



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

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December 17, 2009

CHAIR AND PLANNING COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Certify an Environmental Impact Report and approve a Resolution with a Statement of Overriding Considerations; recommend approval of a Site Plan Review and Local Coastal Development Permit for rehabilitation of the Alamitos Bay Marina basins 1-7 located on the Peninsula, Naples Island, Marina Pacifica and Marina Drive. (District 3)

APPLICANT: City of Long Beach
c/o Mark Sandoval - Department of Parks, Recreation and Marine
205 Marina Drive
Long Beach, CA 90803
(Application No. 0801-08)

DISCUSSION

The project site is comprised of seven basins that form the Alamitos Bay Marina: basins 1, 2, and 3 on Marina Drive, basin 4 on Naples Island, basins 6N and 6S in Marina Pacifica at the southern edge of the Los Cerritos Channel near Marine Stadium, and basins 5 and 7 on the Peninsula. Basin 8 located on the north side of the Los Cerritos channel is not a part of this project (Exhibit A - Location Map). Surrounding land uses are primarily residential, but also include commercial development, marine related uses, and public beaches.

The proposed project implements the Alamitos Bay Master Plan adopted in 2001, by renovating the marina and enhancing the existing recreational boating facilities. Specific improvements, which will be installed in a twelve-phase program extending over six years, include the following:

- Dredging the marina basin of approximately 272,000 cubic yards of sediment down to original depths
- Replacing and/or upgrading thirteen restrooms and sewer and water lines (ten new restrooms and three remodels)
- Providing ADA compliant facilities
- Repairing sea walls - 8,250 linear feet
- Dock and piling replacement
- Replace parking lot pavement
- Reconfiguring boat slip size and number from 1,967 to 1,646 slips, for a loss of approximately 321 slips

These improvements will encourage boating by providing upgraded American with Disabilities Act (ADA) compliant facilities, upgraded restrooms, and dredged basins for safer navigation.

A number of public meetings have been held to discuss the proposed project since 2007, including a Planning Commission study session October 1, 2009 (Exhibit B-list of public meetings). The City is also working with existing Alamitos Bay customers to ensure that no one will be forced out of the marina due to construction. The City has fewer customers than slips and is also installing a temporary dock adjacent to basin 4 during construction. Two construction staging areas are proposed off Marina Drive.

The proposed project is within various zoning districts and oversight jurisdictions. The following table provides an overview:

BASINS	ZONING	CITY/STATE JURISDICTION AREA
1, 2 and 3	Long Beach Marina Planned Development District (PD-4), subarea 2	State
4	Park (P)	City/State*
5	Park (P)/Alamitos Bay	State
6N and 6S	Southeast Area Planned Development District (SEADIP, PD-1) subarea 31	City/State*
7	Park (P)	State

* City jurisdiction area is limited to review of improvements on land only. The attached Coastal Zone map shows the areas within City permit jurisdiction and those within the State permit jurisdiction area (Exhibit C - Coastal Map).

Site Plan Review is required for the existing 805-square-foot restroom located off Appian Way in basin 4. This facility will be replaced with a 1,367-square-foot restroom with a laundry area in approximately the same location. The new restroom has a sloped roof with a ridge height of 18 feet 3 inches and a midpoint height of 13 feet and 6 inches. The restroom will be constructed of concrete masonry block (CMU) painted light blue with a dark gray dimensional composition shingle roof. The parking lot will be repaired or replaced as needed and restriped. The number of parking spaces will be reduced from 329 spaces to 299 spaces. A new boat hoist and boat storage area will be created along the northern portion of the parking lot and a temporary dock along the southern edge of basin 4 near the Long Beach Yacht Club for use during the renovations. Associated improvements include sidewalk repairs, parking lot improvements, and bike lockers attached to the restroom building (Exhibit D-Plans & Photographs). The proposed bathroom building in basin 4 is a new design from the Department of Parks, Recreation and Marine that will be used throughout the marina areas of the City. The proposed blue and white colors are compatible with the marine setting and the concrete block is a durable material for use in coastal areas.

A Local Coastal Development Permit is required for property located within the City's permit jurisdiction area. This area includes all improvements landward of the seawall in basin 4 and a portion of the improvements in basins 6S and 6N located at the northern portion of the Marina Pacific Mall west of Pacific Coast Highway. All other basins and any construction over the water are under the jurisdiction of the California Coastal Commission. The restrooms in basin 6N and 6S will be remodeled providing ADA accessible facilities. Other improvements include parking lot paving, new parking spaces, and a trash enclosure.

In summary, the proposed project will allow upgraded restrooms with laundry and ADA compliant facilities, a deeper harbor for safe navigation, and larger boat slips. Associated improvements include new trash enclosures, parking lot improvements, and fencing. These improvements are expected to benefit users of the marina and increase recreational boat use. Staff also finds that the proposed project is consistent with the goals, objectives and provisions of the Local Coastal Development Plan (Exhibit E - findings and conditions).

Environmental Impact Report SCH No. 2008041028 identifies mitigation measures to address potential impacts from the project. These measures are included in the conditions of approval and address construction noise, traffic impacts, water conservation measures, and habitat replacement for sea plants.

PUBLIC HEARING NOTICE

Notices of public hearing were distributed on November 24, 2009, in accordance with Chapter 21.21 (Administrative Procedures) of the Zoning Regulations. In addition, a public notice was placed in the Press Telegram and Grunion Gazette. As of the date of preparation of this report, no responses were received.

ENVIRONMENTAL REVIEW

In accordance with the guidelines for implementation of the California Environmental Quality Act (CEQA), Environmental Impact Report SCH No. 2008041028 was prepared and is attached for your review (Exhibit F- EIR).

Respectfully submitted,



CRAIG BECK
DIRECTOR OF DEVELOPMENT SERVICES

CB:DB:lf

- Exhibit A - Location Map
- Exhibit B - List of Public Meetings
- Exhibit C - Coastal Zone Map
- Exhibit D - Plans & Photographs
- Exhibit E - Findings and Conditions of Approval
- Exhibit F - Environmental Impact Report SCH 2008041028

