



FINAL | JULY 2019

Aviation Boulevard at Artesia Boulevard Southbound to Westbound Right Turn Improvement Project INITIAL STUDY/MITIGATED NEGATIVE DECLARATION



Prepared for:

CITY OF MANHATTAN BEACH

Prepared by:

Michael Baker
INTERNATIONAL

FINAL
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

**Aviation Boulevard at Artesia Boulevard
Southbound to Westbound Right Turn
Improvement Project**

State Clearinghouse No. 2019059007



LEAD AGENCY:

City of Manhattan Beach

1400 Highland Avenue
Manhattan Beach, CA 90266

Contact: Prem Kumar
City Engineer
310.802.5352

PREPARED BY:

Michael Baker International

5 Hutton Centre Drive, Suite 500
Santa Ana, California 92707

Contact: Mr. Alan Ashimine
949.472.3505

July 2019

JN 158606

This document is designed for double-sided printing to conserve natural resources.



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**AVIATION BOULEVARD AT ARTESIA BOULEVARD
SOUTHBOUND TO WESTBOUND RIGHT TURN IMPROVEMENT PROJECT**
Final Initial Study/Mitigated Negative Declaration

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1.0 INTRODUCTION

The proposed Aviation Boulevard at Artesia Boulevard Southbound to Westbound Right Turn Improvement Project (herein referenced as the “project”) involves roadway improvements along Aviation Boulevard at Artesia Boulevard within the City of Manhattan Beach (City). Following a preliminary review of the proposed project, the City has determined that it is subject to the guidelines and regulations of the California Environmental Quality Act (CEQA). This Initial Study addresses the direct, indirect, and cumulative environmental effects of the project, as proposed.

In accordance with the California Environmental Quality Act (CEQA) Guidelines, an Initial Study/Mitigated Negative Declaration (IS/MND) has been prepared for the proposed project.

The IS/MND (State Clearinghouse No. 2019059007) was made available for public review and comment pursuant to CEQA Guidelines Section 15070. The public review commenced on May 2, 2019 and concluded on May 31, 2019 (note that the State Clearinghouse extended review for State agencies to June 3, 2019). The IS/MND and supporting attachments were available for review by the general public at:

- City of Manhattan Beach City Hall, 1400 Highland Avenue, Manhattan Beach, CA 90266;
- County of Los Angeles Public Library, 1320 Highland Avenue, Manhattan Beach, CA 90266;
- Joslyn Community Center, 1601 Valley Drive, Manhattan Beach, CA 90266;
- Manhattan Heights, 1600 Manhattan Beach Boulevard, Manhattan Beach, CA 90266; and
- City of Manhattan Beach website at <https://www.citymb.info/departments/public-works>.



**AVIATION BOULEVARD AT ARTESIA BOULEVARD
SOUTHBOUND TO WESTBOUND RIGHT TURN IMPROVEMENT PROJECT**
Final Initial Study/Mitigated Negative Declaration

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2.0 RESPONSE TO COMMENTS

During the public review period, comments were received on the IS/MND from certain interested public agencies and private parties. The following is a list of the persons, firms, or agencies that submitted comments on the IS/MND during the public review period:

Comment Letter No.	Person, Firm, or Agency	Letter Dated
1	Scott Morgan, Director State Clearinghouse and Planning Unit Governor's Office of Planning and Research	June 4, 2019 June 6, 2019 June 11, 2019
2	Miya Edmonson IGR/CEQA Branch Chief California Department of Transportation, District 7	May 30, 2019
Late Letters Received		
3	Pete Cooke Hazardous Waste Management Program, Permitting Division Department of Toxic Substances Control	June 4, 2019
4	Resident of Manhattan Beach 1706 Matthews Avenue, Manhattan Beach	June 14, 2019

Although the CEQA Guidelines do not require a Lead Agency to prepare written responses to comments received (see CEQA Guidelines Section 15088), the City of Manhattan Beach has elected to prepare the following written responses with the intent of conducting a comprehensive and meaningful evaluation of the proposed project. The number designations in the responses are correlated to the bracketed and identified portions of each comment letter.



Gavin Newsom
Governor

STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse and Planning Unit



Kate Gordon
Director

June 4, 2019

Prem Kumar
Manhattan Beach, City of
1400 Highland Avenue
2019059007
Manhattan Beach, CA 90266

Subject: Aviation Boulevard at Artesia Boulevard Southbound to Westbound Right Turn Improvement Project
SCH#: 2019059007

Dear Prem Kumar

The State Clearinghouse submitted the above named MND to selected state agencies for review. The review period closed on 6/3/2019, and no state agencies submitted comments by that date. This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act, <https://ceqanet.opr.ca.gov/2019059007/2>.

