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MITIGATION MONITORING AND REPORTING PROGRAM

MITIGATION MONITORING REQUIREMENTS

Public Resources Code Section 21081.6 (enacted by the passage of Assembly Bill 3180) mandates that the following requirements shall apply to all reporting or mitigation monitoring programs:

- I. The public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation. For those changes which have been required or incorporated into the project at the request of a responsible agency or a public agency having jurisdiction by law over natural resources affected by the project, that agency shall, if so requested by the lead agency or a responsible agency, prepare and submit a proposed reporting or monitoring program.
- II. The lead agency shall specify the location and custodian of the documents or other material which constitute the record of proceedings upon which its decision is based.
- III. A public agency shall provide the measures to mitigate or avoid significant effects on the environment that are fully enforceable through permit conditions, agreements, or other measures. Conditions of project approval may be set forth in referenced documents which address required mitigation measures or in the case of the adoption of a plan, policy, regulation, or other project, by incorporating the mitigation measures into the plan, policy, regulation, or project design.
- IV. Prior to the close of the public review period for a draft environmental impact report or mitigated negative declaration, a responsible agency, or a public agency having jurisdiction over natural resources affected by the project, shall either submit to the lead agency complete and detailed performance objectives for mitigation measures which would address the significant effects on the environment identified by the responsible agency or agency having jurisdiction over natural resources affected by the project, or refer the lead agency to appropriate, readily available guidelines or reference documents. Any mitigation measures submitted to a lead agency by a responsible agency or an agency having jurisdiction over natural resources affected by the project shall be limited to measures which mitigate impacts to resources which are subject to the statutory authority of, and definitions applicable to, that agency. Compliance or noncompliance by a responsible agency or agency having jurisdiction over natural resources affected by a project with that requirement shall not limit that authority of the responsible agency or agency having jurisdiction over natural resources affected by a

project, or the authority of the lead agency, to approve, condition, or deny projects as provided by this division or any other provision of law.

MITIGATION MONITORING PROCEDURES

The mitigation monitoring and reporting program has been prepared in compliance with Public Resources Code Section 21081.6. It describes the requirements and procedures to be followed by the City of Long Beach to ensure that all mitigation measures adopted as part of the proposed Alamitos Bay Marina Rehabilitation Project will be carried out as described in the Final EIR.

Table 1.A lists each of the mitigation measures specified in this EIR and identifies the party or parties responsible for implementation and monitoring of each measure.

Table 1.A: Mitigation and Monitoring Reporting Program

Mitigation Measures	Responsible Party	Timing for Mitigation Measure
<p>4.1 AESTHETICS</p>		
<p>No potentially significant impacts were identified, and no mitigation is required.</p>		
<p>4.2 AIR QUALITY</p>		
<p>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:</p> <p>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:</p> <ul style="list-style-type: none"> • 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 	<p>City of Long Beach Marine Bureau Manager</p>	<p>Prior to commencement of construction</p>

Table 1.A: Mitigation and Monitoring Reporting Program

Mitigation Measures	Responsible Party	Timing for Mitigation Measure
<p>onto paved roads, or wash off tires of vehicles and any equipment leaving the construction site</p> <ul style="list-style-type: none"> • 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 <p>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.</p>		

Table 1.A: Mitigation and Monitoring Reporting Program

Mitigation Measures	Responsible Party	Timing for Mitigation Measure
<p>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.</p> <ul style="list-style-type: none"> • 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 <p>Construction Traffic Emission Reductions. The construction contractor shall implement the following measures to further reduce emissions from construction.</p> <ul style="list-style-type: none"> • Trucks used for construction (a) prior to 2015 shall use engines certified to no less than 2007 nitrogen oxide (NO_x) emissions standards and (b) in 2015 and beyond shall meet EPA 2010 		

Table 1.A: Mitigation and Monitoring Reporting Program

Mitigation Measures	Responsible Party	Timing for Mitigation Measure
<p>emission standards.</p> <p>Provide temporary traffic control such as a flag person during all phases of construction to maintain smooth traffic flow</p> <ul style="list-style-type: none"> • 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 <p>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.</p>		