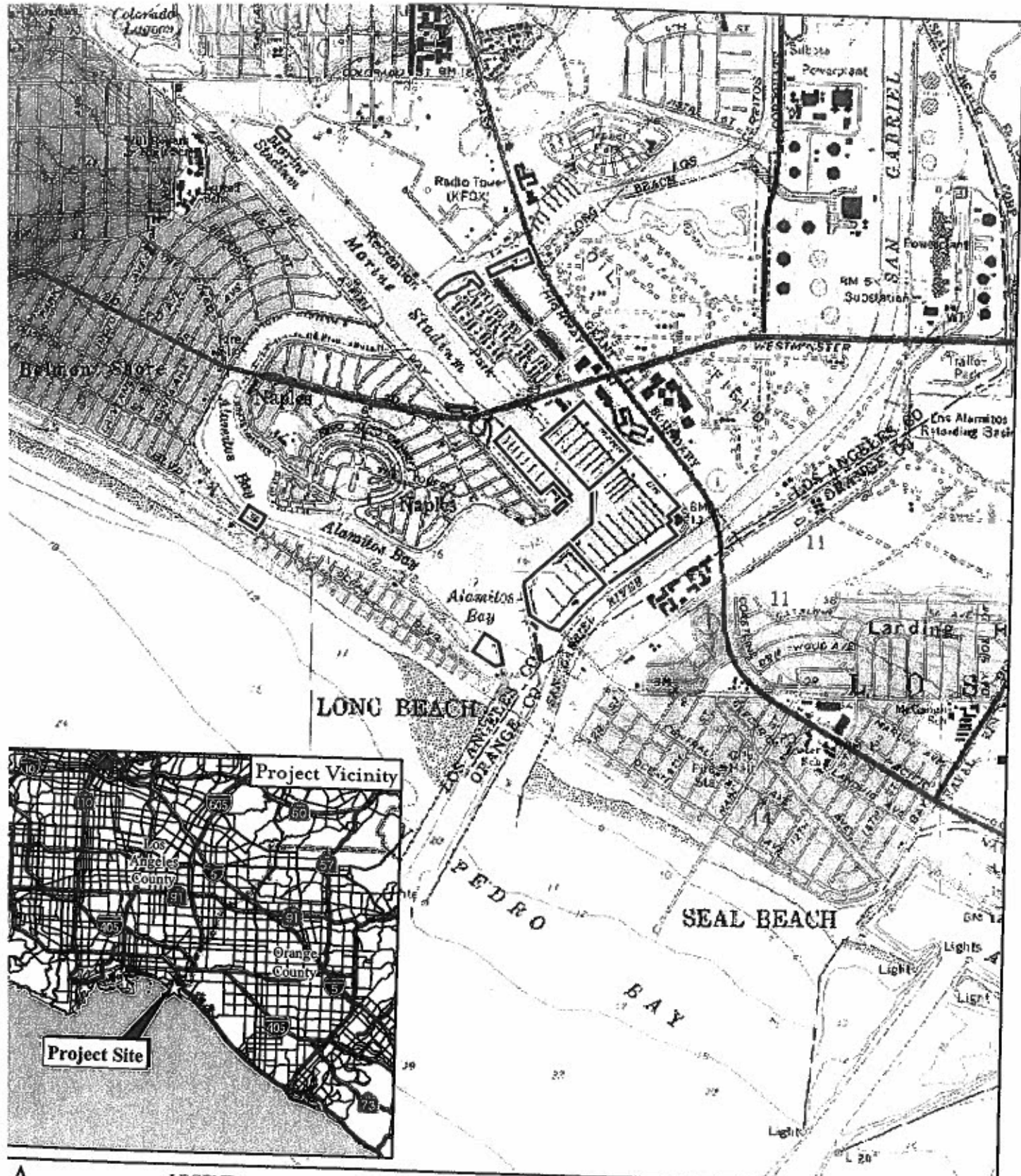


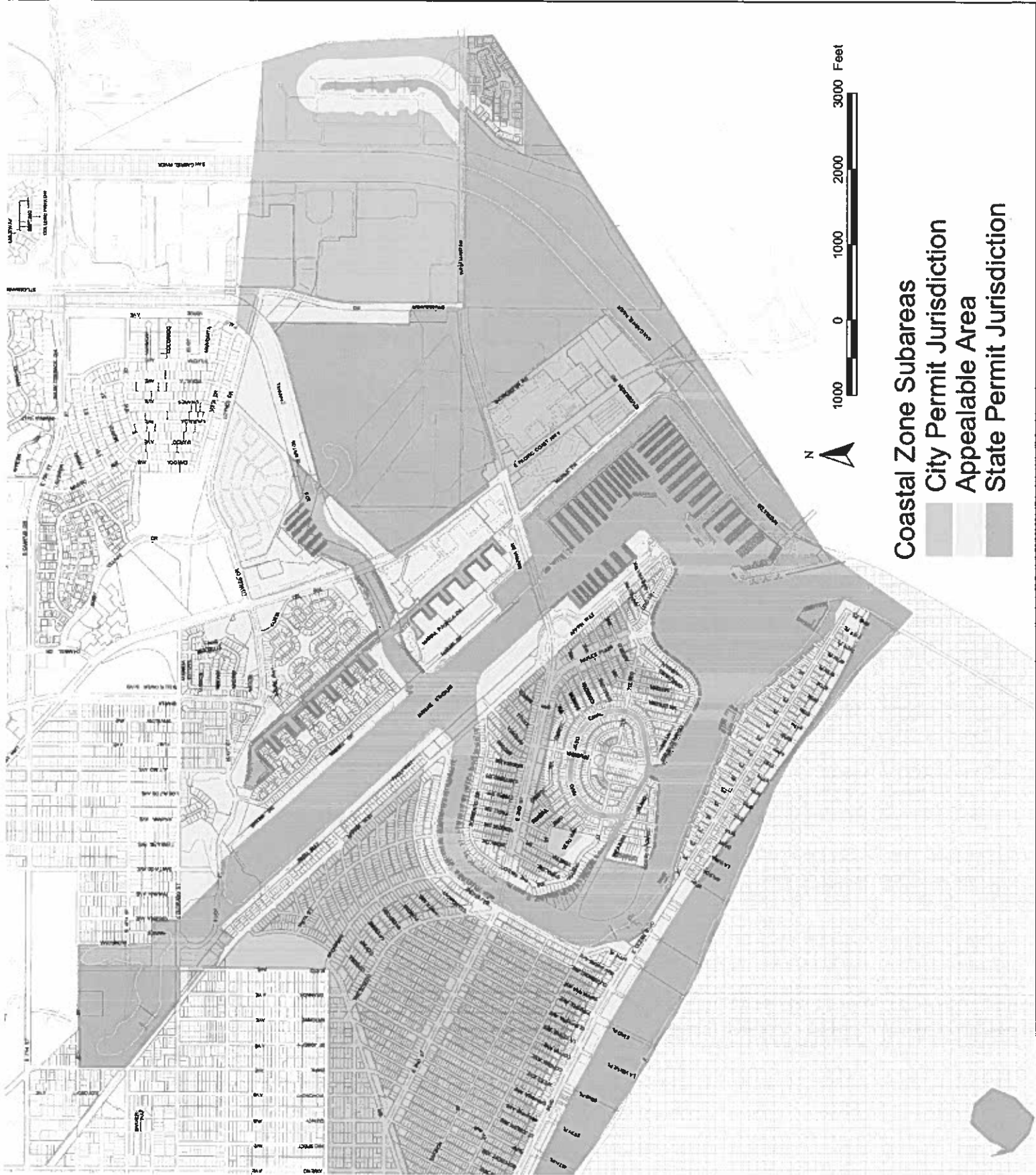
FIGURE 3.1

Alamos Bay Marina Rehabilitation Project
Project Location Map

E: USGS 7.5' QUAD - LONG BEACH (81), LOS ALAMITOS (81), SEAL BEACH (81); CALIF.
 '01B\GIS\Fig1.mxd (7/15/2009)

Alamitos Bay Marina Rebuild Public Meeting Timeline

May 10, 2007	Marina Rebuild Presentation to Marine Advisory Commission (MAC) at Monthly Meeting
May 24, 2007	Presentation to Alamitos Bay Marina Liveboards
July 24, 2007	Presentation to the Long Beach Marina Boat Owners' Association
September 13, 2007	Presentation at Councilman DeLong's Monthly Lunch
January 10, 2008	Presentation of Tidelands Bond/ABM Rebuild to Belmont Shores Resident's Association
January 17, 2008	Presentation of Tidelands Bond/ABM Rebuild at Councilman DeLong's Monthly Lunch
February 13, 2008	Presentation of Tidelands Bond/ABM Rebuild to the Belmont Heights Residents' Association
March 18, 2008	Presentation to The Women's Sailing Association
February 12, 2009	Marina Rebuild Presentation to Monthly MAC Meeting (Rowing Stakeholders Present)
March 2, 2009	Public Meeting at Rowing Center (MAC requested)
March 12, 2009	MAC Monthly Meeting – Follow-up Presentation regarding rebuild plan, held at LBYC
April 22, 2009	Presentation to the Naples Residents' Association
May 28, 2009	EIR Scoping Meeting
October 1, 2009	Planning Commission - Study Session on Rebuild
October 22, 2009	Public Meeting at Wilson High School (MAC requested)



Coastal Zone Subareas
 City Permit Jurisdiction
 Appealable Area
 State Permit Jurisdiction

Exhibit E

SITE PLAN REVIEW FINDINGS

- A. THE DESIGN IS HARMONIOUS, CONSISTENT AND COMPLETE WITHIN ITSELF AND IS COMPATIBLE IN DESIGN, CHARACTER AND SCALE, WITH NEIGHBORING STRUCTURES AND THE COMMUNITY IN WHICH IT IS LOCATED; AND**

The design of the new one-story 1,367 square foot restroom in basin 4 is consistent with the character of the park and adjacent marina. The concrete building will be painted light blue with white trim and have a sloped roof with dark grey dimensional shingles. The building will provide restrooms, showers, and laundry facilities for boat owners. The building and colors will be compatible with other structures in the coastal area.