Please call the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process. If you have a question about the above-named project, please refer to the ten-digit State Clearinghouse number when contacting this office.

Sincerely,

A handwritten signature in purple ink, appearing to read "Scott Morgan".

Scott Morgan
Director, State Clearinghouse

1-1



Gavin Newsom
Governor

STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse and Planning Unit



Kate Gordon
Director

June 6, 2019

Prem Kumar
Manhattan Beach, City of
1400 Highland Avenue
Manhattan Beach, CA 90266

Subject: Aviation Boulevard at Artesia Boulevard Southbound to Westbound Right Turn Improvement Project

SCH#: 2019059007

Dear Prem Kumar:

The comment (s) on your MND was (were) received by the State Clearinghouse after the end of the state review period, which closed on 6/3/2019. **Please check the CEQA database for these comments:** <https://ceqanet.opr.ca.gov/2019059007/2> because they provide information or raise issues that should be addressed in your final environmental document.

The California Environmental Quality Act does not require Lead Agencies to respond to late comments. However, we encourage you to incorporate these additional comments into your final environmental document and to consider them prior to taking final action on the proposed project.

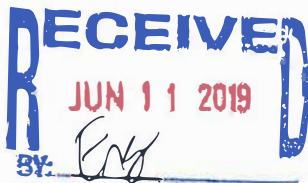
Please contact the State Clearinghouse at (916) 445-0613 if you have any questions concerning the environmental review process. If you have a question regarding the above-named project, please refer to the ten-digit State Clearinghouse number (2019059007) when contacting this office.

Sincerely,

Scott Morgan
Director, State Clearinghouse

cc: Resources Agency

1-2





Gavin Newsom
Governor

STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse and Planning Unit



Kate Gordon
Director

June 11, 2019

Prem Kumar
Manhattan Beach, City of
1400 Highland Avenue
Manhattan Beach, CA 90266

Subject: Aviation Boulevard at Artesia Boulevard Southbound to Westbound Right Turn Improvement Project
SCH#: 2019059007

Dear Prem Kumar:

The comment (s) on your MND was (were) received by the State Clearinghouse after the end of the state review period, which closed on 6/3/2019. **Please check the CEQA database for these comments:** <https://ceqanet.opr.ca.gov/2019059007/2> because they provide information or raise issues that should be addressed in your final environmental document.

The California Environmental Quality Act does not require Lead Agencies to respond to late comments. However, we encourage you to incorporate these additional comments into your final environmental document and to consider them prior to taking final action on the proposed project.

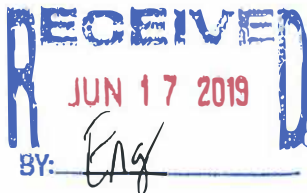
Please contact the State Clearinghouse at (916) 445-0613 if you have any questions concerning the environmental review process. If you have a question regarding the above-named project, please refer to the ten-digit State Clearinghouse number (2019059007) when contacting this office.

Sincerely,

Scott Morgan
Director, State Clearinghouse

cc: Resources Agency

1-3



100 TENTH STREET P.O. BOX 3044 SACRAMENTO, CALIFORNIA 95812-3044
TEL 1-916-445-0613 state.clearinghouse@opr.ca.gov www.opr.ca.gov



CITY OF MANHATTAN BEACH
NOTICE OF INTENT TO ADOPT A
MITIGATED NEGATIVE DECLARATION

Project Title:

Date: May 2, 2019

**AVIATION BOULEVARD AT ARTESIA BOULEVARD SOUTHBOUND TO WESTBOUND RIGHT TURN
IMPROVEMENT PROJECT**

Project Location: Regionally, the project site is located within the southeastern portion of the City of Manhattan Beach (City), in the County of Los Angeles. The project site is located approximately 0.8 miles east of Pacific Coast Highway (Highway 1), approximately 1.65 miles west of State Route 107 (SR-107), and 2 miles west of Interstate 405 (I-405). Locally, the project site is the intersection of Aviation Boulevard and Artesia Boulevard.

Project Description: The proposed project would widen the west side of Aviation Boulevard to the north of the intersection at Artesia Boulevard to accommodate a 12.5 foot right turn lane and an eight-foot pedestrian walkway; construct a new Americans with Disabilities Act (ADA)-compliant features on the northwest corner of the Aviation Boulevard and Artesia Boulevard intersection; re-stripe the north leg of Aviation Boulevard; and provide new crosswalk striping at the west and north legs of the intersection. These improvements would address queuing deficiencies, improve roadway operations, and implement improvements consistent with the Manhattan Beach General Plan Transportation Element.

