building permit b. Carpool and vanpool designated off-street parking close to the building shall be provided at a rate of 5 percent of the total parking area. c. Category 5 telephone cable or fiber optic cable shall be provided. 	___/___/___
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7. GHG/AQ - Design

7.1	Developer shall ensure provision of preferential parking locations for EVs and CNG/LNG vehicles.	___/___/___
7.2	Developer shall ensure provision of grass paving, tree shading, or reflective surface for unshaded parking lot areas, driveways, or fire lanes that reduce standard black asphalt paving by 10% or more.	___/___/___
7.3	Developer shall ensure electrical outlets shall be installed on the exterior walls of all buildings (and perhaps parking lots) to promote the use of electric landscape maintenance equipment.	
7.4	Developer shall provide secure, weather-protected bicycle parking for employees.	
7.5	Developer shall provide direct, safe, attractive pedestrian access from project to transit stops and adjacent development.	
7.6	Developer shall provide showers and lockers for employees bicycling or walking to work.	
7.7	Developer shall provide short-term bicycle parking for retail customers and other non-commute trips.	
7.8	Developer shall connect bicycle lanes/paths to city-wide network as available.	
7.9	Developer shall design and locate buildings to facilitate transit access, e.g.	

	locate building entrances near transit stops, eliminate building setbacks, etc.	
7.10	To reduce energy demand associated with potable water conveyance, the Project shall implement the following: <ul style="list-style-type: none"> a. Landscaping palette emphasizing drought tolerant plants; b. Use of water-efficient irrigation techniques c. U.S. EPA Certified WaterSense labeled or equivalent faucets, high efficiency toilets (HET's), and water-conserving shower heads. 	
7.11	Project shall comply with applicable provisions of state law, including the California Green Building Standards Code (Part 11 of Title 24 of the California Code of Regulations)(CALGREEN).	
7.12	Developer shall provide a display case or kiosk displaying transportation information in a prominent area accessible to employees or residents.	
7.13	The truck access gates and loading docks within the truck courts on the project Sites shall be posted with signs which state: <ul style="list-style-type: none"> a. Truck drivers shall turn off engines when not in use b. Diesel trucks servicing the project shall not idle for more than 3 minutes c. Telephone numbers of the building facilities manager and the CARB to report violations 	
7.14	The Project will reduce vehicle miles travelled and emissions associated with trucks and vehicles by implementing the following measures: <ul style="list-style-type: none"> a. Pedestrian and bicycle connections shall be provided to surrounding areas consistent with the City's General Plan. b. Preferential parking (striped and signed) shall be provided for carpools and vanpools. 	
7.15	In order to reduce Project-related air pollutant and greenhouse gas (GHG) emissions, and promote sustainability through conservation of energy and other natural resources, building and site plan designs shall ensure that the Project energy efficiencies surpass (exceed) applicable (2008) California Title 24 Energy Efficiency Standards by a minimum of 15 percent. Verification of increased energy efficiencies shall be documented in Title 24 Compliance reports provided by the Applicant, and reviewed and approved by the City prior to the issuance of the first building permit.	

8. Landscaping and Water Supply

8.1	<p>Landscaping Plans</p> <p>For each parcel, detailed landscape and irrigation plans shall be prepared by a licensed landscape architect and submitted for Community Development Director for review and approval prior to the issuance of building permits. The plan shall include:</p> <ul style="list-style-type: none"> a. Final design of the perimeter parkways, walls, landscaping, and sidewalks. b. A minimum of 30% of trees planted within industrial projects shall be specimen size trees - 24-inch box or larger. c. Within parking lots visible to the public, trees shall be planted at a rate of one 15-gallon tree for every five parking stalls. d. Trees planted in the front yard setback shall be a minimum 36" box tree. e. Trees shall be planted in areas of public view adjacent to and along structures at a minimum rate of one tree per 30 linear feet of building. 	<p>___/___/___</p>
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	<p>f. Turf in front setback areas will include mounded sod, foundation planting and shrubs.</p> <p>g. Screening of parking and ground-mounted utilities shall be accomplished through the use of plant materials, walls and mounding.</p> <p>h. All landscaped areas shall be supplied with automatic irrigation systems.</p>	
8.2	<p>Water Conservation Design.</p> <p>Landscaping and irrigation shall be designed to conserve water through the principles of water efficient landscaping and meet all applicable City of Bell standards.</p>	___/___/___
8.3	<p>Water Supply.</p> <p>a. The Developer will install water efficient devices and landscaping according to the requirements of the California Water Company's water use efficiency ordinance(s), if any, at the time of construction of the Project to reduce the impact of this project on regional water supplies.</p> <p>b. Prior to project construction, the Developer is required to meet with California Water Company staff to develop a plan of service. The plan of service will include, but not be limited to, water, wastewater, and recycled water requirements to serve the project.</p> <p>c. The majority of landscaped areas in the project will be designed to use recycled water to the greatest extent possible and to the degree such recycled water service is provided to the site by the California Water Company.</p> <p>d. To reduce demand upon the local water system, the Project shall implement the following:</p> <ul style="list-style-type: none"> • Landscaping palette emphasizing drought tolerant plants; • Use of water-efficient irrigation techniques • U.S. EPA Certified WaterSense labeled or equivalent faucets, high efficiency toilets (HET's), and water-conserving shower heads. 	

