

RESOLUTION NO. 24-0044

A RESOLUTION OF THE MANHATTAN BEACH CITY COUNCIL APPROVING A COASTAL DEVELOPMENT PERMIT FOR THE 28th STREET STORMWATER INFILTRATION PROJECT LOCATED AT AND AROUND 115 26th STREET (26th STREET PUBLIC PARKING FACILITY)

THE MANHATTAN BEACH CITY COUNCIL DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The Manhattan Beach Department of Public Works (“Applicant”) has submitted an application for a Coastal Development Permit for construction of the 28th Street Stormwater Infiltration Project (“Project”) located in and around 115 26th Street (26th Street Public Parking Facility). More specifically, the Project is located at 115 26th Street (the 26th Street Parking Facility); and within the public right-of-way on the streets surrounding the parking facility, including 26th Street, from Ocean Drive to Manhattan Avenue; 27th Street from Ocean Drive to Manhattan Avenue; Ocean Drive from 26th Street to 27th Street; and Manhattan Avenue from 26th Street to 28th Street; and in the green space on the lower portion of Bruce’s Beach Park east of and adjacent to Manhattan Avenue.

SECTION 2. Pursuant to Section A.96.030 (Definitions) of the Manhattan Beach Local Coastal Program (“LCP”), the Project qualifies as a “development,” and pursuant to Section A.96.040 (Requirement for coastal development permit), a Coastal Development Permit (“CDP”) is required for the Project.

SECTION 3. On May 21, 2024, the City Council conducted a duly noticed public hearing to consider the Project, during which the City Council received a presentation by staff and provided an opportunity for the public to provide evidence and testimony. The City Council also received and reviewed written testimony received by the City prior to the public hearing.

SECTION 4. 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 (“IS”) was prepared pursuant to State CEQA Guideline § 15025 (a). The IS identified potentially significant impacts in eight environmental impact categories. For each potential impact, the IS identified mitigation measures that could be imposed in order to reduce potentially significant impacts to a less-than-significant level. Therefore, a Draft Initial Study/Mitigated Negative Declaration (“IS/MND”) was prepared for the Project. The Draft IS/MND was made available for public review and comment from February 16, 2024, through March 18, 2024 as prescribed by CEQA and the State CEQA Guidelines, and a Final IS/MND was prepared, including a Mitigation Monitoring and Reporting

Program (“MMRP”). The Final IS/MND and MMRP have been adopted by this City Council through the adoption of City Council Resolution No. 24-0043.

SECTION 5. The record of the public hearing indicates:

- A) The legal description of the site is Lots 1, 2, 3, 4, 11, 12, 13, 14, Block 5, Peck’s Manhattan Beach Tract (APNs: 4177024900 & 4177024902), and Lots 1, 2, 3, 4, 5, 12, 13, 14, 15, 16, VAC ST ADJ ON NE and Lots 6,7,8,9,10, and Lot 11, Block 12, Peck’s Manhattan Beach Tract (APN: 4177023900) in the City of Manhattan Beach, County of Los Angeles. The site also includes portions of public right-of-way along 26th, 27th, and 28th streets, and Manhattan Avenue. The site is located in Area District III and is zoned Public and Semipublic (“PS”) at the existing public parking facility and Open Space (“OS”) at the lower portion of the Bruce’s Beach park, with General Plan land use designations of Public Facilities and Parks/Open Space, respectively. The site is within the appealable portion of the City’s Coastal Zone. The surrounding properties are zoned High- Density Residential (“RH”) to the north, south and east, and PS and RH to the west.
- B) The existing and proposed public parking facility use is permitted by-right in the PS zoning district and the existing and proposed park and recreation facility use is permitted by-right in the OS zoning district. These uses are in compliance with their City’s General Plan designations of Public Facilities and Parks/Open Space. The General Plan encourages the Public Facilities land use category to accommodate “uses operated for public benefit, including public schools, in addition to government offices, libraries, cultural centers, and neighborhood/community centers.” The Parks/Open Space designation “applies to all public parks throughout the City, Veterans Parkway, the Beach, and Strand. While parks and other open space represent the primary permitted uses, limited recreational facilities and commercial uses in support of the principal park use are also permitted.”
- C) The applicant is requesting approval of a Coastal Development Permit to allow the construction of an underground stormwater infiltration system, which also includes above-ground improvements to the existing public parking facility.
- D) The Project is consistent with the following General Plan policy:

Policy LU-2.4: Support appropriate stormwater pollution mitigation measures.