Environmental Determination: The Initial Study/Environmental Checklist that has been prepared recommends that the lead agency adopt a Mitigated Negative Declaration. The project has the potential for significant effects on air quality, cultural resources, hazards and hazardous materials, noise, transportation and traffic, and tribal cultural resources, but each of those potential impacts is mitigated to less than significant with the mitigation measures identified in the Mitigated Negative Declaration document.

Hazardous Waste Sites: The project site is listed pursuant to Government Code Section 65962.5.

Public Review Period During Which Comments May be Submitted: May 2, 2019 to May 31, 2019

Address/location where the Initial Study and Proposed Mitigated Negative Declaration are available for review:

City of Manhattan Beach City Hall 1400 Highland Avenue, Manhattan Beach, CA 90266

County of Los Angeles Public Library 1320 Highland Avenue, Manhattan Beach, CA 90266

Joslyn Community Center 1601 Valley Drive, Manhattan Beach, CA 90266

Manhattan Heights 1600 Manhattan Beach Boulevard, Manhattan Beach, CA 90266

City of Manhattan Beach Website <https://www.citymb.info/departments/public-works>

(Reference documents are available for review on the City website)

Please send written comments to: Mr. Prem Kumar, City of Manhattan Beach, 1400 Highland Avenue, Manhattan Beach, CA 90266 | P: (310) 802-5352 | E: pkumar@citymb.info

1-3

Prem Kumar, City Engineer

Date

4/25/19

THIS NOTICE WAS POSTED

ON May 02 2019

UNTIL June 03 2019

REGISTRAR – RECORDER/COUNTY CLERK

2019 116012



FILED

May 02 2019

Dean C. Logan, Registrar – Recorder/County Clerk

Electronically signed by COURTNEY MAFFITT



Response No. 1

Mr. Scott Morgan, Director
State Clearinghouse and Planning Unit
Governor's Office of Planning and Research
June 4, 2019

1-1 The commenter indicates that the State Clearinghouse submitted the IS/MND to selected State agencies for review, and that the comment period for the Draft IS/MND concluded on June 3, 2019 for State agencies. No State agencies submitted comments by this date. The commenter states that the lead agency complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act (CEQA), <https://ceqanet.opr.ca.gov/2019059007/2>. As such, the commenter does not provide specific comments regarding information presented in the IS/MND and no further response is necessary.

In a follow up letter, dated June 6, 2019, the commenter acknowledged receipt of a late letter from the Department of Toxic Substances Control (see Comment Letter No. 3) and acknowledges that CEQA does not require Lead Agencies to respond to late comments. Notwithstanding, the City of Manhattan Beach has elected to accept this comment letter and has responded in writing. Refer to Comment Letter No. 3.

In a follow up letter, dated June 11, 2019, the commenter acknowledged receipt of a late notice from the Recorder/County Clerk (a copy of the Notice of Intent [NOI]). This notice does not include comment on the Public Review Draft Initial Study/Mitigated Negative Declaration. As such, no further response is necessary.

DEPARTMENT OF TRANSPORTATION
DISTRICT 7- OFFICE OF REGIONAL PLANNING
100 S. MAIN STREET, SUITE 100
LOS ANGELES, CA 90012
PHONE (213) 897-6536
FAX (213) 897-1337
TTY 711
www.dot.ca.gov

Gavin Newsom Governor



*Making Conservation
a California Way of Life.*

May 30, 2019

Prem Kumar
City Engineer
City of Manhattan Beach
1400 Highland Avenue
Manhattan Beach, CA 90266

RE: Aviation Boulevard at Artesia Boulevard
Southbound to Westbound Right Turn
Improvement Project
SCH# 2019059007
GTS# 07-LA-2019-02453
Vic. LA-1/ PM 21.636

Dear Mr. Kumar:

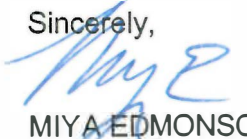
Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced project. The proposed project would widen the west side of Aviation Boulevard to the north of the intersection at Artesia Boulevard to accommodate a 12.5 foot right turn lane and an eight-foot pedestrian walkway; construct new Americans with Disabilities Act (ADA)-compliant features on the northwest corner of the Aviation Boulevard and Artesia Boulevard intersection; re-stripe the north leg of Aviation Boulevard; and provide new crosswalk striping at the west and north legs of the intersection. These improvements would address queuing deficiencies, improve roadway operations, and implement improvements consistent with the Manhattan Beach General Plan Transportation Element.