9. Signs

9.1	<p>Signs Conceptual</p> <p>The signs indicated on the submitted plans are conceptual only and not a part of this approval. Any signs proposed for this development shall comply with the Sign Ordinance and shall require separate application and approval by the Community Development Director prior to installation of any signs.</p>	___/___/___
9.2	<p>Sign Program.</p> <p>Prior to first building permit submittal for tenant improvements, the developer shall prepare and submit a comprehensive sign program for all four parcels. Subject to review and approval by the Community Development Director, the sign program must include: design, location, size, colors and materials.</p>	___/___/___

BUILDING AND SAFETY CONDITIONS

10. General Requirements

10.1	<p>Planning Approval Required.</p> <p>At the completion of the project, final approval from the Planning Division shall be obtained prior to Building and Safety Division final approval. All conditions of approval shall be met prior to final approval by the Planning Division.</p>	
10.2	<p>Plan Submittals</p> <p>Submit three complete sets of plans including the following:</p> <ul style="list-style-type: none"> a. Site/Plot Plan; b. Foundation Plan; c. Floor Plan; d. Ceiling and Roof Framing Plan; e. Electrical Plans including the size of the main switch, number and size of service entrance conductors, panel schedules, and single line diagrams; f. Plumbing and Sewer Plans, including isometrics, underground diagrams, water and waste diagram, sewer system location, fixture units, and heating and air conditioning; and g. Planning Division Project Number (i.e., CUP#, ARB #) clearly identified on the outside of all plans. 	___/___/___
10.3	<p>Interior Air Quality.</p> <p>The Project specifications shall require a minimum of two interior air changes per hour with active warehouse ventilation. This condition shall be augmented with louvered smoke hatches (skylights) and exterior louvers as necessary to accomplish.</p>	
10.4	<p>Construction Access Plan Required.</p> <p>The developer shall submit a construction access plan and work schedule for the development of the project for Community Development Director and City Engineer approval; including, but not limited to, public notice requirements, special street posting, phone listing for community concerns, hours of construction activity, dust control measures, and security fencing.</p>	
10.5	<p>Calculations.</p> <p>Submit two sets of structural calculations, energy conservation calculations, and a soils report. Architect's/Engineer's stamp and "wet" signature are required prior to plan check submittal.</p>	___/___/___
10.6	<p>Licenses and Workman's Compensation Documentation</p> <p>Contractors must show proof of State and City licenses and Workers' Compensation coverage to the City prior to permit issuance.</p>	___/___/___
10.7	<p>Permits for Fences and Freestanding Walls</p> <p>Walls and fences shall be decorative. Separate permits are required for fencing and/or walls over six feet in height.</p>	___/___/___
10.8	<p>Certificate of Occupancy Required</p> <p>Business shall not open for operation prior to posting the Certificate of</p>	___/___/___

	Occupancy issued by the Building and Safety Division.	
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11. Site Development

11.1	<p>Plan Submittal</p> <p>Plans shall be submitted for plan check and approved prior to construction. All plans shall be marked with the project file number. The developer shall comply with the latest adopted California Codes, and all other applicable codes, ordinances, and regulations in effect at the time of permit application.</p>	___/___/___
11.2	<p>School Fees</p> <p>Prior to issuance of building permits for a new commercial or industrial development project or major addition, the developer shall pay school fees at the established rate. Developer shall provide a copy of the school fees receipt to the Building and Safety Division prior to permits issuance.</p>	
11.3	<p>Construction Hours</p> <p>Unless otherwise permitted, construction activity shall not occur between the hours of 8:00 p.m. and 6:00 a.m. Monday through Saturday, with no construction on Sunday or holidays.</p>	___/___/___
11.4	<p>Construction Traffic Plan</p> <p>Prior to issuance of building permits, the developer shall submit a construction traffic plan. The plan shall address: traffic hours and routes and shall provide mitigation measures if necessary. The plan shall be subject to review and approval by the City Engineer.</p> <p>Developer shall provide temporary traffic controls, such as a flag person, during all phases of construction to maintain smooth traffic flow.</p>	___/___/___
11.5	<p>Noise Control.</p> <ol style="list-style-type: none"> a. All trucks, tractors, and forklifts shall be operated with proper operating and well maintained mufflers. b. Maintain quality pavement conditions that are free from bumps to minimize truck noise. c. The truck access gates and loading docks within the truck courts on the project Sites shall be posted with signs which state: <ul style="list-style-type: none"> • Truck drivers shall turn off engines when not in use. • Diesel trucks servicing the project shall not idle for more than 3 minutes, which shall be designated on plans, specifications, and contract documents, and shall also be posted on an on-site sign; • Telephone numbers of the building facilities manager and the CARB to report violations. 	