- B. THE DESIGN CONFORMS TO ANY APPLICABLE SPECIAL DESIGN GUIDELINES OR SPECIFIC PLAN REQUIREMENTS, PD GUIDELINES OR THE GENERAL PLAN; AND**

The project is located in the Park zone. The proposed restroom building is designed and finished to blend with the marine environment. The proposed marina improvements comply with the Local Coastal Plan by providing upgrades to existing recreational facilities. The proposed upgrades and construction of new restrooms for ADA compliance aims to keep these facilities up to date and provide handicap access. The improvements will provide much needed upgrades to the existing boat owner facilities that are nearly 50 years old.

- C. THE DESIGN WILL NOT REMOVE SIGNIFICANT MATURE TREES OR STREET TREES, UNLESS NO ALTERNATIVE DESIGN IS POSSIBLE; AND**

Any mature trees that are removed during construction shall be maintained and relocated on site.

- D. THERE IS AN ESSENTIAL NEXUS BETWEEN THE PUBLIC IMPROVEMENT REQUIREMENTS ESTABLISHED BY THE ORDINANCE AND THE LIKELY IMPACTS OF THE PROPOSED DEVELOPMENT; AND**

The public improvements include repairs to damaged sidewalks and compliance with ADA requirement for accessibility to provide safe pedestrian access to and around the sites.

- E. THE PROJECT CONFORMS TO ALL REQUIREMENTS SET FORTH IN CHAPTER 21.64 (TRANSPORTATION DEMAND MANAGEMENT).**

Not applicable.

LOCAL COASTAL DEVELOPMENT PERMIT

1. THE PROPOSED DEVELOPMENT CONFORMS TO THE CERTIFIED LOCAL COASTAL PROGRAM INCLUDING BUT NOT LIMITED TO ALL REQUIREMENTS FOR REPLACEMENT OF LOW AND MODERATE-INCOME HOUSING; AND

A positive finding can be made for this item.

The proposed project conforms to the Local Coastal Program (LCP). The use and administration of Alamitos Bay listed in the Local Coastal Plan under the Waterlands Resource Management Plan (RMP), pages III R-1 to R-18, and R19-R34. The Resource Management Plan provides processes to implement the Coastal Act to assure public access to coastal and tide-waterland activities, and among other issues, to establish a balance between public use of waterland and private use of surrounding urban areas.

The Resources Management Plan seeks to address that the use-mix is optimized and to ensure that larger boats do not drive out smaller boats, swimmers and recreational users of the bay. The bay is a public amenity to be enjoyed by the public and not a narrow spectrum of users. The slip size and mix will be reviewed and approved by the California Coastal Commission. The plan references that large boat usage should be reviewed to ensure swimming, small sailing boats, and other users of moderate scale are not displaced. Conflict of uses should be minimized. Uses should be primarily recreational with commercial uses limited to support of recreation.

2. THE PROPOSED DEVELOPMENT CONFORMS TO THE PUBLIC ACCESS AND RECREATION POLICIES OF CHAPTER 3 OF THE COASTAL ACT. THE SECOND FINDING APPLIES ONLY TO DEVELOPMENT LOCATED SEAWARD OF THE NEAREST PUBLIC HIGHWAY TO THE SHORELINE.

A positive finding can be made for this item.

Chapter 3 of the Coastal Act deals with the public's right to use of beach and water resources for recreational purposes. The chapter provides the basis for state and local governments to require beach access dedication and to prohibit development, which restricts public access to the beach and/or water resources.

The seven basins that form the Marina front on Alamitos Bay and the Los Cerritos Channel. The proposed development is for the construction of a new ADA complaint restroom for boat owners in basin 4 on Naples Island and associated parking lot improvements, the remodel of the restrooms in basin 6N and 6S and associated parking lot improvements located on the north side of Marina Pacifica adjacent to the Los Cerritos Channel, and the remodel of the restrooms in basin 7 on the Peninsula in

order to provide ADA compliant restroom facilities. The project also includes the installation of a temporary dock on Naples near the Long Beach Yacht Club. The proposed development conforms to the public access and recreation policies of Chapter 3 of the Coastal Act. The proposed improvements will provide upgraded facilities for boat owners and the general public which is expected to benefit the public and increase water related recreational opportunities.

**LOCAL COASTAL DEVELOPMENT PERMIT
SITE PLAN REVIEW
CONDITIONS OF APPROVAL (Alamitos Bay Marina)
Case No. 0801-08
Date: December 17, 2009**

1. This permit and all development rights hereunder shall **terminate three years** from the effective date (final action date or, if in the appealable area of the Coastal Zone, 21 days after the local final action date) of this permit unless construction is commenced, a business license establishing the use is obtained or a time extension is granted, based on a written and approved request submitted prior to the expiration of the one year period as provided in Section 21.21.406 of the Long Beach Municipal Code.
2. This permit shall be invalid if the owner(s) and applicant(s) have failed to return **written acknowledgment** of their acceptance of the conditions of approval on the *Conditions of Approval Acknowledgment Form* supplied by the Planning Bureau. This acknowledgment must be submitted within 30 days from the effective date of approval (final action date or, if in the appealable area of the Coastal Zone, 21 days after the local final action date). Prior to the issuance of a building permit, the applicant shall submit a revised set of plans reflecting all of the design changes set forth in the conditions of approval to the satisfaction of the Zoning Administrator.
3. If, for any reason, there is a **violation of any of the conditions** of this permit or if the use/operation is found to be detrimental to the surrounding community, including public health, safety or general welfare, environmental quality or quality of life, such shall cause the City to initiate revocation and termination procedures of all rights granted herewith.
4. All conditions of approval **must be printed** verbatim on all plans submitted for plan review to the Director of Development Services. These conditions must be printed on the site plan or a subsequent reference page.
5. The Director of Development Services is authorized to make **minor modifications** to the approved design plans or to any of the conditions of approval if such modifications shall not significantly change/alter the approved design/project and if no detrimental effects to neighboring properties are caused by said modifications. Any major modifications shall be reviewed by the Zoning Administrator or Planning Commission, respectively.

6. Site development, including landscaping, shall conform to the approved plans on file in the Director of Development Services. At least **one set of approved plans** containing Planning, Building, Fire, and, if applicable, Redevelopment and Health Department stamps **shall be maintained at the job site**, at all times for reference purposes during construction and final inspection.

7. Prior to the issuance of a building permit, the applicant must depict all **utility apparatus**, such as, but not limited to, backflow devices and Edison transformers, on both the site plan and the landscape plan. These devices shall not be located in any front, side, or rear yard area that is adjacent to a public street. Furthermore, this equipment shall be properly screened by landscaping or any other screening method approved by the Director of Planning and Building.

8. Prior to the issuance of a building permit, the applicant must submit **complete landscape and irrigation plans** for the discretionary approval of the Director of Development Services. The landscaping plan shall include drought tolerant street trees to be installed consistent with the specifications of the Street Tree Division of the Department of Public Works. Approved root guards shall be provided for all street trees.

9. Where feasible, all landscaped areas shall be planted with **drought tolerant plant materials**. All landscaped areas shall be provided with water conserving automatic irrigation systems designed to provide complete and adequate coverage to sustain and promote healthy plant life. The irrigation system shall not cause water to spray or flow across a public sidewalk.