The nearest State facility to the proposed project is State Route 1. After reviewing the Mitigated Negative Declaration (MND), Caltrans does not expect project approval to result in a direct adverse impact to the existing State transportation facilities.

As a reminder, any transportation of heavy construction equipment and/or materials which requires use of oversized-transport vehicles of State highways will need a Caltrans transportation permit. We recommend large size truck trips be limited to off-peak commute periods.

If you have any questions, please contact project coordinator Mr. Carlo Ramirez, at carlo.ramirez@dot.ca.gov and refer to GTS# 07-LA-2019-02453.

Sincerely,


MIYA EDMONSON
IGR/CEQA Branch Chief
Cc: Scott Morgan, State Clearinghouse





Response No. 2

Miya Edmonson
IGR/CEQA Branch Chief
California Department of Transportation, District 7
May 30, 2019

- 2-1 The commenter confirmed that a direct adverse impact is not expected to result to Caltrans facilities, including the nearest facility (State Route 1). The commenter states that any transportation of heavy construction equipment and/or materials which requires use of oversized-transport vehicles of State highways will need a Caltrans transportation permit. The commenter recommends large size truck trips to be limited to off-peak commute period. Oversized transport vehicles are not anticipated to be required for the proposed project and proposed large size truck trips are proposed to avoid peak hours (7:00 a.m. to 9:00 a.m. and 5:00 p.m. to 7:00 p.m.).



Jared Blumenfeld
Secretary for
Environmental Protection

Department of Toxic Substances Control

Meredith Williams, Ph.D.
Acting Director
9211 Oakdale Avenue
Chatsworth, California 91311



Gavin Newsom
Governor

June 4, 2019

Prem Kumar
City Engineer
City of Manhattan Beach
1400 Highland Avenue
Manhattan Beach, CA 90266

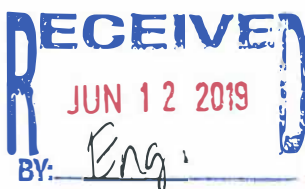
NOTICE OF AVAILABILITY OF AN ENVIRONMENTAL DOCUMENT FOR THE AVIATION BOULEVARD AT ARTESIA BOULEVARD SOUTHBOUND TO WESTBOUND RIGHT TURN IMPROVEMENT PROJECT (PROJECT)

Dear Prem Kumar:

The Department of Toxic Substances Control (DTSC) has received the document for the above-mentioned project.

Based on the review of the document, the DTSC comments are as follows:

- 1) The document needs to identify and determine whether current or historic uses at the project site have resulted in any release of hazardous wastes/substances at the project area. **3-1**
- 2) The document needs to identify any known or potentially contaminated site within the proposed project area. For all identified sites, the document needs to evaluate whether conditions at the site pose a threat to human health or the environment. **3-2**
- 3) The document should identify the mechanism to initiate any required investigation and/or remediation for any site that may require remediation, and which government agency will provide appropriate regulatory oversight. **3-3**
- 4) If during construction of the project, soil contamination is suspected, construction in the area should stop and appropriate health and safety procedures should be implemented. If it is determined that contaminated soil exists, the document should identify how any required investigation or remediation will be conducted, and which government agency will provide appropriate regulatory oversight. **3-4**



Prem Kumar
June 4, 2019
Page 2

DTSC provides guidance for Preliminary Endangerment Assessment (PEA) preparation, and cleanup oversight through the Voluntary Cleanup Program (VCP). For additional information on the VCP, please visit DTSC's web site at www.dtsc.ca.gov. If you would like to meet and discuss this matter further, please contact me at (818) 717-6555 or Pete.Cooke@dtsc.ca.gov.