The Project involves the construction of a stormwater<sup>-22-</sup> diversion and infiltration system capable of capturing up to 67 acre-feet of water from a single storm event. Pollutants within the captured stormwater, such as trash and bacteria, will be prevented from entering the ocean, thereby improving water quality within the Santa Monica Bay.

- E) A Mitigated Negative Declaration (“MND”) and MMRP have been adopted for the Project.

SECTION 6. Based upon substantial evidence in the record, and pursuant to

LCP Section A.96.150 (Findings), the City Council hereby makes the following findings:

**A) That the project, as described in the application and accompanying material, or as modified by any conditions of approval, conforms with the certified Local Coastal Program;**

The Project site is located within Area District III and zoned PS and OS. The portion of the site containing the existing public parking facility is zoned PS, and the portion of the site occupied by the Bruce's Beach Park is zoned OS. The General Plan and LCP designations for the Project site are Public Facilities and Parks/Open Space. Pursuant to the General Plan Land Use element, the Public Facilities designation accommodates "uses operated for public benefit, including public schools, in addition to government offices, libraries, cultural centers, and neighborhood/community centers." Also pursuant to the Land Use element, the Parks/Open Space designation "applies to all public parks throughout the City, Veterans Parkway, the Beach, and Strand." While parks and other open space represent the primary permitted uses, limited recreational facilities and commercial uses in support of the principal park use are also permitted. The proposed underground stormwater infiltration system improvements and public parking facility improvements are permitted in the PS and OS zoning districts and comply with the City's General Plan land use designations of Public Facilities and Parks/Open Space. As such, the Project as conditioned conforms with the regulations in the certified LCP. Additionally, based on the discussion above, the Project will not be detrimental to the public health, safety or welfare of persons residing or working 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.

Furthermore, the Project is in conformance with the following LCP Coastal Hazards policy:

- Policy IV.C.5: Monitor the frequency of maintenance required for storm drains to identify when further improvements and adaptation actions (including shortening the outfalls) are needed due to vulnerabilities from beach erosion and sand blockage with sea level rise. Refer to the Adaptation Plan for more information on the triggers that indicate the need for adaptation actions. Future projects, such as stormwater infiltration projects along the backshore, should consider sea level rise during feasibility assessments and include measures to minimize impacts from coastal hazards as well as avoid impacts to water quality, public access, scenic and visual resources, and other coastal resources.

The impact of potential sea level rise was evaluated during the feasibility phase of the Project, and the design of the system takes into account the predicted changes in groundwater elevation that may result from sea level rise. All major Project components will be located below ground, thereby preserving scenic resources. In addition, the creation of accessible parking spaces within the 26th Street Public Parking Facility will improve public access to the coast nearby the Project location.

**B) If the project is located between the first public road and the sea, that the project is in conformity with the public access and recreation policies of Chapter 3 of the Coastal Act of 1976 (Commencing with Section 30200 of the Public Resources Code).**

The Project site is located east of Ocean Drive and is therefore not subject to this finding. Nonetheless, the proposed underground infrastructure improvements, public parking facility improvements (including, but not limited to the restriping of the existing public parking facility as well as the on-street parking stalls along Ocean Drive) do not permanently impact public access to the shoreline. During construction, portions of Manhattan Avenue will be temporarily closed, including at the intersections of 26th, 27th, and 28th streets. However, said access will be fully restored once construction is complete. Additionally, the parking lot will be temporarily closed for a portion of the construction process. As part of the reconstruction of the parking lot, upgrades will be provided consistent with current design standards, accessible parking requirements, and electric vehicle charging requirements.

SECTION 7. Based upon the foregoing, the City Council hereby APPROVES the Project, subject to the following conditions:

**General**

1. The Project shall be in substantial conformance with the plans and project description submitted to, and approved by, the City Council on May 21, 2024, as amended by these conditions. Any substantial deviation from the approved plans and project description, as conditioned, shall require review by the Community Development Director to determine if subsequent approval from the City Council is required.
2. Any questions of intent or interpretation of any condition will be reviewed by the Community Development Director to determine if City Council review and action is required.
3. Community Development Department staff shall be allowed to inspect the site at any time to determine compliance with conditions imposed and Local Coastal Program requirements.
4. The Project shall comply with and implement all mitigation measures identified in the MMRP attached hereto as Exhibit "A."
5. The plans submitted for building plan check shall identify all on-site and off-site improvements. The plans shall be reviewed and approved by the Planning Division, Building and Safety Division, Traffic Division, Public Works Department, and Fire Department, 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.
6. 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. Any landscaping and irrigation damaged or destroyed during construction shall be repaired or replaced, as deemed necessary by the Community Development Director. Landscaping and irrigation shall be installed per the approved plan prior to building final.

