

**CITY OF MANHATTAN BEACH
DEPARTMENT OF COMMUNITY DEVELOPMENT
MEMORANDUM**

TO: Planning Commission

FROM: Anne McIntosh Director of Community Development

THROUGH: Laurie B Jester, Planning Manager

BY: Angela Reynolds, Contract Planner

DATE: June 12, 2019

SUBJECT: Proposed Use Permit and Adoption of a Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) for the Peck Reservoir Replacement Project (City of Manhattan Beach- Public Works Department)

RECOMMENDATION

Staff recommends that the Planning Commission **CONDUCT** the Public Hearing, **DISCUSS** the project, and **ADOPT** the attached Resolution, approving the Use Permit for the project with conditions, and adopting the Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP).

APPLICANT

City of Manhattan Beach
Department of Public Works
3621 Bell Avenue
Manhattan Beach CA 90266

BACKGROUND

Originally constructed in 1957, the existing Peck Reservoir is a 7.5 million gallon (MG) cast-in-place concrete potable water reservoir. Partially buried, the original reservoir had interior reinforced concrete columns, a cast-in-place reinforced concrete roof, and a reinforced concrete floor as shown in Attachment E.

Existing additional facilities include an operations building, exposed pump station, and several valve vaults within the reservoir site. The existing pump station takes water from the Peck Reservoir storage and pumps into the distribution system. A concrete masonry unit (CMU) block retaining wall with chain link fence is installed across the northern property line (19th Street). In addition, an existing barbed wire chain link fence surrounds all other sides of the site. A concrete access road surrounds the existing reservoir. The main entrance to the reservoir property is at the intersection of 18th Street and Peck Avenue. Two additional entrances are located on the north (19th Street) and east (Herrin

Avenue to 18th Street) sides of the facility. An existing service road runs along the east side of the property with gate access from 18th and 19th Streets.

To address deterioration of the facility, the original concrete roof was replaced in 2000 with an open web joist and standing seam metal roof system, and additional interior concrete structural supports were installed. Without a mechanical ventilation system to control condensation and temperature within the reservoir, the metal roof has corroded beyond repair. Corrosion has adversely impacted the disinfection residual of stored water and degraded metallic surfaces. Additionally, despite attempts to repair leaks, the reservoir continues to leak and cannot be filled beyond 15 feet of the 20 feet of available storage depth. Based on the degraded structural condition of the facilities, the City has determined that the reservoir has exceeded its useful life and needs to be replaced.

PROJECT OVERVIEW

LOCATION

Location	1800 N. Peck Avenue (Peck Reservoir) SE corner of 19 th Street and Peck Avenue
Legal Description	Tract No. 141 that part of Lot A extending E from E line of Peck Avenue to C/L of Herrin Avenue and all of lots 6 to 21
Area District	II

LAND USE

General Plan Zoning	Public Facilities (PF) Public and Semi Public (PS)
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Land Use	<u>Existing</u>	<u>Proposed</u>
	Existing water reservoir and operations control building 62,800 sq. ft.	51,300 sq. ft. new water reservoir and 4,025 sq. ft. water treatment facility
Neighboring Land Uses	Zoning / North South East West	RS/Single-Family Residential Park and Public Facilities/ Polliwog Park and Begg School RS/Single-Family Residential RS/Single-Family Residential

PROJECT DETAILS

	<u>Proposed</u>	<u>Requirements for Adjoining Residential Properties *</u>
Parcel Size:	117,00 sq. ft.	4,600 sq. ft. minimum
Height:	Structures do not exceed 26 feet measured from the adjacent properties and the sidewalks	26 feet maximum (measured from an average of the four corners of the property).
Setbacks to reservoir:		
North (19 th Street)	46.5 ft.	20 ft. min.
South	14 feet to ancillary structures- (68.5 to the reservoir).	12 ft. min.
East Side	79 feet	5 ft. min.
West (Peck Avenue)	44 feet	5 ft. min.
Landscaping:	10,000 sq. ft.	N/A.
Parking:	1 Space	N/A
Vehicle Access:	1– Peck Ave. driveway	N/A

*The PS District indicates there are no specified development standards, and regulations are provided by the use permit. For comparison purposes, the surrounding Single-Family Residential district standards are provided.

DISCUSSION

Project Description:

The entire site will be demolished to make way for the new reservoir and water treatment facilities as shown in Attachment F. The proposed replacement reservoir will be an 8.0 MG, single cell reservoir with supporting concrete columns (270-feet long by 190-feet wide). The structure will be sited in approximately the same footprint as the existing reservoir.

Additional new facilities will include:

- A detached operations building (23-feet by 43-feet) located southwest of the reservoir to house office space, water quality laboratory, and an employee restroom.
- Southern California Edison (SCE) transformer installed between the operations building and the standby generator.
- A diesel standby generator (750 kilowatt unit) installed adjacent to the pump station building.
- Electrical Control and Pump Station Building to house four (three duty plus one standby) horizontal split case pumps.
- Water treatment facilities including green sand filter horizontal tanks, water treatment control building, backwash tank, chlorine equipment, ammonia equipment, and ancillary equipment.

- Stormwater infiltration drywell.
- Utility pipelines replacement on 18th and 19th Street and Herrin Avenue
- Chemical (liquid sodium hypochlorite) dosing line.
- Perimeter asphalt service road.
- Verdura® block retaining wall along the south property line, southern reservoir embankment, eastern reservoir embankments, and behind the sidewalk on the north side adjacent to 19th Street.
- Metal picket fence line along the perimeter of the property.
- Sidewalk improvements along 19th Street and Peck Avenue.
- Site access gate (key/lock entry), fixed and motion sensor lighting.
- Intrusion alarms on all access doors and reservoir hatches.
- Site cameras and video systems.

The project is defined by the Zoning Code, Section 10.08.040 P, as a Major Utility, which requires a Use Permit as the subject site is located in the Public and Semi-public (PS) Zoning district. The PS District indicates in Section 10.28.040, that there are no specified development standards for the District. The Code states that development regulations shall be provided by a project's use permit. For comparison purposes, the project conforms to the standards for height and setbacks for the surrounding Single-family Residential district. The project issues that warrant discussion include the following:

Neighborhood Compatibility:

All of the ancillary equipment, including the new operations building, will be located on the southern part of the site closest to the Begg sports field and away from the nearby residential homes. This provides for screening of the equipment from the street. The new operations building will be designed with a typical residential roof line. All of the above ground apparatus will be covered to facilitate noise attenuation from nearby residential uses.

During the 16-20 month construction of the project, demolition, grading, materials transport and other construction activities would temporarily degrade the visual character and quality of the project site. Visual, noise, and dust impacts during construction would be reduced in part by sound walls, curtains or blankets that would serve a dual function as visual screening. Also, the dust impacts would be limited by air quality mitigation measures contained in the Mitigated Negative Declaration document. Overall, the impact of construction of the proposed project on the visual quality of the site would be temporary, and less than significant.

The new reservoir roof will be exposed and the top elevation of the roof will be approximately 1-foot higher than existing. Reservoir visibility to the public would be the same as existing conditions. The project design includes installation of decorative Verdura® Block walls which will be partially vegetated (on the south, east, and north sides of the site), and planting of drought tolerant and native southern California landscaping is required. New open slat metal picket fencing, replacing the existing chain-link, would be installed on all four sides enclosing and securing the perimeter of the site. The pump station would be enclosed in a block wall building instead of the existing open facility. The tanks for the green sand filters may also be partially visible. Located on the

south side of the reservoir, visibility of the pump station building, treatment facilities, operations building, and backwash tank would be limited from any surrounding residences. Renderings of the proposed reservoir site are provided in Attachment B.

Once installation of the reservoir is completed, and the landscaping (10,000 sq. ft.) has been installed, the overall appearance of the facility would be improved over existing conditions. Therefore, the impact of the project on the visual character of the surrounding area would be beneficial compared to the existing site.

Noise:

The submitted project description discusses the attention given to containment of noise in the proposed building design. No special sound insulation is included within the existing structures on site. The concrete block walls, limited window openings, and baffled vents of the proposed building structures are intended to minimize exterior noise and reduce current noise transmissions into the surrounding neighborhood. The equipment within the pump house generally operates periodically throughout the day, 7 days a week. Other activity is relatively minimal including site maintenance. The Peck Reservoir is primarily unmanned facility with periodic site inspection by City staff between the hours of 7am to 3pm. Regular chlorine deliveries are anticipated to be once a month for the chlorination system.

Use Permit:

Required Use Permit findings per MBMC Section 10.84.060 and how the project complies are as follows:

1. The proposed location of the use is in accord with the objectives of this title and the purposes of the district in which the site is located.

The purpose of the PS Public and Semipublic District (PS) zoning district is to provide sites that allow consideration of a large public or semipublic use separately from regulations for an underlying base zoning that may or may not be appropriate in combination with the public or semi-public use. As a Major Utility the use is permitted in the PS Zone, subject to review and approval of a Use Permit.

In this case the existing reservoir has been legally established since 1957 and will be replaced in the same location. As a part of this project, additional equipment will be added to provide water treatment capability, which will increase the City's use of its potable groundwater wells. The site will include landscaping and sound attenuation structures around the equipment and does not require employees to be on the site. The site is approximately 117,000 square feet in area – 2.7 acres.

2. The proposed location of the use and the proposed conditions under which it would be operated or maintained will be consistent with the General Plan; will not be detrimental to the public health, safety or welfare of persons residing or working at the proposed project site or in or adjacent

to the neighborhood of such use; and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the city.

The purpose of the Public Facilities (PF) General Plan Land Use Category is to ensure that utility facilities buffer the adjacent residential land uses. It also encourages that the buffering consist of sound attenuation techniques, landscape and separation, in terms of setbacks. The project complies with the following General Plan Policies:

Policy LU-5.1 Require separation and buffering of residential areas from business which produce noise, odors, high traffic volumes, light and glare, and parking.

The proposed concrete reservoir structure will be partially buried and buffered by landscaped embankments on the north (19th Street), west (Peck Avenue) and partially on the south side. A planted block retaining wall will be constructed along the southern and eastern reservoir embankments. The proposed project does have a complete landscape plan with drought tolerant plantings. The pump station building and other equipment are on the south side of the site facing the park and not the residences. The distance from the reservoir to the streets to the north and west are 46 and 44 feet, respectively, and the east to the directly abutting residential is 79 feet. The proposed project isn't expected to produce any detrimental elements, except noise which is addressed with Mitigation Measures NOI-1 through NOI-5 to reduce expected noise to be within the City's Noise regulations.

Goal LU-5.3 Consider using discretionary review for any public gathering place or institutional use proposed within or adjacent a residential neighborhood.

Staff has worked with the Public Works Department to ensure that the new operations building and additional equipment, including the reservoir are within the height limit and setbacks of the surrounding residential uses and to buffer the facilities using distance and landscape techniques.

Policy LU-9.4: Provide traffic enhancements that accommodate safe pedestrian movement.

The proposed project will upgrade the site with a variable height, metal picket fence along the perimeter. The sidewalk on 19th Street will be widened and a new sidewalk on Peck Ave will be constructed to a minimum of 5-foot width.

Policy CR52-3: Encourage water conservation, including landscaping with drought-tolerant plants, use of reclaimed water, and recycling of cooling system water, in all development.

The proposed project does have a complete landscape plan with drought tolerant plantings and under the project, stormwater will be collected and percolated using an onsite stormwater drywell. The existing stormwater collection system discharges into the City of Manhattan Beach stormwater system, whereas the proposed drywell will provide pre-treatment and percolate collected stormwater into the local aquifer.

3. The proposed use will comply with the provisions of this title, including any specific condition required for the proposed use in the district in which it would be located.

The building will include substantial new landscaping, large setbacks, and will meet height requirements of the adjacent RS zone. The proposed use is allowed in the Zoning district (PS) with approval of a use permit. Although it is a major utility largely surrounded by a residential zone, the project strives to be non-obtrusive and fit within the area.

4. The proposed use will not adversely impact or be adversely impacted by nearby properties. Potential impacts are related but not necessarily limited to: traffic, parking, noise, vibration, odors, resident security and personal safety, and aesthetics, or create demands exceeding the capacity of public services and facilities which cannot be mitigated.

The proposed project will not create additional traffic, parking, vibration, and odors. The Mitigated Negative Declaration adds five mitigation measures that will control noise created from the site during construction and operation. In terms of security, the fence will be slated and encompass the entire site so that the police can see into the site while on patrol. There will be a signs posted on both the Peck Avenue and 19th Street sides of the fence with telephone numbers for Police Department dispatch and Public Works Department.

Public Input

The Public Works Department held three (3) community information meetings prior to and during the the circulation of the Mitigated Negative Declaration (MND). Initial comments were gathered at the first community meeting held on March 13, 2018 as listed and addressed in the MND. Public comments and responses to the April 3 and May 2, 2019 neighborhood meetings are listed and addressed in Attachment C. The City and project engineers (Stantec) facilitated the public meetings to present the project to the residents and interested parties.

At the community meetings, attendees asked questions which were answered by staff from the City and Stantec. Over one hundred thirty comments/questions were addressed during the three public meetings. Eleven written emails were received during the MND review period containing thirty-eight comments on the MND. Two letters from State agencies were received through the State Clearinghouse review process. Public comments and responses to the MND are listed in Attachment D. The main topics

commented on during the public review include: design and construction elements of the project; existing water distribution system function; traffic; parking; noise; dust control and air quality; landscaping; overall site use, and public outreach communication.

A public notice for the project was mailed to residents within 500 feet (minimum) of the site and published in the Beach Reporter newspaper. Articles regarding the project were published in the Daily Breeze on March 31, 2019 and in the local Beach Reporter on April 4, 2019. A public notice for the Planning Commission public hearing was published in the paper and mailed to all residents within 500 feet.

ENVIRONMENTAL DETERMINATION

The City of Manhattan Beach Public Works Department has prepared an Initial Study (IS) and Proposed Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) to address the impacts of construction and operation of Peck Reservoir. The IS served to identify the site-specific environmental impacts, evaluate their potential significance, and determine the appropriate document needed to comply with the California Environmental Quality Act (CEQA). The MND has identified mitigation measures related to Air Quality, Biological Resources, Cultural Resources, Hazards & Hazardous Materials, Noise and Transportation and Traffic as provided in Attachment G. The MND concludes that with Mitigation Measures, in the MMRP, the project will have no significant environmental impact.

CONCLUSION

Staff recommends that the Planning Commission conduct the public hearing for the proposed Use Permit, Mitigated Negative Declaration, and Mitigation Monitoring and Report Program, discuss the information and testimony received, and adopt the attached resolution, approving the project with conditions, and adopting the MND and MMRP. After the Planning Commission takes action on this item the next steps include completion of the design for the project and plan check submittal. After plan check approval, Public Works will take the project to City Council for approval of the final design, construction bidding and to appropriate the funding for construction.

Attachments:

- A. Draft Resolution No. PC 19-XX
- B. Proposed Site Renderings
- C. Public Comments & Responses to April 3rd and May 2nd Community Meetings
- D. Public Comments & Responses to MND
- E. Existing Site Plan
- F. Proposed Site Plan
- G. Mitigated Negative Declaration SCH No. 2019049053

ATTACHMENT A

RESOLUTION NO. PC

RESOLUTION OF THE MANHATTAN BEACH PLANNING COMMISSION ADOPTING A MITIGATED NEGATIVE DECLARATION, AND A MITIGATION MONITORING AND REPORTING PROGRAM, AND APPROVING A USE PERMIT FOR THE CONSTRUCTION OF A NEW RESERVOIR AND WATER TREATMENT FACILITY AT 1800 N. PECK AVENUE (PECK RESERVOIR)

THE MANHATTAN BEACH PLANNING COMMISSION HEREBY RESOLVES, FINDS AND DETERMINES AS FOLLOWS:

SECTION 1. The Manhattan Beach Department of Public Works has submitted an application for a Use Permit for the property located at 1800 N. Peck Avenue (Peck Reservoir). The legal description is Tract No. 141 that part of Lot A extending E from E line of Peck Avenue to C/L of Herrin Avenue and all of lots 6 to 21 of Maps in the office of the Los Angeles County Recorder. The Applicant seeks all the necessary entitlements for: 117,000 square foot potable water reservoir and water treatment facility, including:

- A detached operations building located southwest of the reservoir to house office space, water quality laboratory, and an employee restroom.
- Southern California Edison (SCE) transformer installed between the operations building and the standby generator.
- A diesel standby generator (750 kilowatt unit) installed adjacent to the pump station building.
- Electrical Control and Pump Station Building to house four (three duty plus one standby) horizontal split case pumps.
- Water treatment facilities including green sand filter horizontal tanks, water treatment control building, backwash tank, chlorine equipment, ammonia equipment, and ancillary equipment.
- Stormwater infiltration drywell.
- Utility pipelines replacement on 18th St, Herrin Ave and 19th St.
- Chemical (liquid sodium hypochlorite) dosing line.
- Perimeter asphalt service road.
- Verdura® block retaining wall along the south property line, southern reservoir embankment, eastern reservoir embankments, and behind the sidewalk on the north side adjacent to 19th Street.
- Metal picket fence line along the perimeter of the property.
- Sidewalk improvements along 19th Street and Peck Avenue.
- Site access gate (key/lock entry), fixed and motion sensor lighting.
- Intrusion alarms on all access doors and reservoir hatches.
- Site cameras and video systems.
- Related ancillary uses and facilities.

SECTION 2. The proposed uses—potable water reservoir, water treatment facility, and ancillary uses—are permitted uses in the Public and Semi-Public (PS) subject to review and approval of a Use Permit. Manhattan Beach Municipal Code (MBMC) Section 10.28.030 requires a Use Permit for the establishment of any new or rebuilt Major Utility.

SECTION 3. The Project has been environmentally reviewed pursuant to the provisions of the California Environmental Quality Act (Public Resources Code Sections 21000, et seq. (“CEQA”)), and the

State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000, et seq.). An initial study was prepared pursuant to State CEQA Guideline § 15025 (a). The initial study identified mitigatable effects in six environmental impact categories: Air Quality, Biological Resources, Cultural Resources, Hazards & Hazardous Materials, Noise, and Transportation and Traffic. In the first four categories, the potential environmental effects generally relate to the potential discovery of unanticipated resources and hazards, but also to known asbestos in an existing building to be demolished. In the noise category, potential impacts relate to short-term construction noise that may increase ambient noise levels above applicable thresholds in the surrounding area. For each potential impact, the initial study and the City determined that revisions to the Project, which would be imposed as mitigation measures, reduce potential impacts to less than significant. For example, construction noise in the surrounding area is reduced through restrictions on construction activities and a requirement to erect a noise barrier. Based on the information contained in the initial study, the City concluded that the Project could have a significant effect on the environment, but that implementation of mitigation measures would reduce such impacts to a less than significant level.

SECTION 4. Based upon this determination, a Draft Initial Study and Mitigated Negative Declaration (“IS/MND”) was prepared in accordance with CEQA Section 21080 (c) and Section 15070 of the State CEQA Guidelines. The Draft IS/MND was circulated to public agencies, interested organizations, and individuals for review from April 8, 2019 through May 8, 2019. Comments were submitted on the Draft IS/MND during the public review period, via email and other written correspondence. Initial comments and responses to those comments from the first community information meeting were included in the Draft IS/MND. Although there is no legal requirement to do so, responses to each of the comments received in response to the Notice of Intent to Adopt a Mitigated Negative Declaration, and two subsequent community information meetings were prepared and included as attachments to the Planning Commission staff report. A Mitigation and Monitoring and Reporting Program (MMRP) has also been prepared.

SECTION 5. On June 12, 2019, the Planning Commission conducted a duly noticed public hearing to consider the Project. Evidence, both written and oral, was presented to the Commission. All persons wishing to address the Commission regarding the Project were given an opportunity to do so at the public hearing. The Project is proposed for one parcel in the Public and Semi Public (PS) zone with a General Plan designation of “Public Facilities (PF).” The primary site occupies almost an entire block and contains an existing potable water reservoir and ancillary facilities at 1800 N. Peck Avenue (Peck Reservoir),

SECTION 6. Manhattan Beach Municipal Code (MBMC) Section 10.28.030 requires a Use Permit for a Major Utility. To approve the Use Permit, the Planning Commission must make the use permit findings listed in MBMC Section 10.84.060. Based upon the facts contained in the record, including those stated in Sections 1-5 of this Resolution and pursuant to MBMC Chapter 10.84 and state law, the Planning Commission hereby finds:

- 1. The proposed location of the use is in accord with the objectives of this title and the purposes of the district in which the site is located.**

The purpose of the PS Public and Semipublic District (PS) zoning district is to provide sites that allow consideration of a large public or semipublic use separately from regulations for an underlying base zoning that may or may not be appropriate in combination with the public or semi-public use. As a Major Utility the use is permitted in the PS Zone, subject to review and approval of a Use Permit.

In this case the existing reservoir has been legally established since 1957 and will be replaced in the same location. As a part of this project, additional equipment will be added to provide water treatment capability, which will increase the City's use of its potable groundwater wells. The site will include landscaping and sound attenuation structures around the equipment and does not require employees to be on the site. The site is approximately 117,000 square feet in area – 2.7 acres.

2. **The proposed location of the use and the proposed conditions under which it would be operated or maintained will be consistent with the General Plan; will not be detrimental to the public health, safety or welfare of persons residing or working at the proposed project site or in or adjacent to the neighborhood of such use; and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the city.**

The purpose of the Public Facilities (PF) General Plan Land Use Category is to ensure that utility facilities buffer the adjacent residential land uses. It also encourages that the buffering consist of sound attenuation techniques, landscape and separation, in terms of setbacks. The project complies with the following General Plan Policies:

Policy LU-5.1 Require separation and buffering of residential areas from business which produce noise, odors, high traffic volumes, light and glare, and parking.

The proposed concrete reservoir structure will be partially buried and buffered by landscaped embankments on the north (19th Street), west (Peck Avenue) and partially on the south side. A planted block retaining wall will be constructed along the southern and eastern reservoir embankments. The proposed project does have a complete landscape plan with drought tolerant plantings. The pump station building and other equipment are on the south side of the site facing the park and not the residences. The distance from the reservoir to the streets to the north and west are 46 and 44 feet, respectively, and the east to the directly abutting residential is 79 feet. The proposed project isn't expected to produce any detrimental elements, except noise which is addressed with Mitigation Measures NOI-1 through NOI-5 to reduce expected noise to be within the City's Noise regulations.

Goal LU-5.3 Consider using discretionary review for any public gathering place or institutional use proposed within or adjacent a residential neighborhood.

Staff has worked with the Public Works Department to ensure that the new operations building and additional equipment, including the reservoir are within the height limit and setbacks of the surrounding residential uses and to buffer the facilities using distance and landscape techniques.

Policy LU-9.4: Provide traffic enhancements that accommodate safe pedestrian movement.

The proposed project will upgrade the site with a variable height, metal picket fence along the perimeter. The sidewalk on 19th Street will be widened and a new sidewalk on Peck Ave will be constructed to a minimum of 5-foot width.

Policy CR52-3: Encourage water conservation, including landscaping with drought-tolerant

plants, use of reclaimed water, and recycling of cooling system water, in all development.

The proposed project does have a complete landscape plan with drought tolerant plantings and under the project, stormwater will be collected and percolated using an onsite stormwater drywell. The existing stormwater collection system discharges into the City of Manhattan Beach stormwater system, whereas the proposed drywell will provide pre-treatment and percolate collected stormwater into the local aquifer.

3. The proposed use will comply with the provisions of this title, including any specific condition required for the proposed use in the district in which it would be located.

The building will include substantial new landscaping, large setbacks, and will meet height requirements of the adjacent RS zone. The proposed use is allowed in the Zoning district (PS) with approval of a use permit. Although it is a major utility largely surrounded by a residential zone, the project strives to be non-obtrusive and fit within the area.

4. The proposed use will not adversely impact or be adversely impacted by nearby properties. Potential impacts are related but not necessarily limited to: traffic, parking, noise, vibration, odors, resident security and personal safety, and aesthetics, or create demands exceeding the capacity of public services and facilities which cannot be mitigated.

The proposed project will not create additional traffic, parking, vibration, and odors. The Mitigated Negative Declaration adds five mitigation measures that will control noise created from the site during construction and operation. In terms of security, the fence will be slated and encompass the entire site so that the police can see into the site while on patrol. There will be a signs posted on both the Peck Avenue and 19th Street sides of the fence with telephone numbers for Police Department dispatch and Public Works Department.

SECTION 7. The Planning Commission has considered the Final MND and MMRP, along with all comments received and the responses to the comments that are contained in the Final MND and MMRP. The Planning Commission finds, in its independent judgment after considering all relevant evidence in the record of proceedings for the Project, including without limitation the information set forth in the Final MND and MMRP, that there is not substantial evidence supporting a fair argument that the Project may actually produce any significant environmental impacts that cannot be mitigated to a less than significant level through implementation of those mitigation measures identified in the Final MND and MMRP. Therefore, the Planning Commission finds that the Project will not have a significant environmental effect. The Planning Commission further finds that the Final MND and MMRP reflects the Commission's independent judgment and analysis.

SECTION 8. Based upon the foregoing, and after considering all of the evidence in the record, the Planning Commission hereby adopts the IS/MND and the MMRP for the Proposed Project, and approves a Use Permit for an 117,000 square-foot potable water reservoir, water treatment facility, and ancillary facilities; subject to the following conditions:

1. The Project shall be in substantial conformance with the plans and Project description submitted to, and approved by, the Planning Commission on June 12, 2019. Applicant shall submit a final plan incorporating all of the refinements, modifications, and conditions approved in this

Resolution. The Director of Community Development (“Director” hereinafter) shall determine whether any deviation from the approved project is substantial which requires an amendment to the Use Permit or any other discretionary entitlements. Any substantial deviation from the approved plans or Project description shall require approval from the Planning Commission.

2. The developer and operator(s) of the Project shall comply with the Mitigation Monitoring and Reporting Program attached to this Resolution as Exhibit A, and each mitigation measure set forth therein.

Site Preparation/Construction

3. All electrical, telephone, cable television system, and similar service wires and cables shall be installed underground to the appropriate utility connections in compliance with all applicable Building and Electrical Codes, safety regulations, and orders, rules of the Public Utilities Commission, the serving utility company, and specifications of the Public Works Department. Final utility equipment locations and visual screening shall be subject to Community Development review and approval.
4. A site landscaping and irrigation plan utilizing drought tolerant plants shall be submitted for review and approval by the Community Development and Public Works Departments concurrent with the building permit application. All plants shall be identified on the plan by the Latin and common names. A low pressure or drip irrigation system shall be installed in the landscaped areas as required or approved otherwise by Department of Public Works, which shall not cause any surface run-off. Landscaping and irrigation shall be installed per the approved plan prior to building final.
5. Backflow prevention valves shall be installed as required by the Department of Public Works, and the locations of any such valves or similar devices shall be subject to approval by the Community Development Department prior to issuance of building permits.
6. All defective, damaged, inadequate or substandard curb, gutter, street paving, sidewalk improvements, catch basins or similar public infrastructure shall be removed and replaced with standard improvements, subject to the review and approval of the Public Works Department. Adjacent sidewalks shall be installed or replaced with landscaping enhancements, and disabled access improvements as determined by the City’s Traffic Engineer and Public Works Department.
7. A lighting plan shall be submitted for the entire project site for approval by the Community Development and Police Departments. The Plan shall include energy efficient security lighting for the site. All outside site lighting shall be directed away from the public right-of-way and shall minimize spill-over onto the sidewalks and street. Shields and directional lighting shall be used where necessary to prevent spillover onto adjacent properties.

Traffic and Parking

8. During operations, deliveries and loading shall be limited to the hours between 7:00 a.m. and 1:30 p.m. Monday-Saturday with the exception of 2-axle delivery vans, which may deliver during regular business hours of 7:00 AM to 10:00 PM. No deliveries are permitted on Sundays.

9. All on-site and off-site improvement plans, shall be submitted to plan check, at the same time as the building plans. The plans shall be reviewed and approved by the City Traffic Engineer, Planning, Police and Fire, where applicable, prior to the issuance of permits. The Project shall be fully constructed per the approved plans prior to issuance of a permit final and occupancy.

Procedural

10. Expiration. Unless appealed to the City Council, the subject Use Permit shall become effective after expiration of the time limits for appeal established by Manhattan Beach Municipal Code.

SECTION 9. The entitlements conferred by this Resolution shall lapse two years after the date of this resolution, unless the subject improvements are installed or the Applicant seeks an extension pursuant to Municipal Code Section 10.84.090.

SECTION 10. Pursuant to Public Resources Code Section 21089(b) and Fish and Game Code Section 711.4(c), the Project is not operative, vested or final until the required filing fees are paid.

SECTION 11. The Planning Commission's decision is based upon each of the totally independent and separate grounds stated herein, each of which stands alone as a sufficient basis for its decision.

SECTION 12. The Secretary shall certify to the adoption of this Resolution and shall forward a copy of this Resolution to the applicant. The Secretary shall make this resolution readily available for public inspection.

I hereby certify that the foregoing is a full, true, and correct copy of the Resolution as **ADOPTED** by the Planning Commission at its regular meeting of **June 12, 2019** and that the Resolution was adopted by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ANNE MCINTOSH
Secretary to the Planning Commission

ROSEMARY LACKOW
Recording Secretary

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EXHIBIT A

Mitigation Monitoring and Reporting Program

for the

City of Manhattan Beach Peck Reservoir Replacement Project



City of Manhattan Beach
Public Works Department
1400 Highland Avenue
Manhattan Beach, California 90266

January 2019

MITIGATION MONITORING AND REPORTING PROGRAM

Peck Reservoir Replacement Project Mitigated Negative Declaration

Introduction

The City of Manhattan Beach Public Works Department is planning to replace the existing 7.5 million gallon (MG) Peck Reservoir, pumps and ancillary facilities with a new 8.0 MG concrete reservoir, treatment system, pump station, office building, standby generator, and related ancillary facilities. The project site is located at the southeast corner of North Peck Avenue and 19th Street.

Analysis of the impacts of the Peck Reservoir Replacement Project is presented in the Initial Study / Mitigated Negative Declaration for the project. Potentially significant impacts that could be mitigated to less than significant levels were identified for air quality, biological resources, cultural resources, hazardous materials, noise and traffic.

This Mitigation Monitoring and Reporting Program (MMRP) has been developed to ensure implementation of the mitigation measures outlined in the Mitigated Negative Declaration. The MMRP has been prepared by the City of Manhattan Beach, the lead agency for the Peck Reservoir Replacement Project under the California Environmental Quality Act (CEQA), in conformance with Public Resources Code Section 21081.6 and CEQA Guidelines Section 15097. Adoption of a MMRP is required for projects in which the Lead Agency has required changes or adopted mitigation to avoid significant environmental effects.

Project Description Summary

The proposed replacement reservoir will be an 8.0 MG, 270-foot long by 190-foot wide, single cell reservoir with 77 supporting concrete columns (7 rows of 11 columns each). The structure will be sited in approximately the same footprint as the existing reservoir. Additional new facilities on the site will include:

- A detached operations building (22 feet 8 inches by 42 feet 8 inches) located southwest of the reservoir to house office space, water quality laboratory, and an employee restroom
- Southern California Edison (SCE) transformer installed between the office building and the standby generator
- A diesel standby generator (750 kilowatt unit) installed on the south side of the reservoir, adjacent to the pump station
- Electrical Control and Pump Building to house four (three duty plus one standby) horizontal split case pumps
- Water treatment facilities including green sand filters, chlorine equipment, ammonia equipment, chemical building, backwash tank, and ancillary equipment
- Well pipeline replacement in Herron Avenue

- Chemical (liquid sodium hypochlorite) dosing line
- Perimeter service road, asphalt paved
- Verdura® block retaining wall along the south property line, southern reservoir embankment, eastern reservoir embankments, and behind the sidewalk on the north side
- Site access gate (key/lock entry)
- Site lighting and motion sensor lighting
- Intrusion alarms on all access doors
- Intrusion alarms on all reservoir hatches
- Site cameras and video systems

Mitigation Monitoring and Reporting Responsibility

The City of Manhattan Beach Public Works Department shall have primary responsibility for administrating the MMRP activities to staff, consultants, or contractors. The City of Manhattan Beach has the responsibility of ensuring that monitoring is documented through periodic reports and that deficiencies are promptly corrected. The designated environmental monitor will track and document compliance with mitigation measures, note any problems that may result, and take appropriate action to remedy problems. Specific responsibilities of the City of Manhattan Beach include:

- Coordination of all mitigation monitoring activities
- Management of the preparation, approval, and filing of monitoring or permit compliance reports
- Maintenance of records concerning the status of all approved mitigation measures
- Coordination with other agencies and relevant Tribal representatives

Resolution of Noncompliance Comments

The City of Manhattan Beach will act as the contact for interested parties who wish to register comments. Any person or agency may file a comment with the City of Manhattan Beach (1400 Highland Avenue, Manhattan Beach, California 90266) regarding the mitigation measures adopted as part of the approval process for the Peck Reservoir Replacement Project. Comments shall be in written form, providing detailed information on the purported violation. The City of Manhattan Beach shall conduct an investigation and determine the validity of the comment. If noncompliance with a mitigation measure is verified, the City of Manhattan Beach shall take the necessary action(s) to remedy the violation. The commenter shall receive written confirmation indicating the results of the investigation or the final corrective action that was implemented to respond to the specific noncompliance issue.

Mitigation Monitoring and Reporting Plan Matrix

The MMRP is organized in a matrix format and includes: mitigation measure by number, impact summary, text of the mitigation measures, time frame for monitoring, agency responsible, and space to indicate verification that the measures were implemented. The

verification columns will be used to document the person who verified the implementation of the mitigation measure, the date on which this verification occurred, and any other notable remarks.