Table 1.A: Mitigation and Monitoring Reporting Program

Mitigation Measures	Responsible Party	Timing for Mitigation Measure
<p>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.</p>		
<p>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:</p> <p>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:</p> <ul style="list-style-type: none"> • Meet or exceed Title 24 requirements • Incorporate ENERGY STAR-rated windows • Incorporate ENERGY STAR-rated space heating and cooling equipment 	<p>City of Long Beach Marine Bureau Manager</p>	<p>Prior to issuance of building permits</p>

Table 1.A: Mitigation and Monitoring Reporting Program

Mitigation Measures	Responsible Party	Timing for Mitigation Measure
<ul style="list-style-type: none"> • 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 		
<p>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:</p> <ul style="list-style-type: none"> • 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. 	<p>City of Long Beach Marine Bureau Manager</p>	<p>Prior to issuance of building permits</p>

Table 1.A: Mitigation and Monitoring Reporting Program

Mitigation Measures	Responsible Party	Timing for Mitigation Measure
<p>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.</p>	<p>City of Long Beach Marine Bureau Manager</p>	<p>Prior to issuance of building permits</p>
<p>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:</p> <p>During earthmoving or excavation operations, fugitive dust emissions shall be controlled by regular watering or other dust-preventive measures using the following procedures:</p> <ul style="list-style-type: none"> • 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 	<p>City of Long Beach Marine Bureau Manager</p>	<p>Ongoing during all phases of demolition, dredging, and construction</p>

Table 1.A: Mitigation and Monitoring Reporting Program

Mitigation Measures	Responsible Party	Timing for Mitigation Measure
<p>work is done for the day.</p> <ul style="list-style-type: none"> • 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. <p>After earthmoving or excavation operations, fugitive dust emissions shall be controlled using the following measures:</p> <ul style="list-style-type: none"> • 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. <p>At all times, fugitive dust emissions shall be controlled using the following procedures:</p>		

Table 1.A: Mitigation and Monitoring Reporting Program

Mitigation Measures	Responsible Party	Timing for Mitigation Measure
<ul style="list-style-type: none"> • On-site vehicle speed shall be limited to 15 mph. • Road improvements shall be paved as soon as feasible, watered periodically, or chemically stabilized. <p>At all times during the construction phase, ozone precursor emissions from mobile equipment shall be controlled using the following procedures:</p> <ul style="list-style-type: none"> • 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. <p>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.</p>		
<p>4.3 BIOLOGICAL RESOURCES</p>		
<p>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</p>	<p>City of Long Beach Marine Bureau Manager</p>	<p>Prior to the start of any construction or dredging activities</p>

Table 1.A: Mitigation and Monitoring Reporting Program

Mitigation Measures	Responsible Party	Timing for Mitigation Measure
<p>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.</p>		
<p>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 and marine mammals:</p> <ul style="list-style-type: none"> • A qualified marine biologist shall be on site during the construction period to monitor the presence of endangered species and marine mammals. 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 and marine mammals to be present and will be provided with identification characteristics of sea turtles, since they may occasionally be mistaken for seals or sea lions. • If a marine mammal is observed within a radius of 1,200 ft (366 meters) from the dredge operation, then activities shall not be initiated until the animal has passed out of the project area. If an animal is periodically but not constantly observed during this period, dredging activities shall not be initiated for a period of 15 	<p>City of Long Beach Marine Bureau Manager</p>	<p>Prior to the start of any construction or dredging activities</p>

Table 1.A: Mitigation and Monitoring Reporting Program

Mitigation Measures	Responsible Party	Timing for Mitigation Measure
<p>minutes, which is the estimated amount of time for a seal lion or other marine mammal to transit out of the project area.</p> <ul style="list-style-type: none"> • 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 marine mammal or 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). • In the event of a watercraft collision with a marine mammal or sea turtle the NMFS Stranding Coordinator shall be contacted within 24 hours. 		
<p>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)</p>	<p>City of Long Beach Marine Bureau Manager</p>	<p>Prior to the start of any construction or dredging activities</p>