**3-4
cont.**

Sincerely,



Pete Cooke
Site Mitigation and Restoration Program - Chatsworth Office

cc: Governor's Office of Planning and Research
State Clearinghouse
P.O. Box 3044
Sacramento, California 95812-3044

Dave Kereazis
Hazardous Waste Management Program, Permitting Division
CEQA Tracking
Department of Toxic Substances Control
P.O. Box 806
Sacramento, California 95812-0806



Response No. 3

Pete Cooke
Hazardous Waste Management Program, Permitting Division
California Department of Toxic Substances Control
June 4, 2019

- 3-1 As discussed in Section 4.8, *Hazards and Hazardous Materials*, of the Draft IS/MND, a *Phase I Environmental Site Assessment* (Phase I ESA) was prepared for the project site by Michael Baker International (Michael Baker), dated September 2017. Per this analysis, past uses included a former on-site gasoline service station. This past use resulted in a leaking underground storage tank (UST). Although this release was remediated under the oversight of the Regional Water Quality Control Board and received case closure, this use has likely resulted in residual soil and groundwater contamination remaining at the site. To mitigate potential effects from residual soil contamination from the former gasoline service station, Mitigation Measure HAZ-1 would require that a Phase II/Site Characterization Specialist conduct soil sampling prior to issuance of a grading permit for the proposed project. If contamination is found at levels that exceed established regulatory requirements, the Phase II/Site Characterization Specialist would recommend appropriate soil management/remedial activities pursuant to established regulatory requirements. Further, the project would be required to comply with Mitigation Measures HAZ-2 and HAZ-3, which would ensure worker safety during construction and implementation of a Soil Management Plan (SMP) for proposed import/export of soils during site grading activities. Upon compliance with Mitigation Measures HAZ-1 through HAZ-3, impacts associated with the former on-site gasoline service station would be reduced to less than significant levels. Current on-site commercial uses do not involve hazardous materials in reportable quantities and have not likely resulted in contamination on-site.
- 3-2 Based on the Phase I ESA prepared for the project site, there is the potential for contaminated groundwater to underlie the project site as a result of past adjoining uses (page 4.8-3 of the Draft IS/MND). Adjoining uses of concern include past gasoline service stations and dry cleaners at 1650 Artesia Boulevard (Former Shell Service Gasoline Service Station), 1751 Artesia Boulevard (Former Chevron Gasoline Service Station and Arlo's Plaza Cleaners), and 1700 Artesia Boulevard (Former Exxon Service Station). However, contaminated groundwater is not anticipated to be encountered during project construction, as excavation activities would be limited to the top 25 feet below ground surface (bgs), and groundwater is expected to be greater than 70 feet bgs. Thus, implementation of the proposed project would not be anticipated to result in accidental conditions involving contaminated groundwater.
- 3-3 Per Response 3-1 above, the Draft IS/MND included mechanisms to initiate required investigation and/or remediation, if necessary (Mitigation Measures HAZ-1 through HAZ-3 of the Draft IS/MND).
- 3-4 Draft IS/MND Mitigation Measure HAZ-2 would ensure that if during construction of the project, soil contamination is suspected, construction in the area would stop and appropriate health and safety procedures would be implemented. If it is determined that contaminated soils exist, appropriate investigation or remediation would be conducted, as required by existing Federal, State, and local laws and regulations, including appropriate government agency regulatory oversight.



COMMENT CORRESPONDENCE NO. 4

A resident of the City of Manhattan Beach (1706 Matthews Avenue) contacted the City staff via telephone on June 14, 2019 requesting information on how the City will deal with traffic that diverts to his street to avoid the construction zone. He noted that southbound traffic on Aviation Boulevard that needs to go west on Artesia Boulevard will likely take Matthew to avoid the construction zone.

4-1



Response No. 4

Resident of Manhattan Beach
1706 Matthews Avenue, Manhattan Beach
June 14, 2019

- 4-1 Pursuant to Draft IS/MND Mitigation Measure TR-1, prior to the initiation of construction, a Traffic Management Plan (TMP) will be prepared. The TMP shall include measures to minimize potential safety impacts during the short-term construction process, when partial lane closures would be required, and shall specify that one direction of travel in each direction plus the turn lane must always be maintained throughout project construction. It shall include measures such as construction signage, limitations on timing for lane closures to avoid peak hours, temporary striping plans, and the need for a construction flagperson to direct traffic during heavy equipment use. The TMP shall be incorporated into project specifications for verification prior to final plan approval.

As part of the TMP, City staff will take cut-through traffic into consideration and implement measures to minimize potential traffic diverting into surrounding neighborhoods. These measures may include appropriate signage to maintain right-turn access onto Artesia Boulevard from Aviation Boulevard during lane closures.



**AVIATION BOULEVARD AT ARTESIA BOULEVARD
SOUTHBOUND TO WESTBOUND RIGHT TURN IMPROVEMENT PROJECT**
Final Initial Study/Mitigated Negative Declaration

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3.0 MITIGATION MONITORING AND REPORTING PROGRAM

The California Environmental Quality Act (CEQA) requires that when a public agency completes an environmental document which includes measures to mitigate or avoid significant environmental effects, the public agency must adopt a reporting or monitoring plan. This requirement ensures that environmental impacts found to be significant are mitigated. The reporting or monitoring plan must be designed to ensure compliance during project implementation (*Public Resources Code Section 21081.6*).