12. New Structures

12.1	<p>Tenant Improvement Plan Check</p> <p>Upon tenant improvement plan check submittal, additional requirements may be needed.</p>	___/___/___
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13. Existing Structures

13.1	<p>Remove Existing Slabs Existing slabs shall be removed, the site regraded to the satisfaction of the Engineering Division.</p>	___/___/___
13.2	<p>Remove Existing Sewage Disposal Facilities Existing sewage disposal facilities shall be removed, filled and/or capped to comply with the California Building and Plumbing Codes.</p>	
13.3	<p>Location of Underground Utilities Underground on-site utilities are to be located and shown on building plans submitted for building permit application.</p>	___/___/___
13.4	<p>Asbestos (ACM) and LBP (Lead-Based Paint) Removal and Disposal Prior to the issuance of a grading or building permit, a Certified Environmental Professional shall confirm the presence or absence of ACMs and LBPs prior to structural demolition/renovation activities. Should ACMs or LBPs be present, demolition materials containing ACMs and/or LBPs shall be removed and disposed of at an appropriately permitted facility.</p>	___/___/___

14. Grading

14.1	<p>Grading Plan Requirements Sets of conceptual grading plan that shows APN; area of subject property; building setback lines for front, sides and rear of each lot per the zoning of the site; existing land uses of surrounding properties; existing and proposed topographic contour lines with key elevations; drainage pattern with direction of flow; location of onsite and off-site existing and proposed drainage facilities; existing and proposed right of way including curb, gutter, sidewalk, fire hydrants, water line sewer line and street lights; physical features on the property lines such as fences, walls, power poles building to be demolished, slopes etc.; proposed pad elevations of buildings; cross sections showing the relationship of the proposed grading to that of surrounding grades; typical street cross sections with proposed construction notes for public improvements; existing and proposed onsite and off-site water and sewer systems; location of landscaping areas. The existing improvements shall be depicted using a dashed line, and proposed improvements shall be drawn in a solid line. No alley type gutters shall be permitted in driveway isles between parking lot areas.</p>	___/___/___
14.2	<p>Preliminary Soils Report Sets of preliminary soils report, title report and reference underlying maps or easement documents. The report shall be prepared by a qualified engineer licensed by the State of California to perform such work.</p>	
14.3	<p>Final Grading Plans Grading of the subject property shall be in accordance with California Building Code, City Grading Standards, and accepted grading practices. Prior to issuance of grading permit by the City of Bell, the final grading (precise grading) plan shall be in substantial conformance with the approved grading plan</p>	___/___/___

	<p>showing building footprints, new and revised pads and elevations of finished grades, drainage routes, retaining walls, erosion and sediment control, Best Management Practices (BMPs) conforming to the approved Watershed Management Program accompanying LID and Green Street Policies.</p>	
<p>14.4</p>	<p>GHG/AQ - Construction Phase and SCAQMD Rule 403 and 402 Compliance Prior to issuance of any Grading Permit, the City Engineer and the Chief Building Official shall confirm that the Grading Plan, Building Plans, and specifications stipulate that, in compliance with SCAQMD Rule 403, excessive fugitive dust emissions shall be controlled by regular watering or other dust prevention measures, as specified in the SCAQMD's Rules and Regulations. In addition, SCAQMD Rule 402 requires implementation of dust suppression techniques to prevent fugitive dust from creating a nuisance off-site. Implementation of the following measures will reduce short-term fugitive dust impacts on nearby sensitive receptors and shall be noted on the grading plans:</p> <ul style="list-style-type: none"> a. Developer shall complete all roadways, driveways, sidewalks etc. as soon as possible, and shall ensure that building pads are laid as soon as possible after grading unless seeding or soil binders are used, and shall ensure all construction access roads are paved at least 100 feet on to the site from the main road; b. All active portions of the construction site shall be watered every three hours during daily construction activities and when dust is observed migrating from the project site to prevent excessive amounts of dust; c. All disturbed unpaved roads, stockpiles, and disturbed areas within the project must be watered at least three (3) times daily during dry weather; d. All streets shall be swept at least once daily using SCAQMD Rule 1186 certified street sweepers, with water trucks if visible soil materials are carried to adjacent streets; e. Pave or apply water every three hours during daily construction activities or apply non-toxic soil stabilizers on all unpaved access roads, parking areas, and staging areas. More frequent watering shall occur if dust is observed migrating from the site during site disturbance; f. Developer shall limit fugitive dust sources to 20% opacity; g. Developer shall require a dust control plan for earthmoving operations; h. Any on-site stockpiles of debris, dirt, or other dusty material shall be enclosed, covered, or watered twice daily, or non-toxic soil binders shall be applied; i. Developer shall cease all clearing, grading, earth-moving, or excavation activities when winds exceed 25 miles per hour in order to limit fugitive dust emissions; j. Disturbed areas shall be replaced with ground cover or paved immediately after construction is completed in the affected area; k. Gravel bed trackout aprons (3 inches deep, 25 feet long, 12 feet wide per lane and edged by rock-berm or row of stakes), in addition to other trackout control devices including wheel shakers and washers, shall be installed and maintained to reduce mud/dirt trackout from unpaved truck exit routes; l. Developer shall ensure that traffic speeds on unpaved roads and Project site areas are reduced to 15 miles per hour or less; m. All on-site roads shall be paved as soon as feasible, watered twice daily, or chemically stabilized; 	<p>___/___/___</p>