MITIGATION MONITORING AND REPORTING PROGRAM

Peck Reservoir Replacement Project Mitigated Negative Declaration

No.	Impact	Mitigation Measure	Time Frame for Implementation	Responsible Monitoring Agency	Verification of Compliance		
					Initials	Date	Remarks
AQ-1	Construction activities and equipment will temporarily emit particulate matter.	Site Watering. Disturbed areas of the project site shall be watered a minimum of three times per day during the demolition, excavation, grading and site preparation phases of project construction.	Demolition, excavation, grading and site preparation phases of project construction	City of Manhattan Beach South Coast Air Quality Management District enforces Rules 401 (Visible Emissions) and Rule 403 (Fugitive Dust).			
AQ-2		Cover Soil Stockpiles. Geotextile or plastic covers shall be installed on soils stockpiled during and after construction. Alternatively, non-toxic soil binders shall be applied to prevent off site migration of the stored soils by wind or water.					
AQ-3		Street Sweeping. Street sweeping will be conducted at least twice per week along the haul route during excavation and earthwork for the reservoir.					
BIO-1	Construction activity, noise and vegetation removal have the potential to disturb nesting birds protected by the Migratory Bird Treaty Act (MBTA), if any are present at the site at the start of project construction.	Nesting Birds. For all construction-related activities that take place within the nesting season (February 1 through August 31), a preconstruction nesting-bird survey shall be conducted no more than 14 days prior to project initiation within the project area and a 500-foot buffer. If active nests are found for species subject to the MBTA, a no-disturbance buffer zone shall be established according to the biologist's assessment of the species' sensitivity to disturbance, generally 300 feet for smaller birds and 500 feet for raptors. Within this buffer zone, no construction shall take place until August 31, until the biologist determines that the nest is no longer active, or unless an alternative method of avoiding nest disturbance is prepared by the biologist and approved by the relevant resource agencies.	Prior to construction activity during the period: February 1 through August 31	City of Manhattan Beach The United States Fish and Wildlife Service (USFWS) enforces the MBTA.			
CR-1	Although none	Unexpected Cultural Discoveries. If during	Construction	City of			

No.	Impact	Mitigation Measure	Time Frame for Implementation	Responsible Monitoring Agency	Verification of Compliance		
					Initials	Date	Remarks
	are known for the project site, excavation and grading have the potential to disturb previously unknown archaeological resources.	<p>excavation or earth moving activities within the project site the construction contractor identifies potential historic or archaeological resources, all excavation and/or grading within 10 feet of the discovery area shall be halted immediately and work redirected until a qualified archaeologist has evaluated the nature and significance of the find.</p> <p>The Archaeologist shall determine whether the resource is a “unique archaeological resource” pursuant to Section 21083.2(g) of the California Public Resources Code (PRC) or a “historical resource” pursuant to Section 15064.5(a) of the State CEQA Guidelines (14 California CCR). If the archaeological resource is determined to be a “unique archaeological resource” or a “historical resource”, the Archaeologist shall formulate a mitigation plan in consultation with the Lead Agency that satisfies the requirements of the above-listed Sections and that reduces the adverse effects of the project to a less than significant level. If the Archaeologist determines that the archaeological resource is not a “unique archaeological resource” or “historical resource”, s/he need only record the site and submit the recordation form to the South Central Coastal Information Center (SCCIC).</p> <p>If archaeological resources are found to be significant, the Archaeologist shall determine appropriate actions, in cooperation with the Lead Agency and Contractor, for exploration and/or salvage. These actions, as well as final mitigation and disposition of the resources, shall be subject to the approval of the Lead Agency.</p> <p>The Archaeologist shall then prepare a final</p>	activity involving excavation into native soils	<p>Manhattan Beach</p> <p>If prehistoric resources are identified, then relevant Native American tribes shall be contacted.</p>			

No.	Impact	Mitigation Measure	Time Frame for Implementation	Responsible Monitoring Agency	Verification of Compliance		
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		technical report, following the guidelines of the California Office of Historic Preservation, which includes the monitoring results and any evaluation of resources. Copies of the report shall be submitted to the Lead Agency and to the California Historical Resources Information System (CHRIS) SCCIC. If prehistoric resources are identified, then a Native American monitor shall be invited to observe ground-disturbing activities.					
CR-2	Although none are known for the project site, excavation and grading have the potential to disturb previously unknown paleontological resources.	Unexpected Paleontological Discoveries. If any paleontological materials are encountered during ground disturbing activities, all excavation and/or grading within 10 feet of the discovery area shall be halted immediately and work redirected until a paleontologist has evaluated the nature and significance of the find.	Construction activity involving excavation into native soils	City of Manhattan Beach			
CR-3	Although none are expected to be discovered at the project site, excavation and grading have the potential to disturb previously unknown human remains.	Human Remains. In the unexpected event that human remains are encountered during excavation activities, all work shall halt and the County Coroner shall be notified (California Public Resources Code §5097.98). The Coroner shall determine whether the remains are of forensic interest. If the Coroner, with the aid of the project Archaeologist, determines that the remains are prehistoric, s/he will contact the Native American Heritage Commission (NAHC). The NAHC will be responsible for designating the Most Likely Descendant (MLD), who will be responsible for the ultimate disposition of the remains, as required by Section 7050.5 of the California Health and Safety Code. The MLD shall make his/her recommendation within 48 hours of being granted	Construction activity involving excavation into native soils	City of Manhattan Beach Los Angeles County Coroner to be contacted for human remains. Native American Heritage Commission to be contacted for prehistoric human remains.			

No.	Impact	Mitigation Measure	Time Frame for Implementation	Responsible Monitoring Agency	Verification of Compliance		
					Initials	Date	Remarks
		access to the site. The recommendation of the MLD shall be followed if feasible, and may include scientific removal and non-destructive analysis. If the landowner rejects the recommendations of the MLD, the landowner shall rebury the remains with appropriate dignity on the property in a location that will not be subject to further subsurface disturbance (California Public Resources Code §5097.98).					
HM-1	Although not anticipated at the project site, demolition of the existing reservoir and associated facilities could potentially disturb asbestos-containing materials (ACM).	<p>Asbestos Containing Materials. If ACM are identified during the survey conducted prior to demolition, the following measures shall be implemented:</p> <ul style="list-style-type: none"> • ACM shall be removed and disposed prior to demolition using a licensed abatement contractor in accordance with Federal, State, and local regulations and ordinances. • Bid documents and specifications shall be prepared for the demolition/construction project to ensure lawful removal techniques are used. • A third party shall provide demolition oversight to document that the contractor complies with the specifications, proper protective equipment is used, and proper disposal procedures are followed. <p>In addition to the measures above, the following precautions shall be taken prior to any repair or maintenance activities involving less than 100 square feet of ACM:</p> <ul style="list-style-type: none"> • Materials containing asbestos shall not be cut, sanded, or drilled. • Prior to initiating demolition activities that would 	Prior to demolition period of construction	<p>City of Manhattan Beach</p> <p>Written notification to California Division of Occupational Safety and Health (Cal/OSHA) if asbestos containing materials activities involve more than 100 square or linear feet of removal.</p> <p>Written notification to the South Coast Air Quality Management District may also apply.</p>			

No.	Impact	Mitigation Measure	Time Frame for Implementation	Responsible Monitoring Agency	Verification of Compliance		
					Initials	Date	Remarks
		<p>disturb the ACM, the area shall be thoroughly wet to prevent possible release into the air.</p> <ul style="list-style-type: none"> ACM dust shall be removed with a high-efficiency particulate air (HEPA) vacuum or wet wiped with disposable towels. 					
HM-2	Although not anticipated at the project site, demolition of the existing reservoir and associated facilities could potentially disturb lead-based paint (LBP).	<p>Lead Based Paint. If areas of LBP are identified prior to demolition, the following measures shall be implemented:</p> <ul style="list-style-type: none"> The LBP on the interior or exterior of the buildings that is in good condition does not need to be abated prior to demolition. However, any flaking or peeling LBP shall be removed by a licensed lead abatement contractor and waste shall be disposed as required by Federal, State, and local regulations. LBP may be disposed as construction debris as long as it remains on the substrate. The demolition contractor shall implement precautions to comply with OSHA 29 CFR 1926.62, Lead in Construction. <p>The following precautions shall be taken prior to any demolition activities that would disturb LBP:</p> <ul style="list-style-type: none"> Materials containing LBP shall not be cut, sanded or drilled. Prior to initiating demolition activities that would disturb LBP, the area shall be wet to prevent possible release into the air. Dust shall be removed with a HEPA vacuum or wet wiped with disposable towels. 	Prior to demolition period of construction	<p>City of Manhattan Beach</p> <p>Written notification to Cal/OSHA if lead-based paint activities involve more than 100 square or linear feet of removal.</p> <p>Written notification to California Department of Public Health may also apply.</p>			

No.	Impact	Mitigation Measure	Time Frame for Implementation	Responsible Monitoring Agency	Verification of Compliance		
					Initials	Date	Remarks
NOI-1	Construction equipment and vehicles would emit noise, potentially in exceedance of City noise standards.	<p>Noise Mitigation Plan. Prior to the start of construction of the proposed reservoir, the construction contractor shall develop a noise mitigation plan based on an updated estimate of construction equipment and schedule. The objective of the mitigation plan shall be to reduce noise levels during project construction, if feasible to the limits as outlined in the City of Manhattan Beach municipal code. The mitigation plan shall detail measures to limit construction noise, including:</p> <ul style="list-style-type: none"> • Equip all construction equipment, fixed and mobile, with properly operating and maintained noise mufflers and intake silencers, consistent with manufacturers' standards. • Place all stationary construction equipment as far as feasible from near-site residential receptors and situate them so that emitted noise is directed away from off-site sensitive receptors. • Install temporary sound walls, curtains, or acoustic blankets on fences with a height as required to meet required noise standards to the extent feasible and to reduce the residents' view of the construction effort. The surface of the sound walls, curtains, or acoustic blankets shall present a solid face from top to bottom without any openings or cutouts. 	<p>Plan to be developed prior to the start of construction.</p> <p>Plan to be implemented during the construction period.</p>	City of Manhattan Beach			
NOI-2	Construction equipment and vehicles would emit noise, potentially in exceedance of City noise standards.	<p>Control of Construction Hours. Construction activities shall only be permitted to take place between the hours of 7:30 a.m. and 6 p.m. on Monday through Friday, and 9 a.m. and 6 p.m. on Saturday, except with the express written permission of the City of Manhattan Beach City Council or Public Works Director, or in case of emergency.</p>	Construction period	City of Manhattan Beach			

No.	Impact	Mitigation Measure	Time Frame for Implementation	Responsible Monitoring Agency	Verification of Compliance		
					Initials	Date	Remarks
NOI-3	Construction equipment and vehicles would emit noise, potentially in exceedance of City noise standards.	Equipment Mufflers. During all phases of construction, the project contractor shall equip applicable construction equipment with properly operating and maintained mufflers consistent with manufacturers' standards.	Construction period	City of Manhattan Beach			
NOI-4	Construction equipment and vehicles would emit noise, potentially in exceedance of City noise standards.	Notifications. Prior to the start of construction, surrounding properties within 500 feet of the reservoir, schools with ¼ mile, and police and fire offices shall be notified of the proposed project, including information about the anticipated construction schedule. The notification shall include a 24-hour project hotline and email address where residents can express a concern about the project or request additional information. The contact person's name, phone number and email address shall also be posted at the construction site.	Prior to the start of construction	City of Manhattan Beach			
NOI-5	Operation of the proposed pump station would emit noise, including nighttime noise, potentially in exceedance of City noise standards.	Pump Station Building and Generator. The pump station building and generator enclosure shall provide sufficient inside-to-outside building attenuation to reduce noise to acceptable levels as prescribed by the City Municipal Code. For the pump station building, this shall be achieved through a combination of concrete/concrete masonry unit (CMU) walls and roof, noise abatement panels, acoustic louvers, hollow metal doors, and potentially other noise reduction characteristics. The generator will be equipped with an environmental and sound attenuating enclosure. To attenuate noise, the generator enclosure will incorporate a combination of noise abatement panels, acoustic louvers, hollow metal doors, and potentially other noise reduction characteristics as needed to meet noise ordinance standards at	Noise attenuating features to be included in project design. Verification of effectiveness will be conducted after construction is complete.				

No.	Impact	Mitigation Measure	Time Frame for Implementation	Responsible Monitoring Agency	Verification of Compliance		
					Initials	Date	Remarks
		adjacent residential properties.					
TR-1	Construction vehicles would travel to the project site, impacting local traffic.	<p>Construction Management Plan. The City of Manhattan Beach shall require the contractor to prepare and implement a Construction Management Plan. Specifically, the intent of this plan is to minimize disturbance to the neighborhood, identify those activities to be monitored, and make the contractor responsible for failure to adhere to the requirements. The elements of the Construction Management Plan shall include (but not be limited to) the following:</p> <ul style="list-style-type: none"> • Require contractor to obtain all necessary hauling, traffic control and/or transportation permits. • Require contractor to maintain a 24-hour hotline for complaints and questions from the public. • Designate a construction haul route. • Require any large vehicles not classified as passenger vehicles or light trucks to use the haul route. • Allow hauling and deliveries between 8 a.m. and 4 p.m. on weekdays only and no city holidays, unless otherwise authorized by an approved revision to the Construction Management Plan. • Require all public streets and driveways to remain open at all times, or submit a traffic control plan for any temporary lane closures to be approved by the City of Manhattan Beach. • Prohibit obstruction of street traffic, sidewalks or access to adjacent residences at any time. • Require loading of all exported materials and earthwork to be conducted onsite unless authorized by an approved revision to the Construction Management Plan. 	<p>Plan to be developed prior to the start of construction.</p> <p>Plan to be implemented during the construction period.</p>	City of Manhattan Beach			

No.	Impact	Mitigation Measure	Time Frame for Implementation	Responsible Monitoring Agency	Verification of Compliance		
					Initials	Date	Remarks
		<ul style="list-style-type: none"> • Require removal of any delivered materials and delivery trucks from streets immediately upon delivery. • Require contractor to notify hauling and delivery companies of construction haul route prior to such activities. • Require notification to neighbors along haul route prior to the start of any large hauling operation or any construction activities outside of designated hours, as well as notification to residential properties located within 300 feet of any construction activities that occur outside of normal working hours per NOI-2 and that generate significant or sustained noise. • Require notification to the Manhattan Beach Unified School District, local police and fire departments prior to start of construction, prior to any lane closures, and prior to any hauling or deliveries outside of designated hours per NOI-2 and NOI-4. • Prohibit staging or queuing of trucks on any residential streets except directly in front of project site (radio-dispatch and/or approved remote staging locations may be used to accomplish this requirement). At no time shall construction vehicles, materials or equipment obstruct residential driveways. • Require contractor to provide an off-street parking area for construction workers of not less than 10 spaces, unless otherwise approved. If a remote parking area is used, require contractor to provide personnel transportation service for workers to/from the project site. Any remote parking area shall be approved by the City of Manhattan Beach. 					

No.	Impact	Mitigation Measure	Time Frame for Implementation	Responsible Monitoring Agency	Verification of Compliance		
					Initials	Date	Remarks
		<ul style="list-style-type: none"> • Require construction vehicles to fully utilize off-street parking prior to using street parking. • With City of Manhattan Beach approval, certain on-street parking areas may be designated for project-related vehicles. Require the contractor to post appropriate temporary parking signs to designate any approved street parking area or prohibitions near the construction site. • Encourage contractors and construction workers to carpool to the construction site. • Specify penalties for failure to comply with Construction Management Plan. • Provide for monitoring and enforcement of the Construction Management Plan to the satisfaction of the City of Manhattan Beach. • The location of any construction trailers shall be subject to the approval of the City of Manhattan Beach. • Provide for revisions to the Construction Management Plan upon approval by the City of Manhattan Beach. 					
TR-2	Construction vehicles would travel to the project site, impacting local traffic.	Construction Haul Route. All construction-related vehicle trips shall utilized the preferred construction haul routes (Figures 1, 2, and 3, attached) to the project site as approved by the applicable regulating authorities.	Construction period	City of Manhattan Beach			

No.	Impact	Mitigation Measure	Time Frame for Implementation	Responsible Monitoring Agency	Verification of Compliance		
					Initials	Date	Remarks
TR-3	Heavy equipment used for reservoir construction could degrade the surface of Peck Avenue.	Repaving. The Contractor shall conduct a pre-construction inspection, including the hauling routes, and document the results with a video file. If the City determines that Peck Avenue has been degraded due to the reservoir replacement project, the contractor shall repave, with slurry seal overlay, the portions of Peck Avenue determined by the City to be degraded as a result of the project.	Survey prior to the start of construction. Repaving, if warranted, after the conclusion of construction.	City of Manhattan Beach			

Figure 1. Truck Route to Peck Reservoir for Materials Deliveries and Refuse

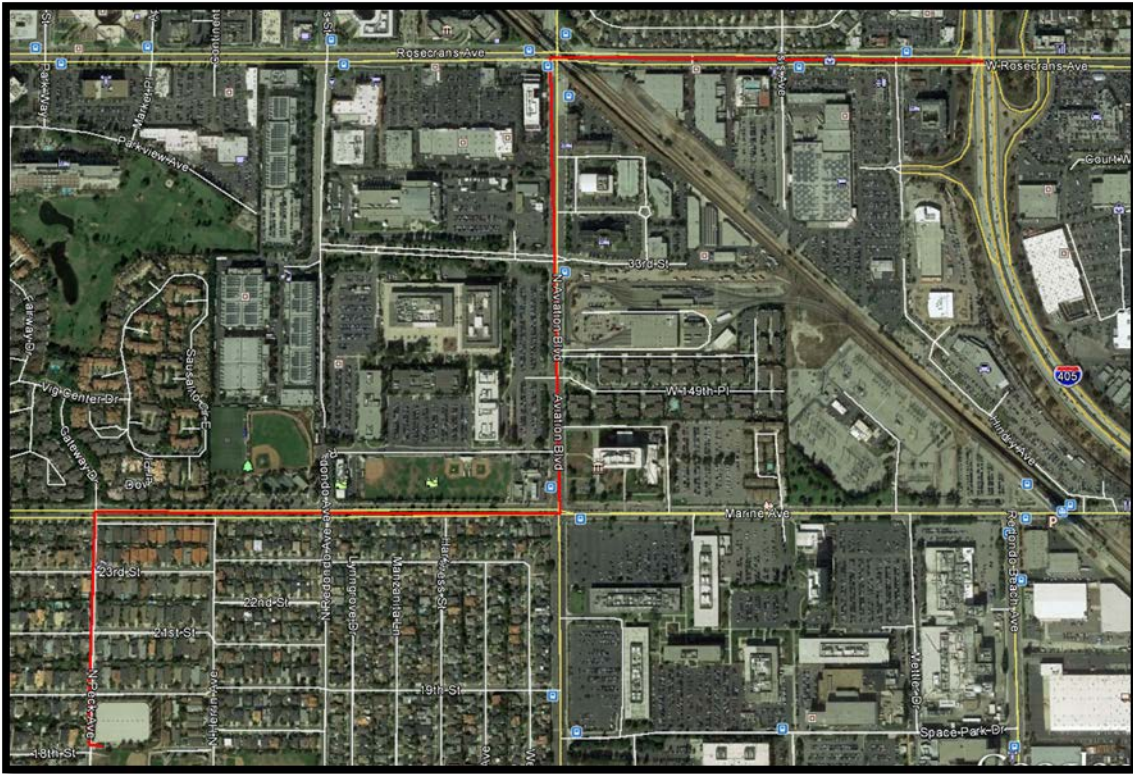


Figure 2. Truck Route for Refuse Materials During Impacted Conditions (1 of 2)

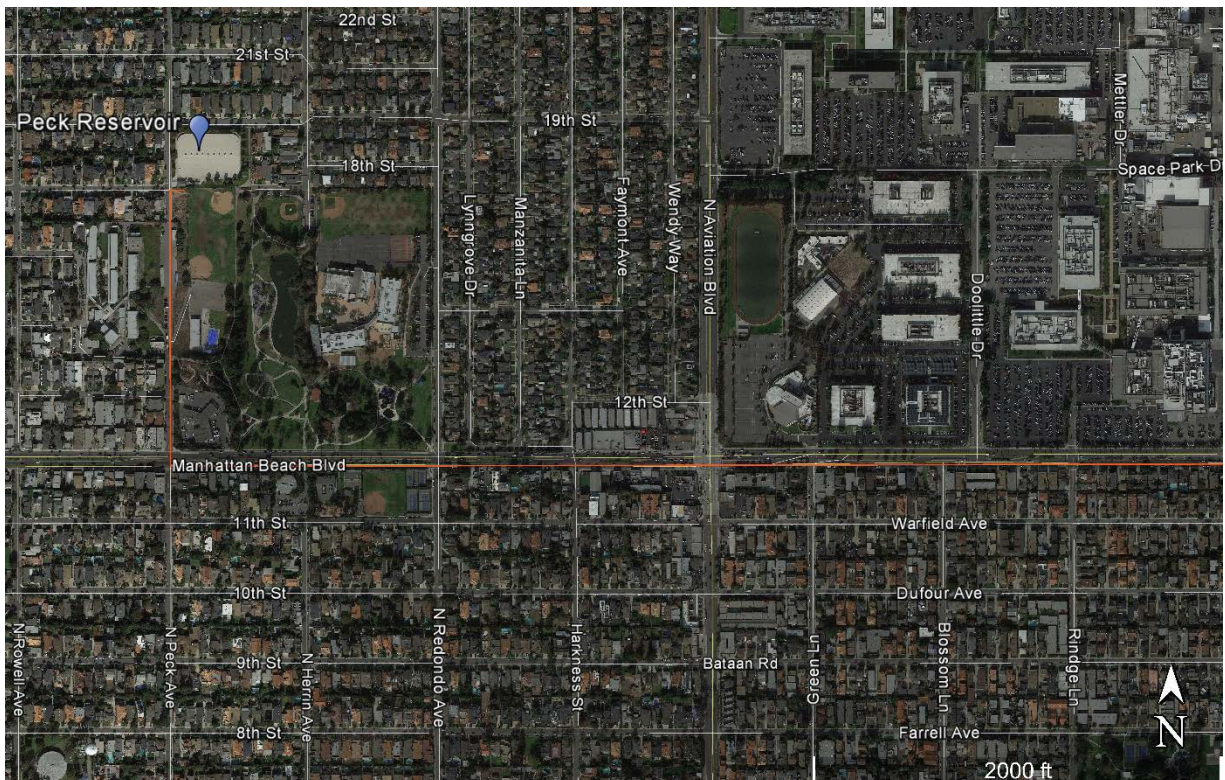
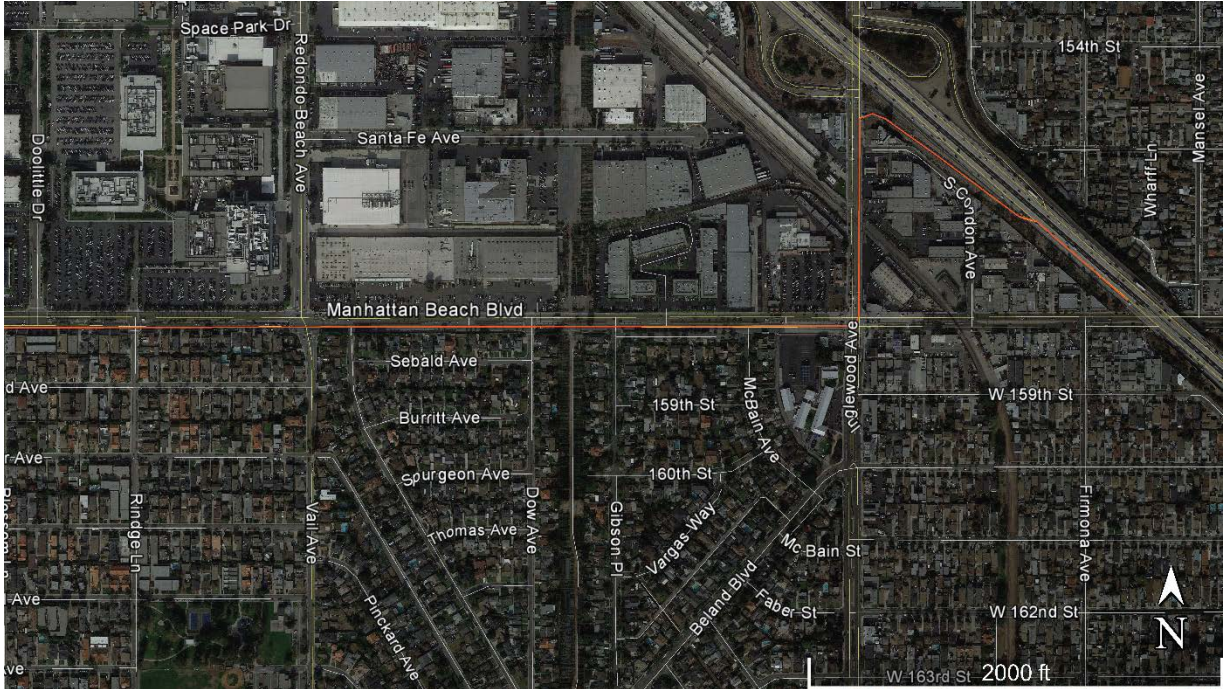


Figure 3. Truck Route for Refuse Materials During Impacted Conditions (2 of 2)



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Attachment B - Proposed Site Renderings

Graphical Renderings of the New Peck Reservoir – Views from the West



Attachment B - Proposed Site Renderings

Graphical Renderings of the New Peck Reservoir – Views from the East



ATTACHMENT C

Public Comments & Responses to April 3rd and May 2nd Community Meetings

Question #	Community Question	City/Consultant Response
1	What is the existing reservoir Size?	7.5 million gallons.
2	If the existing reservoir is leaking how are current water demands being met?	Reservoir only leaks above a specific fill height. Water demand is maintained through pumping and use of City's other reservoirs.
3	Will the new facilities be sound proofed?	The new pump station will be below grade and the pumps will be in a new cast-in-place concrete structure. Both of these elements will decrease noise.
4	Why are we using local water?	The City has an unused allocation of well water, this is less expensive than purchasing regional supplies. In order to use this we need to remove natural occurring manganese from the well groundwater.
5	What is the downside of using local water?	None, we will be decreasing our costs and still have the same access to regional water supplies in case of an emergency.
6	What will you do to address soccer balls and baseballs going over the fence on the south side of the site?	We can increase the height of the fence and we can consider putting netting in the future.
7	Why not use the existing fencing on the east side of the site?	Unfortunately this is not secure fencing. We need to make sure only authorized personnel can access the site.
8	What is the anticipated start of construction?	Fall of 2020.
9	Can you show where the pipeline work will be done?	18 th Street, Herrin Avenue, and 19 th Street. A figure was displayed at the meeting.
10	Will the existing reservoir be enough storage while this project is being constructed?	Yes, in addition there are emergency connections to El Segundo and California Water Services Company, if storage becomes an issue.
11	Is there any hazardous material currently on-site? For example lead, asbestos, etc.	We have not currently encountered any hazardous materials. If any is encountered the City will comply with requisite laws to safely dispose of them.
12	How will water be treated in the interim?	The city does not currently have water treatment, fully treated water is purchased.
13	Is the presentation on the City website and will it be up to date?	The presentation will be uploaded to the website and be periodically updated with news.
14	Can you address the noise issue? What sort of noise can residents expect?	Yes, the Mitigated Negative Declaration addresses this item in the report. Work will be kept during normal work hours of 7:30 AM to 5:00 PM with no weekend work unless extraordinary circumstances occur and only with prior approval. The Contractor has requirements placed on them that may require

Attachment C

Public Comments & Responses to April 3rd and May 2nd Community Meetings

		barriers during portions of the construction. Noise impact will mostly occur during demolition.
15	What will the truck traffic noise be like?	Most of the peak work will be during demolition and should not be excessive.
16	Are you aware of school traffic?	Yes, we have been meeting with the school district to discuss the project and develop a plan to control traffic during construction. We will continue to partner with the school district during the course of construction to periodically check the status of traffic control.
17	Where will the Contractor's staff park?	A requirement will be put into the contract documents to have the Contractor's staff park offsite and carpool to the location.
18	Has the City considered requiring the Contractor to use the lot behind Begg Field?	This may be taken into consideration, but this is school district property. We will be coordinating with the school district to potentially allow construction traffic through this location.
19	Will you be coordinating with Waste Management?	Yes, we will be coordinating with Waste Management.
20	Peck is a major thoroughfare, people block the intersection during school hours. Will there be coordination with the police department to assist with this?	There are alternate routes that will be considered as part of the traffic control plan. The contract documents will have information about the specific routing that will be required. Additionally, the Contractor will need to submit a traffic control plan before they can start work. Signage will be placed to notify residents and motorists that construction work is going on.
21	There is currently residential construction work ongoing. This project will need to coordinate with that work.	The Construction Management Team will be holding regular progress meetings to coordinate the work. We will be working with the school district and police department to maintain and route traffic.
22	Is the gate near Peck Ave/18 th Street going to be opened or closed?	This will be closed after the construction is completed and will only be used during construction hours. Specifically, it will only be used when a second route is needed for critical work.
23	Is there a reason we are not using solar to power this facility?	We looked at installing solar facilities on-site during the preliminary design. The City Council decided not to pursue solar at that time. This decision is currently under review.
24	The existing structure is 62 years old and we are designing for 60 years, why not longer?	The reservoir may certainly last longer, but the 60 year life is a safe estimate based on current codes and past life span as reference.
25	How are structures like this designed to be leak proof?	The governing design codes are the California Building Code, ANSI, and AWWA. After the Northridge earthquake, steps were taken to improve design standards. For example the size

Attachment C

Public Comments & Responses to April 3rd and May 2nd Community Meetings

		and spacing of rebar was amended and concrete strength was also modified.
26	Will there be temporary No Parking locations?	Yes, during certain segments of the work it will be necessary to limit parking. It will be a requirement for the Contractor to determine when this occurs and receive approval from City staff. No Parking signage will be installed at least 72 hours ahead of time to notify residents.
27	Will MWD water still be utilized on-site?	Yes. If necessary, the City can also obtain water from nearby municipalities and water agencies.
28	Where does the water pressure come from?	Water is pumped into the distribution system. The elevated tank establishes the pressure in the distribution system.
29	The pumps are going to be electric, how will water be supplied if power is lost?	A modernized backup generator will be added to the site. 3 days of fuel will be stored on-site and additional fuel is stored at the City maintenance yard.
30	Population has increased by 6% in the City? How has the supply been evaluated?	As part of the previous master plan and the preliminary design, the latest census data was used and an estimate of the required supply was conducted. Future projects will further improve the City's water supply.
31	Where is the Block 35 site?	It is located at 1431 6 th Street on the northeast corner of 6 th Street and Rowell Ave.
32	Is the city not currently using chlorine to treat the water?	Chlorine is being used but it's not for treatment it's being used to maintain a disinfectant residual. The City is switching to using chloramines to match the regional water supplies.
33	This is cheaper than purchasing regional water?	Yes, regional water costs increase regularly. The City is taking steps to reduce costs.
34	Will using local water resources be more sustainable?	Yes and it will also have a smaller carbon footprint.
35	Are you going to add any other chemicals?	No, we are only adding hypochlorite and ammonia.
36	If the City loses power for a week are we setup to maintain water supply for this period?	The backup generator is planned to have a 3 day supply of fuel. Other city facilities have backup generators. A prior response also stated that the City stores diesel fuel at the City maintenance yard.
37	How does the water system currently operate and how will it operate in the future?	There are currently automatic controls in place that are overseen by City personnel. The elevated tank sets the hydraulic grade in the distribution system. Regional water is able to be stored in the City reservoirs and put directly into the distribution system. The City has and will continue to be able to pump from the reservoirs into the distribution system to meet demands. The System operates under both a pressure control and level control

Attachment C

Public Comments & Responses to April 3rd and May 2nd Community Meetings

		system dependent upon conditions. Operations staff are always on call and are able to log in remotely to operate equipment.
38	Does this system rely on internet connections and is it secured?	The City has a private system that is secured with a portal reserved for City personnel. In the future, the City may be installing a private fiber optic network.
39	This area is known for flooding. Is there a way to protect this from flooding? For example Polliwog Park Floods.	The pump station is a sealed structure with sump pumps to prevent flooding. In addition the site is sloped to the southeast with an onsite stormwater collection system which will percolate into a drywell.
40	Chemical Storage - Worst case scenario, the containers are damaged, what's the worst case? Not supposed to mix these two chemicals?	The aqueous ammonia and hypochlorite are stored in double-walled tanks in separate rooms with their chemical containment sumps each equal to 150% of the maximum stored volume for each chemical.
41	Will these be new chemicals?	No, there are already chloramines in the water being delivered to the City from regional water supplies.
42	Will there be more manganese?	No, there will be less subsequent the water treatment filtration process.
43	How often will the tanks be refilled?	Approximately every 30 days.
44	Do we need to be worried about a chemical spill?	No. These are industry standard products with standard safety protocols and filling station at the site designed to protect against spills.
45	If there is a major earthquake, what happens if the reservoir fails?	The reservoir is designed to fail inelastically. Which means it will suffer a deformation from which it doesn't immediately spring back. Thus avoiding total collapse.
46	Who is in charge of the building inspection? I want to confirm that the contractor doesn't get to pick the inspector.	California Building Code requires either the Engineer of record or a third party hired by the owner to conduct the inspections.
47	What is the legal aspect of a major earthquake, is it on the City or the homeowner for any damages. If my house makes it and the reservoir floods my house who's responsible?	We cannot make any determination of fault at this time, it would need to be determined on a case-by-case basis. Please refer to Question #45 regarding potential failure of the reservoir.
48	Is the treatment a new feature?	Yes, this is a new feature.
49	Where will chemical deliveries enter the site?	At the 18 th Street gated entrance (southeast corner of the property).
50	Will there be a gate at 19 th Street?	Yes, similar to existing conditions at the northeast corner of the property.