In compliance with Public Resources Code Section 21081.6, Table 1, Mitigation Monitoring and Reporting Checklist, has been prepared for the Aviation Boulevard at Artesia Boulevard Southbound to Westbound Right Turn Improvement Project (the “project”). This Mitigation Monitoring and Reporting Checklist is intended to provide verification that all applicable Mitigation Measures relative to significant environmental impacts are monitored and reported. Monitoring will include: 1) verification that each mitigation measure has been implemented; 2) recordation of the actions taken to implement each mitigation; and 3) retention of records in the Aviation Boulevard at Artesia Boulevard Southbound to Westbound Right Turn Improvement Project file.

This Mitigation Monitoring and Reporting Program (MMRP) delineates responsibilities for monitoring the project, but also allows the City flexibility and discretion in determining how best to monitor implementation. Monitoring procedures will vary according to the type of mitigation measure. Adequate monitoring consists of demonstrating that monitoring procedures took place and that mitigation measures were implemented. This includes the review of all monitoring reports, enforcement actions, and document disposition, unless otherwise noted in the Mitigation Monitoring and Reporting Checklist (Table 1). If an adopted mitigation measure is not being properly implemented, the designated monitoring personnel shall require corrective actions to ensure adequate implementation.

Reporting consists of establishing a record that a mitigation measure is being implemented, and generally involves the following steps:

- The City distributes reporting forms to the Contractor, City Engineer, Phase II/Site Characterization Specialist, Archaeologist Certified by the County of Los Angeles (if needed), Paleontologist Certified by the County of Los Angeles (if needed), for verification of compliance.
- The Contractor, City Engineer, Phase II/Site Characterization Specialist, Archaeologist Certified by the County of Los Angeles (if needed), Paleontologist Certified by the County of Los Angeles (if needed) will review the Initial Study/Mitigated Negative Declaration, which provides general background information on the reasons for including specified mitigation measures.
- Problems or exceptions to compliance will be addressed to the City as appropriate.
- Periodic meetings may be held during project implementation to report on compliance of mitigation measures.
- Contractor, City Engineer, Phase II/Site Characterization Specialist, Archaeologist Certified by the County of Los Angeles (if needed), and Paleontologist Certified by the County of Los Angeles (if needed) will provide the City with verification that monitoring has been conducted and ensure, as applicable, that mitigation measures have been implemented. Monitoring compliance may be documented through existing review and approval programs such as field inspection reports and plan review.
- The City prepares a reporting form periodically during the construction phase and an annual report summarizing all project mitigation monitoring efforts.



**AVIATION BOULEVARD AT ARTESIA BOULEVARD
SOUTHBOUND TO WESTBOUND RIGHT TURN IMPROVEMENT PROJECT**
Final Initial Study/Mitigated Negative Declaration

- Appropriate mitigation measures will be included in construction documents and/or conditions of permits/approvals.

Minor changes to the MMRP, if required, would be made in accordance with CEQA and would be permitted after further review and approval by the City. Such changes could include reassignment of monitoring and reporting responsibilities, plan redesign to make any appropriate improvements, and/or modification, substitution, or deletion of mitigation measures subject to conditions described in *CEQA Guidelines* Section 15162. No change will be permitted unless the MMRP continues to satisfy the requirements of *Public Resources Code* Section 21081.6.

Note that since the proposed project would involve a Right-of-Way Permit, rather than a Grading Permit, and the Traffic Management Plan will be prepared by the Contractor, the Mitigation Measures presented in the Draft IS/MND have been updated accordingly in double underline~~strike through~~. These changes are not considered significant new information and would not result in new or substantially greater significant impacts as compared to those analyzed in the Draft IS/MND.