10. All landscaped areas must be maintained in a neat and healthy condition, including public parkways and street trees. Any dying or dead plant materials must be replaced with the minimum size and height plant(s) required by Chapter 21.42 (Landscaping) of the Zoning Regulations. At the discretion of city officials, a yearly inspection shall be conducted to verify that all irrigation systems are working properly and that the landscaping is in good healthy condition. The property owner shall reimburse the City for the inspection cost as per the special building inspection specifications established by City Council.

11. The property shall be developed and maintained in a neat, quiet, and orderly condition and operated in a manner so as not to be detrimental to adjacent properties and occupants. This shall encompass the maintenance of exterior facades of the building, designated parking areas serving the use, fences and the perimeter of the site (including all public parkways).

12. Exterior security bars and roll-up doors applied to windows and pedestrian building entrances shall be prohibited.
13. Any graffiti found on site must be removed within 24 hours of its appearance.
14. All parking areas serving the site shall provide appropriate security lighting with light and glare shields so as to avoid any light intrusion onto adjacent or abutting residential buildings or neighborhoods pursuant to Section 21.41.259. Other security measures may be required to be provided to the satisfaction of the Chief of Police.
15. All **rooftop mechanical equipment** shall be fully screened from public view. Said screening must be architecturally compatible with the building in terms of theme, materials, colors and textures. If the screening is not specifically designed into the building, a rooftop mechanical equipment plan must be submitted showing screening and must be approved by the Director of Development Services and Building prior to the issuance of a building permit.
16. Adequately sized **trash enclosure(s)** shall be designed and provided for this project as per Section 21.46.080 of the Long Beach Municipal Code. The designated trash area shall not abut a street or public walkway and shall be placed at an inconspicuous location on the lot.
17. All structures shall conform to the Long Beach Building Code requirements. Notwithstanding this subject permit, all other required permits from the Building Bureau must be secured. Please contact Ken Huang at 562-570-6423 for details. Please see TAC comments dated December 5, 2007.
18. Separate building permits are required for signs, fences, retaining walls, trash enclosures, flagpoles, pole-mounted yard lighting foundations and planters.
19. Approval of this development project is expressly conditioned upon payment (prior to building permit issuance or prior to Certificate of Occupancy, as specified in the applicable Ordinance or Resolution for the specific fee) of impact fees, connection fees and other similar fees based upon additional facilities needed to accommodate new development at established City service level standards, including, but not limited to, sewer capacity charges, Park Fees and Transportation Impact Fees.
20. The applicant shall file a separate plan check submittal to the Long Beach Fire Department for their review and approval prior to the issuance of a building permit. Please see contact Joe Bayudan at (562) 570-7086 for assistance.
21. The plans submitted for plan review must explicitly call out and describe all materials, textures, accents, colors, window, door, planter, and paving details that were approved

by the Site Plan Review Committee and/or the Planning Commission. No substantial changes shall be made without prior written approval of the Site Plan Review Committee and/or the Planning Commission.

22. The Director of Development Services is authorized to make minor modifications to the approved preliminary plans or any of the conditions if such modifications shall achieve substantially the same results as would strict compliance with said plans and conditions.
23. Grading and construction activities shall conform to Rule 403 of the South Coast Air Quality Management District and shall include the following:
 - a. Use water trucks and hoses to wet exposed and graded areas at least twice daily with complete coverage on all active areas and periodic wash-downs of public streets in the vicinity of all entrances and exits to the project site. Increase frequency of watering to three or more times per day whenever winds exceed 15 miles per hour, and cease grading activities during period of winds greater than 30 miles per hour.
 - b. Water material being excavated and stockpiled.
 - c. Water grading and cover materials being transported.
 - d. Maintain grading and construction equipment in proper tune.
 - e. Schedule truck trips to avoid peak hours (7-9 a.m. and 4-6 p.m., weekdays).
 - f. Discontinue construction during stage II smog alerts (ozone more than or equal to 0.35 ppm.)
24. Demolition, site preparation, and construction activities are limited to the following (except for the pouring of concrete which may occur as needed):
 - a. Weekdays and federal holidays: 7:00 a.m. to 7:00 p.m.;
 - b. Saturday: 9:00 a.m. - 6:00 p.m.; and
 - c. Sundays: not allowed
25. Prior to issuance of a building permit, the applicant shall submit a lighting and security plan to the satisfaction of the Police Department. Please contact David Marander (562) 570-7285 for assistance.
26. Please contact Larry Oaks of the Water Department for sewer and water line information at (562) 570-2382. .
27. The applicant shall comply with the following conditions to the satisfaction of the Director of Public Works. For additional information regarding off-site improvements, contact the Plan Check Coordinator, Jorge Magaña, at (562) 570-6678.
 - A. The Developer shall construct all off-site improvements needed to provide full ADA accessibility compliance within the adjacent public right-of-way to the satisfaction of the Director of Public Works. If a dedication of additional right-of-way is necessary to satisfy ADA requirements, the right-of-way dedication way shall be provided.

B. The Developer shall be responsible for the maintenance of the off-site improvements during construction of the on-site improvements. All off-site improvements found damaged as a result of construction activities shall be reconstructed or replaced by the Developer to the satisfaction of the Director of Public Works.

C. The Developer shall remove unused driveways and replace with full-height curb, curb gutter and sidewalk to the satisfaction of the Director of Public Works. Sidewalk improvements shall be constructed with Portland cement concrete. The size and configuration of all proposed driveways serving the project site shall be subject to review and approval of the City Traffic Engineer. Contact the Traffic and Transportation Bureau at (562) 570-6331 to request additional information regarding driveway construction requirements.

D. The Developer shall provide for the resetting to grade of existing manholes, pullboxes, and meters in conjunction with the required off-site improvements to the satisfaction of the Director of Public Works.

E. The Developer shall submit grading plan with hydrology and hydraulic calculations showing building elevations and drainage pattern and slopes for review and approval by the Director of Development Services and the Director of Public Works prior to approval of the map and/or release of any building permit.

F. Prior to approving an engineering plan, all projects greater than 1 acre in size must demonstrate coverage under the State Construction General NPDES Permit. To meet this requirement, the applicant must submit a copy of the letter from the State Water Resource Control Board acknowledging receipt of the Notice of Intent (NOI) and a certification from the developer or engineer that a Storm Water Pollution Prevention Plan (SWPPP) has been prepared. Should you have any questions regarding the State Construction General NPDES Permit or wish to obtain an application, please call the State Regional Board Office at (213) 266-7500 or visit their website for complete instructions at www.waterboards.ca.gov/stormwtr/construction.html Left-click on the Construction General Permit 99-08-DWQ link.

G. The Developer shall contact Long Beach Transit prior to the commencement of work to coordinate design and construction issues and to ensure that construction does not interfere with transit bus operations at existing bus stops. Contact Shirley Hsiao, Manager of Service Development Planning, at (562) 591-8753.

H. The Developer shall replace all traffic signs and mounting poles damaged or misplaced as result of construction activities to the satisfaction of the City Traffic Engineer.

I. The Developer shall repaint all traffic markings obliterated or defaced by construction activities to the satisfaction of the City Traffic Engineer.

J. All traffic control device installations, including pavement markings within the parking lots, shall be installed in accordance with the provisions of the Manual On Uniform Traffic Control Devices (MUTCD), 2003 edition (i.e., white parking stalls, stop signs, entry treatment signage, handicapped signage, etc.).

28. The applicant shall comply with the following condition to the satisfaction of Long Beach Gas and Oil Department. Please contact Mike Zukoski for details at (562) 570-2038 for assistance.

- There will be demolition of existing rest-room buildings. This will require a "demo permit". Please ensure that LBGO is contacted before the demolition is started to have the gas service line cut and abandoned at the main line. There is a charge for this.
- If the new rest-rooms are to have gas service, you will need to have a new service line run from the existing main. Please make sure to schedule this well in advance.
- If the new rest-rooms will be LEED Certified LBGO can provide a \$1,000 credit per building toward the costs of installing the new service lines
- LBGO does not permit the gas meter to be visible / accessible by the public. Therefore; there will need to be a meter cabinet or meter enclosure. Requirements for both are on the LBGO Website.
- The gas meter should be located on the side of the building closest to the existing gas main.
- When removing and replacing AC paving please work with LBGO to ensure that our valve covers are properly set and accessible.