7. A photometric plan shall be submitted for the entire Project site for approval by the Community Development Department. 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.

### **Construction**

8. Access shall be maintained to the Los Angeles County Lifeguard Headquarters at all times.
9. A custom Construction Management and Parking Plan shall be submitted to the City Traffic Engineer for review and approval. Remote contractor parking and shuttle service to/from the jobsite will be required. Off-street parking shall be provided for all worker vehicles.
10. Submit a project traffic control plan to identify lane and street closures for each phase of work.

### **Traffic Engineering/Parking**

11. Pedestrian access and/or detours shall be provided on 26th Street and 27th Street during all work phases.
12. Manual or automatic gates shall be provided at each driveway entrance and exit.
13. A separate pedestrian walkway shall be provided from each parking level to the adjacent sidewalk.
14. Final Project design shall provide unobstructed triangle of sight visibility (five feet x 15 feet) adjacent to each driveway and behind the property line when exiting the parking areas without walls, columns or landscaping over 36 inches high, tree trunks excepted. (MBMC 10.64.150)
15. Final Project design shall provide a 15-foot unobstructed triangle of sight visibility on the southwest corner of Manhattan Avenue/27th Street, and on the northwest corner of Manhattan Avenue and 26th Street behind the property line extensions without walls, columns or landscaping over 36 inches high, tree trunks excepted. (MBMC 3.40.010)
16. All new and reconstructed sidewalks shall be a minimum of five feet wide.
17. All parking spaces adjacent to a vertical obstruction greater than six inches in height, except columns, must be at least one foot wider than a standard space.
18. Wheel stops are required for all parking spaces inside a parking lot or structure except those spaces abutting a masonry wall or protected by a six-inch high curb. A 2.5-foot overhang may be included in the stall length when calculating

- planters and walkway widths adjacent to parking stalls. (MBMC 10.64.100D)
- 19. The City shall consider additional parking solutions in the Project vicinity to mitigate any loss of vehicular parking stalls at the Project site.
- 20. Eight bicycle parking spaces shall be provided within 150 feet of the Project area for every one vehicular parking space lost as a result of the parking lot improvements.

**Procedural**

- 21. Terms and Conditions are Perpetual. These items and conditions shall be perpetual, and it is the intention of the Director of Community Development and the permittee to bind all future owners and possessors of the subject property to the terms and conditions. The City Council delegates authority to the Director to approve minor changes to the conditions as may be warranted, with major revisions requiring City Council approval.

SECTION 8. The City Council’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 9. This Resolution shall become effective when all time limits for appeal as set forth in LCP Section A.96.160 have expired.

SECTION 10. The City Clerk shall certify to the adoption of this Resolution.

SECTION 11. This entitlement shall lapse one year after its date of approval, unless implemented or extended pursuant to Section A.96.170 of the LCP.

ADOPTED on May 21, 2024.

- AYES:
- NOES:
- ABSENT:
- ABSTAIN:

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JOE FRANKLIN  
Mayor

ATTEST:

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LIZA TAMURA  
City Clerk

**28<sup>th</sup> Street Storm Drain Infiltration Project**  
**also referred to as 28<sup>th</sup> Street Stormwater Infiltration Project**  
**Mitigation Monitoring and Reporting**