	<ul style="list-style-type: none"> n. Visible dust beyond the property line which emanates from the project shall be prevented to the maximum extent feasible; o. All material transported off-site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust prior to departing the job site, and at least six inches of freeboard space from the top of the container shall be maintained; p. Reroute construction trucks away from congested streets or sensitive receptor areas, and shall configure construction parking to minimize traffic interference; q. Developer shall provide dedicated turn lanes for movement of construction trucks and equipment on- and off-site r. All delivery truck tires shall be watered down and/or scraped down prior to departing the job site; s. Developer shall ensure that any site access point within 30 minutes of any visible dirt deposition on any public roadway shall be swept or washed; and t. A person shall be designated to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust off-site, and developer shall post a publicly visible sign with the telephone number and contact person's name, who can be reached 24 hours a day. u. Developer shall ensure that all construction forklifts shall be electric or natural gas powered, where feasible. Feasibility shall be determined using South Coast Air Quality Management District guidelines and appropriate input from that agency. 	
14.5	<p>GHG/AQ - Further Construction Conditions.</p> <ul style="list-style-type: none"> a. Developer shall ensure that any vegetative cover to be utilized onsite shall be planted as soon as possible to reduce the disturbed area subject to wind erosion. Irrigation systems required for these plants shall be installed as soon as possible to maintain good ground cover and to minimize wind erosion of the soil; b. Developer shall ensure that only "Zero-Volatile Organic Compounds" paints (no more than 150 gram/liter of VOC) and/or High Pressure Low Volume (HPLV) applications consistent with South Coast Air Quality management District Rule 1113 shall be used; c. Developer shall ensure installation of catalytic converters on gasoline-powered equipment; d. Developer shall ensure that all construction forklifts shall be electric or natural gas powered, where feasible. Feasibility shall be determined using South Coast Air Quality Management District guidelines and appropriate input from that agency. e. Developer shall ensure suspension of use of all construction equipment operations during second stage smog alerts. f. To ensure the technology can be employed when it becomes commercially available, the developer(s)/successor(s) shall install electrical infrastructure to accommodate electrical equipment (e.g. appropriately sized panels, conduit runs, etc.) to accommodate electrical charging for long haul trucks. g. Businesses operating on the site shall comply with the Clean Trucks Program for the Ports of LA and Long Beach to the extent permissible 	

	<p>by law.</p> <p>h. In the event a tenant is secured before construction (“Build to Suit”) and the tenant has a specific requirement for on-site electrical vehicle charging or natural gas fuelling facilities, Developer shall coordinate the construction of such facilities to meet this demand.</p> <p>i. Developer will commit \$100,000 as a grant to the Businesses to promote the use of clean fuel heavy-duty trucks. These funds could be utilized in a number of ways (including, but not limited to CNG/LNG fleet conversions, purchase of new (model year 2010 or later) trucks or hostlers, participate in demonstration project with the Port of LA and LB and/or South Coast Air Quality Management District or California EPA, or upgrading facilities to accommodate the infrastructure necessary to support a “clean fuel” fleet component. Such targeted use would be memorialized through the lease or other binding agreement between Developer and the Business. Grant availability is contingent upon success in obtaining New Market Tax Credits (NMTC) with the assistance of the City (such effort being required by the language in the Project Development Agreement). If Businesses on site are unable to comply (within reason) with the Clean Truck Program per the prior condition, the \$100,000 grant will serve as a safe harbor provision to preclude further enforcement action of this requirement. Within reason suggests that the Businesses can prove that there are sufficient barriers, such as an economic burden, the purchase of emergency equipment, and market unavailability, so that it is unable to comply.</p>	
14.6	<p>Grading Plan Approval</p> <p>The final grading plan, appropriate certifications and compaction reports shall be completed, submitted, and approved by the Building and Safety Division prior to the issuance of building permits.</p>	___/___/___
14.7	<p>Grading Plan Check Required</p> <p>A separate grading plan check submittal is required for all new construction projects and for existing buildings where improvements being proposed will generate 50 cubic yards or more of combined cut and fill. The grading plan shall be prepared, stamped, and signed by a California registered Civil Engineer.</p>	___/___/___
14.8	<p>Public Resources Code Compliance</p> <p>The following note shall be placed on the grading plan prior to issuance of grading permit:</p> <p><i>In the event human remains are found during construction, no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98 and California Health and Safety Code Section 7050.5.determined; within two working days of notification of the discovery. If the County Coroner determines that the remains are or believed to be Native American, the County Coroner shall notify the Native American Heritage Commission in Sacramento within 48 hours. In accordance with Section 5097.98 of the California Public Resources Code,</i></p>	___/___/___