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Public Comments & Responses to April 3rd and May 2nd Community Meetings

51	I live visually near here. I will miss these trees, can we incorporate trees into the landscaping plan?	Previously various parties within Public Works agreed not to put trees onsite and instead focus on drought resistant native species. Trees would also interfere with the tiebacks for the retaining walls.
52	Will the City maintain the landscaping?	Yes, City maintenance staff will maintain the landscaping.
53	Where will the MSE retaining wall be?	On the north and east sides of the reservoir.
54	You show the reservoir white, is that the color?	This is the color of new concrete, as it ages it will become greyer.
55	Will residents be notified of weekend or night work?	We are not currently planning for night or weekend work. However, if there is an emergency that requires night or weekend work we will notify the residents.
56	Will they start driving equipment in at 6 AM?	No, this is not allowed.
57	Who's approval is needed for weekend and holiday work?	Department of Public Works and Community Development Department.
58	During construction where will the water in the reservoir be relocated?	The City will pump the water into the distribution system for use by residents and the reservoir will not be refilled.
59	What will the City do to maintain water deliveries?	The City will continue to receive regional water supplies, maximize the use of other storage reservoirs, continue to utilize other pumping facilities, and in a worst case scenario exercise emergency connections with El Segundo and California Water Services Company.
60	If we have rain like we had this past year, would construction have to be halted?	There are rain days built into the contract. It depends on what work they are doing at that time.
61	Would the site have to be covered during the rain?	No, the Contractor's SWPPP will control storm water entering the site and preventing its release.
62	Under normal conditions, you can't drive through Peck Ave.	This is school property, we are currently working with the school district to secure access.
63	Why wouldn't the school allow use of this access on Peck Ave?	The school district may have their own programs or plans for this parcel area.
64	This will be challenging for people who live on Peck Ave. How will you handle this?	Contract documents will require a traffic control plan. Construction traffic travelling south on Peck will be intermittent. Most days there will not be large deliveries to the site.
65	Waste management, deliveries, home construction, school activities are ongoing, can you discuss further?	There are several activities that will require coordination during construction. The Construction Management and Public Works team will have ongoing communication with all these to manage temporary impacts.

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Public Comments & Responses to April 3rd and May 2nd Community Meetings

66	Will there be restrictions on deliveries?	Yes, the intention is to have deliveries to Peck Ave and 18 th Street. There is a pre-planned route for deliveries to follow.
67	How do we contact the Project Manager? Can we have his cell number?	The Project Manager is Mr. Gilbert Gamboa. Phone: 310-802-5356 Email: ggamboa@citymb.info
68	Can the kids be picked up in school buses somewhere else and dropped off? Can you close access from 18 th St and Herrin Ave during the duration of the project and enter from the front of the school on Redondo Ave?	This was discussed with the school district and is under consideration, but highly unlikely. Notification will be provided to the school during off-site pipeline installation work and the Contractor can be required to provide a professional traffic management company to carry out the traffic control plan.
69	Will the hill be graded for the temporary construction trailers?	Yes it will be graded, secured, and then restored at the end of construction.
70	How will trucks turn around?	They will turn around on-site and return to Marine Ave via Peck Avenue.
71	The trenches will go down City Streets? Will there be trenches on private property?	Yes, 18 th Street, Herrin Ave, and 19 th Street. No work is planned on any parcels outside the right-of-way or City owned land.
72	Is electrical service going to be continued? Will power need to be shut down?	Yes, it is anticipated that electrical service to residences will continue during construction. It is anticipated that power will need to be shut down.
73	What is the communication plan for this project?	The City is conducting several outreach meetings with the public, a Planning Commission meeting to adopt the MND, City Council approval, mailer notification to residents, a project webpage, during construction a hotline for project issues, potential social media, and email alerts as required and local newspaper postings. Message boards as necessary.
74	What is the schedule duration for the project?	It is anticipated to be 16 to 20 months.
75	Who is going to review the MND?	It is available for public review and comment. It will also be reviewed by the Planning Commission.
76	Who makes the determination we are meeting the requirements of the MND?	The City Planning Commission.
77	When are you meeting with the school district?	Ongoing, with most recent May 2019. Project status update discussions will continue.
78	Are you expecting the Planning Commission to make significant changes to the MND?	We anticipate that the Planning Commission will conclude that the mitigation measures identified in the MND have adequately mitigated/alleviated impacts to a less than significant level and approve a Use Permit for the site.
79	When is the deadline for MND review comments?	May 8, 2019. And a Planning Commission meeting held on June 12, 2019.

ATTACHMENT D

Public Comments & Responses to MND

1. **Question/Comment:**

Why isn't the reservoir being opened up to general use? Not for swimming or fishing, but it seems like it would be nice to have it built as an artificial lake with a trail surrounding it, maybe a jogging track, a playground, benches, etc. This would be a nice addition to the Polliwog area.

Response:

This reservoir will be used to store fully treated drinking water suitable for human consumption. State Division of Drinking Water requires that it be covered to protect the water quality and secured from the environment to prevent it from being contaminated. During the early phases of the project, consideration was given to using portions of the area as a public park. The City Council made the decision to keep the area a secure municipal facility to protect the public water supply and preventing possible access of untrained personnel to municipal water equipment.

2. **Question/Comment:**

We are writing to express our concerns about the air quality and overall environmental impact of the proposed Peck Reservoir Replacement Project, which we believe the Initial Study and Mitigated Negative Declaration (ISMND) does not sufficiently address. As noted in the ISMND, the project site is within 0.1 miles of both Manhattan Beach Middle School and Manhattan Beach Preschool, and with 0.2 miles of the Meadows Avenue Elementary School. Begg Field and Polliwog Park are within a stone's throw of the project. Moreover the proposed route for diesel-burning dump and construction trucks passes through lines of homes down North Peck Avenue from Marine Avenue and impacts the many children living in this area and those walking or biking to school along this route throughout the day.

We noticed that the ISMND discusses some mitigation of the risks of exposure to pollutants, but because of the significant impact that even a slightly elevated level of pollutants can have on young children we believe the proposed strategies are insufficient. We also noticed that the ISMND discusses the risks of exposing school children to the emission of hazardous materials such as asbestos-containing materials and lead-based paint during the demolition phase. We believe that pollution from fine particulate matter is more certain to occur, and therefore imposes an even greater risk than these hazardous materials. In addition, the presence of fine particulate matter is something that we can do more to mitigate than what has been proposed in the ISMND.

Accordingly an Environmental Impact Report (EIR) must be obtained, and additional mitigation strategies must be implemented during the anticipated 5 days per week/18 months of construction on the Peck Reservoir Replacement Project. An Alternative route from the south (Manhattan Beach Boulevard to Peck Avenue) is one way to mitigate the adverse effect on children commuting to schools, and an alternate route along South Peck Avenue would impact less homes, but other mitigation strategies are also needed. One relatively cost-free mitigation strategy would be to limit the worst of the polluting construction activity to specific hours so

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that outdoor school and park activities can be scheduled outside those hours. It would also help to immediately remove any excess soil from the project site that might otherwise result in fugitive pollutants in the area (unless absolutely required for the project). One potentially more costly strategy may be to set aside funds for high quality air filtration systems to be installed at the schools and surrounding residences along the proposed truck route. In any case, this important issue warrants additional specific investigation and discussion.

Finally, we have seen first hand how the recent work on Marine Avenue created significant pollution and dust on houses and cars in the area, not to mention traffic, noise and parking issues. We do not see any plan for mitigating the residential parking issues that would certainly follow from additional street cleaning and truck traffic required by the Peck Reservoir Replacement Project. More importantly, areas of North Peck Avenue and the storm water drain at Peck Avenue at 23rd street are already showing adverse impacts of the recent construction and truck traffic, with cracks and sinking. The storm containment structure and pump at the corner of Peck Avenue and 23rd street recently underwent repairs after having broken and exposing Manhattan Beach residents to dangerous street flooding and the near-flooding of surrounding homes. An additional 18th months of construction and truck traffic in the surrounding area will certainly bring about similar issues to this already fraught facility. If the truck route is anticipated to pass through North Peck Avenue, funds should be set aside to repair and maintain the storm water pump and containment area. Given these points, avoiding or minimizing the passing of trucks on this section of the road would be a logical decision.

Response:

We certainly agree with the potential health effects of fine particulate matter. This is best mitigated by establishing a traffic control plan and the using of personnel to control traffic so that the amount of time any traffic idles in the area is limited. State law limits the amount of direction that can be provided to the Contractor by the Engineer or Owner regarding means and methods of construction. We are permitted to require the Contractor to prepare a plan by which materials can be delivered and removed from the site, establish routes, and set boundaries such that it minimizes impacts to the local community. This plan will be required to comply with the adopted local traffic control ordinances and will need to be approved by a City Traffic Engineer. Significant numbers of idling vehicles already occur in the area when students are dropped off or picked up at the schools. By establishing a traffic control plan for the area we can mitigate the impacts of the material deliveries and removals, prevent the blockage of intersections, and allow traffic to flow more freely. Relocating material delivery and removal traffic to Manhattan Beach Boulevard would locate it closer to the area schools and would be of a greater impact than the primary route currently shown. The alternate route currently shown in the environmental documents would only be for out-bound traffic from the site so as to limit the impacts along the delivery route. Controlling impacts at the source instead of at the recipients is a much more environmentally responsible solution. As such the State of California is pushing construction contractors to utilize newer construction vehicles that produce less pollution and are more fuel efficient.

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Dust impacts from construction and demolition activities are far easier to mitigate. Wetting exposed soil, utilizing wind barriers, installing rumble plates at the entrances/exits of the site, and similar methods are accepted practices and have been used successfully in the past. It is important to remember that the preponderance of the work conducted as part of this project will be limited to the existing Peck Reservoir site with a month or two of work requiring excavation in the residential streets directly adjacent to the reservoir site. There is no construction work anticipated to occur within heavy traffic arterial streets.

Development of a full Environmental Impact Report will not necessarily determine additional mitigation measures. An EIR is typically prepared when there are environmental impacts that cannot be mitigated in the area. The impacts will be temporary and the site will be returned to its same use as a water facility.

We agree that parking should be managed. As such the environmental documents have stated that the Contractor's personnel will be required to park off-site in a public lot and carpool to the project site to limit the impacts to local neighborhood. Street sweeping schedules and the identified hauling route will be taken into consideration in the construction management and traffic control plan requirements placed on the contractor by the contract documents.

This is a very different project than the recent street resurfacing projects, with only a small portion of the work taking place within City streets and none of it on main arterials. The work area for the Peck Reservoir project will generally be limited to an area behind a fence where it will be much easier to manage environmental concerns. The City has been and will continue to work with the school district to utilize an alternative out-bound hauling route from Peck Ave south to Manhattan Beach Blvd during peak hauling work phases such as demolition, concrete pours, etc. The 23rd Street stormwater pump station is inspected periodically and can be monitored as the work progresses. Other projects, not part of the Peck Reservoir Project, that are scheduled for the surrounding neighborhood include street resurfacing and water main replacement projects. Upon completion of the project, the contract will provide for the pavement rehabilitation of Peck Ave and pavement restoration for any trenching work on adjacent streets. Other projects in the surrounding neighborhood scheduled for implementation prior to the Peck Reservoir Project include street resurfacing and water main replacement projects on 19th Street, 21st Street, 23rd Street, Herrin Avenue and Rowell Avenue.

3. Question/Comment:

- A. Traffic During 16-20 month project duration: This continues to be a concern, especially after watching disruptions caused by the Marine Avenue repavement project (a much shorter and smaller scope project). Peck Avenue, from Marine through to the project site will taken over by construction related vehicles. Peck is a major neighborhood thoroughfare, one of only 3 streets where neighborhood traffic can access westbound Marine Avenue. The other two are Redondo Avenue to the east and Meadows to the west. Construction traffic will interrupt or block resident access – both their personal cars and business vehicles service residents (FedEx, UPS, USPS, grocery delivery, Waste Management, street cleaning, Spectrum/Frontier, gardeners. Etc.).

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The majority of residential streets in our neighborhood are narrow and can accommodate no more than one lane of through traffic when cars are parked on each side of the street. In addition, there is considerable residential construction in progress at any point in time – remodeling to complete construction of a new home on an existing lot. Those construction vehicles will contend with reservoir replacement project vehicles. Those construction vehicles are also wider than typical cars and will further obstruct traffic. How will the City manage traffic in our neighborhood for 1.5 to 2 years? How will the City assure that our services can continue? In order to avoid accidents and gridlock, we would like the City to consider placing traffic control officers at identified congestion points for the duration of the project.

- B. Communication: How will the City and/or its contractors notify residents of street closures or disruptions during the project? Communication from the company performing Marine Ave. repavement has been exceptionally poor. As an example, Peck Ave from 23rd St. to Marine was closed to traffic last week. I live on 23rd street between Peck and Herrin. I received no notification of this close (and neither did my neighbors).

The repavement company (or the City) places small “No Parking” signs along affected streets – whether marine Ave. itself or residential streets. We cannot read these signs as we drive by. We cannot tell what day or timeframes traffic will be restricted or interrupted.

Other than these No Parking signs, we have received no communication whatsoever on what streets (all or a portion) will be affected so that we can plan our routs to work, to school, to shop, etc. There have been times that 4-5 consecutive blocks have been closed to turning traffic and yet there was no notice to residents of any kind.

What is the City’s communication plan for the Peck Reservoir Replacement Project?

- C. Impact to Wildlife: Notice for the April meeting included a statement that wildlife at the reservoir will be significantly impacted. What wildlife is currently present at the site?

What is the city planning to do to protect and or relocate the wildlife?

- D. Protecting and reconditioning our Streets: Take a drive in our neighborhood now. The appearance of streets NOW is abominable. There are cracks, potholes, and debris from crumbling surface material everywhere. The weight of construction vehicles will only make this worse. Will our streets be protected? Are there plans to (finally) resurface our streets when Peck Reservoir Project is Complete?

Response:

- A. The contractor will be required to submit and implement an approved construction management and traffic control planned based on requirements placed in the contract general and special provisions. This may require the contractor to implement a professional traffic control company to apply the traffic control plan. It is important to remember that the work at the site will not require a continuous stream of trucks

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traveling to and from the site. For the majority of the work there will be a few trucks a day traveling to the site and then leaving the site as materials are dropped off or picked up. Only during certain portions of the work such as demolition and when important concrete pours are occurring will the traffic be heavy. During those instances it makes sense for the traffic control plan to require flag persons at specific intersections to maintain the flow of traffic. However, requiring traffic control officers for the duration of the project is not a feasible option.

- B. The City is conducting several outreach meetings with the public, a Planning Commission meeting to adopt the MND, and future City Council approval. For matters of communicating with the public various methods of notification can and will be utilized by the City including, but not limited to: mailer notification to residents, a project webpage, possibly a hotline for project issues during construction, potential social media, and email alerts, as required, and local newspaper postings. Traffic control measures, No-Parking signs and message boards will be use in the field, as necessary. A construction management firm will be utilized to manage the contractors work efforts and will be available to disseminate information to the public as well as the City's Project Manager.
- C. There are some small lizards and small burrowing mammals that live at the project site. None of these are endangered or threatened species. It is anticipated that they will relocate off the site on their own when construction starts.
- D. Upon completion of the project, the contract will provide for the pavement rehabilitation of Peck Ave and pavement restoration for any trenching work on adjacent streets. Other projects in the surrounding neighborhood scheduled for implementation prior to the Peck Reservoir Project include street resurfacing and water main replacement projects on 19th Street, 21st Street, 23rd Street, Herrin Avenue and Rowell Avenue.

4. **Question/Comment:**

Does the new reservoir have to be covered? If so, why? If not, has your department or the City considered installing floating solar panels on the water surface of the new reservoir to generate solar energy from photovoltaic panels covering an area of roughly 51,000 square feet? This seems to be the trend with many lakes and reservoirs these days, benefitting from cooling power of the water below.

Response:

This reservoir will be used to store fully treated drinking water suitable for human consumption. State Division of Drinking Water requires that it be covered to protect the water quality and secured from the environment to prevent it from being contaminated. During the early phases of the project, consideration was given to using portions of the area as a public park. The City Council made the decision to keep the area a secure municipal facility to protect the public

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water supply and preventing possible access of untrained personnel to municipal water equipment.

5. Question/Comment:

- A. My biggest concern about the design is the side viewable from 18th street at the back entrance to Polliwog Park. This spot gets more public foot traffic than any other area surrounding Peck reservoir.
 - a. The proposed design looks much more industrial than currently. You're adding a new structure with an overhead door, a large tank, and removing significant vegetation and trees without replacing them.
 - b. The current south and east retaining walls are landscaped from the bottom all the way up top. However, the proposed south and east retaining walls only show landscaping less than half way.
 - c. Can the design be modified to make it more aesthetically pleasing from the sides? Could we have a screen wall to block the tank from Begg Field? Can landscaping extend all the way up the retaining wall?
- B. I strongly suggest not using gravel near 18th street entrance gate. This is because it's sloping down toward the street which means the sand and gravel constantly spill over onto 18th street in front of my house. The street cleaners who come on Thursdays never can clean the debris on the 18th street dead end. It's always there.
- C. I built the wall on my west side to be higher than the existing fence so I would see it. I would ask that you please keep the fencing between our properties so it's no higher than the current fencing.
- D. I have an easement for my water supply that extends from 19th Street along the east side of the Peck Property line and enters into my backyard. Can you please make note of this to ensure this is not damaged during construction.

Response:

- A. Landscaping will extend from the bottom to the top of the new retaining wall on the east side. The new water treatment control building will be modest in design and used as a buffer for the new tanks behind. Future netting project on Begg Field is a possibility to aid in the separation of the abutting site uses – park and utility.
- B. The access roads adjacent to any fence line on-site will be asphalt paved similar to city streets.
- C. The new fence line on the east side of the reservoir site will match the existing adjacent residential block wall height.
- D. The project design team are aware of the location of the water service and have limited work at the very eastern edge of the property in order to decrease impacts. There will be continued discussion regarding this item as the design progresses into construction phase.

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6. Question/Comment:

Greetings – please note my objection to the proposed traffic plan which would utilize Marine/Peck Avenues route to the reservoir. It seems obvious to me that a more logical route is for traffic in all phases to utilize Manhattan Beach Blvd to Peck along the West side of Polliwog Park, through the large asphalt area and through the currently closed access gate/entry at the southwest corner of the reservoir location. That would eliminate, or nearly so, the project traffic flow through a 100% residential neighborhood and through a more appropriate route. Of course the timing of project traffic must avoid time periods associated with students walking/biking to and from the Middle School and Meadows Elementary.

Response:

The City has been and will continue to work with the school district to utilize an alternative out-bound hauling route from Peck Ave south to Manhattan Beach Blvd during peak hauling work phases such as demolition, concrete pours, etc. In addition, the route south to Manhattan Beach Blvd is school district owned right-of-way and is subject to conflicts with school district schedule and programs. The Peck Reservoir Project is also being coordinated with potential construction of other projects in the area.

7. Question/Comment:

After carefully reviewing the Initial Study and Mitigated Negative Declaration for the proposed Peck Reservoir Replacement Project I am concerned about a number of items mostly in the areas of noise, traffic, safety, air quality, and vibration.

I believe that even with the proposed mitigation strategies that there will still be a significant effect on the environment and that an Environmental Impact Report (EIR) is required.

Significant impacts associated with exposure to diesel particulate, dust from construction site, and storage of soils is going to be significant as construction will take place a minimum of 5 days per week for approximately 18th months. I understand starting construction at 7:30 am but continuing until 6:00 pm at night is potentially dangerous, especially the fall and winter season. Isn't 4:00 pm the usual construction stopping time on most job sites in Manhattan Beach?

The recent resurfacing of marine Avenue has created traffic nightmares, noise, parking issues, and dust on houses and cars; I can only imagine what 18 months of construction will bring. Please specify how long excess soil remain on city owned property, ideally it should be removed immediately unless required for backfill on the project.

There will be significant noise and vibration generated during construction not only on the construction site but throughout the surrounding neighborhoods due to the continuous heavy truck traffic. I would recommend using the Manhattan Beach Boulevard route turning North on Peck Avenue as the primary route to mitigate this issue instead of Marine Avenue turning south on to Peck Avenue. Are funds being set aside to repair vibration damage to foundations, block

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walls, and stucco coatings caused by either heavy truck traffic or construction? Areas of the street and stormwater containment structures on Peck Avenue are already starting to sink and crack. They will not bear the load of 18 months of heavy truck traffic. In addition quantifying the amount of noise and vibration that will be generated by the onsite generated and four booster pumps should be quantified before construction and not afterwards as proposed.

Peck Avenue north of 18th street is too narrow to accommodate the large dump and concrete trucks along with the weight and volume of truck traffic. It will be potentially dangerous to both life and property. Just managing the traffic before and after school hours is challenging. I see no plan to even manage on-street resident parking and the existing surface on Peck Avenue is already in poor condition.

The 750 kW generator obviously requires fuel. How is fuel stored, under the generator in a tank single or double walled, in an adjacent storage tank, or supplied through a pipeline. If fuel is stored onsite, how much fuel is there?

What is the rodent and wildlife mitigation plan? Once the existing ivy at the reservoir is disturbed the rats, possums, and raccoons will start to migrate to the adjacent residential areas. Do you intend to humanely trap and remove them first?

If a worst case scenario happened due to an accident or natural disaster, what is the impact of chemicals and fuels stored onsite at the reservoir mixing?

In conclusion, due to the significant effects on the environment and likelihood that the current plan does not sufficiently mitigate these issues, I believe an Environmental Impact Report is required.

Response:

Development of a full Environmental Impact Report will not necessarily determine additional mitigation measures. An EIR is typically prepared when there are environmental impacts that cannot be mitigated in the area. The impacts will be temporary and the site will be returned to its same use as a water facility.

The allowable working hours will be 7:30 am to 5:00 pm five days a week excluding holidays. We are not anticipating work on the weekends or any night work.

It is anticipated that after the reservoir is demolished and excavation occurs only the amount of soil necessary to backfill the project will remain on-site. Excess soil will be removed from the site and disposed of by the contractor.

Truck traffic is not anticipated to be continuous. There will be portions of the work that will require greater amounts of traffic to remove debris from the site or deliver materials to the site but this is only some portions of the work. There will be far more days on-site when personnel are conducting other work elements that do not require continuous deliveries of materials. The contractor will be required to submit and implement an approved construction management and traffic control planned based on requirements placed in the contract general and special

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provisions. This may require the contractor to implement a professional traffic control company to apply the traffic control plan.

The City has been and will continue to work with the school district to utilize an alternative out-bound hauling route from Peck Ave south to Manhattan Beach Blvd during peak hauling work phases such as demolition, concrete pours, etc. In addition, the route south to Manhattan Beach Blvd is school district owned right-of-way and is subject to conflicts with school district schedule and programs. The Peck Reservoir Project is also being coordinated with potential construction of other projects in the area.

A requirement of the contract will be for the Contractor to hire a subcontractor to prepare a preconstruction video documenting the conditions of residences and other facilities in the project area to fully document before construction and after construction conditions. Issues of liability for any damage will need to be handled on a case-by-case basis with the Contractor. The contract documents require the Contractor to provide general and auto liability insurance policies for the duration of the project.

Upon completion of the project the contract will provide for the pavement rehabilitation of Peck Ave and pavement restoration for any trenching work on adjacent streets. Other projects in the surrounding neighborhood scheduled for implementation prior to the Peck Reservoir Project include street resurfacing and water main replacement projects on 19th Street, 21st Street, 23rd Street, Herrin Avenue and Rowell Avenue.

It is not anticipated that the pump station will increase the ambient noise in the area. The current pumps on-site are vertical turbine pumps with surface mounted motors. The new pump station will be buried below grade and contain horizontal split case pumps. The mass of the pump station and surrounding soil will absorb the noise of the pump station. Vibrations from the pump station will not be noticeable. The pumps will be anchored in place and prevented from moving. The onsite generator is only intended to run during emergency conditions or once a month for a few minutes to confirm operability. Vibrations from the generator will not be noticeable.

The on-site generator will come equipped with an integral double-walled fuel tank. Three days of fuel equivalent to approximately 3,600 gallons.

City animal control can be notified if any wildlife mitigation becomes necessary. It is anticipated that the existing wildlife will migrate from the site when construction starts.

All fuel and chemicals stored on-site will be in double walled containers. The hypochlorite solution and ammonia stored on-site will also have chemical storage sumps equal to 150% of the volume of chemical on-site and separated by concrete walls. It is not known how these chemicals could mix.

8. Question/Comment:

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- A. Traffic Control: If using Peck to MBB, then please the make the southbound Peck a no right turn allowed onto 12th Street. 12th Street is too narrow and congested to even take any more construction traffic or even people in cars going from the construction site and seeking a shortcut to MB City Hall or elsewhere.
- B. If need for the projects is to have a reserve of water and to reduce costs of outside water, then a shorter construction period is better. The entire city is more vulnerable and spending more money for water during the time Peck is offline. So, can construction hours be extended in the summer to be longer/later work days?
- C. The reservoir site should be functional and attractive from Begg Field too. The new Fence will allow balls through and over which not better than chain link. Please include an elevation view from the field and include in the plan a high screen for the benefit of everyone using the fields and park.
- D. Schematic of the city water system would be helpful graphic to include in such meetings. Just a block diagram showing the as is flow of water and proposed solutions.
- E. This is an opportunity to improve our city. See site plan for opportunity to install tree-like cellular tower to serve the low lying areas. Easy to put in plans or make accommodations in plans now than later.
- F. Will the power lines going to the site be underground to reduce the wire clutter in the sky?
- G. Another opportunity to improve our city; it doesn't make sense that we are so green regarding so many things and can't figure out a way to shield glare from so very few houses to put in solar. We will ban plastic bags, straws, and meat trays but how many megawatt hours will be lost for the next 50 years on this site alone?

Response:

- A. We can consider this and will discuss with the City Traffic Engineer.
- B. Allowable working hours are from 7:30 am to 5:00 pm, unless otherwise approved by the City through a formal request process.
- C. An elevation view diagram of the site is provided in Appendix A of the IS/MND. Future City netting project may include a high netting installation on the Begg Field side.
- D. A schematic of the City's water system is contained within the preliminary basis of design report presented to City Council on January 17, 2017.
- E. The design for this site is designated as a water facility. The City Council made the decision to keep the area a secure municipal facility to protect the public water supply and preventing possible access of untrained personnel to municipal water equipment. New cellular tower is not part of the scope of this project since it is not a City owned infrastructure.

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- F. A new ground-level, pad mounted transformer will be installed onsite and will require undergrounding to the nearest utility pole.
- G. During the early phases of the project, consideration was given to using portions of the property for other site uses such as a public park, courts and adding additional use such as solar panels. The City Council made the decision to keep the area a secure municipal facility to protect the public water supply and preventing possible access of untrained personnel to municipal water equipment. However, further discussion and evaluation is ongoing regarding the installation of solar panels.

9. Question/Comment:

- A. One purpose of the meeting is the "intent to adopt Mitigated Negative Declaration for the project." I read the notice attached to the meeting notice. Is that the "Mitigated Negative Declaration"? If not, when will this be provided?
- B. I anticipate that the "anticipated design and construction schedule" will include estimated start date and duration. Can you also include:
 - a) project work days
 - b) project daily start time and end time
 - c) any periods projected to be most disruptive to traffic, transportation, sewage, water and/or electricity
- C. Will Peck Avenue ever be completely obstructed, including from 19th Street north to Marine, during the project (in other words, no traffic at all on Peck between 19th and Marine)? Where will normal traffic be redirected, especially since most of the neighborhood streets are narrow and allow parking on both sides of the street with only one lane for through traffic?
- D. How will storage of potable water and delivery capability be maintained during the project, especially since the project includes "total demolition" of the existing site and structures? Where will storage be redirected? How will potable water be supplied to homes, businesses and other structures?
- E. Why does our existing water need to be "enhanced for appearance and taste"? How will this be accomplished?
- F. There are references in the project description to both an "office building" and an "operations building". Are these the same structure?
- G. Can you explain this sentence: "The height of the new pump station control building is 15 feet from the adjacent sports field elevation." (Lines 13-14, under Project Description). To a novice like myself, "15 feet from..." seems to describe distance between 2 objects, rather than height.
- H. Is "chlorine and ammonia chemical storage" new to the site, or is this part of existing capabilities? What are the risks of storing these chemicals?
- I. How will the neighborhood be advised of imminent interruptions to water, sewer and/or electricity or traffic diversion? How much in advance of the interruption?

Attachment D

Public Comments & Responses to MND

- J. Please explain: "The project has the potential for significant effects on Biological Resources, Culture Resources, Hazards and Hazardous Materials, Noise, Transportation and Traffic...." (as noted in the Environmental Determination section). Will wildlife be endangered? (I recall what was done to the population of ducks in Polliwog Park many years ago, when the pond was drained).
- K. Can you categorize the noise level impact to the neighborhood during the project period?

Response:

- A. The attachment to the invitation was not the Mitigated Negative Declaration. The Mitigated Negative Declaration is a document prepared by the design consultant (Stantec) that identifies the environmental impacts from the project (both permanent and temporary construction) and the means by which they will be mitigated as required by California law. It was released for public review and comment. It is available online at the City's project webpage and a hard copy is available upon request.
- B. The work is anticipated to take approximately 16 to 20 months. The allowable working hours will be 7:30 am to 5:00 pm five days a week excluding holidays. We are not anticipating work on the weekends or any night work. Residents will be notified of any planned utility service disruptions. Periodically during construction there will be temporary disruptions to traffic that will be mitigated by a traffic control plan.
- C. Peck Ave will only be completely obstructed during repavement efforts upon the completion of the new reservoir site. There will be times that work will be conducted on adjacent streets as necessary to complete the project. Appropriate traffic control measures will be implemented.
- D. The City of Manhattan Beach has a second reservoir and elevated tank at the Block 35 Facility located at 1431 6th Street on the northeast corner of 6th Street and Rowell Ave. In addition the City will continue to receive water deliveries from Metropolitan Water District. Existing connections with the City of El Segundo and California Water Company in Redondo Beach can be utilized in case of emergency circumstances.
- E. The primary reason is to allow for increased groundwater usage. Local groundwater resources contain manganese. The concentration of manganese in water is covered as a secondary aesthetic constituent according to California State law. When chlorine is added to the water (as required by California law) it oxidizes the manganese and may cause some discoloration of the water and may affect taste. The new water treatment system will filter out manganese. This is a proven and reliable technology in use all over the world.
- F. Yes, in order to provide clarity we will refer to it as an operations building.
- G. To clarify the finished floor elevation of the pump station is approximately 15 feet below the elevation of the adjacent sports field.
- H. Hypochlorite solution is currently stored on-site and both are part of the existing capabilities. Hypochlorite solution and ammonia are used as a disinfectant residual and is a known industry standard practice. This will simplify water purchasing and mixing requirements for City staff.

Attachment D

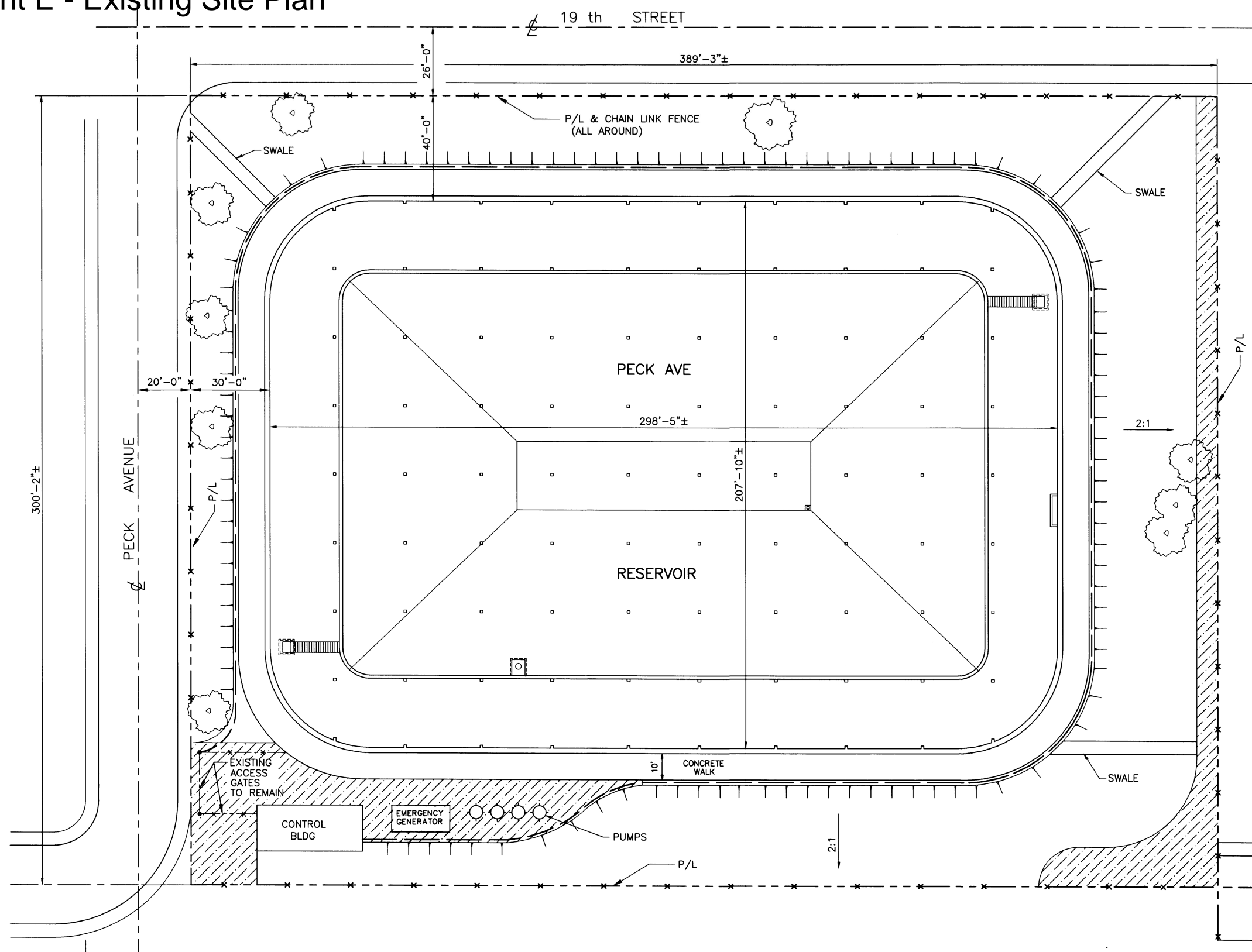
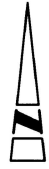
Public Comments & Responses to MND

State and federal law mandates secondary containment for these chemicals. These chemicals will be stored in double-walled tanks in separate rooms inside the new treatment control building to prevent spills.