	<b>Mitigation Measure</b>	<b>Implementation Party</b>	<b>Implementation Phase</b>	<b>Monitored By</b>	<b>Outside Agency Coordination</b>
<b>AIR-1</b>	<p>Pursuant to Rule 403 of the SCAQMD, the following dust minimizing measures shall be implemented:</p> <ul style="list-style-type: none"> <li>➤ City of Manhattan Beach and its designees shall comply with all applicable SCAQMD Rules and Regulations, including Rule 403 ensuring the cleanup of construction-related dirt on approach routes to the site. Rule 403 prohibits the release of fugitive dust emissions from any active operation, open storage pile or disturbed surface area visible beyond the property line of the emission source.</li> <li>➤ City of Manhattan Beach and its designees shall comply with all SCAQMD established minimum requirements for construction activities to reduce fugitive dust and PM<sub>10</sub> emissions.</li> <li>➤ City of Manhattan Beach will encourage contractors to use low-emission equipment meeting Tier II emissions standards at a minimum, and Tier III and IV emissions standards, where available, as CARB-required emissions technologies become readily available to contractors in the region.</li> </ul>	City of Manhattan Beach	Construction	City of Manhattan Beach	N/A



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Mitigation Measure	Implementation Party	Implementation Phase	Monitored By	Outside Agency Coordination
<ul style="list-style-type: none"> <li>➤ Adequate water application techniques shall be employed to mitigate the impact of construction-related dust particulates. Portions of the site that are undergoing surface earth moving operations shall be watered to mitigate blowing dust, and to ensure visible emissions do not exceed 100 feet in any direction. Areas with surface earth moving operations shall be re-watered at the end of each day.</li> <li>➤ Grading operations shall be suspended during first stage ozone episodes or when winds exceed 25 mph. A high wind response plan shall be formulated for enhanced dust control if winds are forecast to exceed 25 mph in any upcoming 24-hour period.</li> <li>➤ Any construction equipment using direct internal combustion engines shall use a diesel fuel with a maximum of 0.05 percent sulfur and four-degree retard.</li> <li>➤ Construction operations affecting roadways within the project area including detour routes, shall be scheduled by implementing traffic hours and shall minimize obstruction of through traffic lanes.</li> </ul>				





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	<ul style="list-style-type: none"> <li>➤ The engines of idling trucks or heavy equipment shall be turned off if the expected duration of idling exceeds five minutes.</li> <li>➤ On-site heavy equipment used during grading and construction shall be equipped with diesel particulate filters unless it is demonstrated that such equipment is not available, or its use is not cost-competitive.</li> <li>➤ All haul trucks leaving or entering the site shall be covered and have at least two feet of freeboard.</li> <li>➤ Any on-site stockpiles of debris, dirt or other dusty material shall be covered or watered twice daily.</li> <li>➤ Any site access points with soil deposits on any public right-of-way shall be mechanically or manually swept within 30 minutes of deposition.</li> </ul>				



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<p><b>BIO-1</b></p> <p>Prior to ground-disturbing activities in areas that could support sensitive biological resources, a habitat assessment shall be conducted by a qualified biologist to determine the potential for special-status wildlife species to occur within affected areas, including areas directly or indirectly impacted by construction or operation of the BMPs. If a special-status wildlife species is found, pre-construction surveys of proposed work zones shall be conducted 14 days prior to construction. Areas, including construction areas, staging areas, and rights-of-way, shall be staked, flagged, fenced, or otherwise clearly delineated to restrict the limits of construction to the minimum necessary near areas that may support special-status wildlife species. If avoidance is not possible, the City of Manhattan Beach shall consult with the appropriate regulating agency (United States Army Corps of Engineers (USACE)/USFWS/California Department of Fish and Wildlife (CDFW)) to determine a strategy for compliance with the Endangered Species Act, California Fish and Wildlife Code, or other regulations supporting special-status species. The City of Manhattan Beach will work together with those regulating agencies to determine appropriate impact</p>	<p>City of Manhattan Beach</p>	<p>Pre-Construction</p>	<p>City of Manhattan Beach</p>	<p>United States Army Corps of Engineers</p> <p>United States Fish and Wildlife Service</p> <p>California Department of Fish and Wildlife</p>



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Mitigation Measure		Implementation Party	Implementation Phase	Monitored By	Outside Agency Coordination
	minimization measures and compensation for any permanent impacts due to the Project.				
<b>BIO-2</b>	<p>To protect nesting birds that may occur on site or adjacent to the Project boundary, no construction shall occur from February 1 through September 15, as early as January 1 for some raptors, unless a qualified biologist completes a survey for nesting bird activity within a 500-foot radius of publicly accessible area within the construction site. The nesting bird surveys shall be conducted at appropriate nesting times and concentrate on potential roosting or perch sites. The City of Manhattan Beach shall require surveys be conducted by a qualified biologist no more than 7 days prior to the beginning of any Project-related activity likely to impact raptors and migratory songbirds, for the entire Project site. If Project activities are delayed or suspended for more than 7 days during the breeding season, the surveys shall be repeated. If nesting raptors and migratory songbirds are identified, the following minimum no-disturbance buffers shall be implemented: 300 feet around active passerine (perching birds and songbirds) nests, 500 feet around active non-listed raptor nests, and 0.5 mile around active listed bird nests. These buffers shall be maintained until the breeding season has ended or until a</p>	City of Manhattan Beach	Pre-Construction	City of Manhattan Beach	California Department of Fish and Wildlife