	<p><i>the NAHC must immediately notify those persons it believes to be the most likely descended from the deceased Native American. The descendants shall complete their inspection within 48 hours of being granted access to the site. The designated Native American representative would then determine, in consultation with the property owner, the disposition of the human remains.</i></p>	
14.9	<p>Final Grading Plan Compliance with Parcel Map The following note shall be placed on the grading plan prior to issuance of grading permit:</p> <p><i>The final grading plan for this parcel shall be substantially the same, specifically with regard to pad elevations, size, and configuration; as the proposed grading illustrated on the approved Tentative Parcel Map. If there is a significant deviation between the two plans the Community Development Director and the City Engineer will review the plans and determine if a finding of substantial conformance can be made prior to the issuance of a grading permit. The Community Development Director and the City Engineer may refer the matter to the Planning Commission for an opinion before making a decision. Failure to achieve such a finding will require processing a revised Tentative Map; prior to recordation of a Final Parcel Map.</i></p>	___/___/___
14.10	<p>Paleontological Resources Protection The following note shall be placed on the grading plan prior to issuance of grading permit:</p> <p><i>In the event that paleontological resources are unearthed during subsurface construction activities, a Los Angeles County-certified paleontologist shall be retained to evaluate the discovery prior to resuming grading in the immediate vicinity of the find. If the paleontological resources are found to be significant, the paleontologist shall determine appropriate actions, in cooperation with the City of Bell and property owner, which ensure proper exploration and/or salvage. A technical report shall be prepared and include the period of inspection, a catalogue and analysis of the fossils found, and the present repository of the fossils. The Project Developer shall prepare excavated material to the point of identification and shall offer excavated finds for curatorial purposes to the County of Los Angeles, or its designee, on a first refusal basis.</i></p>	___/___/___
14.11	<p>Grading Agreement Required Prior to issuance of a grading permit, the developer shall guarantee completion of grading by posting adequate security and entering into a grading agreement with the City. Surety with an agreement shall be executed guaranteeing completion of all on-site drainage facilities necessary for dewatering all parcels to the satisfaction of the Building and Safety Official prior to the issuance of grading permits.</p>	___/___/___
14.12	<p>Groundcover Required All slope banks in excess of 5 feet in vertical height shall be seeded with native</p>	___/___/___

	grasses or planted with ground cover for erosion control upon completion of grading or some other alternative method of erosion control shall be completed to the satisfaction of the Building and Safety Official. In addition, a permanent landscape irrigation system shall be provided.	
14.13	<p>Environmental Assessment Mitigations Completed</p> <p>The mitigations defined in the Environmental Assessment Phase 1 and 2 shall be completed prior to Site Plan Approval. To the extent that any contamination or other environmental issues are discovered by virtue of such assessments or other environmental reports that require remediation, developer shall be required to remediate such matters prior to issuance of grading permits.</p>	___/___/___

ENGINEERING DEPARTMENT CONDITIONS

15. Traffic

15.1	<p>Sight Distances Maintained</p> <p>All onsite and offsite landscaping, walls, fences, and monument signage shall be subject to the review and approval of the City Engineer to ensure sight distance is not obstructed.</p>	___/___/___
15.2	<p>Traffic Management Plan Required</p> <p>Prior to the issuance of any grading or building permits, the Project Developer shall prepare a Traffic Management Plan (TMP) to address traffic and safety concerns resulting from any lane closure(s) necessary to implement the Conditions of Approval. At a minimum, the TMP shall include measures to accomplish the following:</p> <ul style="list-style-type: none"> a. Clearly denote lane closures, detours, and turning restrictions, with appropriate signs and other traffic control devices to alert travelers; b. Ensure vehicular and emergency access to the project area is maintained during construction; and c. Maintain pedestrian circulation; and d. Construction equipment traffic shall be controlled by flaggers, as appropriate. 	
15.3	<p>Traffic Management Plan Approval and Implementation</p> <p>The TMP shall be reviewed and approved by the City Engineer for compliance with the California Manual on Uniform Traffic Control Devices. The TMP shall be implemented by a qualified contractor holding a valid C31 license.</p>	___/___/___
15.4	<p>Traffic Controls at Project Entries</p> <p>Prior to issuance of a Certificate of Occupancy by the City of Bell, the project developer shall design and construct, to the satisfaction of the City Engineer, signing, striping, & markings to indicate allowed/prohibited truck movements onsite and at the project entry points identified by the City Engineer</p>	___/___/___
15.5	<p>Driveway Access Required During Business Hours</p> <p>All approved project driveways shall remain open to traffic during business</p>	___/___/___

	hours and all other times when vehicles are expected to enter or exit the site.	
15.6	<p>On-street Parking or Staging of Vehicles Prohibited On-street parking or staging of vehicles will not be permitted to occur in conjunction with operation of the project facility. If actual parking or loading demand exceeds that provided, the project developer shall either reconfigure the site to accommodate the demand or provide additional parking offsite within a reasonable walking distance. The design and construction of any site reconfiguration is subject to City review and approval. The arrangements for offsite parking, as well as any associated design and construction, are subject to City review and approval.</p>	___/___/___

16. Street Improvements

16.1	<p>Rickenbacker Improvements All roadway improvements on Rickenbacker and 6th Street shall be the responsibility of the Developer, as deemed necessary by the Community Developer Director including but not limited to installation of water, sewer, fire hydrants, street lights, storm drainage, curb and gutter and street pave-out.</p>	
16.2	<p>Rickenbacker Improvements Right of Entry Developer must obtain permission from property owners to make improvements along Rickenbacker to make necessary improvements.</p>	
16.3	<p>Public Improvements Construction Phasing If the developer wishes to phase construction, a phasing program shall be submitted to the City Engineer for review and approval prior to grading.</p>	___/___/___
16.4	<p>Improvement Plan Requirements Improvement plans shall be based upon a centerline profile extending beyond the project boundaries a minimum distance of 150 feet at a grade and alignment approved by the City Engineer.</p>	
16.5	<p>Coordination with Adjacent Improvements The street design and improvement concept of this project shall be coordinated with adjacent improvements.</p>	___/___/___
16.6	<p>Street Improvement Design Standards Street improvement plans shall be submitted to the City Engineer for review and approval prior to issuance of grading or construction permits. The street improvement plans shall comply with the City Engineering Division design standards.</p>	
16.7	<p>Sewer and Water Improvement Plans Approval Water improvement plans including distribution system and appurtenances shall be approved by the County of Los Angeles Fire Department (as applicable), the Water District/Company, and the City Engineer. Sanitary sewer plans shall be approved by the Los Angeles Sanitary Sewer District and the City Engineer.</p>	___/___/___