- I. Residents will be notified of any planned utility service disruptions with a hard copy notice, project website page update and City website email alert notification. Minimum 48 hour notice will be required for City utilities. However, staff will make best efforts to provide one week notice when possible. Periodically during construction there will be temporary disruptions to traffic that will be mitigated by a traffic control plan.
- J. As part of the California Environmental Quality Act process we are required to identify potential impacts and identify methods to mitigate these impacts. The Mitigation, Monitoring, and Reporting Plan included in the MND identifies the specific methods that will be implemented.
- K. The selected Contractor will be required to comply with City of Manhattan Beach Noise Ordinance Requirements. Generally the noise will be limited to 70 dBA at the nearest property line. During the demolition phase it is anticipated this will be louder at some times. However this will not be continuous and work is not permitted earlier than 7:30 AM or after 5:00 PM or on weekends.

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Attachment E - Existing Site Plan



- ### LEGEND
- DENOTES ASPHALT
 - DENOTES TOP OF SLOPE
 - DENOTES P/L AND CHAIN LINK FENCE

FOSTER A. BEGG
JUNIOR HS PROPERTY

FOSTER A. BEGG
PLAYGROUND

SITE PLAN
SCALE: 1" = 20'-0"



CITY OF MANHATTAN BEACH PUBLIC WORKS DEPARTMENT - ENGINEERING DIVISION																							
PECK RESERVOIR ROOF REPLACEMENT SITE PLAN & LEGEND																							
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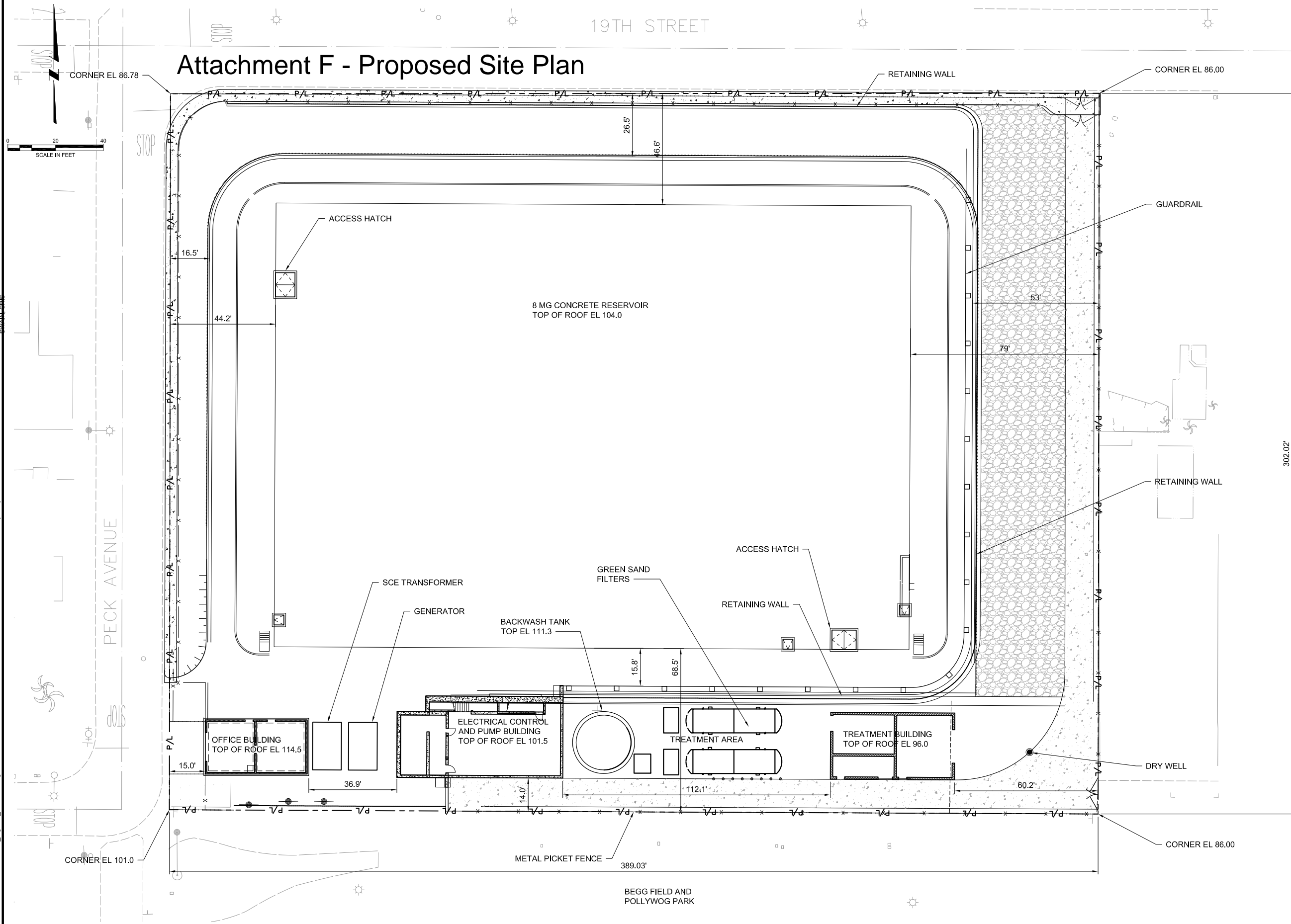
BOYLE ENGINEERING CORPORATION
CONSULTING ENGINEERS / ARCHITECTS

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Attachment F - Proposed Site Plan



REV	DATE	BY	DESCRIPTION

SCALE
1" = 30'

WARNING
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE

DESIGNED: R. RUCKER
DRAWN: R. RUCKER
CHECKED: _____

DESIGN DEVELOPMENT PHASE - APRIL 2018

NOT FOR CONSTRUCTION
This document is an interim document and not suitable for construction. As an interim document, it may contain data that is potentially inaccurate or incomplete and is not to be relied upon without the express written consent of the preparer.



PECK RESERVOIR REPLACEMENT PROJECT
CIVIL
OVERALL SITE PLAN

SHEET
C-1

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ATTACHMENT G

Peck Reservoir Replacement Project Initial Study And Mitigated Negative Declaration



March 2019

Prepared by:

City of Manhattan Beach
Public Works Department
1400 Highland Avenue
Manhattan Beach, California 90266

Technical Assistance Provided by:

Stantec Consulting Services Inc.
300 North Lake Avenue, Suite 400
Pasadena, California 91101



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- A Cross-sectional Drawings of Proposed Reservoir
- B Arborists Memorandum
- C Mitigation Monitoring and Reporting Plan

Section 1

Project and Agency Information

1.1 PROJECT TITLE AND LEAD AGENCY

Project Title:	Peck Reservoir Replacement Project
Lead Agency Name:	City of Manhattan Beach, Public Works Department
Lead Agency Address:	1400 Highland Avenue Manhattan Beach, California 90266
Contact Person:	Mr. Gilbert Gamboa, Senior Civil Engineer
Contact Phone Number:	(310) 802-5356, ggamboa@citymb.info
Project Sponsor's Name:	Same as Lead Agency
Project Sponsor's Address:	Same as Lead Agency
Zoning:	City of Manhattan Beach, Public and Semi-Public (PS)

1.2 BACKGROUND AND OBJECTIVES

The City of Manhattan Beach, Public Works Department (the City) has prepared this Initial Study (IS) and Proposed Mitigated Negative Declaration (MND) to address the impacts of construction and operation of Peck Reservoir (proposed project). The IS serves to identify the site-specific environmental impacts, evaluate their potential significance, and determine the appropriate document needed to comply with the California Environmental Quality Act (CEQA).

1.2.1 Project Background

Originally constructed in 1957, the existing Peck Reservoir is a 7.5 million gallon (MG) cast-in-place concrete reservoir. Partially buried, the original reservoir had interior reinforced concrete columns, a cast-in-place reinforced concrete roof, and a 4-inch thick reinforced concrete floor. Ancillary facilities include an operations building, pump station, and several valve vaults within the fenced reservoir site. The existing pump station takes water from the Peck Reservoir and pumps into the potable water distribution system. A concrete masonry unit (CMU) block retaining wall with chain link fence is installed across the northern property line. A 10-foot-wide concrete access road surrounds the existing reservoir. The main entrance to the reservoir property is at the intersection of 18th Street and Peck Avenue; a second entrance is located on the east side of the facility.

To address deterioration of the facility, the original concrete roof was replaced in 2000 with an open web joist and standing seam metal roof system, and additional interior concrete structural supports were installed. Without a mechanical ventilation system to control condensation and temperature within the reservoir, the metal roof has corroded beyond repair. Corrosion has adversely impacted the disinfection residual of stored water and degraded metallic surfaces. Additionally, despite attempts to repair leaks, the reservoir continues to leak and cannot be filled beyond 15 feet of the 20 feet of available storage depth.

Based on the degraded structural condition of the facilities, the City has determined that the reservoir has exceeded its useful life and needs to be replaced.

1.2.2 Project Objective

The objective of the proposed project is to maintain potable water storage and delivery in the City of Manhattan Beach by removing the degraded Peck Reservoir, pumps, and ancillary facilities and replacing the existing structures with a new 8.0 MG reservoir, treatment system, pump station, office building, standby generator, and related ancillary facilities.

1.3 PROJECT LOCATION AND SETTING

1.3.1 Project Location

The proposed reservoir would be located in the City of Manhattan Beach, within the southwestern coastal portion of Los Angeles County (**Figure 1**). A beach community with approximately 2.1 miles of beachfront, the City is bounded on the north by El Segundo, on the east and south by Redondo Beach, on the south by Hermosa Beach, and on the west by the Pacific Ocean. The total land area of the City is 1,788 acres (3.88 square miles). The City is generally bound by Rosecrans Avenue on the north, Aviation Boulevard on the east, Artesia Boulevard on the south and the Pacific Ocean on the west. Sepulveda Boulevard (State Route 1) runs north-south through the middle of the City (**Figure 2**).

The project site is located at the southeast corner of North Peck Avenue and 19th Street (**Figure 3**). The reservoir property measures approximately 390 feet long by 300 feet wide. Coordinates for the approximate center of the project site are Latitude 33.891429 degrees N, Longitude -118.386761 degrees W. Photographs of the existing site are presented in **Figure 4** and **Figure 5**.

1.3.2 Surrounding Land Uses

The new reservoir would be located on the same site as the existing reservoir, which would be demolished. The site is adjacent to single family residential properties on three sides and a recreational sports field on the south (**Figure 3**). Polliwog Park and Manhattan Beach Middle School are adjacent to the reservoir site on the south. Access to the area is provided by Interstate 405, Interstate 105, and Sepulveda Boulevard. Other major roadways to the project site include Rosecrans Avenue, Marine Avenue, and Aviation Boulevard.

1.4 PROJECT DESCRIPTION

Proposed Replacement Reservoir

The proposed replacement reservoir would be an 8.0 MG, 270-foot long by 190-foot wide, single cell reservoir with 77 supporting concrete columns (7 rows of 11 columns each) (**Figure 6**). The structure will be sited in approximately the same footprint as the existing reservoir. The elevation of the roof of the replacement reservoir will be approximately 104.00 feet above mean sea level (amsl), this is approximately 1 foot higher than existing. Direct reservoir roof access will be provided via a pair of staircases located on the east and west walls of the reservoir. The east wall will be planted, on the residential side, with pigeon point (*Baccharis pilularis*). Cross-sectional design drawings of the proposed reservoir are provided in Appendix A.

Section 1 – Project and Agency Information

Office Building

A new detached operations building (22 feet 8 inches by 42 feet 8 inches) located southwest of the reservoir will house office space, water quality laboratory, and an employee restroom. The office building would be constructed of CMUs with a metal-framed roof.

Southern California Edison (SCE) Transformer

Existing electrical transformers are mounted on power poles located immediately south of the operations building. The proposed project includes a new ground-level transformer (for easy access and maintenance) installed between the office building and the standby generator.

Standby Generator

A diesel standby generator will be installed on the south side of the reservoir, adjacent to the pump station. In the event of power loss at the pump station, the generator will start automatically and the 750 kilowatt (kW) unit will be capable of operating two pumps. It is anticipated that the generator will operate less than 200 hours a year. Generator features will include an environmental and sound attenuating enclosure, a diesel particulate filter, noise mufflers, and intake silencers. To attenuate noise, the generator enclosure will incorporate a combination of noise abatement panels, acoustic louvers, hollow metal doors, and potentially other noise reduction characteristics as needed to meet noise ordinance standards at adjacent residential properties.

Electrical Control and Pump Building

The Peck Booster Station was originally constructed in 1957 at the same time as Peck Reservoir. During periods of high demand, the pumps turn on to supplement the water entering the system from the Metropolitan Water District of Southern California (MWD) supply line and the wells. Currently, the pump station consists of four, three stage vertical turbine pumps. The electric motors are equipped with variable frequency drives (VFD). Each pump/motor location includes an automatic control valve. The pump station has a permanent standby diesel generator and automatic transfer switch. The City's water system is managed and monitored by a Rockwell Supervisory Control and Data Acquisition (SCADA) system.

The replacement pump station will contain four (three duty plus one standby) horizontal split case pumps. Each pump will require a 200 horsepower (hp) motor, however the maximum power draw is anticipated to be approximately 175 hp. At the low flow rate of 1,000 gallon per minute (gpm), the flow rate is achieved by operating one pump at the minimum recommended speed of 47 hertz (Hz). At the maximum flow rate of 5,500 gpm, the flow rate is achieved by operating three pumps at full speed.

The pump station will draw water from the reservoir through a new 24-inch diameter pipe connected to the drain sump in the reservoir. The pumps will discharge into a common 16-inch discharge header. The 16-inch discharge header will connect to an existing 16-inch pipeline that is connected to the water distribution system. Hosebibs will be provided in the interior of the pump station for washdown purposes.

Section 1 – Project and Agency Information

Water Treatment

The water treatment facilities will consist of green sand filters, chlorine equipment, ammonia equipment, chemical building, backwash tank, and ancillary equipment. An estimated 5,500 gallons of sodium hypochlorite will be stored in a double contained tank, inside the chemical building. An estimated 500 gallons of ammonium sulfate will be stored in a double contained tank, inside the chemical building in a separate room from the chlorine storage. Treatment facilities will be located south of the reservoir, adjacent to the new electrical control and pump station building.

Well Pipeline Replacement

The existing 16” well water pipeline on Herron Ave that conveys water from the City’s wells to the reservoir is currently unoperational due to a break in the pipeline. The broken portions of this pipeline will be replaced as part of the reservoir replacement project.

Chemical Dosing Line

Chemical (liquid sodium hypochlorite) must be dosed along the well water pipeline to achieve the desired treatment goals and avoid costly improvements at the reservoir site. Chemical will be stored on the reservoir site and pumped through a small diameter (less than 2”) chemical dosing line within a containment pipe (likely 4” diameter PVC) running East on 18th St, North on Herrin Ave, and East on 19th St to the Aviation Blvd intersection where an injection vault will be located. The chemical dosing line and containment pipe will be constructed in the same trench as the 16” well water pipeline described above where feasible. The trench for the chemical dosing line will also contain a communication line for sensors and metering equipment.

Other Onsite Facilities

Additional onsite facilities will include:

- Perimeter service road, identical elevation as existing (99.0 feet amsl), asphalt paved
- Verdura® block retaining wall along the south property line, southern reservoir embankment, eastern reservoir embankments, and behind the sidewalk on the north side, and a ramp at southwest corner
- Site access gate (key/lock entry)
- Site lighting and motion sensor lighting
- Intrusion alarms on all access doors
- Intrusion alarms on all reservoir hatches
- Site cameras and video systems

1.4.1 Construction

The existing Peck Reservoir will be removed from service during the construction period for the replacement reservoir and related facilities. The construction period is estimated at 18 months, with the following approximate phasing:

Section 1 – Project and Agency Information

- Site Preparation – 1 Month
- Demolition and Excavation – 4 Months
- Construction of New Facilities – 12 Months
- Startup and Commissioning – 1 Month

Demolition will include removal and disposal of the following existing structures:

- concrete reservoir
- reservoir drain pipe
- concrete paving surrounding the reservoir
- concrete drainage chute
- retaining wall, chain link fence and gates
- electrical building
- generator foundation
- pumps, piping, and associated mechanical/electrical equipment
- 16-inch MWD pipeline [Note: This will be replaced immediately to continue City Water Service.]
- Existing piping and vaults

During demolition, the following existing equipment will be protected in place:

- Watermain piping
- Stormdrain outlet

Demolition of the existing reservoir will generate an estimated 1,300 cubic yards of concrete debris. Since concrete debris can be repurposed and reused as crushed miscellaneous base, it is assumed that the construction contractor will remove the concrete debris from the project site and sell the material at a nearby gravel facility. Salvaged reinforcing bar (rebar) would also be recycled. The specific recycling/disposal facilities will be selected by the construction contractor, but suitable facilities are located in Long Beach. The construction contractor will prepare a construction debris Waste Management Plan for review by the City.

Once demolition is complete and debris removed, the site will be excavated. An estimated 31,000 cubic yards of soil will be excavated from the site, with an estimated 21,000 cubic yards filled and compacted on the reservoir site. The remaining 10,000 cubic yards would be stockpiled for reuse by the City or others. At this time, it is assumed that excess soils would be stockpiled immediately adjacent and south of the reservoir on North Peck Road (opposite the sports fields), on land owned by the City. Subsequent reuse of the soil could be for City park projects, school sport field repairs, or pickup by City residents for residential use. Soil stockpiles would be covered to limit wind and water erosion.

After excavation, the interior sump and outlet piping will be constructed, then a layer of gravel will be placed, and concrete work would commence (pouring of the concrete support columns and walls). At this time, the start date for construction is anticipated to be fall 2019.

Section 1 – Project and Agency Information

1.5 PUBLIC AGENCY REVIEW AND/OR APPROVAL

The proposed project involves the following reviews and approvals:

- Use Permit from Planning Commission, City of Manhattan Beach
- City of Manhattan Beach, City Council – Approval of the project and execution of a contract for construction, review and approval of Construction Waste Management Plan, review and approval of Construction Traffic Management Plan
- City of Manhattan Beach - Design Review and Approval of the project, demolition permit, right-of-way permit, and traffic control permit
- California Department of Transportation, District 7 - Permits for transportation of heavy construction equipment and materials that require the use of oversized-transport vehicles on State highways
- South Coast Air Quality Management District (SCAQMD) - Compliance with Rule 403 (dust control) during construction activities; Compliance with Rule 1470 (stationary diesel-fueled internal combustion engines, Permit to Construct, Permit to Operate)
- State Water Resources Control Board (SWRCB) – Construction General Permit for storm water runoff (Order 2009-0009-DWQ)
- SWRCB / Los Angeles Regional Water Quality Control Board (RWQCB) – Division of Drinking Water (DDW) Permit
- State of California Division of Occupational Safety and Health Administration – Review of Trench Shoring System

1.6 PUBLIC MEETINGS

On March 13, 2018, the City of Manhattan Beach and project engineers (Stantec) facilitated a public meeting to present the project to the residents of the City of Manhattan Beach. At this meeting, attendees asked questions which were answered by staff from the City and Stantec. A summary of the questions, responses provided in March 2018, and updated information (as of December 2018) is presented below.

Community Question	City/Consultant Response (March 2018)	Updated Information (December 2018)
What is the existing reservoir size?	7.5 Million Gallons	--
How much water currently used? How much will be used in new design?	It varies based on time of year. The new reservoir will be 8.0 Million Gallons and is designed to meet demand and fire flow requirements.	--
What is the approach to managing sloshing?	There is 5 feet of freeboard to accommodate anticipated slosh	--

Section 1 – Project and Agency Information

Community Question	City/Consultant Response (March 2018)	Updated Information (December 2018)
	volume. The reservoir is conservatively designed to handle worst-case seismic events and not sustain damage from sloshing.	
If there is a major leak in the new structure, how will it be addressed?	Monitoring equipment to detect leaks is incorporated in the design. There are sumps with pumps to collect and convey leakage away.	The water will be conveyed to the local stormwater system and will eventually end up in Pollywog Park.
Will solar panels be installed on the reservoir?	None incorporated in design, but the structure can support future solar panel installation.	--
What chemicals will be used on-site? Any different from existing?	Chlorine, which is currently used.	Sodium hypochlorite and aqueous ammonia will be stored on-site and used for chloramination disinfection.
Where is groundwater pumped from?	Redondo Beach on Manhattan Beach Boulevard	--
What is the current groundwater usage?	Approximately 5% of total water supply currently with plans to increase to 20-30% depending on leasing/buying rights	--
Will plants be maintained?	Yes	On-site vegetation will be removed and new drought-tolerant native vegetation will be installed. Please see Figure 10.
Is new reservoir taller?	Yes, 6" to 12" taller	--
What is behind retaining wall?	Native soils	--
Will the retaining wall have plants?	Yes, it is a plantable retaining wall.	Pigeon point (aka coyote brush) (<i>Baccharis pilularis</i>) will be planted in portions of the retaining wall.
Where gravel is shown, is that final?	Not final, just a placeholder. These areas may be paved.	At this time, it is assumed that gravel will be used.
What are the tanks?	Greensand filter system	--
Is a screen wall being built?	This is an option, but design has not been finalized. The building may block view of the treatment system.	No screen wall is proposed.
How much excavation will take place?	Approximately 8 feet below the bottom of the existing reservoir.	--
How long will construction take?	Approximately 18 to 24 months	--
During construction, where will water be coming from?	Water sources will not change.	Manhattan Beach will continue to receive water from MWD which can be transmitted into the distribution system. System storage will be provided by the existing Block 35 tank and connections with neighboring cities.
How much of Peck Avenue will be excavated?	One sewer connection	--

Section 1 – Project and Agency Information

Community Question	City/Consultant Response (March 2018)	Updated Information (December 2018)
Will residents be able to access their properties during construction?	Yes	--
Does local water come from Peck Reservoir or somewhere else?	Blend from the reservoirs and elevated tank	--
Where is the Block 35 reservoir?	The northeast corner of Rowell Avenue and 6 th Street	--
How much of 19 th St. will be impacted? Where will trucks be routed?	Portions of 19 th Street will be impacted.	The haul route is included as Figure 11.
Will sound dampening be steel and fabric?	Possibly, storage building could also serve this purpose.	The project specifications will require the contractor to comply with the City noise ordinance.
Where will all soil go?	Most of the soil will be used on-site as backfill. Temporary storage will be provided during construction.	Temporary storage will be provided adjacent to the reservoir on North Peck Road (opposite the sports fields), on land owned by the City.
Will parking on Peck Avenue still be allowed?	Yes	--
Parking was already bad when work was being done on one house in the project area. I anticipate that this project will be much worse.	This project is much larger and will have better coordination. We have identified a location for the contractor's staff to park and carpool to the site.	The Contractor's staff will be required to park at the public lots on Aviation Boulevard and carpool to the site. This is intended to limit the number of vehicles parking in the project area.
Will there be a trench from 18 th St to Herrin?	Open section of trench will be approximately 100 feet. This portion of project will take weeks, not months and traffic control will be provided.	To clarify the amount of open trench open at a time will be approximately 100 feet at a time and will be closed up at the end of each work day.
Will there be any major work on Peck Avenue?	Major work will be for Edison (power) and sewer. Trench work may take a few weeks.	--
Duration of demolition and impaction equipment?	Additional information needed to determine. Some portions could possibly be sawed. Roof will be removed and hauled off.	There will be approximately 6 to 8 weeks of demolition during the first stages of the work.
Will there be impacts to foundations? If we see damage what do we do?	Contact City Risk Manager. Contractor will also have insurance to cover things like this.	--
Will recycled water use be incorporated into this project?	This is a potable water project and we do not anticipate utilizing recycled water for either construction or operation of the facilities.	--
Is the water in reservoir non-potable?	No, water is currently potable and will remain so.	--

Section 1 – Project and Agency Information

Community Question	City/Consultant Response (March 2018)	Updated Information (December 2018)
Will trucks come in on 19 th St?	No. Trucks cannot come from the south. City will be reviewing hauling routes with School District.	The haul routes are included as Figure 11, Figure 12, and Figure 13.
How far is offsite parking?	The City has identified several potential locations including at the performing arts center. The City will encourage carpooling of the Contractor's staff.	The Contractor's off-site parking will be at the public lots on Aviation Boulevard.
How many people will be there?	It will vary depending on the trade of work at the time. It may be as many as 18 for concrete, and as few as 4 for electrical.	--
Will presentation be on website?	If possible City will post.	--
What will be done at 3:00 in the afternoon?	In reference to schools, safe routes to schools will be provided. There are specific requirements for this.	The haul route is included as Figure 11.
Is hauling around 3PM allowed?	Yes	--
Will there be enough water supply?	Yes	--
Will there be a rubber seal inside? Epoxy? Has this type of tank been used in the past?	No but there is a finish, no epoxy, and yes this type of tank has been used.	--
Does current tank leak?	Yes	--
How will we know if new tank leaking?	There is an underdrain system and monitoring system. Contractor will have to meet specific requirements.	--
Are there incentives for finishing early or penalties for finishing late?	Liquidated damages can be applied when contract duration is exceeded per State Contractor Code.	--
How sure is the June 2020 completion date?	There is some cushion. If there is an incredible amount of rain, then the Contractor may need to be accommodated. The estimate of 18 months is reasonable for demolition and construction.	--
When are 30 day comments going to take place? When will next interaction with public be?	Once we have the environmental documents in place and ready for review, we will have another similar meeting like this in a few months, then take to City Council.	The CEQA review period will be 30 days from release of the Initial Study for public and agency review.
How can one get additional information?	City will reach out to the area and put an advertisement in Beach Reporter. Once project starts, City wants to have a website and hotline. Gil with City will try to make himself available.	A phone number and website address will be posted at the construction site.
Why was notice given yesterday?	There was an issue with the vendor.	--
Are there alternative nights/weekends for meetings?	City will look into this.	Upcoming meetings on the environmental documents will be scheduled.

Section 1 – Project and Agency Information

Community Question	City/Consultant Response (March 2018)	Updated Information (December 2018)
Pets will not like the noise, is there any way to reduce noise and dust control? Specifically, reduce amount of jackhammering?	There are ways to mitigate sound and dust, but hard to promise anything. Impacts to residents will be minimized.	Noise and air quality mitigation measures have been identified and will be implemented during project construction. Please see Sections 2.3.3 and 2.2.12.
How long will demolition take?	3-4 months	--



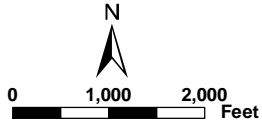
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Manhattan Beach City Limits

Project Location

Manhattan Beach Peck Reservoir Replacement Project
Figure 2 - Project Vicinity Map

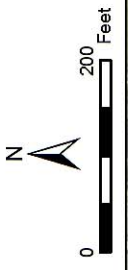


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Manhattan Beach Peck Reservoir Replacement Project

Figure 3 – Project Location Map

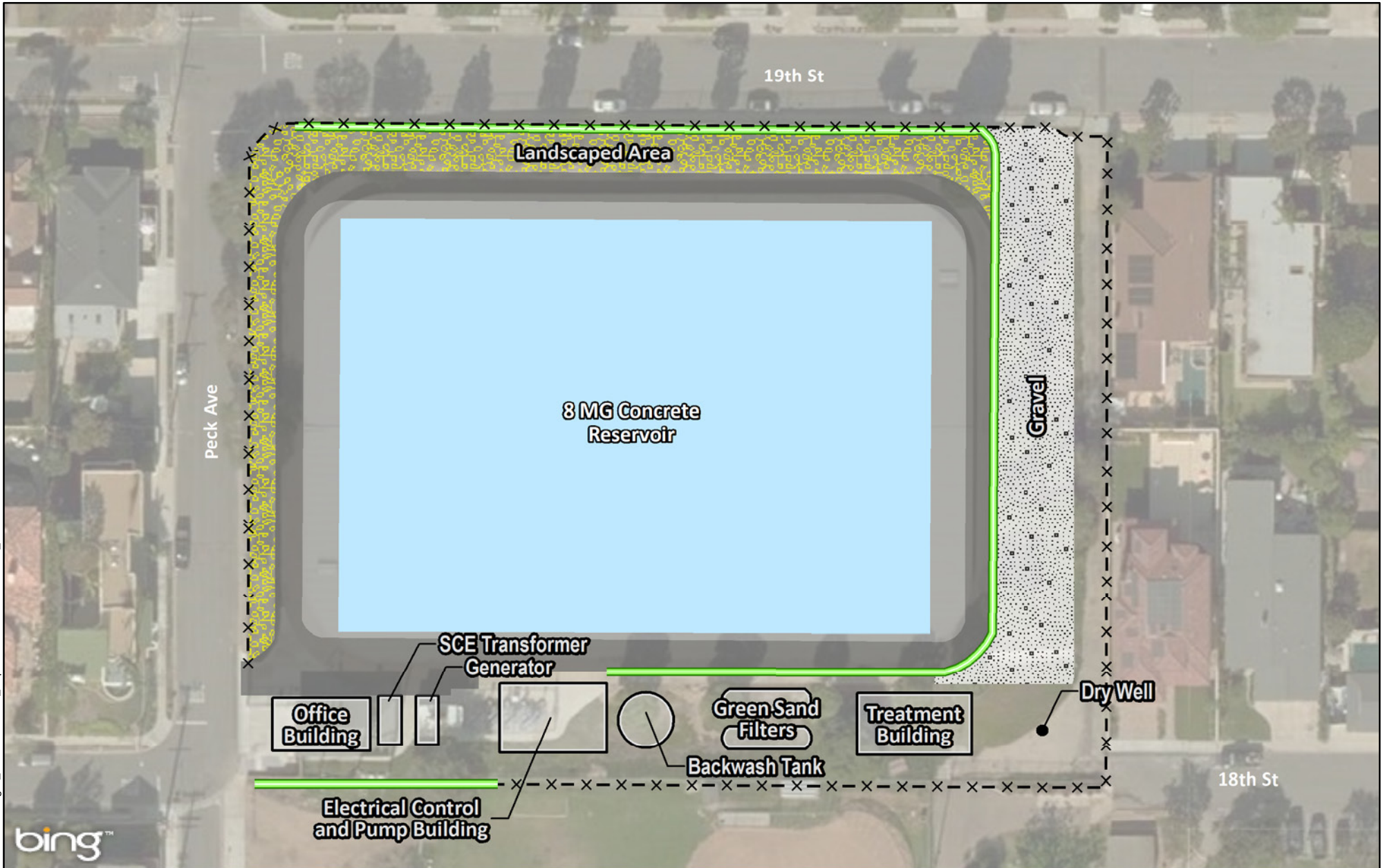


Section 1 – Project and Agency Information

Figures 4 and 5
Photographs of the Existing Peck Reservoir



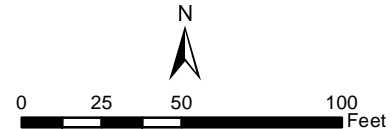
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X - X Fence

Plantable MSE Retaining Wall

New Reservoir



TITLE: Site Layout	
PROJECT: Manhattan Beach Peck Reservoir Replacement Project	
REFERENCE(S): NAD 1983 StatePlane California V FIPS 0405 Feet	
Stantec	FIGURE: Page 6 of 78 PG MTC 06-12-19

Section 2

Environmental Analysis

2.1 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” or “Less than Significant with Mitigation” as indicated by the checklist on the following pages.

-
- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Geology and Soils | <input checked="" type="checkbox"/> Noise |
| <input type="checkbox"/> Agricultural Resources | <input checked="" type="checkbox"/> Hazards and Hazardous Materials | <input type="checkbox"/> Population and Housing |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Hydrology and Water Quality | <input type="checkbox"/> Public Services |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Land Use and Planning | <input type="checkbox"/> Recreation |
| <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Transportation and Traffic |
| | <input type="checkbox"/> Greenhouse Gas Emissions | <input checked="" type="checkbox"/> Utilities and Service Systems |
-

2.2 AGENCY DETERMINATION

On the basis of this initial evaluation:

- I find that the project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the applicant. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the project, nothing further is required.

Signature

Date

Printed Name

Title

2.3 ENVIRONMENTAL CHECKLIST

2.3.1 Aesthetics

Issues and Supporting Information Sources	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

- a) **No Impact.** The coastline of Manhattan Beach provides numerous scenic vistas for residents and visitors. The Peck Reservoir project site sits inland, on a neutral point in the landscape, at an elevation of 97.5 feet amsl. Replacement of the existing reservoir with a new facility at a similar elevation would have no impact on scenic vistas in the City of Manhattan Beach.
- b) **No Impact.** Since no designated or nominated State scenic highways are located in the vicinity of the project site (Caltrans, 2011), the project would not affect scenic views from any scenic highways. The closest eligible State scenic highway is Route 1 (Pacific Coast Highway), north of the project site. In addition, the project would not add new structures taller than existing facilities and would therefore not obstruct views from roadways. Because there are no rock outcroppings or historic buildings on the project site, none would be impacted. Trees removed during project construction would be replaced as described in Section 2.3.4. Therefore, the proposed project would have no impact on scenic resources.
- c) **Less Than Significant Impact.** The project site is located in a residential area and is currently occupied by a water storage reservoir, pump station and ancillary facilities. During construction of the project, grading, materials transport and other construction activities would temporarily degrade the visual character and quality of the project site. Visual impacts during construction would be reduced in part by sound walls, curtains or blankets that would serve a dual function as visual screening (see Section 2.3.12 Mitigation Measure NOI-1). Overall, the impact of construction of the proposed project on the visual quality of the site would be temporary, and less than significant.