Table 1
Mitigation Monitoring and Reporting Checklist

Mitigation Number	Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification of Compliance		
						Initials	Date	Remarks
AESTHETICS								
AES-1	To minimize project-related light and glare to the maximum extent feasible, color-corrected halide lights shall be used during project construction. Portable lights shall be operated at the lowest allowable wattage and shall be raised to a height no greater than 20 feet. All lights shall be screened and directed downward toward work activities and away from the night sky and nearby uses to the maximum extent possible. The number of nighttime lights used shall be minimized to the greatest extent possible. This measure would be subject to verification by the City Engineer.	Contractor	City issued plans and specifications/ During Construction	City Engineer	City issued plans and specifications/ During Construction			
AIR QUALITY								
AQ-1	Prior to issuance of a Right-of-Way Permit, the City Engineer shall confirm that the Grading Plan and specifications stipulate that, in compliance with SCAQMD Rule 403, excessive fugitive dust emissions shall be controlled by regular watering or other dust prevention measures, as specified in the SCAQMD's Rules and Regulations. In addition, SCAQMD Rule 402 requires implementation of dust suppression techniques to prevent fugitive dust from creating a nuisance off-site. Implementation of the following measures would reduce	Contractor	City issued plans and specifications/ During Construction	City Engineer	City issued plans and specifications/ During Construction			



Table 1 (continued)
Mitigation Monitoring and Reporting Checklist

Mitigation Number	Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification of Compliance		
						Initials	Date	Remarks
	short-term fugitive dust impacts on nearby sensitive receptors: • All active portions of the construction site shall be watered three times daily during daily construction activities, on as needed during wet weather, and when dust is observed migrating from the project site to prevent excessive amounts of dust. • Pave or apply water every three times daily during daily construction activities or apply non-toxic soil stabilizers on parking areas, and staging areas, during dry weather. More frequent watering shall occur if dust is observed migrating from the site during site disturbance. • During dry weather, any on-site stockpiles of debris, dirt, or other dusty material with five percent or greater silt content shall be enclosed, covered, watered three times daily, or non-toxic soil binders shall be applied.							



Table 1 (continued)
Mitigation Monitoring and Reporting Checklist

Mitigation Number	Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification of Compliance		
						Initials	Date	Remarks
	• All grading and excavation operations shall be suspended when wind speeds exceed 25 miles per hour. • Disturbed areas shall be replaced with ground cover or paved immediately after construction is completed in the affected area. • All material transported off-site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust before departing the job site. • Reroute construction trucks away from congested streets or sensitive receptor areas. • Trucks associated with hauling activities shall avoid residential streets and utilize City-designated truck routes to the extent feasible.							



Table 1 (continued)
Mitigation Monitoring and Reporting Checklist

Mitigation Number	Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification of Compliance		
						Initials	Date	Remarks
CULTURAL RESOURCES								
CUL-1	If evidence of subsurface cultural resources is found during construction, excavation and other construction activity within 50 feet of the find shall cease and the construction contractor shall contact the City Engineer. With direction from the City Engineer, an archaeologist certified by the County of Los Angeles shall evaluate the find. If the discovery is believed to be an important Native American deposit, a Native American representative shall be contacted to allow for their concerns to be addressed. If warranted, the archaeologist shall develop a plan of mitigation which may include, but shall not be limited, to, salvage excavation, laboratory analysis and processing, research, curation of the find in a local museum or repository, and preparation of a report summarizing the find.	Contractor	Site Disturbance/ During Construction	City Engineer/ Archaeologist Certified by the County of Los Angeles	Site Disturbance/ During Construction			
CUL-2	If evidence of subsurface paleontological resources is found during construction, excavation, and other construction activity, such activities shall cease within 50 feet of the find and the construction contractor shall contact the City Engineer. With direction from the City Engineer, a paleontologist certified by the County of Los Angeles shall contact the City Engineer. With direction from the City Engineer, a paleontologist	Contractor	Site Disturbance/ During Construction	City Engineer/ Paleontologist Certified by the County of Los Angeles	Site Disturbance/ During Construction			



Table 1 (continued)
Mitigation Monitoring and Reporting Checklist

Mitigation Number	Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification of Compliance		
						Initials	Date	Remarks
	certified by the County of Los Angeles shall evaluate the find. If warranted, the paleontologist shall prepare and complete a standard Paleontological Resources Mitigation Program for the salvage and curation of identified resources.							
HAZARDS AND HAZARDOUS MATERIALS								
HAZ-1	Prior to issuance of a <u>Right-of-Way Permitgrading permit</u> , the City Engineer shall retain a qualified Phase II/Site Characterization Specialist to determine whether contaminated soils are present within the project site. If contamination is present above regulatory thresholds, the Phase II/Site Characterization Specialist shall recommend soil management and/or remedial activities to ensure worker safety and proper handling.	Contractor	City issued plans and specification/ Prior to the issuance of a Right-of-Way Permit/ During Construction	City Engineer/ Phase II Site Characterization Specialist	City issued plans and specifications/ Prior to Issuance of a Right-of-Way Permit/ During Construction			
HAZ-2	If unknown wastes or suspect materials are discovered during construction by the construction contractor which he/she believes may involve hazardous wastes/materials, the construction contractor shall: Immediately stop work in the vicinity of the suspected contaminant, removing workers and the public from the area;	Contractor	During Construction	City Engineer	During Construction			