17. Public Maintenance Areas

17.1	<p>Landscaping and Irrigation Plan Review and Approval</p> <p>A separate set of landscape and irrigation plans per Engineering Public Works Standards shall be submitted to the Engineering Services Division for review prior to final map approval or issuance of building permits, and approval of such plans will be a pre-requisite for issuance of a Certificate of Occupancy.</p>	___/___/___
17.2	<p>Landscaping and Irrigation Maintenance</p> <p>All required public landscaping and irrigation systems shall be continuously maintained by the developer to the satisfaction of the City of Bell.</p>	

18. Drainage and Flood Control

18.1	<p>General Permit for Stormwater Discharge Compliance Required</p> <p>Prior to the issuance of a grading permit, the developer shall demonstrate to the Director of Community Development Department and the City Engineer that coverage has been obtained under California's General Permit for Storm Water Discharge Associated with Industrial Activity by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number to the Building Official. Prior to the issuance of a grading permit, the developer shall submit to the Building Official for review and approval a Stormwater Pollution Prevention Plan (SWPPP). A copy of the approved SWPPP shall be kept at the project site and available for review upon request.</p>	
18.2	<p>LID and Green Street Best Management Practices Required</p> <p>Prior to the issuance of a grading permit, the developer shall prepare a Low Impact Development (LID) program and Green Street policy specifically identifying the Best Management Practices (BMP's) that will be used on site to control predictable pollutant runoff. The plan shall identify the types of structural and non-structural measures to be used. The plan shall comply with the City of Bell Watershed Management Program accompanying LID Ordinance and Green Street Policies. The MS4 Permit (Order No. R-2012-0175) was adopted by the California Regional Water Quality Control Board, Los Angeles Region on November 8, 2012 and became effective on December 28, 2012.</p> <p>Particular attention should be addressed to the appendix section "Best Management Practices for Post Development." The LID shall clearly show the locations of structural BMP's, and assignment of long term maintenance responsibilities (which shall also be included in the Maintenance Agreement). The plan shall be prepared to the general form and content shown in the Los Angeles County SUSMP template and shall be submitted to the City Engineer for review and approval.</p>	___/___/___

18.3	<p>LID and Green Street Best Management Practices Compliance</p> <p>Prior to the issuance of a certificate of occupancy, the developer shall demonstrate that all structural Best Management Practices (BMPs) and Green Street policies described in the project's LID have been constructed and installed. In addition, the developer is prepared to implement all non-structural BMP's described in the LID. Two (2) copies of the LID program shall be available on-site. Prior to the issuance of a certificate of occupancy, all equipment shall be in place and in good working order as indicated in the SUSMP.</p>	<p>___/___/___</p>
18.4	<p>Hydrology and Hydraulic Report Required</p> <p>Prior to the issuance of a grading permit, a complete hydrology and hydraulic study (include off-site areas affecting the development) shall be prepared by a qualified engineer and shall be submitted to the City Engineer for review and approval. The report shall include detailed drainage studies indicating how the grading, in conjunction with the drainage conveyance systems including applicable swales, channels, street flows, catch basins, storm drains, and flood water retarding, will allow building pads to be safe from inundation from rainfall runoff which may be expected from all storms up to and including the theoretical 50-year flood per the Los Angeles County Flood Control District Hydrology Manual. The project development shall be designed to accept and properly dispose of all off-site drainage flowing onto or through the site. If the quantities exceed the existing downstream capacity, the developer shall provide adequate drainage facilities to mitigate the impact as approved by the City Engineer.</p>	<p>___/___/___</p>
18.5	<p>Trees Prohibited Near Public Storm Drains</p> <p>Trees are prohibited within 5 feet of the outside diameter of any public storm drain pipe measured from the outer edge of a mature tree trunk.</p>	<p>___/___/___</p>
18.6	<p>Los Angeles County Flood Control District Permit Required</p> <p>A permit from the Los Angeles County (LAC) Flood Control District is required for new connections and work within its right-of-way.</p>	<p>___/___/___</p>
18.7	<p>Drainage Easements on Final Map</p> <p>Drainage easements, when required, shall be shown on all final maps and noted as follows: "Drainage Easement - no buildings, obstructions, or encroachments by landfills are allowed."</p>	<p>___/___/___</p>
18.8	<p>10-Year and 100-Year Storm Flow Containment</p> <p>Prior to the approval of the improvement plans, the hydrology study shall show that the 10-year storm flow will be contained within the street from curb to curb and the 100-year storm flow shall be contained within the street right-of-way. When either of these criteria is exceeded, additional drainage facilities shall be installed. At the same time, drainage facilities with sump conditions shall be designed to convey the tributary 100-year storm flows. Secondary emergency flow bypass shall also be provided as approved by the City Engineer.</p>	<p>___/___/___</p>