From the surrounding neighborhood (19th Street), existing views of the reservoir site are of a CMU retaining wall and chain-link fencing, perimeter trees, a partially vegetated slope,

Section 2 – Environmental Analysis

and the top few feet of the concrete reservoir (**Figure 7**). Existing pumps and the existing generator are partially visible from North Peck Avenue.

The roof of the replacement reservoir will be approximated 104.00 feet amsl. The new reservoir roof will be exposed and the top elevation of the roof will be approximately 1-foot higher than existing. Reservoir visibility to the public would be the same as existing conditions. The project design includes installation of decorative Verdura® Block walls which will be partially vegetated (on the south, east, and north sides of the site), and planting of drought tolerant, native southern California landscaping. New metal fences would be installed on all four sides of the reservoir. The pump station would be enclosed in a building instead of the existing open facility. The tanks for the green sand filters may also be partially visible. Located on the south side of the reservoir, visibility of the pump station, treatment facilities, office building, and generator would be limited from any surrounding residences. Renderings of the proposed reservoir site are provided in **Figures 8 and 9**. Once installation of the reservoir is completed, and the landscaping has been installed, the overall appearance of the facility would be improved over existing conditions. Therefore, the impact of the project on the visual character of the surrounding area would be beneficial and less than significant.

- d) **Less Than Significant Impact.** No project-related construction activities would require additional lighting because activities would be scheduled to take place during normal daylight hours. Once constructed, the new facilities would have low-intensity security lighting that would be shielded away from adjacent nearby residences. Wall mounted lights on the pump station and office building would operate by motion sensors. The new facilities would not have large expanses of glass or reflective materials that would create a new source of glare. Therefore, project-related impacts on light and glare would be less than significant.

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Figure 7
View of Existing Peck Reservoir from 19th Street



Figure 8
Graphical Renderings of the New Peck Reservoir – Views from the West



Figure 9
Graphical Renderings of the New Peck Reservoir – Views from the East



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2.3.2 Agricultural and Forest Resources

Issues and Supporting Information Sources	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

a), b), c), d), e) **No Impact.** The proposed project site is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (CDC, 2017a). The project site is not associated with a Williamson Act contract (CDC, 2013). The project site is zoned for Public and Semi-Public (PS) land use, and not for agricultural use. Surrounding zoning is for single family residential, PS and open space. Therefore, the project would not impact Prime Farmland, Unique Farmland, Farmland of Statewide Importance, existing zoning for agricultural use, or a Williamson Act contract. In addition, the project does not contain any timberland zoned for Timberland Production as defined by Government Code section 51104(g). Moreover, the project actions would be limited to the existing reservoir site, which has no agriculture, forest or timber resources. Therefore, the project would not result in conversion of Farmland, timberland or forest land to other uses. The proposed project would have no impacts on agricultural or forest resources.

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2.3.3 Air Quality

Issues and Supporting Information Sources	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

The City of Manhattan Beach is within the South Coast Air Basin (SCAB), which is bounded by the San Gabriel, San Bernardino, and San Jacinto Mountains to the north and east, and the Pacific Ocean to the south and west. The climate is warm and temperate. The mild climate is occasionally disrupted by periods of hot weather, winter storm, and Santa Ana winds. The average annual temperature ranges from a high of 75° Fahrenheit (F) to a low annual average of 56°F. Average rainfall is approximately 15 inches, occurring primarily in the winter months (Current Results, 2017).

The Los Angeles County portion of the SCAB is regulated by the SCAQMD and is state-designated as a non-attainment area for ozone (8-hour), particulate matter 10 microns or less in diameter (PM₁₀), and particulate matter 2.5 microns or less in diameter (PM_{2.5}) (California Air Resources Board (CARB), 2017). Based on the federal standards, the SCAB is a non-attainment area for ozone (8-hour), attainment for PM₁₀, and nonattainment for the 24-hour PM_{2.5} standard. The SCAB is state and federal-designated as in attainment for nitrogen dioxide (NO₂), sulfur dioxide (SO₂) and carbon monoxide (CO).

SCAQMD has established thresholds of significance for air quality impacts for construction and operation (**Table 1**). SCAQMD also publishes localized significance thresholds (LSTs) that are a function of a project's location, size, and sensitive receptor distance. Based on the project location within Southwest Coastal Los Angeles County (Source Receptor Area Zone 3), a project size of approximately 2 acres, and 25 meters to the nearest receptor, LSTs are listed in **Table 1**.

**Table 1
SCAQMD Air Quality Significance Thresholds**

Mass Daily Thresholds			
Pollutant	Construction	Operation	Construction LST
NOx	100 lbs/day	55 lbs/day	131
VOC	75 lbs/day	55 lbs/day	--
PM ₁₀	150 lbs/day	150 lbs/day	8
PM _{2.5}	55 lbs/day	55 lbs/day	5
SOx	150 lbs/day	150 lbs/day	--
CO	550 lbs/day	550 lbs/day	967

NOx = Nitrogen oxide, VOC = Volatile Organic Compounds, PM₁₀ = Particulate matter 10 microns or less in diameter, PM_{2.5} = Particulate matter 2.5 microns or less in diameter, SOx = Sulfur oxides, CO = Carbon monoxide
 LST = localized significance thresholds for Source Receptor Area 3 (Southwest Coastal LA County), project site of 2 acres and nearest receptor 25 meters (SCAQMD, 2009)
 Source: SCAQMD CEQA Handbook (SCAQMD, 1993; revised 2006)

- a) **No Impact.** The applicable air quality plan for the project area is the 2016 Air Quality Management Plan (AQMP), approved by the SCAQMD on March 3, 2017 (SCAQMD, 2017). The AQMP is designed to satisfy the planning requirements of both the federal and California Clean Air Acts. The AQMP outlines strategies and measures to achieve federal and state standards for healthful air quality for all areas under SCAQMD’s jurisdiction. The 2016 AQMP demonstrates attainment of the 1-hr and 8-hr ozone National Ambient Air Quality Standards (NAAQS) as well as the latest 24-hr and annual PM_{2.5} standards.

A project is deemed inconsistent with the applicable air quality plan if it would result in population and/or employment growth that exceeds growth estimated in the applicable air quality plan. Since the project does not include construction of homes or businesses, it would not directly impact population growth. Since the proposed project consists of the replacement of an existing potable water storage reservoir with a new reservoir of similar size, the project would not expand the existing potable water system or add connections to new users. Therefore, the proposed project would not significantly impact population growth or conflict with or obstruct the implementation of the AQMP. The project would have no impact on the relevant air quality plan.

- b), c) **Less than Significant Impact.** Construction activities as well as operation of the proposed project would generate air pollutants.

Project Operation

Operation of the proposed reservoir would not cause an increase in air pollutant emissions. Currently, there are four booster pumps onsite. The new facility would also include four pumps (three duty and one standby) of similar size. Electric demand for the new facility is not specifically known; however, since newer, more energy efficient equipment would be installed, it is anticipated that demand would be reduced. Other emissions related to project

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operation include vehicle emissions from maintenance staff visiting the site; these emissions would be the same as existing conditions. Overall, operational emissions would be less than existing conditions, a beneficial impact on air quality.

Project Construction

The proposed project would temporarily generate air pollutants from construction activities. Construction of the proposed project would include demolition of the existing reservoir; site preparation; excavation and grading; construction of the proposed reservoir, treatment facilities, pump station, and office; landscaping; fence installation; and paving of the driveway. Dump trucks would also be used to haul soil, initially to a staging area immediately south of the reservoir site. These construction activities would generate air pollutants from equipment exhaust, earth disturbance, and off-gassing from asphalt. **Table 2** summarizes estimated emissions based on estimated maximum day emissions during construction. The emissions were estimated based on the worst-case day occurring during earthwork activities. Additional particulate matter emissions would result from earthwork as summarized in **Table 3**.

**Table 2
Estimated Peak Day Construction Air Pollutant Emissions**

Emissions Source (on-road vehicles)	Vehicle Type	No.	Est Max miles per day	Emission Factor (lbs/mi) ¹						Est Peak Day Emissions (lbs/day)					
				VOC	CO	NOx	SOx	PM10	PM2.5	VOC	CO	NOx	SOx	PM10	PM2.5
Light Duty Truck	PV	2	20	0.0005	0.0047	0.0004	0.0000	0.0001	0.0001	0.02	0.19	0.02	0.00	0.00	0.00
Water Truck	HHDT	1	5	0.0012	0.0057	0.0139	0.0000	0.0007	0.0006	0.01	0.03	0.07	0.00	0.00	0.00
Dump Truck	HHDT	10	40	0.0012	0.0057	0.0139	0.0000	0.0007	0.0006	0.48	2.26	5.56	0.02	0.28	0.22
Workers Personal Vehicles	PV	8	100	0.0005	0.0047	0.0004	0.0000	0.0001	0.0001	0.44	3.77	0.35	0.01	0.08	0.05
Emissions Source (construction equipment)	No.	Est Max hrs of use per day	Emissions Factor (lbs/hr) ²						Est Peak Day Emissions (lbs/day)						
			VOC	CO	NOx	SOx	PM10	PM2.5 ³	VOC	CO	NOx	SOx	PM10	PM 2.5	
Backhoe (50 hp)	1	8	0.0448	0.2796	0.2257	0.0004	0.0103	0.0092	0.36	2.24	1.81	0.00	0.08	0.07	
Excavator (250)	1	8	0.0878	0.3298	0.5187	0.0018	0.0176	0.0157	0.70	2.64	4.15	0.01	0.14	0.13	
Front End Loader (500 hp)	1	8	0.1369	0.5126	0.9018	0.0023	0.0326	0.0290	1.10	4.10	7.21	0.02	0.26	0.23	
Fugitive Dust from grading, material handling and truck travel for soil hauling (see Table 3)													4.22	3.57	
Total									3.1	15.2	19.2	0.1	5.1	4.3	

PV: passenger vehicles, HHDT: heavy-heavy-duty trucks, DT: delivery trucks

¹ SCAQMD. 2007a. EMFAC2007 v. 2.3 Emission Factors for On-Road PV & DT. Scenario Year 2019

² SCAQMD. 2007b. SCAB Fleet Average Emission Factors (Diesel). Scenario year 2019

³ SCAQMD. 2006. Final –Methodology to Calculate Particulate Matter (PM) 2.5 and PM 2.5 Significance

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**Table 3
Estimated Fugitive Dust Emissions**

Emissions Type	Emissions Factor	Units	Source of Emission Factor	Graded Area (acres per day)	PM10 Emissions (lbs per day)	PM2.5 Emissions (lbs per day)
Grading	26.4	lbs/acre	SCAQMD, 1993	0.15	3.96	3.52
				Material Handled (tons per day)		
Material Handling	0.000449	lbs/ton	AP-42 13.2.4	430	0.193	
Material Handling	0.000068	lbs/ton	AP-42 13.2.4	430		0.029
				Miles per day		
Travel on paved roadways - haul truck	0.000627	lbs/VMT	AP-42 13.2.1	100	0.063	
Travel on paved roadways - haul truck	0.000154	lbs/VMT	AP-42 13.2.1	100		0.015
Totals					4.22	3.57

AP-42 Source: EPA, 1995

Table 4 compares the peak-day onsite construction emissions (before mitigation) to the relevant LSTs. Project-related emissions would not exceed the screening-level LSTs. However, with implementation of Mitigation Measure AQ-1 (site watering) to further reduce less than significant impacts, particulate matter emitted during the earthwork phase of project construction from grading and excavation would be reduced an estimated 61 percent (SCAQMD, 2007c). The project would have a less than significant impact on air quality.

**Table 4
Localized Significance Threshold Analysis Before Mitigation**

	CO	NOx	PM ₁₀	PM _{2.5}
Unmitigated Construction Emissions	15.8	21.3	5.2	4.4
SCAQMD Localized Significance Threshold	967	131	8	5
Significant?	No	No	No	No

- d) **Less than Significant Impact.** Certain residents, such as the very young, the elderly and those suffering from certain illnesses or disabilities, are particularly sensitive to air pollution and are considered sensitive receptors. In addition, active park users, such as participants in sporting events, are sensitive air pollutant receptors due to increased respiratory rates. Land

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uses where sensitive air pollutant receptors congregate include schools, day care centers, parks, recreational areas, medical facilities, rest homes, and convalescent care facilities.

As described above, the proposed project would result in temporary dust emissions during construction below established SCAQMD thresholds. However, mitigation to reduce dust emissions during construction will be implemented. Project-related impacts on air quality, including impacts to sensitive receptors, would be less than significant. Operation of the proposed facilities would result in similar air pollutant emissions as under existing conditions.

In addition to the priority pollutants discussed in b) and c) above, toxic air emissions are of potential concern to sensitive receptors. The proposed project would generate emissions from construction equipment during construction activities, including emissions from diesel trucks and heavy construction equipment. CARB classifies diesel particulate emissions as a toxic air contaminant (TAC). Significant impacts associated with exposure to diesel particulate emissions are not expected because construction would occur 5 days per week for approximately 18 months. Quantitative cancer risk analyses are based on exposure of 70 years for residential exposures and 46 years for occupational exposures; exposure to project-related emissions will be for a much shorter period of time (i.e., during the construction phase). The maximum particulate emissions for diesel engines are estimated at approximately 1 pound per day during the peak construction phase. Based on the short exposure period and small amount of emissions, toxic air contaminant emissions would be less than significant during the construction phase. As discussed above, project operation would not result in substantial air pollutant emissions over existing conditions. Due to the limited duration of project construction, project related air quality impacts on sensitive receptors would be less than significant.

- e) **Less than Significant Impact.** During construction, equipment exhaust and certain construction materials (e.g., asphalt) may be mildly odorous. However, such odors would be limited to the immediate vicinity of the project site, would dissipate rapidly, and would cease at the end of construction. Operation of the reservoir would not result in the generation of odors. Therefore, the proposed project would not create objectionable odors affecting a substantial number of people, and project-related impacts related to odors would be less than significant.

Mitigation Measures

Incorporation of Mitigation Measures AQ-1, AQ-2, and AQ-3 would further reduce less than significant air quality impacts from project construction.

AQ-1 Site Watering. Disturbed areas of the project site shall be watered a minimum of three times per day during the demolition, excavation, grading and site preparation phases of project construction.

AQ-2 Cover Soil Stockpiles. Geotextile or plastic covers shall be installed on soils stockpiled during and after construction. Alternatively, non-toxic soil binders shall be applied to prevent off site migration of the stored soils by wind or water.

AQ-3 Street Sweeping. Street sweeping will be conducted at least twice per week along the haul route during excavation and earthwork for the reservoir.

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2.3.4 Biological Resources

Issues and Supporting Information Sources	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a) **No Impact.** The project site lies within a suburbanized area of the City of Manhattan Beach. The site is currently occupied by the existing Peck Reservoir and related structures. Vegetation on the project site consists of ornamental landscaping (mature ivy and ice plant ground cover) and 24 mature trees (**Table 5**). The CDFW Natural Diversity Database (CNDDDB) lists 96 sensitive plants and animals, and two terrestrial communities, for the general vicinity of the project site (the Venice USGS Quadrangle), including 46 bird species, 1 crustacean, 1 fish, 13 insects, 4 mammals, 1 mollusk, 6 reptiles, and 24 plants (CDFW, 2017a). The United States Fish and Wildlife Service (USFWS) lists four federally-sensitive birds (California Least Tern, Coastal California Gnatcatcher, Least Bell’s Vireo, and Western Snowy Plover), and one insect (El Segundo Blue Butterfly) (USFWS, 2017a). However, since the proposed reservoir site is located in a residential community and landscaped with ornamental and non-native tree species, habitat to support the CNDDDB-listed and USFWS-listed species is not present on the project site, or

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immediately adjacent to the site. Therefore, construction and operation of the proposed project would not result in impacts to any species identified as candidate, sensitive, or special status.

- b) and c) **No Impact.** The project site is devoid of natural hydrology, hydrophytic vegetation, and hydric soils. The proposed project site does not contain any federally protected wetlands as defined in Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.). A review of the National Wetlands Inventory indicates that there are no on-site wetlands at the reservoir site (USFWS, 2017b). The closest wetland area is the freshwater pond in Polliwog Park. This pond will infrequently receive freshwater discharges from the reservoir, as under existing conditions. Therefore, the proposed project would have no adverse impact on riparian vegetation or wetlands.
- d) **Less Than Significant Impact with Mitigation.** The site lies within a developed area and is surrounded by residential properties and sports fields. This portion of the City does not support the dispersal of wildlife and the project site does not contribute to a wildlife corridor. Furthermore, since the site lies within a developed area and since the proposed project would not install any new physical barriers, the proposed project would not restrict wildlife migration or movement. Therefore, the proposed project would have no impact on the movement of fish or wildlife, wildlife corridors, or the use of wildlife nursery sites.

Migratory bird species are protected by international treaty under the Migratory Bird Treaty Act (MBTA) of 1918 (16 USC 703-711). The MBTA makes it unlawful to take, possess, buy, sell, purchase, or barter any migratory bird listed in 50 CFR Part 10, including feathers or other parts, nests, eggs or projects, except as allowed by implementing regulations (50 CFR 21). Sections 3503, 3503.5 and 3800 of the *California Fish and Game Code* prohibit the take, possession, or destruction of birds, their nests or eggs. USFWS lists 33 species of migratory birds that could potentially occur in the project vicinity. Nesting of birds subject to the MTBA is not specifically known for the project site. However, since 24 trees, a shrub and a hedge would be removed during project construction, impacts to MTBA species are possible. Implementation of Mitigation Measure **BIO-1** would reduce impacts on bird species subject to the MBTA to less than significant levels.

- e) **Less than Significant Impact.** The City of Manhattan Beach Municipal Code section 7.32.030 states that the Public Works Director shall have final jurisdiction and control of the kind and type of planting, location, trimming, maintenance and removal of trees and shrubs on City property. The City General Plan also includes several goals regarding the preservation and enhancement of landscaping in the City (City of Manhattan Beach, 2003).

An arborist survey was conducted for the project by Ernest Area, City of Manhattan Beach Urban Forester (Memorandum dated September 12, 2018, Appendix B). Twenty-four trees (non-native), one shrub and a hedge were identified on the Peck Reservoir site (**Table 5**). The Brazilian peppertrees and the brushboxes have low leaf production and thinning branches. Based on the arborist's assessment, these trees have limited lifespan left. Construction for the new reservoir will require removal of the on-site groundcover, shrubs and trees. Replacement vegetation will be with native southern California plants with low water requirements. A figure depicting the anticipated plantings is included as **Figure 10**.

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With replacement landscaping as proposed, the project would have a less than significant impact on local policies and ordinances protecting biological resources.

- f) **No Impact.** The project site does not fall within the boundaries of any Habitat Conservation Plan or Natural Community Conservation Plan (CDFW, 2017b), so there would be no impact on conservation planning.

**Table 5
Existing Onsite Trees and Shrubs**

Section	Common Name	Genus species	Number	Comments
A N. Peck Avenue	Brazilian Peppertree	<i>Schinus terebinthefolius</i>	3	Approximately 3,075 sq. ft. of landscaping
	Brushbox	<i>Tristania conferta</i>	1	
	Privet Shrub	<i>Ligustrum</i>	1	
	Privet Hedge (approx. 200 linear feet)	<i>Ligustrum</i>	1	
B 19th Street	Brazilian Peppertree	<i>Schinus terebinthefolius</i>	1	Approximately 10,290 sq. ft. of landscaping
	Brushbox	<i>Tristania conferta</i>	7	
C East Side of Reservoir	Brazilian Peppertree	<i>Schinus terebinthefolius</i>	1	Approximately 9,400 sq. ft. of landscaping
	Brushbox	<i>Tristania conferta</i>	5	
D South Side of Reservoir	Allepo Pine	<i>Pinus halepensis</i>	1	Approximately 7,980 sq. ft. of landscaping
	Brushbox	<i>Tristania conferta</i>	5	

Source: E. Area, Urban Forester, City of Manhattan Beach, Memorandum dated September 12, 2018 (Appendix A)

Mitigation Measure

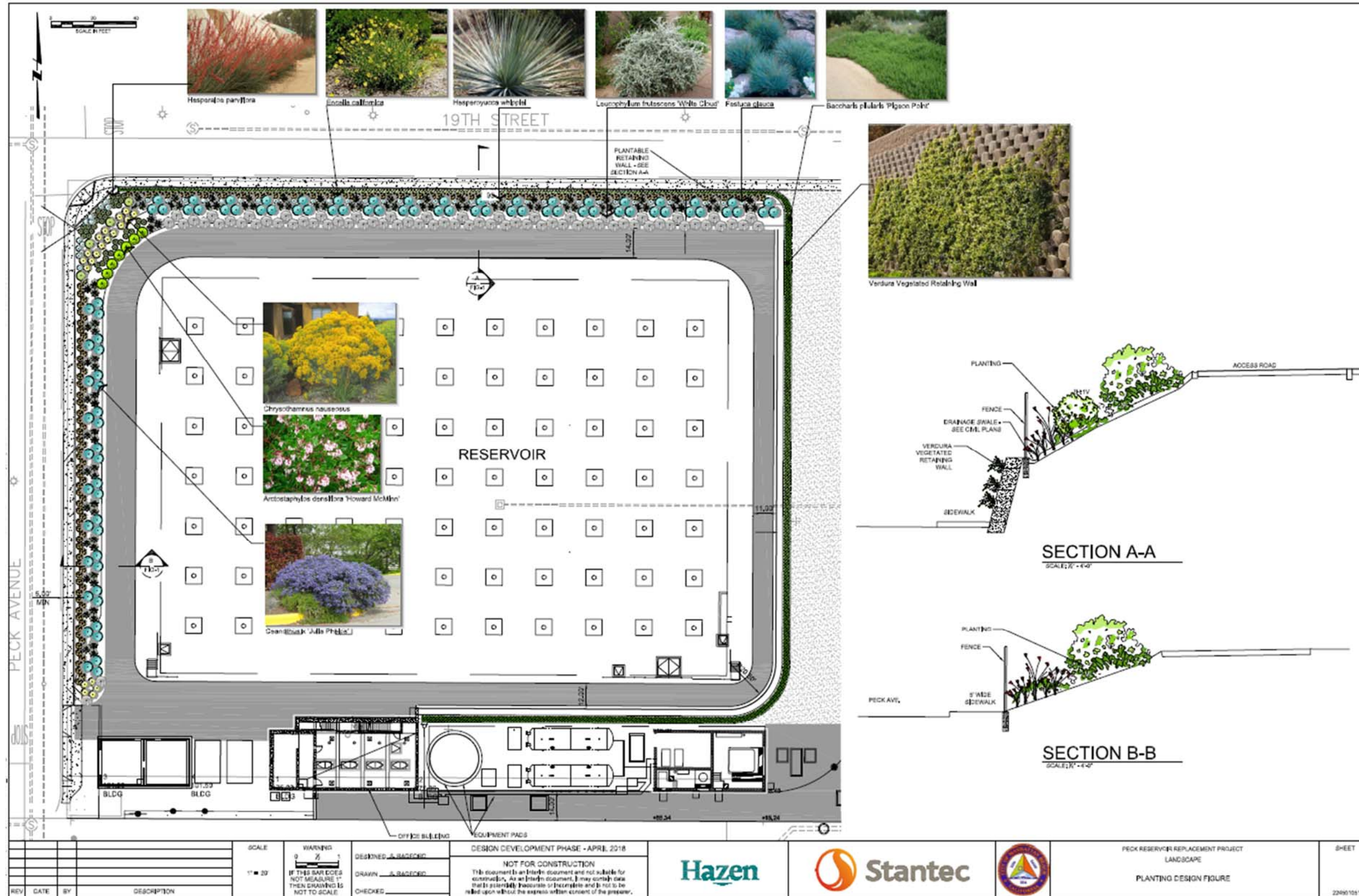
With incorporation of Mitigation Measure **BIO-1**, impacts on biological resources would be reduced to a less than significant level.

BIO-1 Nesting Birds. For all construction-related activities that take place within the nesting season (February 1 through August 31), a preconstruction nesting-bird survey shall be conducted no more than 14 days prior to project initiation within the project area and a 500-foot buffer. If active nests are found for species subject to the MBTA, a no-disturbance buffer zone shall be established according to the biologist’s assessment of the species’ sensitivity to disturbance, generally 300 feet for smaller birds and 500 feet for raptors. Within this buffer zone, no construction shall take place until August 31, until the biologist

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determines that the nest is no longer active, or unless an alternative method of avoiding nest disturbance is prepared by the biologist and approved by the relevant resource agencies.

Figure 10
Landscaping Plan



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2.3.5 Cultural Resources

Issues and Supporting Information Sources	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion:

- a) **No Impact.** The Peck Reservoir, constructed in 1957, is related to the continued development of adequate water supply for the City of Manhattan Beach. The concrete reservoir is of a standard design common during the early twentieth century throughout southern California. The reservoir and appurtenances have undergone various upgrades since its original installation. Therefore, there is no evidence that the structure is eligible for listing as a potential historic resource using the criteria described in 36 Code of Federal Regulations (CFR) 60.4 (eligibility criteria for listing in the National Register of Historic Places (NRHP)) and California CCR Title 14, Chapter 11.5, §4850 (eligibility criteria for listing in the California Register of Historical Resources (CRHR)).

Historical resources are not known for the project site. The closest known resource is the historic "Red House" in Polliwog Park. Built in 1907 and now home to the Manhattan Beach Historical Society, this structure received landmark status in 2010. The proposed project includes infrequent discharge of water to Polliwog Pond. Continuation of this existing practice would have no impact on the Red House or any other designated culturally significant landmark. Therefore, the project would have no impact to known historical resources.

- b) **Less than Significant Impact with Mitigation Incorporated.** The project site is in an urbanized area that has been previously graded, excavated, and developed as a water reservoir. Intact archaeological resources are not anticipated since any surficial resources that may have been present at one time have been disturbed. However, excavation for the new reservoir may exceed the previous excavation for the existing reservoir, and therefore there is limited potential for project construction to unearth or otherwise adversely impact unidentified archaeological resources. With implementation of Mitigation Measure CR-1, impacts on unknown archaeological resources would be less than significant.

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- c) **Less than Significant Impact with Mitigation Incorporated.** As reported in the Geotechnical Report (Fugro, 2018), soils at the project site are artificial fill materials consisting of medium dense sand and silty sand likely derived from the native Old Sand Dune deposits and placed during the construction of the existing reservoir. The Old Sand Dune deposits underlying the artificial fill materials generally consist of medium dense to very dense, fine- to medium-grained, poorly graded sand and silty sand, extending to the ultimate depth explored of about 82 feet below the ground surface (elevation 20 feet amsl). Fossil localities are not known for the project site and intact paleontological resources are not anticipated since any resources that may have been present at one time have been disturbed. However, excavation for the new reservoir may exceed the previous excavation for the existing reservoir, and therefore there is limited potential for project construction to unearth or otherwise adversely impact unidentified paleontological resources. Native soils will be encountered at 16 feet below ground level. Berms and other fill on the site will be made up of artificial fill. With implementation of Mitigation Measure CR-2, impacts on unknown paleontological resources would be less than significant.
- d) **Less than Significant Impact with Mitigation Incorporated.** No known human burials have been identified on the project site or in the vicinity of the project site. The project site is not part of a formal cemetery and is not known to have been used for disposal of historic or prehistoric human remains. Thus, human remains are not expected to be encountered during construction of the proposed project. In the unlikely event that human remains are encountered during project construction, Mitigation Measure CR-3 shall be implemented, and impacts from project site development on human remains would be less than significant.

Mitigation Measures

Impacts to cultural resources are not anticipated from the proposed project. However, the following mitigation measures shall be implemented to protect resources inadvertently discovered during project construction.

CR-1 Unexpected Cultural Discoveries. If during excavation or earth moving activities within the project site the construction contractor identifies potential historic or archaeological resources, all excavation and/or grading within 10 feet of the discovery area shall be halted immediately and work redirected until a qualified archaeologist has evaluated the nature and significance of the find.

The Archaeologist shall determine whether the resource is a “unique archaeological resource” pursuant to Section 21083.2(g) of the *California Public Resources Code* (PRC) or a “historical resource” pursuant to Section 15064.5(a) of the State CEQA Guidelines (14 *California CCR*). If the archaeological resource is determined to be a “unique archaeological resource” or a “historical resource”, the Archaeologist shall formulate a mitigation plan in consultation with the Lead Agency that satisfies the requirements of the above-listed Sections and that reduces the adverse effects of the project to a less than significant level. If the Archaeologist determines that the archaeological resource is not a “unique archaeological resource” or “historical resource”, s/he need only record the site and submit the recordation form to the South Central Coastal Information Center (SCCIC).

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If archaeological resources are found to be significant, the Archaeologist shall determine appropriate actions, in cooperation with the Lead Agency and Contractor, for exploration and/or salvage. These actions, as well as final mitigation and disposition of the resources, shall be subject to the approval of the Lead Agency.

The Archaeologist shall then prepare a final technical report, following the guidelines of the California Office of Historic Preservation, which includes the monitoring results and any evaluation of resources. Copies of the report shall be submitted to the Lead Agency and to the California Historical Resources Information System (CHRIS) SCCIC. If prehistoric resources are identified, then a Native American monitor shall be invited to observe ground-disturbing activities.

CR-2 Unexpected Paleontological Discoveries. If any paleontological materials are encountered during ground disturbing activities, all excavation and/or grading within 10 feet of the discovery area shall be halted immediately and work redirected until a paleontologist has evaluated the nature and significance of the find.

CR-3 Human Remains. In the unexpected event that human remains are encountered during excavation activities, all work shall halt and the County Coroner shall be notified (California Public Resources Code §5097.98). The Coroner shall determine whether the remains are of forensic interest. If the Coroner, with the aid of the project Archaeologist, determines that the remains are prehistoric, s/he will contact the Native American Heritage Commission (NAHC). The NAHC will be responsible for designating the Most Likely Descendant (MLD), who will be responsible for the ultimate disposition of the remains, as required by Section 7050.5 of the California Health and Safety Code. The MLD shall make his/her recommendation within 48 hours of being granted access to the site. The recommendation of the MLD shall be followed if feasible, and may include scientific removal and non-destructive analysis. If the landowner rejects the recommendations of the MLD, the landowner shall rebury the remains with appropriate dignity on the property in a location that will not be subject to further subsurface disturbance (California Public Resources Code §5097.98).

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2.3.6 Geology and Soils

Issues and Supporting Information Sources	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994) creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems, where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

a)-i) **Less than Significant Impact.** The project site is located near several active or potentially active faults (**Table 6**). Surface rupture on local faults is also possible outside of the currently mapped active faults. The site is not located within a currently designated Alquist-Priolo Earthquake Fault Zone as defined by the California Geologic Survey (CGS). No known active or potentially active faults cross or trend towards the project site; therefore, the probability of surface fault rupture within the project area appears low (Fugro, 2018). The seismic design procedures outlined in Section 1613 of the California Building Code (CBC) and designed to meet the requirements of ASCE 7 (American Society of Civil Engineers Minimum Design Loads for Buildings and Other Structures) were calculated for the project site. Design of the replacement reservoir is based on these values.

**Table 6
Faults in the Project Vicinity**

Fault	Distance (miles)	Maximum Earthquake Magnitude (Mw)
Palos Verdes	3.6	7.7
Newport Inglewood	4.8	7.5
Puente Hills	9.7	6.9
Santa Monica	10.6	7.4
Malibu Coast	12.4	6.9
Anacapa-Dume	13.0	7.2
Hollywood	13.3	6.6
Elysian Park (Upper)	14.9	6.6
Raymond	18.4	6.7

Source: Fugro, 2018 (from Petersen et al., 2008)

The facility will be designed per relevant building codes and damage to project facilities would be repaired as necessary. Therefore, impacts related to seismic events would be less than significant.

- a)-ii) **Less Than Significant Impact.** Given the seismic activity in the region, the proposed facility would likely be subject to strong seismic ground shaking during its design life. However, the risks of earthquake damage will be minimized through proper engineering, design, and construction. It is required that the reservoir be built according to the Uniform Building Code and other applicable codes, and the facility would be subject to building inspection during and after construction. With conformance to these required standards, the impact of seismic ground shaking on the proposed reservoir would be less than significant.

- a)-iii) **Less Than Significant Impact.** Liquefaction refers to loose, saturated sand or gravel deposits that lose their load supporting capability when subjected to intense shaking. The groundwater table was encountered over 70 feet below ground surface and Older Dune Sand deposits below a depth of approximately 25 to 35 feet are sufficiently dense to preclude liquefaction triggering (Fugro, 2018). Review of the State of California Seismic Hazard Zones Map for the Venice Beach Quadrangle (CDC, 1998) indicates that the liquefaction susceptibility of older alluvial, eolian, and marine deposits composed of dense to very dense sands and silty sands is low. The project area is generally geologically stable and suitable for development. Impacts related to ground failure or liquefaction would be less than significant.

- a)-iv) **No Impact.** The State of California Seismic Hazard Zones Map for the Venice Quadrangle (CDC, 1998) indicates that the project site is not in an area susceptible to earthquake-induced landslides; therefore, there would be no impact.