29. The applicant shall obtain a permit from the California Coastal Commission for all development within the State permit jurisdiction area.

30. The existing tenants of the marina shall not be evicted during construction of the marina and not charged a rate higher than the rate the renter occupied prior to construction. If live aboard renters are displaced they shall be relocated to a space that has restrooms facilities that are a similar distance as their current rental space.

31. If relocation of the Farmer's Market is necessary, the applicant shall obtain approval from the California Coastal Commission (Permit #5-06-87).

32. The applicant shall comply with the following conditions to the satisfaction of the Director of Development Services:

- The use of chain link fencing is prohibited except for temporary fencing used during construction.
- If exterior public telephones remain or are installed a Public Accessible Telephone (PAT) permit shall be obtained.

- The parking lot shall be landscaped in compliance with Chapter 21.42 of the Zoning Code. This section requires parking lot trees at a rate of one 24" box size canopy tree for each four (4) open parking spaces with a minimum of one tree for every one hundred feet of a row or double row of parking spaces. Substitutions may be made per Chapter 21.42.040D.
 - All existing parking lot planters and trees within the planters shall be maintained and protected in place during construction. Any trees that are removed shall be relocated within the same parking lot and/or replaced at an equivalent size.
 - An adequate number of trash enclosures shall be maintained for marina live aboard tenants.
 - All parking lot striping shall conform to Chapter 21.41 of the Long Beach Municipal Code.
33. If necessary, the applicant shall apply for a Certificate of Appropriateness for any alteration to Marine Stadium, a designated Historic landmark.
34. The applicant shall install any missing street trees at a rate of one 24" box size street trees for every 25' of street frontage to the satisfaction of the Director of Public Works.
35. The developer must comply with all the mitigation measures of the applicable Environmental Review (EIR 01-08). These mitigation measures, if applicable, must be printed on all plans submitted for plan review.

7.A Mitigation and Monitoring Reporting Program

4.1.1 AESTHETICS

No potentially significant impacts were identified, and no mitigation is required.

4.1.2 AIR QUALITY

- 4.2-1** Prior to commencement of construction, the Marine Bureau Manager shall ensure that the final project plans and the construction contract include, but are not limited to, the following energy conservation and emission reduction measures:

Fugitive Dust Controls. The project construction contractor shall develop and implement dust-control methods that shall achieve this control level in a South Coast Air Quality Management District (SCAQMD) Rule 403 dust control plan, designate personnel to monitor the dust control program, and order increased watering, as necessary, to ensure a 90 percent control level. Their duties shall include holiday and weekend periods when work may not be in progress. Additional control measures to reduce fugitive dust shall include, but are not limited to, the following:

- Provide temporary wind fencing around sites being graded or cleared
- Cover truck loads that haul dirt, sand, or gravel or maintain at least 2 feet (ft) of freeboard in accordance with Section 23114 of the California Vehicle Code (CVC)
- Install wheel washers where vehicles enter and exit unpaved roads onto paved roads, or wash off tires of vehicles and any equipment leaving the construction site
- Suspend all soil disturbance activities when winds exceed 25 miles per hour (mph) as instantaneous gusts or when visible dust plumes emanate from the site and stabilize all disturbed areas
- Appoint a construction relations office to act as a community liaison concerning on-site construction activity, including resolution of issues related to particulate matter less than 10 microns in diameter (PM10) generation
- Sweep all streets at least once a day using SCAQMD Rule 1186, 1186.1 certified street sweepers or roadway washing trucks if visible soil materials are carried to adjacent streets (recommend water sweepers with reclaimed water)
- Apply water three times daily, or nontoxic soil stabilizers according to manufacturers' specifications, to all unpaved parking or staging areas or unpaved road surfaces or as needed to areas where soil is disturbed

Emission Controls for Nonroad Construction Equipment. Construction equipment shall meet the United States Environmental Protection Agency (EPA) Tier 4 nonroad engine standards, where feasible. The Tier 4 standards become available starting in 2012.

Best Management Practices (BMPs) for Construction Equipment.

The construction contractor shall implement the following BMPs on construction equipment, where feasible, to further reduce emissions from these sources.

- Use of diesel oxidation catalysts and/or catalyzed diesel particulate traps, as feasible
- Maintain equipment according to manufacturer specifications
- Restrict idling of equipment and trucks to a maximum of 5 minutes (per California Air Resources Board [ARB] regulation)
- Use of high-pressure fuel injectors on diesel-powered equipment
- Use of electricity from power poles rather than temporary diesel- or gasoline-powered generators

Construction Traffic Emission Reductions. The construction contractor shall implement the following measures to further reduce emissions from construction.

- Trucks used for construction (a) prior to 2015 shall use engines certified to no less than 2007 nitrogen oxide (NOx) emissions standards and (b) in 2015 and beyond shall meet EPA 2010 Emission standards.
- Provide temporary traffic control such as a flag person during all phases of construction to maintain smooth traffic flow
- Schedule construction activities that affect traffic flow on arterial systems to off-

- peak hours where possible
- Reroute construction trucks away from congested streets or sensitive receptor areas
- Provide dedicated turn lanes for movement of construction trucks and equipment on and off site
- Configure construction parking to minimize traffic interference Improve traffic flow by signal synchronization
- All vehicles and equipment will be properly tuned and maintained according to manufacturer specifications.
- Reduce traffic speeds on all unpaved roads to 15 mph or less

Emission Controls for Construction Tugboats. All tugboats used in construction shall meet the EPA Tier 2 marina engine standards, and if feasible, use construction tugs that meet the EPA Tier 3 marine engine standards. The Tier 3 standards become available starting in 2009.

Construction Tugboat Home Fleeting. The construction contractor shall require all construction tugboats that home fleet in the XXX (SPBP) to (a) shut down their main engines, and (b) refrain from using auxiliary engines at dock or to use electrical shore power, if need be.

- 4.2-2** Prior to issuance of building permits, the Marine Bureau Manager shall ensure that the final construction drawings include the following building design energy conservation measures:

Green Building Design for Restroom Buildings: Incorporate measures from the Leadership in Energy and Environmental Design (LEED) certification program and other green building guidelines that reduce greenhouse gas (GHG) emissions through either development density/ design and/or energy conservation. The LEED for Retail–New Construction and LEED for Commercial Interiors programs developed by the United States Green Building Council are good sources for identifying measures and examples of energy conservation measures, including the following:

- Meet or exceed Title 24 requirements
- Incorporate ENERGY STAR-rated windows
- Incorporate ENERGY STAR-rated space heating and cooling equipment
- Incorporate hot water systems that are energy efficient Incorporate ENERGY STAR-rated light fixtures
- Incorporate ENERGY STAR-rated appliances
- Install/operate renewable electric generation systems, as appropriate and economically feasible

- 4.2-3** Prior to issuance of building permits, the Marine Bureau Manager shall ensure that the final construction drawings of the building operations and maintenance plan include, but are not limited to, the following energy conservation measures:

- **Compact Fluorescent Light Bulbs:** All interior building lighting shall use compact fluorescent light bulbs. Fluorescent light bulbs produce less waste heat and use substantially less electricity than incandescent light bulbs.
- **Energy Audits:** Conduct a third-party energy audit every 5 years and install innovative power-saving technology where feasible, such as power factor correction systems and lighting power regulators. Such systems help to maximize usable electric current and eliminate wasted electricity, thereby lowering overall electricity use.

4.2-4 Prior to issuance of building permits, the Marine Bureau Manager shall ensure that the final construction drawings and the construction contract indicate that no more than 1 acre (43,560 square feet) of parking lot pavement area shall be under construction for replacement at any one time during each phase of the project.