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qualified biologist has determined that the birds have fledged and are no longer reliant upon the nest or parental care for survival. Any sensitive and special status species data documented by the Project shall be submitted to the California Natural Diversity Database with all applicable data fields filled out. The City of Manhattan Beach and/or a designee will notify the CDFW once submitted.				



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Mitigation Measure		Implementation Party	Implementation Phase	Monitored By	Outside Agency Coordination
<b>BIO-3</b>	The Project shall implement Best Management Practices (BMPs) to prevent erosion and the discharge of sediment and pollutants into drainages during Project activities. BMPs shall be monitored and repaired, as necessary, to ensure maximum erosion, sediment, and pollution control. The Project proponent shall prohibit the use of erosion control materials potentially harmful to fish and wildlife species, such as mono-filament netting (erosion control matting) or similar material. All fiber rolls, straw wattles, and/or hay bales utilized within and adjacent to the Project site shall be free of nonnative plant materials. Fiber rolls or erosion control mesh shall be made of loose-weave mesh that is not fused at the intersections of the weave, such as jute, or coconut (coir) fiber, or other products without welded weaves.	City of Manhattan Beach	Construction	City of Manhattan Beach	N/A
<b>CUL-1</b>	If previously unidentified cultural resources are unearthed during ground activity, all work shall immediately be suspended within 100 feet of the discovery and the City shall be immediately notified. A qualified archaeologist shall assess the significance of the find and determine if it is a California Register of Historic Resource	City of Manhattan Beach	Construction	City of Manhattan Beach	Gabrieleño Band of Mission Indians – Kizh Nation  Native American Heritage Commission



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Mitigation Measure	Implementation Party	Implementation Phase	Monitored By	Outside Agency Coordination
<p>(CRHR)-eligible archaeological resource and/or cultural resource. Additionally, a tribal cultural specialist from the Kizh Nation or other traditionally and culturally affiliated (TCA) tribe shall assess the significance of any Tribal Cultural Resource under Assembly Bill 52 of the California Environmental Quality Act (CEQA).</p> <p>If the qualified archaeologist determines that adverse impacts to significant archaeological resources could occur during the Project, then the resources shall be avoided from direct Project impacts by Project redesign, if feasible. If the resource cannot be avoided, then an archaeological treatment plan shall be developed and implemented with input from a tribal cultural specialist from the Kizh Nation or other TCA tribe. The qualified archaeologist shall remain on-site for the remainder of excavation activities, or until the archaeologist determines that the site will not impact any archaeological or cultural resources. During daily monitoring activities, the archaeologist shall complete monitoring logs, which will provide descriptions of daily activities, including construction activities, project location, soils, and any cultural materials identified.</p>				



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Mitigation Measure		Implementation Party	Implementation Phase	Monitored By	Outside Agency Coordination
	If the qualified archaeologist determines that the discovery is not significant as an archeological resource due to its lack of provenience or otherwise fails to “add to our understanding of the prehistory of the area” and the find is still considered significant as a TCR, then the TCA tribe can determine the best treatment of the find. This could include reburial (curated onsite), curation at the TCA tribe’s museum, or other treatment as deemed appropriate by the TCA tribe.				
<b>CUL-2</b>	In compliance with Section 5097.98 of the Public Resources Code and Section 7050.5 of the California Health and Safety Code, if human remains are encountered, all ground disturbing activities shall be immediately suspended within 100 feet of the discovery, and the Los Angeles County Coroner shall be notified immediately. If the Coroner determines the remains are Native American in origin, they must notify the NAHC within 24 hours of such identification so that the NAHC can contact the Most Likely Descendant (MLD). The MLD shall be provided access to the discovery and will provide recommendations for treatment of the remains within 48 hours of accessing the discovery site. Disposition of human remains and any associated grave goods,	City of Manhattan Beach	Construction	City of Manhattan Beach	Native American Heritage Commission  Los Angeles County Coroner