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- b) **Less Than Significant Impact.** The proposed project would involve soil in-filling of space around the new reservoir and minor re-grading of the site. Finished grades would closely approximate the existing grades on the site. Construction activities may result in the potential for soil erosion. However, adherence to sediment control measures, including slope stabilization and erosion/sedimentation control devices, would be incorporated into the project design during construction, as required by the Clean Water Act and the SCAQMD (Rule 403). Operation of the proposed project would not result in substantial soil erosion or loss of topsoil. Therefore, project-related impacts on soil erosion would be less than significant.
- c) **No Impact.** As discussed above in items a)-iii) and a)-iv), the site is not known for unstable soils related to liquefaction and/or landslides. Based on geotechnical investigation, seismic settlements at the site are unlikely to exceed about 0.5 inches (Fugro, 2018). Therefore, there would be no impact.
- d) **No Impact.** The soils onsite have been historically sufficient to support the existing 7.5 MG reservoir, and no effects from expansive soils have been reported. Testing of onsite soils indicates little to no potential for hydroconsolidation of soils (Fugro, 2018), and these same soils would be used to backfill around the concrete reservoir. Since replacement of the reservoir would not create a substantial increase in risk to life or property due to expansive soils, there would be no impact.
- e) **No Impact.** No septic tanks or alternative wastewater disposal systems would be required for the project. Therefore, no impacts would occur.

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2.3.7 Greenhouse Gas Emissions

Issues and Supporting Information Sources	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

a) and b) **Less than Significant.** Greenhouse gases (GHGs) (so called because of their role in trapping heat near the surface of the earth) emitted by human activity are implicated in global climate change, commonly referred to as “global warming”. These greenhouse gases contribute to an increase in the temperature of the earth’s atmosphere by transparency to short wavelength visible sunlight, but near opacity to outgoing terrestrial long wavelength heat radiation. The principal GHGs include carbon dioxide (CO₂), methane, and nitrous oxide. Collectively GHGs are measured as carbon dioxide equivalents (CO₂e).

Fossil fuel consumption in the transportation sector (on-road motor vehicles, off-highway mobile sources, and aircraft) is the single largest source of GHG emissions, accounting for approximately half of GHG emissions globally. Industrial and commercial sources are the second largest contributors of GHG emissions with about one-fourth of total emissions.

California has passed several bills and the Governor has signed at least three executive orders (EO) regarding greenhouse gases. GHG statues and EOs include AB 32, Senate Bill (SB) 1368, EO S-03-05, EO S-20-06 and EO S-01-07. AB 32, the California Global Warming Solutions Act of 2006, is one of the most significant pieces of environmental legislation that California has adopted. Most notably AB 32 mandates that by 2020, California’s GHG emissions be reduced to 1990 levels.

The City of Manhattan Beach does not have plans, policies, regulations, significance thresholds or laws addressing climate change at this time. The SCAQMD has adopted an interim CEQA GHG significance threshold for projects where the SCAQMD is the lead agency. While the SCAQMD is not the lead agency for the proposed project, the SCAQMD’s threshold is identified in this CEQA document as a reference for comparative purposes. The SCAQMD’s draft GHG significance threshold establishes a 5-tier threshold flowchart, with Tier 3 identifying screening thresholds of 10,000 metric tons per year (MT/yr) of CO₂e for stationary source industrial projects and 3,000 MT/yr of CO₂e for commercial and residential projects. The proposed project is most closely related to the industrial stationary source identified by the SCAQMD.

The only GHG emissions attributable to the project would be those resulting from construction equipment, maintenance equipment/vehicles, and the electricity used at the

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facility, primarily for powering the proposed booster pumps. Maintenance activities would be the same as existing conditions. And, since newer, more energy efficient pumps would be installed, it is anticipated that power demand would be reduced with implementation of the proposed project.

Tables 7 and 8 summarize anticipated GHG emissions from construction of the project based on worst-case assumptions for vehicles, equipment and personnel. Per SCAQMD guidance, predicted greenhouse gas emissions from construction can be amortized over 30 years, and added to the operations emissions to compare to the SCAQMD threshold of 10,000 MT CO₂e per year (SCAQMD, 2008). Since emissions from the proposed project would be substantially below this threshold, the impact on emissions of GHGs, and thus climate change, would be less than significant.

**Table 7
Estimated Greenhouse Gas Emissions**

Emissions Source (on-road vehicles and ATVs)	Vehicle Type	No.	Est Avg miles per yr	Emission Factor (lbs/mi) ¹									Estimated Project Emissions (lbs/yr)								
				VOC	CO	NOx	SOx	PM ₁₀	PM _{2.5}	CO ₂	CH ₄	N ₂ O	VOC	CO	NOx	SOx	PM ₁₀	PM _{2.5}	CO ₂	CH ₄	N ₂ O
Pickup Truck	PV	2	5200	0.0005	0.0047	0.0004	0.0000	0.0001	0.0001	1.104961	0.000047	0.000042	5.68	49.07	4.55	0.11	0.99	0.65	11491.59	0.49	0.43
Dump Truck	HHDT	10	2000	0.0012	0.0057	0.0139	0.0000	0.0007	0.0006	4.206378	0.000055	0.001320	24.05	113.09	277.82	0.81	14.04	11.22	84127.57	1.10	26.39
Haul Truck	HHDT	10	2800	0.0012	0.0057	0.0139	0.0000	0.0007	0.0006	4.206378	0.000055	0.001320	33.67	158.32	388.95	1.13	19.66	15.70	117778.59	1.54	36.95
Delivery Truck	DT	4	800	0.001306	0.008572	0.009002	0.000027	0.000374	0.000293	2.850602	0.000056	0.000855	4.18	27.43	28.81	0.09	1.20	0.94	9121.93	0.18	2.74
Water Truck	DT	1	1300	0.001306	0.008572	0.009002	0.000027	0.000374	0.000293	2.850602	0.000056	0.000855	1.70	11.14	11.70	0.04	0.49	0.38	3705.78	0.07	1.11
Workers Personal Vehicles ⁴	PV	10	13000	0.0005	0.0047	0.0004	0.0000	0.0001	0.0001	1.104961	0.000047	0.000042	71.1	613.4	56.8	1.4	12.4	8.1	143644.9	6.17	5.40

Emissions Source (construction equipment)	No.	No. Days in use per yr	Est Avg hrs of use per day	Emissions Factor (lbs/hr) ²									Estimated Project Emissions (lbs/yr)								
				VOC	CO	NOx	SOx	PM ₁₀	PM _{2.5} ³	CO ₂	CH ₄	N ₂ O	VOC	CO	NOx	SOx	PM ₁₀	PM _{2.5}	CO ₂	CH ₄	N ₂ O
Backhoe	1	90	8	0.0448	0.2796	0.2257	0.0004	0.0103	0.0092	30.3471	0.0040	0.0214	32.24	201.29	162.49	0.28	7.42	6.60	21849.91	2.91	15.44
Excavator	1	90	6	0.0878	0.3298	0.5187	0.0018	0.0176	0.0157	158.6827	0.0079	0.0493	47.41	178.08	280.08	0.96	9.52	8.47	85688.67	4.28	26.61
Front end Loader	1	90	6	0.1369	0.5126	0.9018	0.0023	0.0326	0.0290	237.0084	0.0124	0.0857	73.93	276.83	486.98	1.26	17.58	15.65	127984.53	6.67	46.26
Concrete Mixer	10	5	6	0.0074	0.0386	0.0461	0.0001	0.0018	0.0016	6.3202	0.0007	0.0044	2.21	11.58	13.82	0.03	0.54	0.48	1896.07	0.20	1.31
Roller Compactor	1	10	6	0.0600	0.2489	0.2103	0.0003	0.0143	0.0127	26.0	0.0054	0.019978	3.60	14.93	12.62	0.02	0.86	0.76	1558.99	0.33	1.20
Crane	1	120	6	0.0589	0.3465	0.3579	0.0006	0.0272	0.0243	50.1	0.0053	0.033997	42.43	249.50	257.66	0.42	19.62	17.46	36106.52	3.83	24.48
Aerial Lift	1	30	4	0.0288	0.1715	0.2002	0.0004	0.0104	0.0093	34.7	0.0026	0.019021	3.45	20.58	24.03	0.05	1.25	1.11	4166.60	0.31	2.28
Air Compressor	1	90	4	0.0526	0.3100	0.3577	0.0007	0.0213	0.0189	63.6	0.0047	0.033984	18.94	111.60	128.78	0.26	7.66	6.82	22898.63	1.71	12.23
Motor Grader	1	20	4	0.0796	0.5112	0.4929	0.0009	0.0353	0.0314	75.0	0.0072	0.046821	6.37	40.90	39.43	0.07	2.82	2.51	5997.19	0.57	3.75
Welder	1	30	4	0.0344	0.1843	0.1832	0.0003	0.0117	0.0104	25.6	0.0031	0.017408	4.12	22.11	21.99	0.04	1.40	1.24	3072.32	0.37	2.09
Generator	2	160	6	0.0431	0.2755	0.3483	0.0007	0.0169	0.0150	61.0	0.0039	0.033089	82.75	528.97	668.74	1.34	32.43	28.86	117105.96	7.47	63.53
Asphalt Paving Equipment	2	10	6	0.0806	0.4109	0.5172	0.0008	0.0344	0.0306	68.9	0.0073	0.049135	9.67	49.31	62.07	0.10	4.13	3.67	8272.77	0.87	5.90
Total													467	2678	2927	8	154	131	806469	39	278

PV: passenger vehicles, HHDT: heavy-heavy-duty trucks, DT: delivery trucks

¹ SCAQMD. 2007a. EMFAC2007 v. 2.3 Emission Factors for On-Road PV & DT. Scenario Year 2019

² SCAQMD. 2007b. SCAB Fleet Average Emission Factors (Diesel). Scenario year 2019

³ SCAQMD. 2006. Final –Methodology to Calculate Particulate Matter (PM) 2.5 and PM 2.5 Significance

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Table 8
Estimated Annual GHG Emissions from Reservoir Construction

	Units	CO ₂	CH ₄	N ₂ O
Clearing, grading, excavation, tank installation, retaining wall improvements, piping, site paving and landscaping	lbs per year	806,469	39	278
Global Warming Potential		1	25	298
CO ₂ -Equivalent Construction-related Emissions	lbs per year	806,469	975	82,844
Total GHG Emissions	metric tons per year	404		
Amortized GHG Emissions	metric tons per year	13		

Global Warming Potential conversion to CO₂e per USEPA, 2010

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2.3.8 Hazards and Hazardous Materials

Issues and Supporting Information Sources	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Expose people or structures to the risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

a) and b) **Less Than Significant with Mitigation Incorporated.** The proposed project involves the demolition of the existing Peck Reservoir and associated structures, and the installation of a similar size replacement reservoir, pump station, chloramination facility, green sand filtration unit, and office building.

Operations

Operation of the replacement reservoir and associated facilities would not pose a risk of accidental explosion, release of hazardous substances, or other potential health hazards. Since sodium hypochlorite and aqueous ammonia for chloramination would be stored within

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double-walled tanks with secondary containment and in a building, chemical storage would not pose a risk of accidental explosion, release of hazardous substances, or other potential health hazards. Storage for chlorine and ammonia will be located in separate rooms to avoid cross contamination and unwanted mixing of the chemicals. Chlorine solution will be pumped through steel containment piping to a point on Herrin Avenue to allow for breakpoint chlorination of ammonia and oxidation of manganese. Storage will be double contained. Operation of the proposed project would have a less than significant impact related to hazardous materials.

Demolition/Construction

ACM. Asbestos-containing materials (ACM) are not anticipated for the Peck Reservoir facilities. However, an asbestos survey will be conducted for the reservoir prior to demolition. If asbestos-containing materials are present at the site, the City would notify the SCAQMD, and an asbestos demolition notification form will be provided to Building and Safety personnel prior to the issuance of a demolition permit.

LBP. Similarly, lead-based paint (LBP) is not anticipated for the site. The presence of LBP does not necessarily mean that the health of the occupants or construction workers would be endangered. If the LBP remains in good condition and is not disturbed, exposures to lead would be expected to be negligible. However, when LBP deteriorates, is disturbed or damaged, such as during demolition operations, lead dust may be released, creating potential health hazards for building occupants and maintenance personnel. Sampling will be conducted prior to disposal of painted surfaces.

Other Hazardous Materials: No visible mold or fungi were identified in the Peck Reservoir buildings. No other materials or chemicals of concern requiring special handling procedures are identified.

Mitigation Measures HM-1 and HM-2 require proper handling and disposal of ACM and LBP. With the incorporation of HM-1 and HM-2, the risks of release of hazardous substances to the environment would be less than significant. At the time of construction, the contractor will be required to conduct supplemental investigations for hazardous materials. The results will be shared with the City and the design engineer.

- c) **Less Than Significant with Mitigation Incorporated.** The project site is within ¼-mile of the Manhattan Beach Middle School (0.1 miles SE), Manhattan Beach Preschool (0.1 miles SW), and the Meadows Avenue Elementary School (0.2 miles SW). Thus, there is the potential to expose school children to the emission of hazardous materials such as ACM and LBP during the demolition phase of the project, in the event these materials are present. However, with implementation of Mitigation Measures HM-1 and HM-2, the potential for emissions of hazardous materials would be reduced and the impact would be less than significant.
- d) **Less Than Significant Impact.** The Department of Toxic Substances Control (DTSC) maintains a Hazardous Waste and Substances Site List - Site Cleanup (Cortese List). This list tracks and monitors hazardous waste sites and deed restriction orders. The following data sources provide information on Cortese List sites:

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- List of Hazardous Waste and Substances sites from DTSC EnviroStor database
- List of Leaking Underground Storage Tank (LUST) Sites by County and Fiscal Year from Water Board GeoTracker database
- List of solid waste disposal sites identified by Water Board with waste constituents above hazardous waste levels outside the waste management unit
- List of “active” Cease and Desist Orders (CDO) and Clean Up and Abatement Orders (CAO) from SWRCB
- List of hazardous waste facilities subject to corrective action pursuant to Section 25187.5 of the Health and Safety Code, identified by DTSC

Based on a 1,000 foot radius search surrounding the Peck Reservoir site, there are no active cleanup sites (Geotracker, SWRCB, 2017). Additionally, the project site has been the location of the Peck Reservoir since the 1950s. No known releases of any hazardous materials have occurred onsite. Therefore, the proposed project would have no impact related to hazardous material sites compiled pursuant to Government Code Section 65962.5.

- e) and f) **No Impact.** Los Angeles International Airport (LAX) is located 4 miles north of Manhattan Beach, and Hawthorne Municipal Airport is approximately 7 miles northeast of the City. No airports or private airstrips are located within 2 miles of the project site. Additionally, the project does not propose new structures of a height sufficient to pose a safety risk to aircraft. Therefore, there would be no project-related impacts on airport safety.
- g) **Less than Significant Impact.** Manhattan Beach Boulevard, Sepulveda Boulevard and Marine Avenue are designated evacuation routes in the City of Manhattan Beach. The project would require approximately 13 construction vehicles including materials delivery trucks and approximately 10 construction workers commuting to the project site. No road or lane closures, including closures on designated evacuation routes, would be required for project construction. The minor addition in traffic to the project area during the construction period would have a less than significant impact on emergency access and evacuation plans.
- h) **No Impact.** The project site is located in a residentially developed area with limited landscaping including several trees. The project area is not in an area subject to wildland fires and habitable structures are not proposed for the project site. Therefore, the project would have no impact on wildland fires.

Mitigation Measures

With incorporation of Mitigation Measure HM-1 and HM-2, impacts from construction and operation of the proposed project related to hazardous materials would be reduced to a less than significant level.

HM-1 Asbestos Containing Materials. If ACM are identified during the survey conducted prior to demolition, the following measures shall be implemented:

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- ACM shall be removed and disposed prior to demolition using a licensed abatement contractor in accordance with Federal, State, and local regulations and ordinances.
- Bid documents and specifications shall be prepared for the demolition/construction project to ensure lawful removal techniques are used.
- A third party shall provide demolition oversight to document that the contractor complies with the specifications, proper protective equipment is used, and proper disposal procedures are followed.

In addition to the measures above, the following precautions shall be taken prior to any repair or maintenance activities involving less than 100 square feet of ACM:

- Materials containing asbestos shall not be cut, sanded, or drilled.
- Prior to initiating demolition activities that would disturb the ACM, the area shall be thoroughly wet to prevent possible release into the air.
- ACM dust shall be removed with a high-efficiency particulate air (HEPA) vacuum or wet wiped with disposable towels.

HM-2 Lead Based Paint. If areas of LBP are identified prior to demolition, the following measures shall be implemented:

- The LBP on the interior or exterior of the buildings that is in good condition does not need to be abated prior to demolition. However, any flaking or peeling LBP shall be removed by a licensed lead abatement contractor and waste shall be disposed as required by Federal, State, and local regulations. LBP may be disposed as construction debris as long as it remains on the substrate.
- The demolition contractor shall implement precautions to comply with OSHA 29 CFR 1926.62, Lead in Construction.

The following precautions shall be taken prior to any demolition activities that would disturb LBP.

- Materials containing LBP shall not be cut, sanded or drilled.
- Prior to initiating demolition activities that would disturb LBP, the area shall be wet to prevent possible release into the air.
- Dust shall be removed with a HEPA vacuum or wet wiped with disposable towels.

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2.3.9 Hydrology and Water Quality

Issues and Supporting Information Sources	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) Expose people or structures to a significant risk of loss, injury or death involving inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a) **Less Than Significant Impact.** Section 303 of the federal Clean Water Act requires states to develop water quality standards to protect the beneficial uses of receiving waters. In accordance with California’s Porter/Cologne Act, the RWQCBs of the SWRCB are required

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to develop water quality objectives that ensure their region meets the requirements of Section 303 of the Clean Water Act.

Manhattan Beach is within the jurisdiction of the Los Angeles RWQCB. The Los Angeles RWQCB adopted water quality objectives in its Basin Plan (Los Angeles RWQCB, 1994). The Basin Plan is designed to ensure stormwater achieves compliance with receiving water limitations. Thus, stormwater generated by a development that complies with the Basin Plan does not exceed the limitations of receiving waters, and thus does not exceed water quality standards.

Under Section 402 of the Clean Water Act, known as the National Pollutant Discharge Elimination System (NPDES), municipalities are required to obtain permits for the water pollution generated by stormwater in their jurisdiction. Los Angeles County and 85 incorporated Cities therein, including the City of Manhattan Beach, obtained a Municipal Separate Storm Sewer Systems (MS4; Permit # 01-182) from the Los Angeles RWQCB. Under the MS4, each permitted municipality is required to implement the Stormwater Quality Management Program (SQMP).

In addition, as required by the MS4 permit, the City of Manhattan Beach has adopted a Standard Urban Stormwater Mitigation Plan (SUSMP) ordinance to ensure new developments comply with the SQMP. The City's SUSMP ordinance requires new developments to implement Best Management Practices (BMPs) that reduce water quality impacts, including erosion and siltation, to the maximum extent practicable. This ordinance also requires most new developments to submit a plan to the City that demonstrates how the project will comply with the City's SUSMP and identifies the project-specific BMPs that will be implemented. The proposed reservoir replacement is not one of the project categories identified in the Los Angeles County MS4 Permit as requiring a SUSMP.

During operation, infrequent discharges to Polliwog Pond in the adjacent Polliwog Park would occur, as under existing conditions. The proposed project would also generate typical, urban, nonpoint-source pollutants that could be collected by storm water runoff, such as trash, vehicle fluids, etc. Given the type and size of the project, the storm water pollutants generated onsite would be minimal and would be the same as existing conditions. Additionally, under the project, stormwater would be collected and percolated into the local aquifer using an onsite drywell. Therefore, the proposed project would not violate any water quality standards or waste discharge requirements, and impacts on water quality would be less than significant.

- b) **No Impact.** The proposed project would not change the quantity of groundwater through addition or withdrawal of the underlying aquifer. The amount of water reaching the groundwater basins from the site is negligible given the interference of developed land and since most of the flows would be directed into the existing stormwater drainage system. Since the project is a replacement of an existing reservoir, the extent of onsite impervious surfaces would remain essentially the same.

Water to fill the new reservoir would be from existing Wells 11A and 15, as under existing conditions. The continued use of these wells would withdraw water from the groundwater basin. However, the project would not result in an increase in the rate of withdrawal and this withdrawal would not substantially deplete the groundwater basin and is well within the

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City's existing water rights. Therefore, the proposed project would have no impact on groundwater supply or recharge.

- c) **Less Than Significant Impact.** The project would not change the existing absorption rates, drainage patterns or the rate and amount of surface runoff because the site has already been developed and the general drainage patterns would be maintained with implementation of the proposed project. The proposed project would not focus or concentrate any stormwater flows and would not direct stormwater over exposed soils. Under the project, stormwater would be collected and percolated using an onsite stormwater drywell. The existing stormwater collection system discharges into the City of Manhattan Beach stormwater system, whereas the proposed drywell will provide pre-treatment and percolate collected stormwater into the local aquifer. The drywell incorporates a large volume chamber where silt and heavy particles settle out of the flow stream and floatables are screened. The drywell is also equipped with an absorbent, hydrophobic sponge that collects petrochemicals, improving overall quality of groundwater recharge water.

During construction, the contractor would comply with the following requirements:

1. Sediments generated on the project site shall be retained using adequate Treatment Control or Structural BMPs.
2. Construction-related materials, wastes, spills, or residues shall be retained at the project site to avoid discharge to streets, drainage facilities, receiving waters, or adjacent properties by wind or runoff.
3. Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained at the project site.
4. Erosion from slopes and channels shall be controlled by implementing an effective combination of BMPs (as approved in Regional Board Resolution No. 99-03), such as the limiting of grading scheduled during the wet season; inspecting graded areas during rain events; planting and maintenance of vegetation on slopes; and covering erosion susceptible slopes.

Compliance with these requirements would ensure that construction of the proposed project would not result in substantial erosion or siltation. The impact would be less than significant.

- d) and e) **Less Than Significant Impact.** The site is located within a suburban portion of Manhattan Beach, and contains no streams, rivers, discernable drainages, or notable storm drain improvements. Storm drainage on the project site is currently directed to the storm drain infrastructure in the surrounding streets (i.e., curb and gutter, storm drains, etc.). The project would not noticeably change the amount of stormwater runoff generated onsite, since the site is currently covered with impervious materials (e.g., asphalt, rooftops, the existing reservoir, etc.). The project would not substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site and would not cause an exceedance of the capacity of existing or planned stormwater drainage systems. Under the project, stormwater would be collected and percolated into the local aquifer using an onsite stormwater drywell. Drainage impacts would therefore be less than significant.

- f) **No Impact.** See answers to (a) to (c), above.

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- g) **No Impact.** The project is the replacement of a concrete water reservoir with another of similar capacity and function. The project site is not located within a 100-year flood hazard area (FEMA, 2008), and no housing is proposed. There are no special flood hazard areas in the vicinity of the project. Therefore, the proposed project would have no impact on housing within a flood hazard area.
- h) **No Impact.** See response to (g), above.
- i) **Less Than Significant Impact.** The project area is not located within designated 100 or 500 year flood zones (FEMA, 2008). It is not in the vicinity of a levee or dam. Surrounding uses are developed, residential lots and no water bodies are immediately adjacent to the project area. The replacement reservoir would store 8 MG of water. The possibility of flooding from rupture of the proposed reservoir would be reduced by adherence to standard seismic upgrade construction practices and the City's regular inspection and maintenance program. Furthermore, the proposed project would replace a deteriorating reservoir with a new reservoir built to current seismic standards, thereby reducing the risk of flooding as a result of rupture of the reservoir. The impact of the proposed project related to flooding would be less than significant.
- j) **No Impact** The project area is not near a large water body or unstable hillside and thus would not result in or expose people to inundation by a seiche, tsunami or mudflow.

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2.3.10 Land Use and Planning

Issues and Supporting Information Sources	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a) **No Impact.** The proposed project would not disrupt or divide the physical arrangement of an established community. The parcel has been in continuous use as a water storage reservoir since the 1950s. Therefore, there would be no impact on established communities.
- b) **No Impact.** This project will require a Use Permit per City of Manhattan Beach City Municipal Code 10.84. Mitigation measures identified in this document will become conditions for approval of the Use Permit. The proposed project would not conflict with environmental plans or policies. Local governmental agencies play limited roles in regulating water treatment and conveyance facilities. Such facilities are regulated under the Public Utilities Commission pursuant to Water Code Section (Section 6025-6031) of the State Public Utilities Code. Section 6026 of the PUC specifically states:

“No city or county has authority, by ordinance enacted by the legislative body thereof or adopted by the people under the initiative power, or otherwise, to regulate, supervise, or provide for the regulation or supervision of any dams or reservoirs in this state, or the construction, maintenance, or operation thereof, nor to limit the size of any dam or reservoir or the amount of water which may be stored therein.”

The project site is zoned PS – Public and Semi-Public. Surrounding properties are zoned PS, OS (Open Space), and RS (Residential, Single-Family) (City of Manhattan Beach, 2017). The proposed project is a legally-established use which seeks only to replace the existing reservoir and appurtenant facilities with safer and upgraded facilities without encroaching onto or encompassing additional parcels. All work would be limited to an upgrade of the existing reservoir use. This use is permitted by the City of Manhattan Beach, and the proposed project would be subject to the City’s design review process. Therefore, the proposed project would have no impact on land use.

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- c) **No Impact.** The project site is not located within any critical habitat and/or habitat conservation plan area. Therefore, construction and operation of the proposed reservoir would have no impact on habitat or natural community conservation planning.

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2.3.11 Mineral Resources

Issues and Supporting Information Sources	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

a) and b) **No Impact.** The project site is not located in the vicinity of an active mine (CDC, 2017b) or in a mineral recovery area or zone. Mineral resources required for the project would be limited to the raw materials necessary to make limited volumes of concrete. Recycling of the existing reservoir concrete is anticipated, and would conserve mineral resources. Therefore, the proposed project would not result in loss of locally important mineral resources, and would have no impact on mineral resources.

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2.3.12 Noise

Issues and Supporting Information Sources	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a) **Less Than Significant with Mitigation Incorporated.** Noise standards are set forth in the Manhattan Beach Municipal Code. **Table 9** summarizes the exterior and interior noise standards for residential parcels.

However, construction activities are exempted from the provisions of this ordinance. Similarly, public works activities, City maintenance projects, city street projects and public utilities operating under the authority of the Public Utilities Commission are exempted from the provisions of the noise ordinance.

The proposed project would generate noise from temporary construction activities and from the proposed booster pumps. Infrequent noise would also be generated from the emergency backup generator, which would be exercised approximately once per week.

**Table 9
Manhattan Beach Noise Standards**

Standard which may not be exceeded for a cumulative period of more than:	Land Use	A-Weighted Noise Level (dB)	
	Residential Standard	10:00 P.M. to 7:00 A.M.	7:00 A.M. to 10:00 P.M.
30 minutes in any hour (L50)	Exterior	45	50
15 minutes in any hour (L25)	Exterior	50	55
5 minutes in any hour (L8)	Exterior	55	60
	Interior	40	45
1 minute in any hour (L1)	Exterior	60	65
	Interior	45	50
Any period of time (L0)	Exterior	70	65
	Interior	50	55

Source: Manhattan Beach, CA Code of Ordinances 5.48.160 and 5.48.160

Construction Noise - Onsite Activities

Construction noise represents a short-term impact on ambient noise levels. Noise from the proposed project would be generated by construction equipment including trucks, graders, bulldozers, concrete crushers, and concrete mixers. The peak noise level for most of the equipment that would be used during construction is 70 to 95 dBA at a distance of 50 feet. Noise levels at further distances would be less than this; for example, at 200 feet, the peak construction noise levels would range from 58 to 83 dBA.

The nearest sensitive land uses are the existing single-family homes immediately adjacent the project site, and the schools located approximately 0.1 mile from the site. Potential construction operations could occur as close as 10 to 20 feet from the nearest residential homes. Based on this distance, the worst-case unmitigated peak (Lmax) construction noise levels could be on the order of 97 dBA for very short periods. However, as the construction moves towards the center of the project site, the noise levels would reduce at the boundary of the adjacent residences (in the range of 57 to 82 dBA). Without mitigation, exterior noise levels at the nearby schools (Manhattan Beach Middle School and Preschool) could intermittently reach 48 to 73 dBA, although noise experienced inside the buildings would be lower. Demolition of the existing reservoir (approximately 2 months) would generate the greatest noise during the construction period. Noise during the concrete pouring phase of the project would be generated primarily from concrete trucks. Additionally, once excavated, construction activity would be occurring below grade and would be less noticeable at neighboring properties.

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The City of Manhattan Beach limits construction activities to between the hours of 7:30 a.m. and 6:00 p.m. on Monday through Friday and between 9:00 a.m. and 6:00 p.m. on Saturday (City Code 9.44.030). Construction activities are prohibited on Sundays and on six specified public holidays. The City Council or Public Works Director may modify construction hours. Given the type of proposed construction, the project would largely comply with these time restrictions, and routine Saturday work is unlikely. Concrete pouring activities will be limited to between 9:00 a.m. and 6:00 p.m. on work days. A permit from the City would be necessary if the concrete pour phase is to operate outside the allowable construction hours, but the City has stated that they will not allow concrete pouring outside of the previously stated limitations. In addition, due to the duration of the construction (approximately 18 months) and the proximity of residences to the site, mitigation in the form of a temporary noise barrier would be implemented (**NOI-1**). Additional mitigation measures (**NOI-2** through **NOI-4**) are included to clearly define construction hours and to require that construction equipment is fitted with proper mufflers. Compliance with these mitigation measures would reduce onsite construction noise impacts to less than significant levels.

Booster Pump Noise

The proposed pump station would house four (three active and one standby) 200 hp pumps. The facility would be designed to comply with the City of Manhattan Beach's more stringent nighttime noise limit. The indoor to outdoor noise reduction characteristics of a building are determined by combining the transmission loss of each of the building elements. The critical building elements are typically the roof, walls, windows, doors, and insulation. The total noise reduction achieved is dependent upon the transmission loss of each element, and the surface area of that element in relation to the total surface area of the room. Room absorption is the final factor used in determining the total noise reduction. Compliance with mitigation measure **NOI-5** would reduce noise impacts from operation of the proposed pump station to less than significant levels.

- b) **Less than Significant Impact.** Operation of the proposed reservoir would neither generate, nor expose people to excessive groundborne vibrations. Construction of the project may temporarily generate vibrations, particularly during demolition of the existing reservoir and during compaction of fill material. However, no use of pile drivers would occur. Therefore, since demolition activities would be limited by the City's allowable construction hours and would be short-term, vibration impacts would be less than significant.
- c) **Less than Significant With Mitigation Incorporated.** Operation of the proposed booster pumps and infrequent exercising of the emergency generator have the potential to affect ambient noise levels. However, with the pumps housed in an enclosed concrete structure and generator equipped with a noise attenuating enclosure as per Mitigation Measure **NOI-5**, noise impacts from operation of the project would be less than significant.
- d) **Less than Significant With Mitigation Incorporated.** Construction of the proposed project would temporarily increase ambient noise levels. However, with the incorporation of Mitigation Measures **NOI-1** through **NOI-4**, noise impacts from construction of the proposed project would be less than significant.
- e) and f) **No Impact.** LAX is located 4 miles north of Manhattan Beach, and Hawthorne Municipal Airport is approximately 7 miles northeast of the City. No airports or private

airstrips are located within 2 miles of the project site. The proposed project is not located within an airport land use plan or within 2 miles of a public airport or private airstrip. In addition, the project does not include new habitable structures and would not change land use. Therefore, there would be no impact on airports.

Mitigation Measures

With incorporation of Mitigation Measure **NOI-1** through **NOI-5**, impacts from construction and operation of the proposed project related to noise would be reduced to less than significant levels.

NOI-1 Noise Mitigation Plan. Prior to the start of construction of the proposed reservoir, the construction contractor shall develop a noise mitigation plan based on an updated estimate of construction equipment and schedule. The objective of the mitigation plan shall be to reduce noise levels during project construction, if feasible to the limits as outlined in the City of Manhattan Beach municipal code. The mitigation plan shall detail measures to limit construction noise, including:

- Equip all construction equipment, fixed and mobile, with properly operating and maintained noise mufflers and intake silencers, consistent with manufacturers' standards.
- Place all stationary construction equipment as far as feasible from near-site residential receptors and situate them so that emitted noise is directed away from off-site sensitive receptors.
- Install temporary sound walls, curtains, or acoustic blankets on fences with a height as required to meet required noise standards to the extent feasible and to reduce the residents' view of the construction effort. The surface of the sound walls, curtains, or acoustic blankets shall present a solid face from top to bottom without any openings or cutouts.

NOI-2 Control of Construction Hours. Construction activities shall only be permitted to take place between the hours of 7:30 a.m. and 6 p.m. on Monday through Friday, and 9 a.m. and 6 p.m. on Saturday, except with the express written permission of the City of Manhattan Beach City Council or Public Works Director, or in case of emergency.

NOI-3 Equipment Mufflers. During all phases of construction, the project contractor shall equip applicable construction equipment with properly operating and maintained mufflers consistent with manufacturers' standards.

NOI-4 Notifications. Prior to the start of construction, surrounding properties within 500 feet of the reservoir, schools with $\frac{1}{4}$ mile, and police and fire offices shall be notified of the proposed project, including information about the anticipated construction schedule. The notification shall include a 24-hour project hotline and email address where residents can express a concern about the project or request additional information. The

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contact person's name, phone number and email address shall also be posted at the construction site.

NOI-5 Pump Station Building and Generator. The pump station building and generator enclosure shall provide sufficient inside-to-outside building attenuation to reduce noise to acceptable levels as prescribed by the City Municipal Code. For the pump station building, this shall be achieved through a combination of concrete/concrete masonry unit (CMU) walls and roof, noise abatement panels, acoustic louvers, hollow metal doors, and potentially other noise reduction characteristics. The generator will be equipped with an environmental and sound attenuating enclosure. To attenuate noise, the generator enclosure will incorporate a combination of noise abatement panels, acoustic louvers, hollow metal doors, and potentially other noise reduction characteristics as needed to meet noise ordinance standards at adjacent residential properties.