4.2-5 During all phases of demolition, dredging, and construction, the Marine Bureau Manager shall ensure that the contract to construct complies with the following rules for construction and operation to minimize the air quality impacts from the proposed project. The following measures are required and will reduce or minimize air pollutants generated by construction vehicles and equipment and fugitive dust emissions associated with earthmoving or excavation operations, or other soil disturbances, as identified in South Coast Air Quality Management District (SCAQMD) Rules 402 and 403. The following measures shall be printed on all final plans and drawings associated with the project:

During earthmoving or excavation operations, fugitive dust emissions shall be controlled by regular watering or other dust-preventive measures using the following procedures:

- All material excavated shall be sufficiently watered to prevent excessive amounts of dust. Watering, with complete coverage, shall occur at least twice daily, preferably in the late morning and after work is done for the day.
- All earthmoving or excavation activities shall cease during periods of high winds (i.e., winds greater than 20 miles per hour [mph] averaged over 1 hour).
- All material transported off site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust.
- The area disturbed by earthmoving or excavation operations shall be minimized at all times.

After earthmoving or excavation operations, fugitive dust emissions shall be controlled using the following measures:

- Portions of the construction area to remain inactive longer than a period of 3 months shall be revegetated and watered until cover is grown.
- All active portions of the construction site shall be watered to prevent excessive amounts of dust.

At all times, fugitive dust emissions shall be controlled using the following procedures:

- On-site vehicle speed shall be limited to 15 mph.
- Road improvements shall be paved as soon as feasible, watered periodically, or chemically stabilized.

At all times during the construction phase, ozone precursor emissions from mobile equipment shall be controlled using the following procedures:

- Equipment engines shall be maintained in good condition and in proper tune according to manufacturer's specifications.
- On-site mobile equipment shall not be left idling for a period longer than 60 seconds.

Outdoor storage piles of construction materials shall be kept covered, watered, or otherwise chemically stabilized with a chemical wetting agent to minimize fugitive dust emissions and wind erosion.

4.2 BIOLOGICAL RESOURCES

4.3-1 Prior to the start of any construction or dredging activities, the Marine Bureau Manager shall verify that a qualified biologist has been retained and shall be on site to assess the roosting (and foraging) behavior of waterbirds at the Marina immediately prior to any major construction disturbance. In the event of an imminent threat to a special-status species, the monitor shall immediately contact the Construction Manager. In the event the Construction Manager is not available, the monitor shall have the authority to redirect or halt construction activities if determined to be necessary.

4.3-2 Prior to the start of any construction or dredging activities, the Marine Bureau Manager shall verify that the following measures have been incorporated into the final project plans and construction contract in order to further reduce any potential impacts to green sea turtles:

- A qualified marine biologist shall be on site during the construction period to monitor the presence of endangered species. The on-site biological monitor shall have the authority to halt construction operations and shall determine when construction operations can proceed.
- Construction crews and work vessel crews shall be briefed on the potential for this species to be present and will be provided with identification characteristics of sea turtles, since they may occasionally be mistaken for seals or sea lions.
- In the event that a sea turtle is sighted within 100 meters of the construction zone, all construction activity shall be temporarily stopped until the sea turtle is safely outside the outer perimeter of construction. The on-site biological monitor shall have the authority to halt construction operation and shall determine when construction operations can proceed.

The biological monitor shall prepare an incident report of any green sea turtle activity in the project area and shall inform the construction manager to have his/crews be aware of the potential for additional sightings. The report shall be provided within 24 hours to the California Department of Fish and Game (CDFG) and the National Marine Fisheries Service (NMFS).

- 4.3-3** Prior to the start of any construction or dredging activities, the Marine Bureau Manager shall ensure that an Eelgrass Mitigation Plan has been included in the contract for construction. The Plan shall require that any direct losses to eelgrass will be mitigated at a ratio of 1.2:1 according to the Southern California Eelgrass Mitigation Policy (SCEMP) requirement. According to current surveys, eelgrass to be impacted by the project is 1,373 square feet (sf), which would result in 1,648 sf to be mitigated at the 1.2:1 mitigation ratio. As detailed in the SCEMP, the actual amount of eelgrass to be mitigated shall depend on preconstruction surveys, postconstruction surveys, and surveys at a control site at the appropriate time prior to the beginning of project activities. The preferred mitigation area is located adjacent to the northeast end of Marine Stadium on a City of Long Beach-owned storage site. A qualified biologist shall monitor the successful establishment of the eelgrass mitigation site for a period of 5 years, in accordance with the Southern California Eelgrass Mitigation Policy.
- 4.3-4** Prior to issuance of any demolition or construction permits, the Marine Bureau Manager shall provide verification that the following provision has been included in the contract for project construction: that a qualified biologist has been retained to implement the following measures, which shall be incorporated during all phases of construction in order to minimize impacts on eelgrass and other biological resources:
- Impacts to eelgrass beds shall be avoided where practical and feasible. A project marine biologist shall mark the positions of eelgrass beds with buoys prior to the initiation of any construction to minimize damage to eelgrass beds outside the construction zone. To assist the construction crew in avoiding unnecessary damage to eelgrass, the project marine biologist shall meet with the construction crews prior to dredging to review areas of eelgrass to avoid and to review proper construction techniques.
 - Barges and work vessels shall avoid impacts to eelgrass beds in Basins 6N and 6S. Barges and work vessels shall be operated in a manner to ensure that eelgrass beds are not impacted through grounding, propeller damage, or other activities that may disturb the seafloor. Such measures shall include speed restrictions, establishment of off-limit areas, and use of shallow draft vessels.
 - A qualified marine biologist shall monitor the construction process on a weekly basis to ensure that all water quality best management practices (BMPs) are implemented and to assist the project engineer in avoiding and minimizing environmental effects to benthic communities, including eelgrass. Within 30 days after the project is completed, a post-construction marine biological survey shall be

conducted to determine the extent of any construction impacts on eelgrass habitat. The survey report will be completed within 30 days and shall be submitted to the California Coastal Commission and the United States Army Corps of Engineers.

4.3-5 Prior to issuance of any demolition or construction permits, the Marine Bureau Manager shall verify that the following measures have been incorporated into the final project plans and construction contract. The construction contractor shall be responsible for ensuring that the following measures are implemented during all phases of construction in order to minimize impacts on biological resources:

- No construction materials, equipment, debris, or waste shall be placed or stored where it may be subject to tidal erosion and dispersion. Construction materials shall not be stored in contact with the soil. Any construction debris within the temporary cofferdam area shall be removed from the site at the end of each construction day.
- Reasonable and prudent measures shall be taken to prevent all discharge of fuel or oily waste from heavy machinery or construction equipment or power tools into Alamitos Bay. Such measures include deployed oil booms and a silt curtain around the proposed construction zone at all times to minimize the spread of any accidental fuel spills, turbid construction-related water discharge, and debris. Other measures include training construction workers on emergency spill notification procedures, proper storage of fuels and lubricants, and provisions for on-site spill response kits.
- All trash shall be disposed of in the proper trash receptacles at the end of each construction day. Any construction debris shall be removed from the site.
- During construction, floating booms shall be used to assist in containing debris discharged. Any debris discharged shall be removed as soon as possible but no later than the end of each day.
- If turbid conditions are generated during construction, including dredging or pile driving, a silt curtain shall be utilized to control turbidity. The City of Long Beach shall limit, to the greatest extent possible, the suspension of benthic sediments into the water column.
- The City shall implement all the requirements of the Department of the Army Permit and the RWQCB WQC, This includes the anticipated dredging water quality monitoring plan set forth by the RWQCB.
- Construction methods shall be used that are the least damaging to benthic sediments and organisms.

Reasonable and prudent measures shall be taken to prevent all discharge of fuel or oily waste from heavy machinery or construction equipment or power tools into

Alamitos Bay. The City of Long Beach shall have adequate equipment available to contain such spills immediately.