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	<b>Mitigation Measure</b>	<b>Implementation Party</b>	<b>Implementation Phase</b>	<b>Monitored By</b>	<b>Outside Agency Coordination</b>
	if encountered, shall be treated in accordance with procedures and requirements set forth in Sections 5097.94 and 5097.98 of the Public Resources Code; Section 7050.5 of the California Health and Safety Code and CEQA Guidelines Section 15064.5.				
<b>PALEO-1</b>	A paleontologist who meets the qualifications established by the Society of Vertebrate Paleontology (SVP) shall be retained to develop a Paleontological Resources Impact Mitigation Program (PRIMP) for this project. The PRIMP shall be consistent with the standards of the SVP and include the methods that will be used to protect paleontological resources that may exist within the project site, as well as procedures for monitoring, fossil preparation and identification, curation into a repository, and preparation of a report at the conclusion of grading. The paleontologist will also perform a Construction Worker Paleontological Resources Sensitivity training prior to any ground disturbing activities.	City of Manhattan Beach	Construction	City of Manhattan Beach	N/A
<b>PALEO-2</b>	Excavation and grading activities in deposits with high paleontological sensitivity (i.e., Young Alluvial Fan Deposits below a depth of 10 feet)	City of Manhattan Beach	Construction	City of Manhattan Beach	N/A





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Mitigation Measure		Implementation Party	Implementation Phase	Monitored By	Outside Agency Coordination
	shall be monitored by a qualified paleontological monitor following a PRIMP. No monitoring is required for excavations in deposits with no paleontological sensitivity (i.e., Artificial Fill). If paleontological resources are encountered during the course of ground disturbance, the paleontological monitor shall have the authority to temporarily redirect construction away from the area of the find. In the event that paleontological resources are encountered when a paleontological monitor is not present, work in the immediate area of the find shall be redirected, and the paleontologist or paleontological monitor shall be contacted to assess the find for scientific significance. If determined to be scientifically significant, the fossil shall be collected from the field.				
<b>PALEO-3</b>	Collected resources shall be prepared to the point of identification, identified to the lowest taxonomic level possible, cataloged, and curated into the permanent collections of a museum repository. At the conclusion of the monitoring program, a report of findings shall be prepared to document the results of the monitoring program.	City of Manhattan Beach	Construction	City of Manhattan Beach	N/A
<b>NOISE-1</b>	<ul style="list-style-type: none"> <li>➤ Contractor shall prepare a noise monitoring plan and collect noise levels at residences nearest the construction</li> </ul>	City of Manhattan Beach	Construction	City of Manhattan Beach	N/A



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Mitigation Measure	Implementation Party	Implementation Phase	Monitored By	Outside Agency Coordination
<p>site during any phase where noise may exceed the noise limits defined in <b>Table 3-3</b> of the MND. The plan shall specify monitoring locations, equipment, procedures, and include a schedule of measurements and reporting methods to be used.</p> <ul style="list-style-type: none"> <li>➤ Limits hours of construction to hours outlined in <b>Table 3-3</b> of the MND, unless work is authorized outside of these hours by the Manhattan Beach Public Works Director or City Council.</li> <li>➤ Before beginning construction, communication shall begin with the local community, via flyers, postings, door knocking, etc. Outreach documents shall include a telephone number where residents can receive information about the project and make inquiries or complaints during the work. Specific outreach shall occur before the loudest events to inform residents of the expected noise and the length of time it is to last, specifically during demolition, drilling, sawing, paving, and roller operations.</li> </ul>				



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Mitigation Measure		Implementation Party	Implementation Phase	Monitored By	Outside Agency Coordination
	<ul style="list-style-type: none"> <li>➤ Noise barriers shall be installed around the worksite perimeter. Noise from most construction phases can be significantly reduced through the use of temporary noise barriers, noise control curtains, and/or noise enclosures. A properly constructed noise barrier 12 feet tall around the perimeter of the active noise-generating work area removes all significant noise impacts when combined with the equipment scheduling outlined below.</li> <li>➤ Restrict concurrent operation of loudest equipment to prevent exceedances in noise levels.</li> </ul>				
<b>NOISE-2</b>	<ul style="list-style-type: none"> <li>➤ Install visible "Noise Control Zone" signs, including telephone number where residents can learn information about the project and make complaints.</li> <li>➤ Use equipment noise-control devices such as mufflers or motor enclosures that meet original specification and performance criteria.</li> <li>➤ Electrically powered equipment shall be used over gas- or diesel-powered equipment to the extent practical.</li> </ul>	City of Manhattan Beach	Construction	City of Manhattan Beach	N/A