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2.3.13 Population and Housing

Issues and Supporting Information Sources	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a) **No Impact.** The proposed project does not involve construction of new homes or businesses. The proposed reservoir is a replacement of an existing structure of essentially the same size (7.5 MG existing and 8.0 MG replacement). Since the function of the new reservoir will be the same as the existing structure, the project is not potentially growth-inducing. The project would not increase the demand for housing as it would serve the existing population in the City’s service area. Therefore, the proposed project would not cause any impacts to local population levels, induce substantial growth, or displace existing housing. No impacts to population and housing would occur.
- b) **No Impact.** No housing would be displaced by the proposed project. Therefore, no impacts would occur.
- c) **No Impact.** No individuals would be displaced by the proposed project. Therefore, no impacts would occur.

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2.3.14 Public Services

Issues and Supporting Information Sources	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
i) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
v) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a)-i) **No Impact.** The closest Fire Station to the project site is the Manhattan Beach Fire Station Number 2 located 0.3 miles southwest of the site, on Manhattan Beach Boulevard. The proposed project would not alter any emergency access to or from the fire station. Therefore, the project would have no impact on fire protection services.
- a)-ii) **No Impact.** Police protection for the project area is provided by the Manhattan Beach Police Department; the police station is located 1.3 miles west of the reservoir site. As under existing conditions, the project is adequately served by existing resources of the City’s Police Department, and would not require new or physically altered facilities for police protection. Therefore, the project would have no impact on police protection services.
- a)-iii) **No Impact.** The project area is located in the Manhattan Beach Unified School District. The project would not result in an increase in residential area, or increased demand on existing schools. The project would not require new or physically altered school facilities. Therefore, the proposed project would have no impacts on school services.
- a)-iv) **Less than Significant Impact.** The project does not include construction of new recreational facilities such as parks or trails. As under existing conditions, the new reservoir would infrequently discharge to Polliwog Pond in nearby Polliwog Park. No construction in the park is specifically planned. However, the project would result in excess soils requiring disposal. At this time, it is assumed that the City would stockpile excess soils on paved City-owned land just south of the reservoir on North Peck Avenue, for reuse in the City, potentially at existing parks. Since the project does not include construction of housing or employment centers and would not induce population growth, no parks would experience an increase in use. Therefore, the proposed project would have a less than significant impact on parks.

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- a)-v) **No Impact.** The project does not include construction of housing or employment centers and would not induce population growth. Aside from the improvement in potable water storage, the proposed project would have no impact on public facilities or services.

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2.3.15 Recreation

Issues and Supporting Information Sources	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a) **No Impact.** The proposed project involves the demolition of an existing water reservoir and the installation of a new reservoir of similar size. The proposed project would not directly or indirectly cause population growth. Therefore, the proposed project would not increase the use of any neighborhood or regional parks or facilities, and would have no associated impacts on recreational facilities.
- b) **No Impact.** The proposed project involves the replacement of an existing water reservoir and does not include the development of any recreational facilities. In addition, the project would not lead to the need for the construction or expansion of any recreation facilities, and would have no related adverse physical impacts to the environment.

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2.3.16 Transportation and Traffic

Issues and Supporting Information Sources	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including but not limited to, level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

a) and b) **Less than Significant with Mitigation Incorporated.** The proposed project consists of replacing the existing Peck Reservoir, pump station and ancillary facilities. Since the project would not change the use of the site or increase the need for operation, maintenance, or service personnel to access the site, the project would not result in any long term increases in vehicle trips generated by the facility. However, during construction, the project would generate an increase in vehicle trips from construction workers accessing the site, haul trucks exporting demolished and excavated material, concrete deliveries, and other material deliveries.

Pursuant to the 2010 Los Angeles County Congestion Management Plan “Guidelines for CMP Transportation Impact Analysis”, projects that generate fewer than 50 peak hour trips are not required to conduct a detailed traffic impact analysis.

The number of construction trips forecast to be generated by this project is as follows: up to 20 trips/day for construction vehicles/delivery trucks and up to 10 trips/day for

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construction workers commuting to the site. Specifically, a maximum of 30 trips/day are expected on a weekday. Since these trips would be distributed throughout the day, peak hour trips would be significantly less and would not exceed the minimum guideline for conducting a detailed traffic impact analysis of 50 trips in a peak hour.

The truck route for materials deliveries and materials refuse during normal operations is: 405 Freeway to Rosecrans Avenue to Aviation Boulevard to Marine Avenue to Peck Avenue (Figure 11). A separate route will be used for refuse hauling during impacted operations, such as large concrete pours for the reservoir or other structures on site. This route is: Peck Avenue to Manhattan Beach Boulevard to Inglewood Avenue to 405 Freeway (Figure 12 and Figure 13).

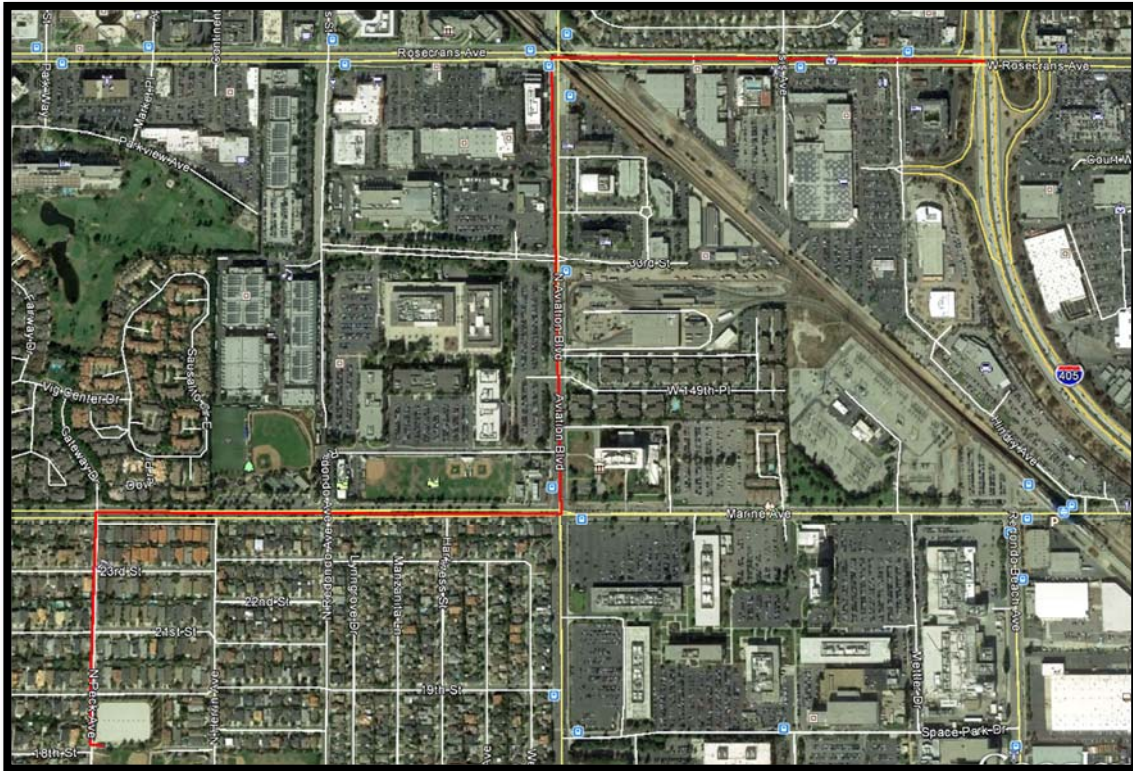


Figure 11. Truck Route to Peck Reservoir for Materials Deliveries and Refuse

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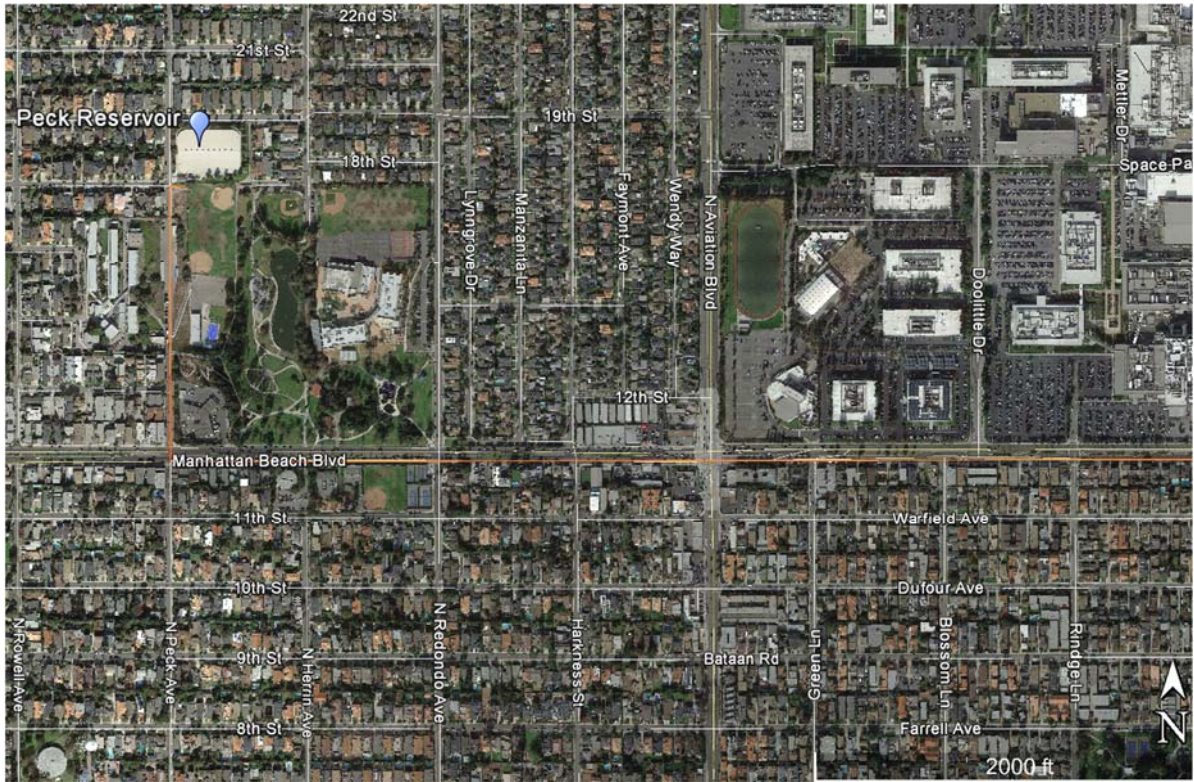


Figure 12. Truck Route for Refuse Materials During Impacted Conditions (1 of 2)

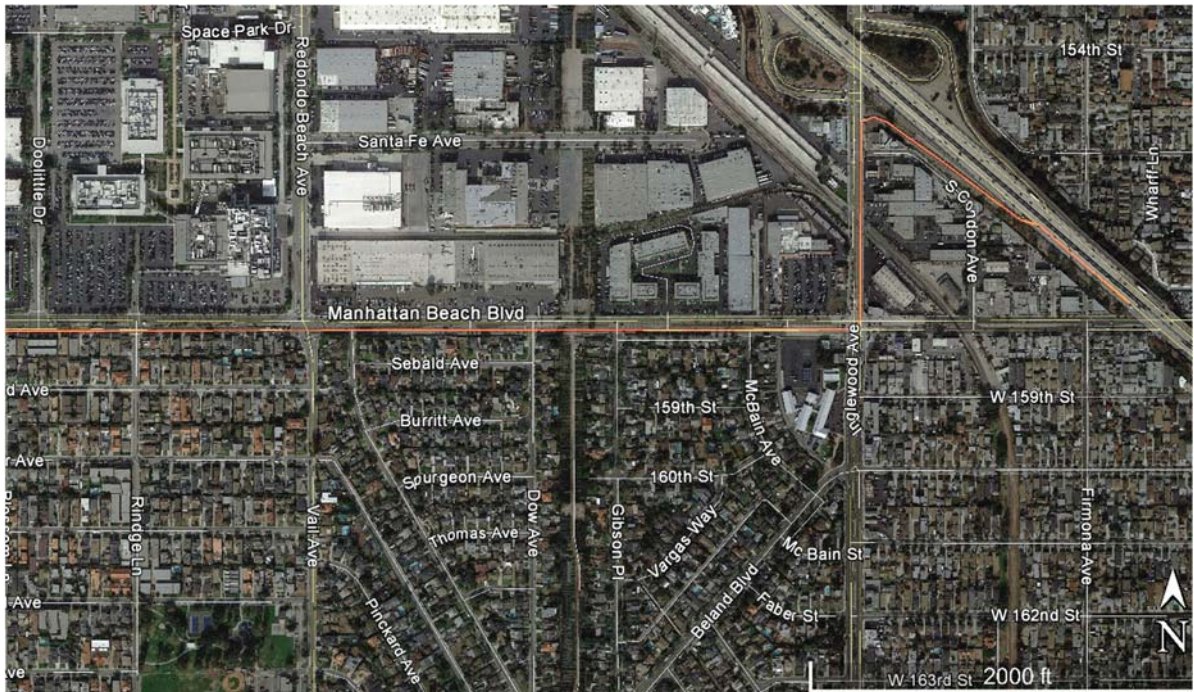


Figure 13. Truck Route for Refuse Materials During Impacted Conditions (2 of 2)

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Implementation of the recommended peak hour restrictions included in the construction management plan, as outlined in Mitigation Measure **TR-1**, would ensure that a significant number of peak hour trips would not be generated.

No detours or road closures are anticipated for the project, since reservoir construction would occur off of the street and loading would occur out of travel lanes. One sewer connection will be constructed in Peck Avenue; lane closure during this construction is not anticipated. Staging area during the construction period, and area for soil stockpiles, is available on City-owned property on North Peck Avenue immediately south of the reservoir site. A gate is located at North Peck Avenue and 18th Street; the area of North Peck Avenue south of the gate would be used for construction staging. Therefore, public and emergency vehicle access would not be impacted. The construction related trips would occur on a temporary basis for the duration of the project. The proposed project would have no long-term traffic impacts.

With implementation of a Construction Management Plan, establishment of a construction traffic route, and repaving of Peck Avenue (if necessary), as required by Mitigation Measures **TR-1**, **TR-2**, and **TR-3**, the proposed project would have a less than significant impact on the surrounding roadway network.

- c) **No Impact.** There are no public airports located in the immediate vicinity of the project area. Additionally, the project does not involve structures of significant height that would result in a change in air traffic location. The project would not result in any increase in air traffic levels. Therefore, no impacts would occur.
- d) **No Impact.** All improvements related to the proposed Peck Reservoir Improvement Project would be within the confines of the project site. The proposed project would not increase hazards in the area due to a design configuration, as no alterations would occur to adjacent roadways.
- e) **Less than Significant with Mitigation Incorporated.** Construction and operation of the proposed project would not place any permanent physical obstructions within the travel lanes of any public streets. During construction, there is a potential for construction-related vehicles to be parked along the street and a potential for construction staging to occur along the street. With implementation of mitigation measure **TR-1**, the impact on emergency access would be less than significant.
- f) **Less Than Significant Impact.** The closest bike lane to the project site is a Class 3 Bike Route on North Redondo Boulevard, east of the project site (City of Manhattan Beach, 2014). If hauling during project construction occurred along North Redondo Boulevard, construction of the project could temporarily increase traffic on this roadway; the impact on alternative transportation would be less than significant. The proposed project would not conflict with adopted policies, plans or programs supporting alternative transportation. Operation of the project would have no impact on alternative transportation.

Mitigation Measures

TR-1 Construction Management Plan. The City of Manhattan Beach shall require the contractor to prepare and implement a Construction Management Plan. Specifically, the intent of this plan is to minimize disturbance to the neighborhood, identify those activities to be monitored, and make the contractor responsible for failure to adhere to

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the requirements. The elements of the Construction Management Plan shall include (but not be limited to) the following:

- Require contractor to obtain all necessary hauling, traffic control and/or transportation permits.
- Require contractor to maintain a 24-hour hotline for complaints and questions from the public.
- Designate a construction haul route.
- Require any large vehicles not classified as passenger vehicles or light trucks to use the haul route.
- Allow hauling and deliveries between 8 a.m. and 4 p.m. on weekdays only and no city holidays, unless otherwise authorized by an approved revision to the Construction Management Plan.
- Require all public streets and driveways to remain open at all times, or submit a traffic control plan for any temporary lane closures to be approved by the City of Manhattan Beach.
- Prohibit obstruction of street traffic, sidewalks or access to adjacent residences at any time.
- Require loading of all exported materials and earthwork to be conducted onsite unless authorized by an approved revision to the Construction Management Plan.
- Require removal of any delivered materials and delivery trucks from streets immediately upon delivery.
- Require contractor to notify hauling and delivery companies of construction haul route prior to such activities.
- Require notification to neighbors along haul route prior to the start of any large hauling operation or any construction activities outside of designated hours, as well as notification to residential properties located within 300 feet of any construction activities that occur outside of normal working hours per **NOI-2** and that generate significant or sustained noise.
- Require notification to the Manhattan Beach Unified School District, local police and fire departments prior to start of construction, prior to any lane closures, and prior to any hauling or deliveries outside of designated hours per **NOI-2** and **NOI-4**.
- Prohibit staging or queuing of trucks on any residential streets except directly in front of project site (radio-dispatch and/or approved remote staging locations may be used to accomplish this requirement). At no time shall construction vehicles, materials or equipment obstruct residential driveways.
- Require contractor to provide an off-street parking area for construction workers of not less than 10 spaces, unless otherwise approved. If a remote parking area is used, require contractor to provide personnel transportation service for workers to/from the project site. Any remote parking area shall be approved by the City of Manhattan Beach.
- Require construction vehicles to fully utilize off-street parking prior to using street parking.
- With City of Manhattan Beach approval, certain on-street parking areas may be designated for project-related vehicles. Require the contractor to post appropriate

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temporary parking signs to designate any approved street parking area or prohibitions near the construction site.

- Encourage contractors and construction workers to carpool to the construction site.
- Specify penalties for failure to comply with Construction Management Plan.
- Provide for monitoring and enforcement of the Construction Management Plan to the satisfaction of the City of Manhattan Beach.
- The location of any construction trailers shall be subject to the approval of the City of Manhattan Beach.
- Provide for revisions to the Construction Management Plan upon approval by the City of Manhattan Beach.

TR-2 Construction Haul Route. All construction-related vehicle trips shall utilized the preferred construction haul routes (**Figure 11, Figure 12, and Figure 13**) to the project site as approved by the applicable regulating authorities.

TR-3 Repaving. The Contractor shall conduct a pre-construction inspection, including the hauling routes, and document the results with a video file. If the City determines that Peck Avenue has been degraded due to the reservoir replacement project, the contractor shall repave, with slurry seal overlay, the portions of Peck Avenue determined by the City to be degraded as a result of the project.

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2.3.17 Tribal Cultural Resources

Issues and Supporting Information Sources	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:</p>				
<p>i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion: Consultation with Native American organizations and individuals was conducted to satisfy the requirements of Assembly Bill (AB) 52. The Gabrieleno Band of Mission Indians – Kizh Nation, Soboba Band of Luiseno Indians, and San Ynez Band of Chumash Mission Indians tribes that are traditionally and culturally affiliated to the Manhattan Beach area have requested that the City provide notification of projects in the tribe’s area of traditional and cultural affiliation. On May 11, 2018 letters were mailed to these Native American tribes, to request information regarding local knowledge about cultural resources, traditional gathering areas, or sacred lands in or near the project site. As of December 2018, one response has been received from the Gabrieleno Band of Mission Indians – Kizh Nation requesting consultation. No other response have been received. The City will comply with this request. The Gabrieleno Band of Mission Indians – Kizh Nation will be invited to public meetings for the environmental document for the project. Drawings and specifications for the project can also be provided, if requested. Cultural resources mitigation measures are described in 2.3.5 Cultural Resources.

a) i) and ii). **Less than Significant Impact with Mitigation Incorporated.** Replacement of the Peck reservoir would not disturb any area not previously disturbed for the installation of the existing Peck reservoir, paved access area, pump station, fencing and other ancillary facilities. No traditional cultural places have been identified for the project site, and no impacts to CRHR-listed or eligible resources are anticipated. However, in the unlikely event that cultural resources or human remains are discovered during project construction, mitigation measures CR-1 and CR-3 would be implemented to reduce impacts to less than significant levels. As mitigated, the proposed project would have a less than significant impact on tribal cultural resources.

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2.3.18 Utilities and Service Systems

Issues and Supporting Information Sources	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a) **Less than Significant Impact.** The proposed project involves the replacement of the Peck Reservoir and the installation of a new reservoir, pump station, treatment facilities, and other ancillary facilities. Overflow from the reservoir and the underdrain system will be discharged to Polliwog Pond, as under existing conditions. The park land is owned by Manhattan Beach Unified School District and leased to the City. The new treatment system would require the discharge of up to 80,000 gallons per day of low to 0 biochemical oxygen demand (BOD) wastewater. Since wastewater would be discharge to the sewer system for treatment at the Joint Water Pollution Control Plant (JWPCP) in Carson, the impact on wastewater systems would be less than significant.
- b) **Less than Significant with Mitigation Incorporated.** The proposed project involves the replacement of the Peck Reservoir and the installation of a new reservoir, pump station, treatment facilities, and ancillary facilities. The objective of the project is to replace an aging reservoir, built in the 1950s, that needs upgrading to address deterioration. The treatment system will consist of on-site chloramination equipment and green sand filtration. Wastewater treatment would be at the JWPCP. As discussed in this Initial Study, potentially

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significant environmental effects that could result from the construction of this new water facility have been mitigated to less than significant levels.

- c) **Less than Significant Impact.** With installation of the new reservoir, drainage from the project site would not be substantially altered over existing conditions. All stormwater generated onsite will be collected and percolated to the local aquifer. The impact would be less than significant.
- d) **No Impact.** The proposed project would replace the existing Peck Reservoir with a new reservoir of similar size (7.5 MG existing and 8.0 MG replacement). The proposed project would not increase the population of Manhattan Beach, and thus, would not increase the demand for water. In addition, the project would increase the reliability of Manhattan Beach's water storage system. Therefore, the proposed project would have no adverse impact on the availability of water supplies.
- e) **Less than Significant Impact.** The project involves the construction of a new water storage reservoir, pump station, treatment facility, and other ancillary facilities. The proposed new office building will include an employee restroom, the same as the existing office. The new treatment system would require the discharge of up to 80,000 gallons per day of wastewater. Since the existing sewer system and the JWPCP have adequate capacity for this discharge, the impact on wastewater systems would be less than significant.
- f) **Less Than Significant Impact.** The demolition of the existing reservoir and associated structures would generate approximately 1,300 cubic yards of inert waste material. Section 9.36.120 of the Manhattan Beach Municipal Code prescribes material conservation and resource efficiency. The construction contractor will recycle and/or salvage for reuse a minimum of 65 percent of the nonhazardous construction and demolition debris. Since concrete debris can be repurposed and reused as crushed miscellaneous base, it is assumed that the construction contractor will remove the concrete debris from the project site and sell the material at a nearby gravel facility. The specific facility will be selected by the construction contractor, but suitable facilities are located in Long Beach. With adherence to the City's waste removal and recycling requirements, the impact on solid waste would be less than significant.
- g) **No Impact.** The project would comply with all federal, state, and local statutes and regulations related to solid wastes.

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2.3.19 Mandatory Findings of Significance

Issues and Supporting Information Sources	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Does the project have impacts that are individually limited, but cumulatively considerable (“cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, effects of other current projects, and the effects of probable future projects.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion:

- a) **Less than Significant with Mitigation Incorporated.** There are no sensitive biological resources present on the project site or in the immediate vicinity of the project. Impacts to nesting birds, if any, would be mitigated by implementation of mitigation measure **BIO-1**. Cultural resources are not known for the project site. Disturbance to currently unknown subsurface cultural resources during project construction would be mitigated to less than significant levels by implementation of measures **CR-1**, **CR-2** and **CR-3**.
- b) **No Impact.** The goal of the project is to be part of the long-term solution for water storage in Manhattan Beach. There are no short-term goals related to the project that would be disadvantageous to this long-term goal.
- c) **Less than Significant Impact.** Cumulatively with other potable water projects by Manhattan Beach and other water providers in the region, the project would be beneficial for water storage and supply. Since there are no other known construction projects planned in the immediately area of the reservoir, the cumulative construction-related effects would be less than significant.
- d) **Less than Significant with Mitigation Incorporated.** Since the project site is in a residential neighborhood, noise generated during construction has the potential to impact nearby residential receptors. Mitigation measures **NOI-1** through **NOI-5** would reduce impacts on noise to less than significant levels. Impacts from temporary construction traffic

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in the project area would be reduced to less than significant levels with implementation of measures **TR-1**, **TR-2** and **TR-3**. Overall, the goal of the project is to reliably store potable water - a beneficial effect on human beings.

Section 3

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3.2 PREPARERS OF THE INITIAL STUDY

PREPARED BY:

City of Manhattan Beach
Department of Public Works
1400 Highland Avenue
Manhattan Beach, California 90266

TECHNICAL ASSISTANCE PROVIDED BY:

Stantec Consulting Services Inc.
Christopher Mote, PE, Project Manager
Sarah Garber, PMP, CPP, Environmental Documentation
Chisa Whelan, GIS

3.3 ACRONYMS AND ABBREVIATIONS

AB	Assembly Bill
ACM	Asbestos-containing Materials
AQMP	Air Quality Management Plan
ASCE	American Society of Civil Engineers
BMPs	Best Management Practices
BOD	Biochemical oxygen demand
Cal/EPA	California Environmental Protection Agency
CAO	Cleanup and Abatement Order
CARB	California Air Resources Board
CBC	California Building Code
CDFW	California Department of Fish and Wildlife
CDO	Cease and Desist Order
CEQA	California Environmental Quality Act
CFR	Code of Federal Regulations
CGS	California Geologic Survey
CHRIS	California Historical Resources Information System
CMU	Concrete Masonry Unit
CNDDDB	California Natural Diversity Database
CO	carbon monoxide
CO_{2e}	carbon dioxide equivalent
CRHR	California Register of Historical Resources
dBA	Decibel, A-weighted scale
DTSC	Department of Toxic Substances Control
DWP	Drinking Water Permit
EIR	Environmental Impact Report
EO	Executive Order
F	Fahrenheit
Farmland	Prime Farmland, Unique Farmland, or Farmland of Statewide Importance
FEMA	Federal Emergency Management Agency
FMMP	Farmland Mapping and Monitoring Program

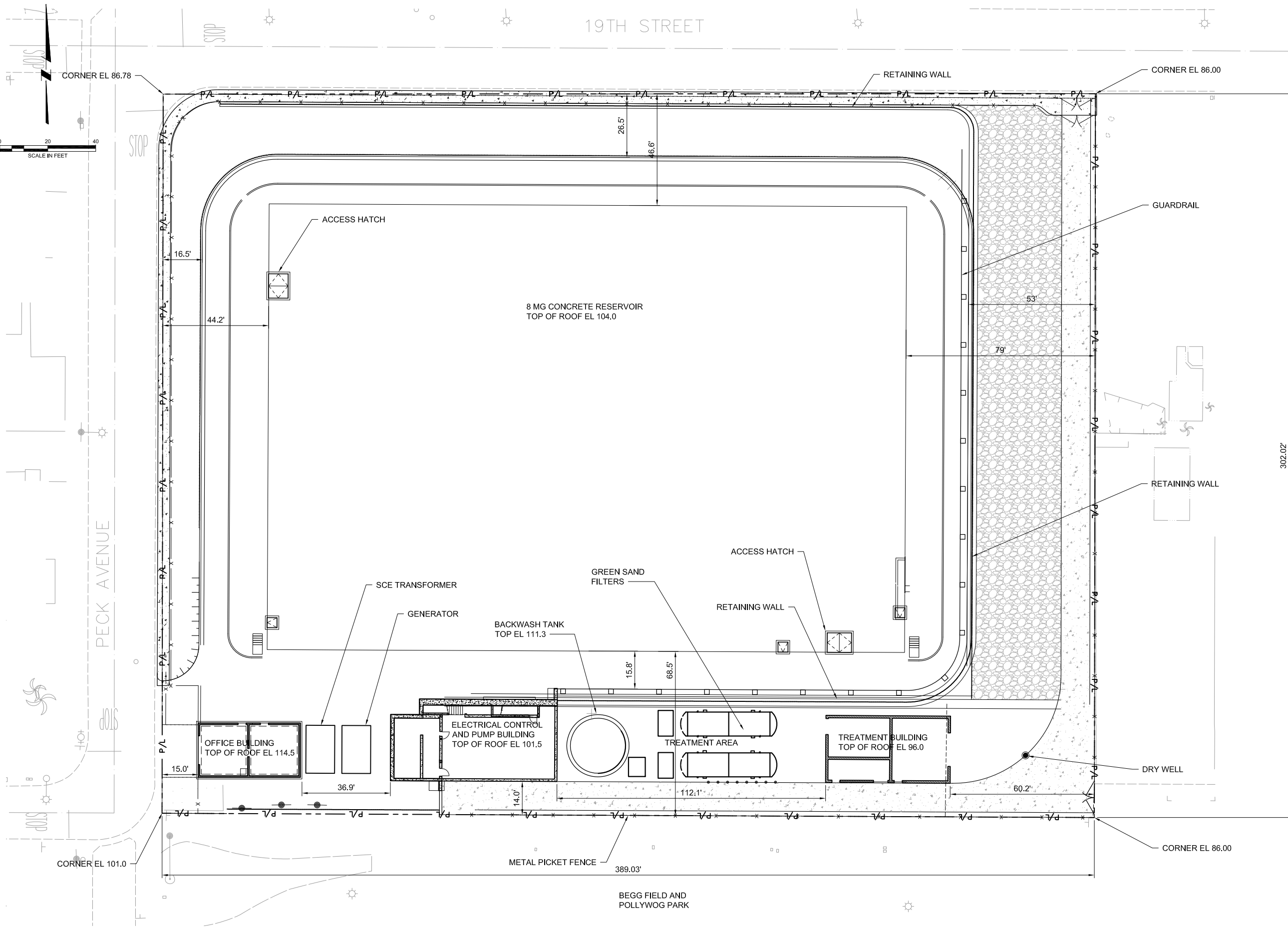
GHG	Greenhouse Gas
gpm	gallons per minute
HEPA	high-efficiency particulate air
hp	horsepower
Hwy	Highway
Hz	hertz
IS	Initial Study
JWPCP	Joint Water Pollution Control Plant
kW	kilowatt
LAX	Los Angeles International Airport
LBP	Lead-based Paint
LST	Localized Significance Threshold
LUST	Leaking Underground Storage Tank
MBTA	Migratory Bird Treaty Act
MG	million gallon
MLD	Most Likely Descendant
MND	Mitigated Negative Declaration
MS4	Municipal Separate Storm Sewer Systems
MT	metric tons
Mw	Maximum Earthquake Magnitude
MWD	The Metropolitan Water District of Southern California
NAAQS	National Ambient Air Quality Standards
NAHC	Native American Heritage Commission
NHPA	National Historic Preservation Act
NO₂	nitrogen dioxide
NO₃	nitrate
NPDES	National Pollutant Discharge Elimination System
NRHP	National Register of Historic Places
OS	Open Space
PM₁₀	particulate matter 10 microns or less in diameter
PM_{2.5}	particulate matter 2.5 microns or less in diameter
PRC	Public Resources Code

PS	Public and Semi-Public
RS	Residential, Single-Family
RWQCB	Regional Water Quality Control Board
SB	Senate Bill
SCAB	South Coast Air Basin
SCADA	Supervisory Control and Data Acquisition
SCAQMD	South Coast Air Quality Management District
SCCIC	South Central Coastal Information Center
SCE	Southern California Edison
SO₂	sulfur dioxide
SO_x	sulfur oxides
SQMP	Stormwater Quality Management Program
SR	State Route
SUSMP	Standard Urban Stormwater Mitigation Plan
SWPPP	Storm Water Pollution Prevention Plan
SWRCB	State Water Resources Control Board
TAC	Toxic Air Contaminants
USC	United States Code
USGS	United States Geological Survey
USFWS	United States Fish and Wildlife Service
VFD	Variable Frequency Drive
VOC	volatile organic compound

Appendix A

Cross-sectional Drawings of the Proposed Reservoir

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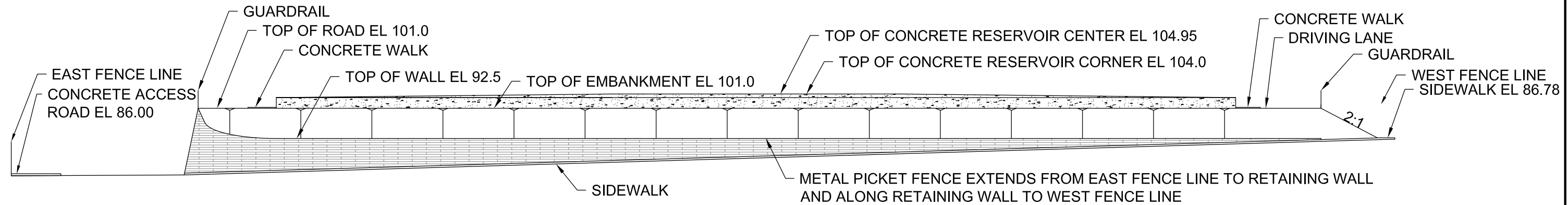
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PECK RESERVOIR REPLACEMENT PROJECT
 CIVIL
 OVERALL SITE PLAN

SHEET
C-1

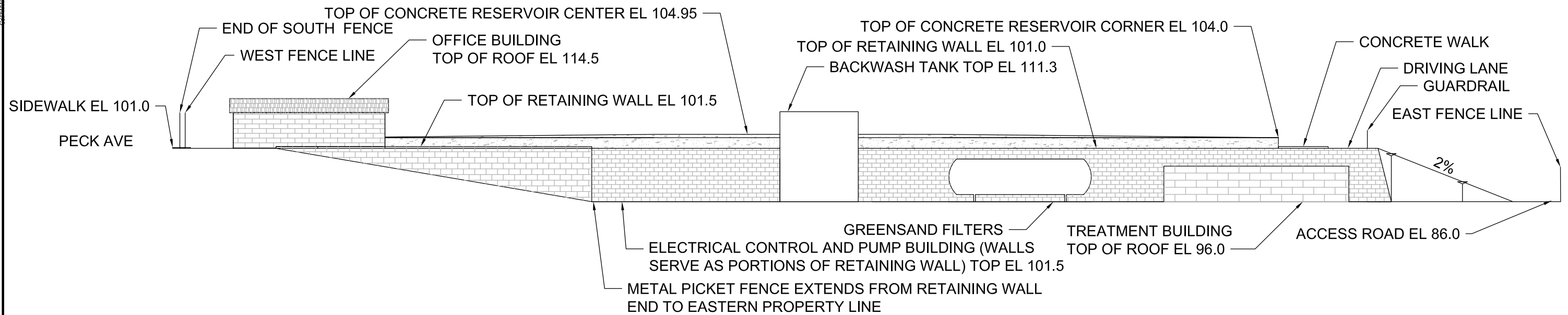
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NORTH ELEVATION (VIEW FROM 19TH STREET)

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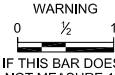
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SOUTH ELEVATION (VIEW FROM SPORTS FIELD)

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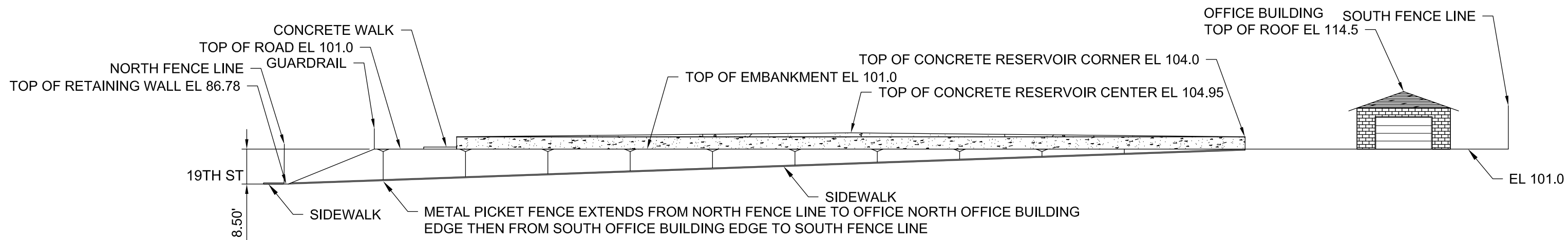
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PECK RESERVOIR REPLACEMENT PROJECT

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WEST ELEVATION (VIEW FROM N PECK AVE)

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REV	DATE	BY	DESCRIPTION																								

Appendix B
Arborists Memorandum



City of Manhattan Beach Department of Public Works Maintenance Division

3621 Bell Avenue, Manhattan Beach, CA 90266
Phone: (310) 802-5311 Fax: (310) 802-5301 TDD: (310) 546-3501

September 12, 2018

Mr. Gilbert Gamboa
Senior Civil Engineer
City of Manhattan Beach
3821 Bell Ave.
Manhattan Beach CA. 90266

RE: Peck Reservoir Landscape

Dear Mr. Gamboa:

The Peck Reservoir perimeter slope is covered with a mixture of mature ivy, and ice plant, which cover the upper and lower slope areas. While most of the trees have been planted at the top of the slope, a few are growing along the lower fence line.