18.9	<p>Drainage Design</p> <p>All parcels shall drain toward the street unless otherwise approved by the City Engineer. The drainage to the street shall be by side yard swales independent of adjacent lots or by an underground piping system in accordance with City standards.</p>	___/___/___
18.10	<p>Off-Site Drainage Disposal.</p> <p>The project shall be designed to accept and properly dispose of all off-site drainage flowing onto or through the site. The storm drain design and improvements shall be subject to review and approval of the City Engineer. The City does allow use of streets for drainage purposes in most instances. Should the quantities exceed the street capacity or if the use of streets is prohibited for drainage purposes, the developer shall provide adequate facilities as approved by the City Engineer.</p>	___/___/___
18.11	<p>Fire Access Roadway Plan Required</p> <p>The fire access roadway plan shall be submitted to the County of Los Angeles Fire Department and the City Engineer for approval.</p>	___/___/___
18.12	<p>Notice of Termination Submitted to State</p> <p>Prior to issuance of Certificate of Occupancy, the project developer shall submit a Notice of Termination (NOT) to the State Water Resources Quality Control Board (SWRCB) to indicate that construction is completed.</p>	___/___/___
18.13	<p>Drainage Easements Recorded</p> <p>Drainage easements for safe disposal of surface water that are conducted onto or over adjacent properties are to be delineated and recorded to the satisfaction of the Building and Safety Official prior to the issuance of grading and building permits.</p>	___/___/___
18.14	<p>On-site Drainage Improvements Installed Prior to Certificate of Occupancy</p> <p>On-site drainage improvements, necessary for dewatering and protecting the subdivided properties, are to be installed prior to issuance of Certificate of Occupancy permit for construction upon any parcel that may be subject to drainage flows entering, leaving, or within a parcel relative to which a building permit is requested.</p>	___/___/___

19. Final Parcel Map

19.1	<p>Certificate/Condition Certificate of Compliance Required</p> <p>Prior to approval of Final Parcel Map, the developer shall process and record a Certificate of Compliance or Conditional Certificate of Compliance in accordance with the provisions of Section 664989.35 of Subdivision Map Act.</p>	
19.2	<p>Property Owner Association Established</p> <p>If there are any common improvements to be maintained, the developer shall ensure that the Association is established for the purpose of maintaining all private common areas and utilities. The Association documents including any necessary Covenant Conditions and Restrictions</p>	___/___/___

	(CC & Rs) shall be subject to the review and approval of the Planning and Engineering Services Division and the City Attorney. If no map is proposed for the project, a draft CC & Rs shall be submitted to the Planning and Engineering Services Division and the City Attorney for review and approval prior to issuance of building permit, and shall be recorded prior to receiving a Certificate of Occupancy.	
19.3	Reciprocal Access Easements If needed, reciprocal access easements shall be provided ensuring access to all parcels by CC&Rs or by deeds and shall be recorded concurrently with the map or prior to the issuance of building permits, where no map is involved.	___/___/___
19.4	Quitclaims or Relocation of Easements. Developer shall provide quitclaims or relocation of any easement as applicable prior to approval of final map by the City Engineer.	___/___/___
19.5	Private Drainage Easements Noted on Final Map If private drainage easements for accommodating cross-lot drainage shall be provided, the final map shall delineate with proper note for private drainage easement.	___/___/___
19.6	Title Report Required Developer shall provide to the City Engineer for review a preliminary Title Report no older than 60 days from the Final Parcel Map submittal date.	___/___/___
19.7	As-Built Improvement Plans Required Prior to the exoneration of any security, the developer shall submit one (1) duplicate Mylar of the Final Parcel Map and well as all as built public improvements constructed for this project. The plans shall be prepared, in a manner acceptable to the City Engineer.	___/___/___

20. Utilities

20.1	On-site Underground Utilities Provide on-site underground utility services including sanitary sewerage system, water, and gas (optional), electric power, telephone, and cable TV (optional) in accordance with the Utility Standards. Easements shall be provided as required.	___/___/___
20.2	Compliance with Other Utility and Public Service Agency Requirements Water and sewer plans shall be designed and constructed to meet the requirements of the Los Angeles County Sanitation District (Sanitation District), California Water Service Company (Cal Water), and the County of Los Angeles Fire Department (Fire Department). Letters of compliance from the Sanitation District, Cal Water, and the Fire Department are required prior to final map approval or issuance of permits, whichever occurs first.	___/___/___
20.3	Improvement Plan.	___/___/___

	Approvals have not been secured from all utilities and other interested agencies involved. Approval of the final parcel map, building plan approval and improvement plan approval will be subject to any requirements that may be received from those utilities. No permits will be issued until the plans have been approved, except with respect to parcels which will be subdivided, no permits will be issued until both the plans and the subdivisions maps are approved.	
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POLICE DEPARTMENT

21. Security Lighting

21.1	Minimum Foot Candle Power and Timing All parking, common, and storage areas shall be lighted to maintain a minimum of 1-foot candle power. These areas should be lighted from sunset to sunrise and be on photo sensed cell.	___/___/___
21.2	Lighting Goals All buildings shall have minimal security lighting to eliminate dark areas around the buildings, with direct lighting to be provided by all entryways. Lighting shall be consistent around the entire development.	
21.3	Vandal-resistant Fixtures Lighting in exterior areas shall be in vandal-resistant fixtures.	___/___/___