Table 1 (continued)
Mitigation Monitoring and Reporting Checklist

Mitigation Number	Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification of Compliance		
						Initials	Date	Remarks
	- Notify the City Engineer; - Secure the areas as directed by the City; - Notify the implementing agency's Hazardous Wastes/Materials Coordinator; and - Perform remedial activities as required under existing regulatory agency standards.							
HAZ-3	Prior to issuance of a grading permit<u>Right-of-Way Permit</u>, a qualified environmental professional with Phase II/Site Characterization experience shall prepare a Soil Management Plan (SMP) for proposed import/export of soils during site grading activities. The SMP shall be made available to the contractor and the City Engineer for use during grading activities. The SMP shall include verification sampling of all soils proposed for import export prior to hauling. Should elevated levels of hazardous materials be identified, the SMP shall include a decision framework and specific risk management measures for managing soil in a manner protective of human health	Contractor	City issued plans and specifications/ Prior to the issuance of a Right-of-Way Permit/ During Construction	City Engineer	City issued plans and specifications/ Prior to Issuance of a Right-of-Way Permit/ During Construction			



Table 1 (continued)
Mitigation Monitoring and Reporting Checklist

Mitigation Number	Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification of Compliance		
						Initials	Date	Remarks
	and consistent with applicable regulatory requirements prior to and during hauling.							
NOISE								
N-1	Prior to initiation of construction, the City Engineer shall ensure that the following measures are incorporated into construction contract documents: - All construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers and other State required noise attenuation devices. - A construction notice shall be mailed to residents within a 500' radius of the project and shall indicate the dates and duration of construction activities, as well as provide a City of Manhattan Beach staff contact name and a telephone number where residents can inquire about the construction process and register complaints. - Construction haul routes shall be designed to avoid noise sensitive uses to the maximum extent feasible (e.g., residences etc.).	Contractor	City issued plans and specifications/ Prior to Initiation of Construction/ During Construction	City Engineer	City issued and specifications/ Prior to Initiation of Construction/ During Construction			



Table 1 (continued)
Mitigation Monitoring and Reporting Checklist

Mitigation Number	Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification of Compliance		
						Initials	Date	Remarks
	- During construction, stationary construction equipment shall be placed such that emitted noise is directed away from sensitive noise receivers. - Construction equipment staging areas shall be located away from adjacent sensitive receptors.							
N-2	Prior to initiation of construction activities that are outside the allowable construction hours per the Manhattan Beach Municipal Code Section 9.44.030(a), the City Engineer shall request authorization from the City Council to modify the construction activity hours per Manhattan Beach Municipal Code Section 9.44.030(f).	City Engineer	City issued plans and specifications/ Prior to Initiation of Construction	City Engineer	City issued plans and specifications/ Prior to the Initiation of Construction			
N-3	Prior to initiation of construction, the City Engineer shall ensure that construction plans prohibit the use of vibratory roller equipment within 26 feet of any structure to minimize vibration impacts.	Contractor	City issued plans and specifications/ Prior to the Initiation of Construction	City Engineer	City issued plans and specifications/ Prior to the Initiation of Construction			
TRANSPORTATION/TRAFFIC								
TR-1	Prior to the initiation of construction, the Contractor City Engineer, or their designee, shall prepare a Traffic Management Plan (TMP) <u>to the City Engineer for review and</u>	Contractor	City issued plans and specifications/ Prior to the	City Engineer, or their designee	City issued plans and specifications/ Prior to the			



Table 1 (continued)
Mitigation Monitoring and Reporting Checklist

Mitigation Number	Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification of Compliance		
						Initials	Date	Remarks
	<u>approval</u> . The TMP shall include measures to minimize potential safety impacts during the short-term construction process, when partial lane closures would be required, and shall specify that one direction of travel in each direction plus the turn lane must always be maintained throughout project construction. It shall include measures such as construction signage, limitations on timing for lane closures to avoid peak hours, temporary striping plans, and the need for a construction flagperson to direct traffic during heavy equipment use. The TMP shall be incorporated into project specifications for verification prior to final plan approval.		Initiation of Construction/ During Construction		Final Plan Approval/ During Construction			



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