There're a total of twenty-four trees located on site, Tristian, Brazilian Pepper, and Aleppo Pine. The Brazilian Pepper and Tristian are showing signs of low vigor, thinning branches, and depending on environmental conditions, these trees have a limited lifespan.

The Peck Reservoir is a focal point to the neighborhood and its aesthetics are important to the community as a whole. However, the Peck Reservoir construction project could negatively impact these trees because of their aggressive root systems, and location next to the reservoir, which could result in in the loss of structural integrity for the tree. Serious consideration should be given to the removal of all the trees, and replaced with drought tolerant colorful shrubs/ground cover that'll have non aggressive root systems, and a low profile for reservoir security.

Peck Reservoir is located in Area District I, however Ordinance 10.52.120 Tree Preservation and Restoration in Residential Zones, Area Districts I and II, don't apply to the site since the ordinance only applies to the protection, removal, and replacement of trees on private property. Ordinance 7.32.030 – Enforcement, states; "The Public Works Director shall have final jurisdiction and control of the kind and type of planting, setting out, location, trimming, maintenance and removal of all trees and shrubs on City property and public places, and the supervision of all trees planted or growing in such places".

I've identified a number of shrubs and groundcover to be planted on the reservoir perimeter, that'll be aesthetically pleasing, and act as a screen when viewed from across the street. However, I would welcome any input from the Landscape Architect or Water Division Staff.

Visit the City of Manhattan Beach website at www.citymb.info



City of Manhattan Beach
Department of Public Works
Maintenance Division

3621 Bell Avenue, Manhattan Beach, CA 90266
Phone: (310) 802-5311 Fax: (310) 802-5301 TDD: (310) 546-3501

This is the existing plant material at Peck Reservoir and approximately square footages.

Section A – N. Peck Ave.

3 each – Brazilian Pepper Trees (Schinus terebinthefolius)
1 each – Tristania Tree (Tristania conferta)
1 each – Privet Shrub (Ligustrum)
1 each – Privet Hedge Approx. 200 lineal feet
205 X 15 = 3,075 sq. ft. of Landscape Area

Section B – 19th Street

1 each – Brazilian Pepper Tree (Schinus terebinthefolius)
7 each – Tristania Trees (Tristania conferta)
294 X 35 = 10,290 sq. ft. of Landscape Area

Section C – East Side of Reservoir

1 each – Brazilian Pepper Tree (Schinus terebinthefolius)
5 each – Tristania Trees (Tristania conferta)
200 X 47 = 9,400 sq. ft. of Landscape Area

Section D – South Side of Reservoir

1 each – Aleppo Pine Tree (Schinus terebinthefolius)
5 each – Tristian Trees (Tristania conferta)
210 X 38 = 7,980 sq. ft. of Landscape Area



City of Manhattan Beach
Department of Public Works
Maintenance Division

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Please reference the recommended, but not limited to, plant palette.

Shrubs

- *Arctostaphylos densiflora*
- *Ceanothus* X 'Julia Phelps'
- *Chrysothamnus nauseosus*
- *Eriogonum fasciculatum*
- *Festuca glauca*
- *Hesperaloe parviflora*
- *Hesperoyucca whipplei*
- *Leucophyllum frutescens* 'White Cloud'
- *Mimulus cardinalis*

Ground Covers

- *Baccharis pilularis* 'Pigeon Point'
- *Fragaria vesca* California

I've individually photographed all trees and the landscape for future presentation/reports, if needed.

Please feel to contact me if you have any further questions or concerns.

Respectfully,

Ernest Area
Urban Forester
City of Manhattan Beach

Appendix C

Mitigation, Monitoring, and Reporting Plan

Mitigation Monitoring and Reporting Program

for the

City of Manhattan Beach Peck Reservoir Replacement Project



City of Manhattan Beach
Public Works Department
1400 Highland Avenue
Manhattan Beach, California 90266

January 2019

MITIGATION MONITORING AND REPORTING PROGRAM

Peck Reservoir Replacement Project Mitigated Negative Declaration

Introduction

The City of Manhattan Beach Public Works Department is planning to replace the existing 7.5 million gallon (MG) Peck Reservoir, pumps and ancillary facilities with a new 8.0 MG concrete reservoir, treatment system, pump station, office building, standby generator, and related ancillary facilities. The project site is located at the southeast corner of North Peck Avenue and 19th Street.

Analysis of the impacts of the Peck Reservoir Replacement Project is presented in the Initial Study / Mitigated Negative Declaration for the project. Potentially significant impacts that could be mitigated to less than significant levels were identified for air quality, biological resources, cultural resources, hazardous materials, noise and traffic.

This Mitigation Monitoring and Reporting Program (MMRP) has been developed to ensure implementation of the mitigation measures outlined in the Mitigated Negative Declaration. The MMRP has been prepared by the City of Manhattan Beach, the lead agency for the Peck Reservoir Replacement Project under the California Environmental Quality Act (CEQA), in conformance with Public Resources Code Section 21081.6 and CEQA Guidelines Section 15097. Adoption of a MMRP is required for projects in which the Lead Agency has required changes or adopted mitigation to avoid significant environmental effects.

Project Description Summary

The proposed replacement reservoir will be an 8.0 MG, 270-foot long by 190-foot wide, single cell reservoir with 77 supporting concrete columns (7 rows of 11 columns each). The structure will be sited in approximately the same footprint as the existing reservoir. Additional new facilities on the site will include:

- A detached operations building (22 feet 8 inches by 42 feet 8 inches) located southwest of the reservoir to house office space, water quality laboratory, and an employee restroom
- Southern California Edison (SCE) transformer installed between the office building and the standby generator
- A diesel standby generator (750 kilowatt unit) installed on the south side of the reservoir, adjacent to the pump station
- Electrical Control and Pump Building to house four (three duty plus one standby) horizontal split case pumps
- Water treatment facilities including green sand filters, chlorine equipment, ammonia equipment, chemical building, backwash tank, and ancillary equipment
- Well pipeline replacement in Herron Avenue

- Chemical (liquid sodium hypochlorite) dosing line
- Perimeter service road, asphalt paved
- Verdura® block retaining wall along the south property line, southern reservoir embankment, eastern reservoir embankments, and behind the sidewalk on the north side
- Site access gate (key/lock entry)
- Site lighting and motion sensor lighting
- Intrusion alarms on all access doors
- Intrusion alarms on all reservoir hatches
- Site cameras and video systems

Mitigation Monitoring and Reporting Responsibility

The City of Manhattan Beach Public Works Department shall have primary responsibility for administrating the MMRP activities to staff, consultants, or contractors. The City of Manhattan Beach has the responsibility of ensuring that monitoring is documented through periodic reports and that deficiencies are promptly corrected. The designated environmental monitor will track and document compliance with mitigation measures, note any problems that may result, and take appropriate action to remedy problems. Specific responsibilities of the City of Manhattan Beach include:

- Coordination of all mitigation monitoring activities
- Management of the preparation, approval, and filing of monitoring or permit compliance reports
- Maintenance of records concerning the status of all approved mitigation measures
- Coordination with other agencies and relevant Tribal representatives

Resolution of Noncompliance Comments

The City of Manhattan Beach will act as the contact for interested parties who wish to register comments. Any person or agency may file a comment with the City of Manhattan Beach (1400 Highland Avenue, Manhattan Beach, California 90266) regarding the mitigation measures adopted as part of the approval process for the Peck Reservoir Replacement Project. Comments shall be in written form, providing detailed information on the purported violation. The City of Manhattan Beach shall conduct an investigation and determine the validity of the comment. If noncompliance with a mitigation measure is verified, the City of Manhattan Beach shall take the necessary action(s) to remedy the violation. The commenter shall receive written confirmation indicating the results of the investigation or the final corrective action that was implemented to respond to the specific noncompliance issue.

Mitigation Monitoring and Reporting Plan Matrix

The MMRP is organized in a matrix format and includes: mitigation measure by number, impact summary, text of the mitigation measures, time frame for monitoring, agency responsible, and space to indicate verification that the measures were implemented. The

verification columns will be used to document the person who verified the implementation of the mitigation measure, the date on which this verification occurred, and any other notable remarks.

MITIGATION MONITORING AND REPORTING PROGRAM
Peck Reservoir Replacement Project
Mitigated Negative Declaration

No.	Impact	Mitigation Measure	Time Frame for Implementation	Responsible Monitoring Agency	Verification of Compliance		
					Initials	Date	Remarks
AQ-1	Construction activities and equipment will temporarily emit particulate matter.	Site Watering. Disturbed areas of the project site shall be watered a minimum of three times per day during the demolition, excavation, grading and site preparation phases of project construction.	Demolition, excavation, grading and site preparation phases of project construction	City of Manhattan Beach			
AQ-2		Cover Soil Stockpiles. Geotextile or plastic covers shall be installed on soils stockpiled during and after construction. Alternatively, non-toxic soil binders shall be applied to prevent off site migration of the stored soils by wind or water.		South Coast Air Quality Management District enforces Rules 401 (Visible Emissions) and Rule 403 (Fugitive Dust).			
AQ-3		Street Sweeping. Street sweeping will be conducted at least twice per week along the haul route during excavation and earthwork for the reservoir.					
BIO-1	Construction activity, noise and vegetation removal have the potential to disturb nesting birds protected by the Migratory Bird Treaty Act (MBTA), if any are present at the site at the start of project construction.	Nesting Birds. For all construction-related activities that take place within the nesting season (February 1 through August 31), a preconstruction nesting-bird survey shall be conducted no more than 14 days prior to project initiation within the project area and a 500-foot buffer. If active nests are found for species subject to the MBTA, a no-disturbance buffer zone shall be established according to the biologist's assessment of the species' sensitivity to disturbance, generally 300 feet for smaller birds and 500 feet for raptors. Within this buffer zone, no construction shall take place until August 31, until the biologist determines that the nest is no longer active, or unless an alternative method of avoiding nest disturbance is prepared by the biologist and approved by the relevant resource agencies.	Prior to construction activity during the period: February 1 through August 31	City of Manhattan Beach The United States Fish and Wildlife Service (USFWS) enforces the MBTA.			
CR-1	Although none	Unexpected Cultural Discoveries. If during	Construction	City of			

No.	Impact	Mitigation Measure	Time Frame for Implementation	Responsible Monitoring Agency	Verification of Compliance		
					Initials	Date	Remarks
	are known for the project site, excavation and grading have the potential to disturb previously unknown archaeological resources.	<p>excavation or earth moving activities within the project site the construction contractor identifies potential historic or archaeological resources, all excavation and/or grading within 10 feet of the discovery area shall be halted immediately and work redirected until a qualified archaeologist has evaluated the nature and significance of the find.</p> <p>The Archaeologist shall determine whether the resource is a “unique archaeological resource” pursuant to Section 21083.2(g) of the California Public Resources Code (PRC) or a “historical resource” pursuant to Section 15064.5(a) of the State CEQA Guidelines (14 California CCR). If the archaeological resource is determined to be a “unique archaeological resource” or a “historical resource”, the Archaeologist shall formulate a mitigation plan in consultation with the Lead Agency that satisfies the requirements of the above-listed Sections and that reduces the adverse effects of the project to a less than significant level. If the Archaeologist determines that the archaeological resource is not a “unique archaeological resource” or “historical resource”, s/he need only record the site and submit the recordation form to the South Central Coastal Information Center (SCCIC).</p> <p>If archaeological resources are found to be significant, the Archaeologist shall determine appropriate actions, in cooperation with the Lead Agency and Contractor, for exploration and/or salvage. These actions, as well as final mitigation and disposition of the resources, shall be subject to the approval of the Lead Agency.</p> <p>The Archaeologist shall then prepare a final</p>	activity involving excavation into native soils	<p>Manhattan Beach</p> <p>If prehistoric resources are identified, then relevant Native American tribes shall be contacted.</p>			

No.	Impact	Mitigation Measure	Time Frame for Implementation	Responsible Monitoring Agency	Verification of Compliance		
					Initials	Date	Remarks
		technical report, following the guidelines of the California Office of Historic Preservation, which includes the monitoring results and any evaluation of resources. Copies of the report shall be submitted to the Lead Agency and to the California Historical Resources Information System (CHRIS) SCCIC. If prehistoric resources are identified, then a Native American monitor shall be invited to observe ground-disturbing activities.					
CR-2	Although none are known for the project site, excavation and grading have the potential to disturb previously unknown paleontological resources.	Unexpected Paleontological Discoveries. If any paleontological materials are encountered during ground disturbing activities, all excavation and/or grading within 10 feet of the discovery area shall be halted immediately and work redirected until a paleontologist has evaluated the nature and significance of the find.	Construction activity involving excavation into native soils	City of Manhattan Beach			
CR-3	Although none are expected to be discovered at the project site, excavation and grading have the potential to disturb previously unknown human remains.	Human Remains. In the unexpected event that human remains are encountered during excavation activities, all work shall halt and the County Coroner shall be notified (California Public Resources Code §5097.98). The Coroner shall determine whether the remains are of forensic interest. If the Coroner, with the aid of the project Archaeologist, determines that the remains are prehistoric, s/he will contact the Native American Heritage Commission (NAHC). The NAHC will be responsible for designating the Most Likely Descendant (MLD), who will be responsible for the ultimate disposition of the remains, as required by Section 7050.5 of the California Health and Safety Code. The MLD shall make his/her recommendation within 48 hours of being granted	Construction activity involving excavation into native soils	City of Manhattan Beach Los Angeles County Coroner to be contacted for human remains. Native American Heritage Commission to be contacted for prehistoric human remains.			

No.	Impact	Mitigation Measure	Time Frame for Implementation	Responsible Monitoring Agency	Verification of Compliance		
					Initials	Date	Remarks
		access to the site. The recommendation of the MLD shall be followed if feasible, and may include scientific removal and non-destructive analysis. If the landowner rejects the recommendations of the MLD, the landowner shall rebury the remains with appropriate dignity on the property in a location that will not be subject to further subsurface disturbance (California Public Resources Code §5097.98).					
HM-1	Although not anticipated at the project site, demolition of the existing reservoir and associated facilities could potentially disturb asbestos-containing materials (ACM).	<p>Asbestos Containing Materials. If ACM are identified during the survey conducted prior to demolition, the following measures shall be implemented:</p> <ul style="list-style-type: none"> • ACM shall be removed and disposed prior to demolition using a licensed abatement contractor in accordance with Federal, State, and local regulations and ordinances. • Bid documents and specifications shall be prepared for the demolition/construction project to ensure lawful removal techniques are used. • A third party shall provide demolition oversight to document that the contractor complies with the specifications, proper protective equipment is used, and proper disposal procedures are followed. <p>In addition to the measures above, the following precautions shall be taken prior to any repair or maintenance activities involving less than 100 square feet of ACM:</p> <ul style="list-style-type: none"> • Materials containing asbestos shall not be cut, sanded, or drilled. • Prior to initiating demolition activities that would 	Prior to demolition period of construction	<p>City of Manhattan Beach</p> <p>Written notification to California Division of Occupational Safety and Health (Cal/OSHA) if asbestos containing materials activities involve more than 100 square or linear feet of removal.</p> <p>Written notification to the South Coast Air Quality Management District may also apply.</p>			

No.	Impact	Mitigation Measure	Time Frame for Implementation	Responsible Monitoring Agency	Verification of Compliance		
					Initials	Date	Remarks
		<p>disturb the ACM, the area shall be thoroughly wet to prevent possible release into the air.</p> <ul style="list-style-type: none"> ACM dust shall be removed with a high-efficiency particulate air (HEPA) vacuum or wet wiped with disposable towels. 					
HM-2	Although not anticipated at the project site, demolition of the existing reservoir and associated facilities could potentially disturb lead-based paint (LBP).	<p>Lead Based Paint. If areas of LBP are identified prior to demolition, the following measures shall be implemented:</p> <ul style="list-style-type: none"> The LBP on the interior or exterior of the buildings that is in good condition does not need to be abated prior to demolition. However, any flaking or peeling LBP shall be removed by a licensed lead abatement contractor and waste shall be disposed as required by Federal, State, and local regulations. LBP may be disposed as construction debris as long as it remains on the substrate. The demolition contractor shall implement precautions to comply with OSHA 29 CFR 1926.62, Lead in Construction. <p>The following precautions shall be taken prior to any demolition activities that would disturb LBP:</p> <ul style="list-style-type: none"> Materials containing LBP shall not be cut, sanded or drilled. Prior to initiating demolition activities that would disturb LBP, the area shall be wet to prevent possible release into the air. Dust shall be removed with a HEPA vacuum or wet wiped with disposable towels. 	Prior to demolition period of construction	<p>City of Manhattan Beach</p> <p>Written notification to Cal/OSHA if lead-based paint activities involve more than 100 square or linear feet of removal.</p> <p>Written notification to California Department of Public Health may also apply.</p>			

No.	Impact	Mitigation Measure	Time Frame for Implementation	Responsible Monitoring Agency	Verification of Compliance		
					Initials	Date	Remarks
NOI-1	Construction equipment and vehicles would emit noise, potentially in exceedance of City noise standards.	<p>Noise Mitigation Plan. Prior to the start of construction of the proposed reservoir, the construction contractor shall develop a noise mitigation plan based on an updated estimate of construction equipment and schedule. The objective of the mitigation plan shall be to reduce noise levels during project construction, if feasible to the limits as outlined in the City of Manhattan Beach municipal code. The mitigation plan shall detail measures to limit construction noise, including:</p> <ul style="list-style-type: none"> • Equip all construction equipment, fixed and mobile, with properly operating and maintained noise mufflers and intake silencers, consistent with manufacturers' standards. • Place all stationary construction equipment as far as feasible from near-site residential receptors and situate them so that emitted noise is directed away from off-site sensitive receptors. • Install temporary sound walls, curtains, or acoustic blankets on fences with a height as required to meet required noise standards to the extent feasible and to reduce the residents' view of the construction effort. The surface of the sound walls, curtains, or acoustic blankets shall present a solid face from top to bottom without any openings or cutouts. 	<p>Plan to be developed prior to the start of construction.</p> <p>Plan to be implemented during the construction period.</p>	City of Manhattan Beach			
NOI-2	Construction equipment and vehicles would emit noise, potentially in exceedance of City noise standards.	<p>Control of Construction Hours. Construction activities shall only be permitted to take place between the hours of 7:30 a.m. and 6 p.m. on Monday through Friday, and 9 a.m. and 6 p.m. on Saturday, except with the express written permission of the City of Manhattan Beach City Council or Public Works Director, or in case of emergency.</p>	Construction period	City of Manhattan Beach			

No.	Impact	Mitigation Measure	Time Frame for Implementation	Responsible Monitoring Agency	Verification of Compliance		
					Initials	Date	Remarks
NOI-3	Construction equipment and vehicles would emit noise, potentially in exceedance of City noise standards.	Equipment Mufflers. During all phases of construction, the project contractor shall equip applicable construction equipment with properly operating and maintained mufflers consistent with manufacturers' standards.	Construction period	City of Manhattan Beach			
NOI-4	Construction equipment and vehicles would emit noise, potentially in exceedance of City noise standards.	Notifications. Prior to the start of construction, surrounding properties within 500 feet of the reservoir, schools with ¼ mile, and police and fire offices shall be notified of the proposed project, including information about the anticipated construction schedule. The notification shall include a 24-hour project hotline and email address where residents can express a concern about the project or request additional information. The contact person's name, phone number and email address shall also be posted at the construction site.	Prior to the start of construction	City of Manhattan Beach			
NOI-5	Operation of the proposed pump station would emit noise, including nighttime noise, potentially in exceedance of City noise standards.	Pump Station Building and Generator. The pump station building and generator enclosure shall provide sufficient inside-to-outside building attenuation to reduce noise to acceptable levels as prescribed by the City Municipal Code. For the pump station building, this shall be achieved through a combination of concrete/concrete masonry unit (CMU) walls and roof, noise abatement panels, acoustic louvers, hollow metal doors, and potentially other noise reduction characteristics. The generator will be equipped with an environmental and sound attenuating enclosure. To attenuate noise, the generator enclosure will incorporate a combination of noise abatement panels, acoustic louvers, hollow metal doors, and potentially other noise reduction characteristics as needed to meet noise ordinance standards at	Noise attenuating features to be included in project design. Verification of effectiveness will be conducted after construction is complete.				

No.	Impact	Mitigation Measure	Time Frame for Implementation	Responsible Monitoring Agency	Verification of Compliance		
					Initials	Date	Remarks
		adjacent residential properties.					
TR-1	Construction vehicles would travel to the project site, impacting local traffic.	<p>Construction Management Plan. The City of Manhattan Beach shall require the contractor to prepare and implement a Construction Management Plan. Specifically, the intent of this plan is to minimize disturbance to the neighborhood, identify those activities to be monitored, and make the contractor responsible for failure to adhere to the requirements. The elements of the Construction Management Plan shall include (but not be limited to) the following:</p> <ul style="list-style-type: none"> • Require contractor to obtain all necessary hauling, traffic control and/or transportation permits. • Require contractor to maintain a 24-hour hotline for complaints and questions from the public. • Designate a construction haul route. • Require any large vehicles not classified as passenger vehicles or light trucks to use the haul route. • Allow hauling and deliveries between 8 a.m. and 4 p.m. on weekdays only and no city holidays, unless otherwise authorized by an approved revision to the Construction Management Plan. • Require all public streets and driveways to remain open at all times, or submit a traffic control plan for any temporary lane closures to be approved by the City of Manhattan Beach. • Prohibit obstruction of street traffic, sidewalks or access to adjacent residences at any time. • Require loading of all exported materials and earthwork to be conducted onsite unless authorized by an approved revision to the Construction Management Plan. 	<p>Plan to be developed prior to the start of construction.</p> <p>Plan to be implemented during the construction period.</p>	City of Manhattan Beach			

No.	Impact	Mitigation Measure	Time Frame for Implementation	Responsible Monitoring Agency	Verification of Compliance		
					Initials	Date	Remarks
		<ul style="list-style-type: none"> • Require removal of any delivered materials and delivery trucks from streets immediately upon delivery. • Require contractor to notify hauling and delivery companies of construction haul route prior to such activities. • Require notification to neighbors along haul route prior to the start of any large hauling operation or any construction activities outside of designated hours, as well as notification to residential properties located within 300 feet of any construction activities that occur outside of normal working hours per NOI-2 and that generate significant or sustained noise. • Require notification to the Manhattan Beach Unified School District, local police and fire departments prior to start of construction, prior to any lane closures, and prior to any hauling or deliveries outside of designated hours per NOI-2 and NOI-4. • Prohibit staging or queuing of trucks on any residential streets except directly in front of project site (radio-dispatch and/or approved remote staging locations may be used to accomplish this requirement). At no time shall construction vehicles, materials or equipment obstruct residential driveways. • Require contractor to provide an off-street parking area for construction workers of not less than 10 spaces, unless otherwise approved. If a remote parking area is used, require contractor to provide personnel transportation service for workers to/from the project site. Any remote parking area shall be approved by the City of Manhattan Beach. 					

No.	Impact	Mitigation Measure	Time Frame for Implementation	Responsible Monitoring Agency	Verification of Compliance		
					Initials	Date	Remarks
		<ul style="list-style-type: none"> Require construction vehicles to fully utilize off-street parking prior to using street parking. With City of Manhattan Beach approval, certain on-street parking areas may be designated for project-related vehicles. Require the contractor to post appropriate temporary parking signs to designate any approved street parking area or prohibitions near the construction site. Encourage contractors and construction workers to carpool to the construction site. Specify penalties for failure to comply with Construction Management Plan. Provide for monitoring and enforcement of the Construction Management Plan to the satisfaction of the City of Manhattan Beach. The location of any construction trailers shall be subject to the approval of the City of Manhattan Beach. Provide for revisions to the Construction Management Plan upon approval by the City of Manhattan Beach. 					
TR-2	Construction vehicles would travel to the project site, impacting local traffic.	Construction Haul Route. All construction-related vehicle trips shall utilized the preferred construction haul routes (Figures 1, 2, and 3, attached) to the project site as approved by the applicable regulating authorities.	Construction period	City of Manhattan Beach			

No.	Impact	Mitigation Measure	Time Frame for Implementation	Responsible Monitoring Agency	Verification of Compliance		
					Initials	Date	Remarks
TR-3	Heavy equipment used for reservoir construction could degrade the surface of Peck Avenue.	Repaving. The Contractor shall conduct a pre-construction inspection, including the hauling routes, and document the results with a video file. If the City determines that Peck Avenue has been degraded due to the reservoir replacement project, the contractor shall repave, with slurry seal overlay, the portions of Peck Avenue determined by the City to be degraded as a result of the project.	Survey prior to the start of construction. Repaving, if warranted, after the conclusion of construction.	City of Manhattan Beach			

Figure 1. Truck Route to Peck Reservoir for Materials Deliveries and Refuse

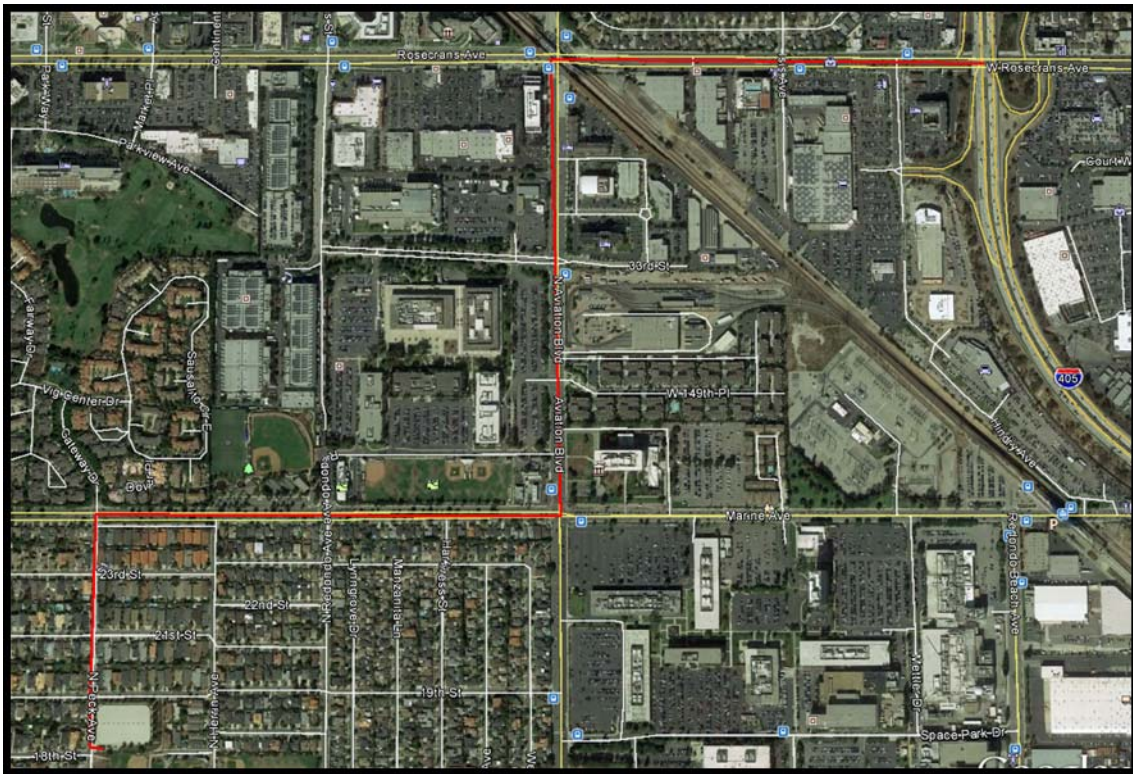


Figure 2. Truck Route for Refuse Materials During Impacted Conditions (1 of 2)

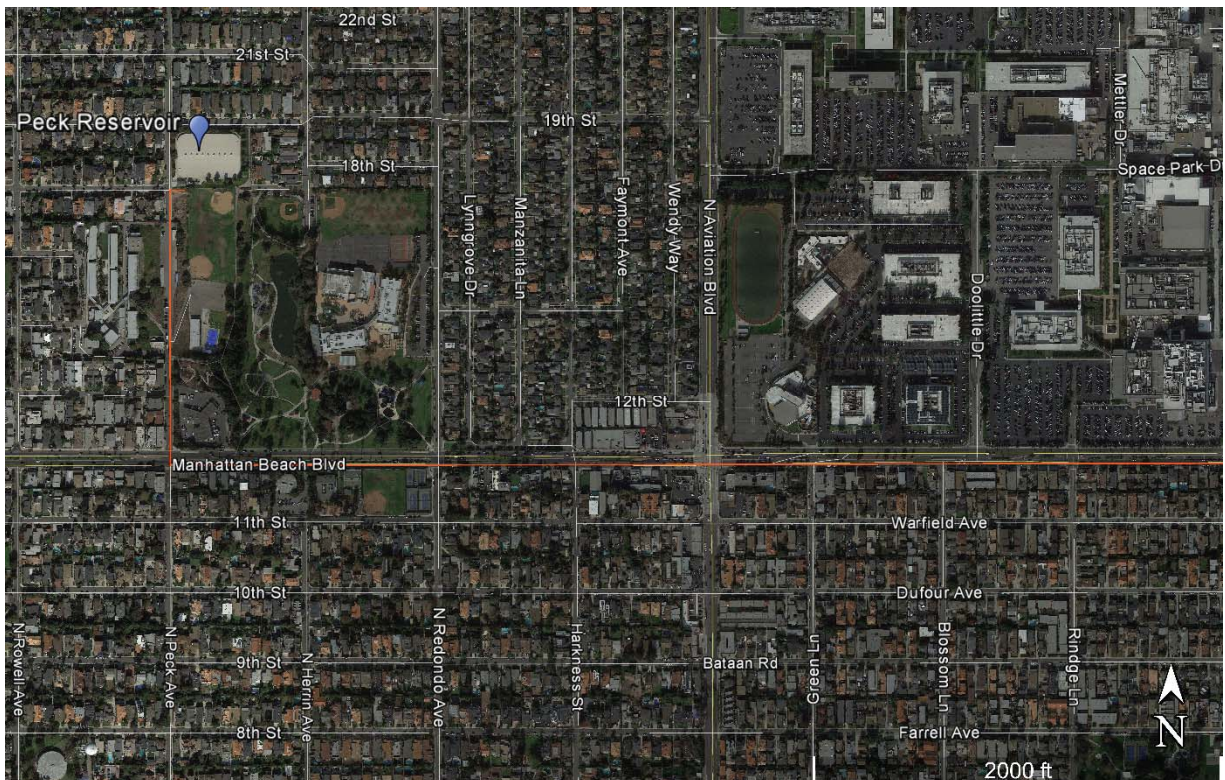


Figure 3. Truck Route for Refuse Materials During Impacted Conditions (2 of 2)