22. Security Gates

22.1	Police Keypad Access to Security Gates Prior to Certificate of Occupancy, All businesses with security fencing and gates will provide the police with a keypad access and a unique code or other universal key access as is acceptable to the Police Department. The initial code is to be submitted to the Police Department along with plans for the site and structure. If this code is changed due to a change in personnel or for any other reason, the new code must be supplied to the Police within 24-hours.	___/___/___
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23. Building Numbering

23.1	Building Numbering Prior to Certificate of Occupancy, numbers and the backgrounds shall be of contrasting color and shall be reflective for nighttime visibility.	
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24. County Fire

24.1	Los Angeles County Fire Department Plan Check Developer shall contact the Los Angeles County Fire Department, for compliance with fire regulations. Prior to issuance of building permit, proof of plan check including fire sprinkler plan approval is required.	___/___/___
24.2	Fire Access Roadway Plan Required The fire access roadway plan shall be submitted to the County of Los Angeles Fire Department and the City Engineer for approval.	___/___/___

25. Cultural Resources

25.1	The Developer shall establish a historical marker and/or a permanent public art display which illustrates the cultural and historical significance of the Sleepy Lagoon in the surrounding community and Greater LA Basin. The design of the display, which will be intended to recognize both the cultural significance of Sleepy Lagoon as a meeting place as well as it's historical role in the incident and trial of 1942, shall be subject to review by City staff with input from designated local groups.	
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26. Job Creation

26.1	<p>Job Quality Developer shall use best efforts to make sure that future tenants and businesses utilizing the Site (each a "Business") shall provide full time and permanent employment, and shall include language in all leases and sales documents to Businesses that will include the following process, subject to the exemptions described below in Section 26.4 herein:</p> <ul style="list-style-type: none"> • The Business shall maintain a work force complement of which no more than 40% of the jobs are assigned to temporary employees, unless the Business can demonstrate severe economic hardship or documentation that an industry standard of a different percentage prevails, and to adhere to this standard would cause serious competitive disadvantage to the company. • Exemptions shall be allowed for seasonal business peaks up to three times a year for periods not to exceed 90 days. • Such notification shall pass through to future Businesses or purchasers. 	
26.2	<p>Local and Disadvantaged Hiring Developer shall use best efforts to make sure that future tenants and businesses utilizing the Site (each a "Business") shall provide local and disadvantaged hiring opportunities, and shall include language in all leases and sales documents to Businesses that will include the following process, subject to the exemptions described below in Section 26.4 herein:</p> <ul style="list-style-type: none"> • The Business shall make best efforts to assure that no less than 30% of the full time work force is composed of local and disadvantaged employees, in the following order of preference: <ul style="list-style-type: none"> ○ A target of no less than 30% who resides within a 5-7 mile radius of the work site and whose household income is at or below 50% of the area's median income. 	

	<ul style="list-style-type: none"> ○ A target of no less than 10% hiring of individuals who are considered difficult to employ because of homelessness, being a single custodial parent, is on public assistance, has a language barrier, lacks a high school diploma, GED or equivalent, has a mental or physical disability, has been chronically unemployed or has a criminal record or other involvement with the judicial system that hinders employment. • Such notification shall pass through to future Businesses or purchasers. 	
26.3	<p>Developer will provide marketing and other materials that describe and provide linkage to the job source, job training and job placement centers to make that connection as easy as possible for the prospective employer. Developer shall use best efforts to include language in all lease and sale documents to Businesses, subject to the exemptions set forth below in Section 26.4 herein:</p> <ul style="list-style-type: none"> • Business will engage with a job source, job training or job placement center(s) of its choice to provide qualified applicants. Business will define basic job skills needed for each position. • Such job centers will make available and provide training for potential applicants that meet the local and disadvantaged standards set forth in Sections 26.1-26.2 herein, including tailoring training programs to meet business job needs. • Business will advise job center(s) as soon as possible but not less than 10 business days in advance of need/desire to fill positions. Job center will arrange to provide qualified candidates. During the first 5 days of hiring, the business shall select only from the pool of pre-qualified and referred workers, assuming qualified candidates are provided subject to verification by business. • Business has ultimate authority to select its workers. • Business shall attempt to fill positions from job center referrals. If unable to do so in timely fashion (the first five days as referenced above), business may hire in any method but shall still give priority to local and disadvantaged workers. • Business shall not be constrained from moving full time employees from another location to comparable or better jobs at the new location. • The lease or sale agreement shall indicate that this hiring process applies to all initial hires (not transfers and relocation of current workers) and to all subsequent hires for one (1) year. • Business shall provide a yearly update to City personnel to confirm ongoing efforts to comply with this process. Efforts in good faith following the steps in the process shall preclude a failure to comply which could lead to enforcement by the City (e.g. termination of the Development Agreement). • Business shall use best efforts to work with City, local groups, and the job centers in developing a marketing plan to reach out to potential job seekers and enroll them into appropriate training. 	

26.4	<p>Exemptions The following exemptions shall apply to the requirements set forth in Sections 26.1-26.3:</p> <ul style="list-style-type: none">• For a family business, there shall be no constraint on hiring family members, the above notwithstanding.• An emergency replacement of a worker whose job is vacated suddenly and whose absence may cause a hardship is exempt.• Executive and management level positions are exempt.• None of the aforementioned targets or hiring process will require the Business to alleviate their minimum employment criteria (education, prior experience, etc.) as published in employment policies.	
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EXHIBIT C

Tentative Parcel Map No. 72328