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Mitigation Measure		Implementation Party	Implementation Phase	Monitored By	Outside Agency Coordination
	<ul style="list-style-type: none"> <li>➤ Designate haul routes to produce the least overall noise impact, with heavily loaded trucks routed away from residential streets where possible. Identification of haul routes shall consider streets with the fewest noise sensitive receivers where no alternatives are available.</li> <li>➤ Location of staging areas, earth-moving equipment, stationary noise-generating equipment, stockpiles, and other noise-producing operations shall be set up as far as practicable from nearby noise-sensitive receivers.</li> <li>➤ Limit use of horns, whistles, alarms, and bells. It is recommended that low impact backup alarms be used on heavy equipment.</li> <li>➤ Phase the noisiest operations including demolition, earth moving, and ground impacting so they do not occur during the same time period.</li> </ul>				
<b>NOISE-3</b>	A before and after construction survey shall occur and include inspecting building foundations and taking photographs of pre-existing conditions, cracks, or other flaws. Structures	City of Manhattan Beach	Construction	City of Manhattan Beach	N/A



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	nearer to the work than the minimum distances indicated in <b>Table 3-5</b> of the MND shall be surveyed. If the post-construction survey identifies material damage that is determined to be caused by construction of the Project, the contractor shall be responsible for repairing any identified damage. This responsibility shall be stipulated in the contract entered into between the City and the selected contractor.				
<b>NOISE-4</b>	Vibration monitoring shall be conducted at structures where construction equipment is operating closer than the limits listed on <b>Table 3-5</b> of the MND. If measurements show that vibration levels are below the limits at the nearest structures during the highest-vibration activities, no impact has occurred. If measured vibration levels exceed the limits, construction methods shall be modified, construction equipment shall be immediately reduced to a lower power setting, and/or equipment shall be moved further from the affected structure. An additional survey shall then be conducted to determine whether the structure shows signs of distress that were not previously documented.	City of Manhattan Beach	Construction	City of Manhattan Beach	N/A
<b>PUBLIC-1</b>	In the event that roads are inaccessible due to construction, the contractor will notify public agencies, including but not limited, to fire and police departments, to ensure that the	City of Manhattan Beach	Construction	City of Manhattan Beach	Los Angeles County Fire Department (Lifeguard)



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	emergency agencies can plan for alternative routes.				
<b>TRAF-1</b>	<p>For projects that may impact traffic, contractors are required to prepare a construction traffic control plan. Elements of the plan shall include, but are not necessarily limited to, the following:</p> <ul style="list-style-type: none"> <li>➤ Develop circulation and detour plans to minimize impacts to local street circulation. Use haul routes minimizing truck traffic on local roadways to the extent possible.</li> <li>➤ Develop detailed plans for pedestrian detours during construction that meet or exceed standards required in the California Manual on Uniform Traffic Control Devices and include adequate barriers against motorized traffic.</li> <li>➤ To the extent feasible, and as needed to avoid adverse impacts on traffic flow, schedule truck trips outside of peak morning and evening commute hours.</li> <li>➤ Install traffic control devices as specified in Caltrans' Manual of Traffic Controls for Construction and Maintenance Work Zones where needed to maintain safe</li> </ul>	City of Manhattan Beach	Construction	City of Manhattan Beach	N/A