4.3-6 Prior to issuance of any demolition or construction permits, the Marine Bureau Manager shall ensure that the following provisions are incorporated into the final project plans and construction contract for the purpose of protecting nesting birds within the study area during construction:

- Tree and vegetation removal shall be restricted to outside the likely active nesting season (January 1–September 1) for those bird species present or potentially occurring within the project area. That time period is inclusive of most other birds' nesting periods, thus maximizing avoidance of impacts to any nesting birds. If construction must be completed during the breeding season listed above, surveys for nesting birds shall be conducted at least 15 days prior to construction. Should an occupied nest be detected, the City will consult with the California Department of Fish and Game (CDFG) to determine an appropriate means for reducing impacts to nesting birds prior to tree removal. If nesting birds are observed within the vicinity, a buffer from the nest shall be established. The size of the buffer is dependent on the species and shall be determined by a qualified biologist. The buffer shall be delineated by roping the boundaries of construction and shall remain in place until the nest is abandoned or the young have fledged.

4.3-7 The Marine Bureau Manager shall ensure that a field survey to investigate the presence of the invasive algae *Caulerpa taxifolia* is conducted 30 to 60 days prior to commencement of construction by qualified divers certified by the California Department of Fish and Game (CDFG) and National Marine Fisheries Service (NMFS) to conduct such surveys. The preconstruction *Caulerpa* surveys will be conducted according to the accepted criteria of the Southern California *Caulerpa* Action Team (SCCAT) for conducting surveys for the invasive algae and in accordance with the NMFS and CDFG *Caulerpa* survey protocols. In accordance with the recommendations of the SCCAT, and according to the NMFS *Caulerpa* Control Protocol (Version 3, adopted March 12, 2007 [NMFS 2007]), a survey must be conducted in harbor areas that may be disturbed. In areas that are expected to be free of *Caulerpa*, a 20 percent visual Surveillance Level survey is required prior to any dredging. The survey will also identify any other marine vegetation in the proposed construction area, including eelgrass. The Marine Bureau Manager, or his/her designee, will transmit the survey results via *Caulerpa* Survey Reporting Form to NMFS and the CDFG within 48 hours of completion of the survey. If *Caulerpa* is identified in the project area, the City, NMFS, and CDFG will be notified within 24 hours of completion of the survey. In the event that *Caulerpa* is detected, disturbance shall not be conducted until such time as the infestation has been isolated, treated, or the risk of spread from the proposed disturbing activity is eliminated in accordance with Section F of the *Caulerpa* Control Protocol.

4.4 CULTURAL AND HISTORIC RESOURCES

No potentially significant impacts were identified and no mitigation is required.

4.5 GEOLOGY AND SOILS

4.5-1 Prior to issuance of building permits, the Marine Bureau Manager shall verify that recommendations contained in the Geotechnical Evaluation prepared for the proposed project (Ninyo and Moore, February 2007) have been incorporated into final construction drawings. Design and grading construction shall be performed in accordance with the most current California Building Code in use by the City of Long Beach, the most current local grading regulations, and recommendations of the project geotechnical consultant.

4.6 HAZARDS AND HAZARDOUS MATERIALS

4.6-1 Prior to issuance of any permits allowing dredging in Basin 1, the City of Long Beach (City) shall conduct additional laboratory testing of the sediment materials from Basin 1. Additional testing shall be conducted prior to disposal of the contaminated soils to determine if concentrations of mercury exceed the Soluble Threshold Limit Concentration (STLC) for mercury at 0.2 milligrams per liter (mg/L) and are considered hazardous by State standards (California Code of Regulations [CCR], Title 22, Section 66261.1–66261.126), and/or are considered hazardous by federal standards (Resource Conservation Recovery Act [RCRA]), where mercury concentrations exceed the federal threshold of 0.2 mg/L, as determined from toxicity characteristic leaching procedure (TCLP) extract testing (TCLP method shall be determined by leaching potential).

4.6-2 Prior to issuance of any permits allowing dredging in Basin 1, the City of Long Beach shall conduct a Human Health Risk evaluation to determine the level of exposure to potentially hazardous levels of mercury during construction activities.

4.6-3 Soil Management Plan: The Office of Environmental Health Hazard Assessment (OEHHA) shall review the dredge materials removal workplan and shall list any additional requirements. Implementation of the workplan shall be overseen by the OEHHA for compliance with local, State, and federal regulations. Any additional sampling or contaminant material removal shall be subject to these same regulations. As part of the soil management plan, all disposal material will be characterized prior to disposal at a State landfill site. All hazardous waste will be disposed of in a Class I landfill. All other soils or solid waste will be disposed of at an unclassified landfill. In addition, during construction activities of the potentially impacted soils on site, monitoring will be required by the South Coast Air Quality Management District (SCAQMD).

After removal of the contaminated materials from Basin 1 and during the drying process of these sediments/soils, a mixture of Simple Green and water (10:1) shall be lightly applied to the excavated sediments/soils. Simple Green accelerates the

decomposition process and will have the overall result of shortening the duration of odor emissions.

- 4.6-4** During all excavation activities, the Marine Bureau Manager shall ensure that all construction subcontractors comply with the appropriate health and safety measures required by the Occupational Safety and Health Administration (OSHA). In the event that groundwater is encountered during grading or excavation activities, all construction activities shall be terminated in the immediate area until the groundwater is investigated for potentially hazardous content. In the event that suspicious odors are observed in soil, construction shall also be terminated until the soil is properly characterized for hazardous waste content. Appropriate measures shall be taken in compliance with all applicable regulations for the characterization and disposal of hazardous materials.
- 4.6-5** Prior to the issuance of any demolition permits and at least 10 days prior to any demolition work for proposed improvements, the Marine Bureau Manager shall notify and submit fees to the South Coast Air Quality Management District (SCAQMD) in compliance with SCAQMD Rule 1403, Asbestos Emissions from Demolition/Renovation Activities. Contractors shall adhere to the requirements of SCAQMD Rule 1403 during all construction and demolition activities.
- 4.6-6** Prior to the issuance of any demolition permits, the Marine Bureau Manager shall provide evidence that a certified asbestos consultant has conducted an asbestos survey of the existing concrete materials. If asbestos-containing material (ACM) is found, it shall be removed and disposed of by a licensed and certified asbestos abatement contractor in accordance with requirements outlined by the local county health department.
- 4.6-7** Prior to the issuance of any demolition permits, the Marine Bureau Manager shall provide evidence that a certified lead-based paint (LBP) consultant has conducted LBP surveys in the areas where paint materials may be removed or disturbed on existing structures. If LBPs are found, they shall be removed and disposed of by a licensed and certified LBP contractor in accordance with requirements outlined by the local county health department.
- 4.6-8** Prior to the issuance of any demolition permits, the City of Long Beach shall conduct the inspection of utility pole-mounted transformers within the project area for leaks. Leaking transformers shall be considered a potential for polychlorinated biphenyl (PCB) hazard unless tested and shall be handled accordingly. If the removal of utility poles is anticipated, all treated wooden poles may have a potential for creosote. Areas immediately surrounding the utility pole shall be tested and handled accordingly.

4.7 HYDROLOGY AND WATER QUALITY

- 4.7-1** Prior to issuance of a grading permit, the Marine Bureau Manager shall verify that construction plans for the project include features meeting the applicable construction activity Best Management Practices (BMPs) and erosion and sediment control BMPs published in the *California Storm Water BMP Handbook— Construction Activity* or equivalent. The construction contractor shall be required to submit a Storm Water Pollution Prevention Plan (SWPPP) to the City that includes the BMP types listed in the handbook or equivalent. The SWPPP shall be prepared by a civil or environmental engineer and will be reviewed and approved by the City Building Official prior to the issuance of any grading or building permits. The SWPPP shall reduce the discharge of pollutants to the maximum extent practicable using BMPs, control techniques and systems, design and engineering methods, and such other provisions as appropriate. A copy of the SWPPP shall be kept at the project site.