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	<b>Mitigation Measure</b>	<b>Implementation Party</b>	<b>Implementation Phase</b>	<b>Monitored By</b>	<b>Outside Agency Coordination</b>
	driving conditions. Use flaggers and/or signage to safely direct traffic through construction work zones.				
<b>TRAF-2</b>	Transportation of heavy construction equipment and/or materials which require use of oversized-transport vehicles on State highways will need a Caltrans transportation permit. The project specifications will limit construction traffic to off-peak periods to minimize the potential impact on State facilities. If construction traffic is expected to cause delays on any State facilities, a construction traffic control plan detailing these delays shall be submitted for Caltrans' review.	City of Manhattan Beach	Construction	City of Manhattan Beach	California Department of Transportation
<b>TCR-1</b>	<p>Retain a Native American Monitor Prior to Commencement of Ground-Disturbing Activities</p> <ul style="list-style-type: none"> <li>➤ The project applicant/lead agency shall retain a Native American Monitor from the Gabrieleño Band of Mission Indians – Kizh Nation. The monitor shall be retained prior to the commencement of any "ground-disturbing activity" for the subject project at all project locations (i.e., both on-site and any off-site locations that are included in the project description/definition and/or required in connection with the project, such as</li> </ul>	City of Manhattan Beach	Construction	City of Manhattan Beach	Gabrieleño Band of Mission Indians – Kizh Nation  Native American Heritage Commission



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<p>public improvement work). "Ground-disturbing activity" shall include, but is not limited to, demolition, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching.</p> <p>Should the Gabrieleño Band of Mission Indians – Kizh Nation not have sufficient qualified staff, or not provide monitoring services at market rates, after consultation between the tribe and the City's Community Development Director, the project applicant/lead agency may contract with a different firm to provide a Native American monitor, subject to approval by the City's Community Development Director.</p> <ul style="list-style-type: none"> <li>➤ A copy of the executed monitoring agreement shall be submitted to the lead agency prior to the earlier of the commencement of any ground-disturbing activity, or the issuance of any permit necessary to commence a ground-disturbing activity.</li> <li>➤ The monitor will complete daily monitoring logs that will provide</li> </ul>				





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<p>descriptions of the relevant ground-disturbing activities, the type of construction activities performed, locations of ground-disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Tribe. Monitor logs will identify and describe any discovered TCRs, including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., (collectively, tribal cultural resources, or "TCR"), as well as any discovered Native American (ancestral) human remains and burial goods. Copies of monitor logs will be provided to the project applicant/lead agency upon written request to the Tribe.</p> <ul style="list-style-type: none"> <li>➤ On-site tribal monitoring shall conclude upon (1) written confirmation to the tribal monitor from a designated point of contact for the project applicant/lead agency that all ground-disturbing activities and phases that may involve ground-disturbing activities on the project site or in connection with the</li> </ul>				



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	<b>Mitigation Measure</b>	<b>Implementation Party</b>	<b>Implementation Phase</b>	<b>Monitored By</b>	<b>Outside Agency Coordination</b>
	<p>project are complete; or (2) a determination and written notification the tribal monitor to the project applicant/lead agency that no future, planned construction activity and/or development/construction phase at the project site possesses the potential to impact TCRs.</p>				
<b>TCR-2</b>	<p>Unanticipated Discovery of Tribal Cultural Resource Objects (Non-Funerary/Non-Ceremonial)</p> <ul style="list-style-type: none"> <li>➤ Upon discovery of any TCRs, all construction activities in the immediate vicinity of the discovery shall cease (i.e., not less than the surrounding 50 feet) and shall not resume until the discovered TCR has been fully assessed by the tribal monitor and a qualified archaeologist. The procedure described in Mitigation Measure <b>CUL-1</b> will then be followed.</li> </ul>	<p>City of Manhattan Beach</p>	<p>Construction</p>	<p>City of Manhattan Beach</p>	<p>Gabrieleño Band of Mission Indians – Kizh Nation</p> <p>Native American Heritage Commission</p>
<b>TCR-3</b>	<p>Unanticipated Discovery of Human Remains and Associated Funerary or Ceremonial Objects</p>	<p>City of Manhattan Beach</p>	<p>Construction</p>	<p>City of Manhattan Beach</p>	<p>Gabrieleño Band of Mission Indians – Kizh Nation</p>



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	<ul style="list-style-type: none"> <li>➤ Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in Public Resources Code Section 5097.98, are also to be treated according to this statute.</li> <li>➤ If Native American human remains and/or grave goods are discovered or recognized on the project site, then Public Resource Code 5097.9 as well as Health and Safety Code Section 7050.5 shall be followed.</li> <li>➤ Human remains and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2).</li> <li>➤ Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or burial goods.</li> </ul>				Native American Heritage Commission



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	<ul style="list-style-type: none"> <li>➤ Any discovery of human remains/burial goods shall be kept confidential to prevent further disturbance.</li> </ul>				