The SWPPP shall meet the requirements of the General Construction Permit and shall identify potential pollutant sources associated with construction activities; identify non-storm water discharges; develop a water quality monitoring and sampling plan; and identify, implement, and maintain BMPs to reduce or eliminate pollutants associated with the construction site. The BMPs identified in the SWPPP shall be implemented during project construction. The SWPPP Notice of Termination (NOT) shall be submitted to the State Water Resources Control Board (SWRCB) upon completion of construction and stabilization of the site.

- 4.7-2** Prior to issuance of demolition and grading permits, the Marine Bureau Manager shall demonstrate to the Director of Long Beach Development Services, or their designee, that compliance with the provisions of the *National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Construction and Land Disturbance Activities*, and any subsequent permit as they relate to construction activities for the project has been obtained. This will include submission of the Permit Registration Documents, including a Notice of Intent (NOI), a risk assessment, site map, Storm Water Pollution Prevention Plan (SWPPP), annual fee, and signed certification statement to the State Water Resources Control Board (SWRCB) at least 14 days prior to the start of construction.
- 4.7-3** Prior to issuance of demolition and grading permits, the Marine Bureau Manager shall provide evidence that a Standard Urban Storm Water Mitigation Plan (SUSMP) for the project has been prepared in accordance with the Los Angeles County SUSMP and the Municipal National Pollutant Discharge Elimination System (NPDES) Permit. The project SUSMP shall identify all of the Nonstructural and Structural Best Management Practices (BMPs) that will be implemented as part of the project in order to reduce impacts to water quality to the maximum extent practicable by addressing typical land use pollutants and pollutants that have impaired the Alamitos Bay. The SUSMP shall be reviewed and approved by the City of Long Beach Building Official prior to issuance of a grading permit.
- 4.7-4** Prior to the issuance of any construction permits, the Marine Bureau Manager shall provide verification in the record that approval to initiate the City's contract with AES

(to increase pumping rates) has been incorporated into project plans and will be implemented in the event that water quality standards are exceeded during construction activities associated with Basins 6-North and 6-South (Basins 6-N and 6-S). The construction contractor shall be responsible for notifying the Marine Bureau Manager in the event that increased flushing in the Bay is needed, should water quality remain impaired (i.e., water quality standards are exceeded) beyond 2 days after dredging in Basins 6-N or 6-S.

- 4.7-5** Prior to issuance of demolition and grading permits, the Marine Bureau Manager shall provide evidence that a Standard Urban Storm Water Mitigation Plan (SUSMP) for the project has been prepared in accordance with the Los Angeles County SUSMP and the Municipal National Pollutant Discharge Elimination System (NPDES) Permit. The project SUSMP shall identify all of the Nonstructural and Structural Best Management Practices (BMPs) that will be implemented as part of the project in order to reduce impacts to water quality to the maximum extent practicable by addressing typical land use pollutants and pollutants that have Sanctuaries Act for the transportation of dredged material for ocean disposal. In addition, standard conditions of the Corps permits require Section 401 water quality certification by the Regional Water Quality Control Board (RWQCB). In order to obtain these authorizations, the City shall develop a mitigation plan subject to review and approval by the appropriate resource agencies (Corps, United States Fish and Wildlife Service [USFWS], National Marine Fisheries Service [NMFS], California Department of Fish and Game [CDFG], and RWQCB).
- 4.7-6** Prior to the issuance of any construction permits, the Marine Bureau Manager shall demonstrate in the record that Best Management Practices (BMPs) for all dredging activities, as listed in Appendix F of this document, have been incorporated into project plans in order to reduce impacts to water quality to the maximum extent practicable. The construction contractor shall be responsible for performing and documenting the application of BMPs identified in this document.
- 4.7-7** Prior to the issuance of any construction permits, the Marine Bureau Manager shall provide verification in the record that a trash and debris containment boom has been incorporated into project plans and will be implemented during all dock removal and replacement activities in order to reduce impacts to water quality to the maximum extent practicable. The construction

4.8 LAND USE

No potentially significant impacts were identified, and no mitigation is required.

4.9 NOISE

- 4.9-1** Prior to the issuance of any permit, the Marine Bureau Manager shall demonstrate that the following requirements are printed on all final project plans: Consistent with the City of Long Beach (City) Noise Ordinance, construction activity that produces

loud or unusual noise that could impact a reasonable person of normal sensitivity shall be limited to between the hours of 7:00 a.m. and 7:00 p.m. Monday through Friday and federal holidays, and between 9:00 a.m. and 6:00 p.m. on Saturdays. No construction activities shall occur on Sundays.

- 4.9-2** Prior to the issuance of any permit, the Marine Bureau Manager shall demonstrate that the following requirement is printed on all final project plans: during construction and demolition, the project contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards.
- 4.9-3** Prior to the issuance of any permit, the Marine Bureau Manager shall demonstrate that the following requirement is printed on all final project plans: the project contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.
- 4.9-4** Prior to the issuance of any permit, the Marine Bureau Manager shall demonstrate that the following requirement is printed on all final project plans: the construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction.
- 4.9-5** Prior to issuance of a grading permit, the Director of Parks, Recreation, and Marine shall hold a community preconstruction meeting in concert with the Construction Contractor to provide information regarding the construction schedule. The construction schedule information shall include the duration of each construction activity and the specific location, days, frequency, and duration of the pile driving that will occur during each phase of the project construction. Public notification of this meeting shall be undertaken in the same manner as the Notice of Availability mailings for this Draft Environmental Impact Report (EIR).

4.10 PUBLIC SERVICES AND UTILITIES

- 4.10-1** Prior to the issuance of building permits, the Marine Bureau Manager shall demonstrate on the final construction plans that applicable interior and exterior water conservation measures have been incorporated into all aspects of this project. At a minimum, measures shall include low-flush toilets, low-flow faucets and shower heads, and the installation of efficient irrigation systems to minimize runoff and evaporation.
- 4.10-2** Prior to the issuance of any demolition permit, a solid waste management plan for the proposed project shall be developed by the Marine Bureau, and submitted to the Environmental Services Bureau for review and approval. The plan shall identify methods to promote recycling and reuse of construction materials as well as safe disposal consistent with the policies and programs outlined by the City of Long Beach.

The plan shall identify methods of incorporating source reduction and recycling techniques into project construction and operation in compliance with State and local requirements such as those described in Chapter 14 of the California Code of Regulations and Assembly Bill (AB) 939.

4.11 RECREATION

No potentially significant impacts were identified, and no mitigation is required.

4.12 TRAFFIC AND CIRCULATION

4.12-1 Prior to the issuance of demolition or building permits, the Marine Manager shall develop a Construction Traffic Management Plan for review and approval by the City of Long Beach Traffic Engineer. The plan shall be designed by a registered Traffic Engineer and shall address traffic control for any street closure, detour, or other disruption to traffic circulation and public transit routes. The plan shall identify the routes that construction vehicles will use to access the site, the hours of construction traffic, traffic controls and detours, and off-site vehicle staging areas. The plan shall also restrict construction trucks to no more than 19 during the a.m. peak hour for any one phase of the project, prohibit truck trips after 3:30 p.m., and require that a minimum of one travel lane in each direction on Marina Drive and 2nd Street be kept open during construction activities. The plan shall also require the City to keep all haul routes clean and free of debris including, but not limited to, gravel and dirt.

4.12-2 Prior to the issuance of demolition or building permits, the Marine Bureau Manager shall, under the direction of the City of Long Beach Traffic Engineer, address the truck route and circulation effects of the Home Depot and/or the Second+PCH Project construction, should either of these projects be under construction in the vicinity of the project site during construction of the Alamitos Bay Marina Rehabilitation project. The coordination shall identify the construction routes, the hours of construction traffic, traffic controls and detours, and off-site vehicle staging areas, and address traffic control for any street closure, detour, or other disruption to traffic circulation and public transit routes.