Table 1.A: Mitigation and Monitoring Reporting Program

Mitigation Measures	Responsible Party	Timing for Mitigation Measure
<p>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.</p>		
<p>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:</p> <ul style="list-style-type: none"> • 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 	<p>City of Long Beach Marine Bureau Manager</p>	<p>Prior to issuance of any demolition or construction permits</p>

Table 1.A: Mitigation and Monitoring Reporting Program

Mitigation Measures	Responsible Party	Timing for Mitigation Measure
<p>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.</p> <ul style="list-style-type: none"> • Barges and work vessels shall avoid impacts to eelgrass beds in the immediate vicinity of Basin 6-South.. 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. 		
<p>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</p>	<p>City of Long Beach Marine Bureau Manager</p>	<p>Prior to issuance of any demolition or construction</p>

Table 1.A: Mitigation and Monitoring Reporting Program

Mitigation Measures	Responsible Party	Timing for Mitigation Measure
<p>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:</p> <ul style="list-style-type: none"> • No construction materials, equipment, debris, or waste shall be place 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 ac 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 		permits

Table 1.A: Mitigation and Monitoring Reporting Program

Mitigation Measures	Responsible Party	Timing for Mitigation Measure
<p>removed from the site.</p> <ul style="list-style-type: none"> • 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. <p>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.</p>		
<p>4.3-6 Prior to issuance of any demolition or construction permits, the Marine</p>	<p>City of Long Beach</p>	<p>Prior to issuance of</p>

Table 1.A: Mitigation and Monitoring Reporting Program

Mitigation Measures	Responsible Party	Timing for Mitigation Measure
<p>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:</p> <ul style="list-style-type: none"> • 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. 	<p>Marine Bureau Manager</p>	<p>any demolition or construction permits</p>
<p>4.3-7 The Marine Bureau Manager shall ensure that a field survey to investigate the presence of the invasive algae <i>Caulerpa taxifolia</i> is</p>	<p>City of Long Beach Marine Bureau</p>	<p>30 to 60 days prior to commencement</p>

Table 1.A: Mitigation and Monitoring Reporting Program

Mitigation Measures	Responsible Party	Timing for Mitigation Measure
<p>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 <i>Caulerpa</i> surveys will be conducted according to the accepted criteria of the Southern California <i>Caulerpa</i> Action Team (SCCAT) for conducting surveys for the invasive algae and in accordance with the NMFS and CDFG <i>Caulerpa</i> survey protocols. In accordance with the recommendations of the SCCAT, and according to the NMFS <i>Caulerpa</i> 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 <i>Caulerpa</i>, 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 <i>Caulerpa</i> Survey Reporting Form to NMFS and the CDFG within 48 hours of completion of the survey. If <i>Caulerpa</i> 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 <i>Caulerpa</i> 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 <i>Caulerpa</i> Control Protocol.</p>	<p>Manager</p>	<p>of any construction</p>

Table 1.A: Mitigation and Monitoring Reporting Program

Mitigation Measures	Responsible Party	Timing for Mitigation Measure
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.	City of Long Beach Marine Bureau Manager	Prior to issuance of building permits

Table 1.A: Mitigation and Monitoring Reporting Program

Mitigation Measures	Responsible Party	Timing for Mitigation Measure
4.6 HAZARDS AND HAZARDOUS MATERIALS		
<p>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).</p>	<p>City of Long Beach/City of Long Beach Marine Bureau Manager</p>	<p>Prior to issuance of any permits allowing dredging in Basin 1</p>
<p>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.</p>	<p>City of Long Beach/ City of Long Beach Marine Bureau Manager</p>	<p>Prior to issuance of any permits allowing dredging in Basin 1</p>
<p>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. Development of the dredge materials workplan shall also be</p>	<p>City of Long Beach/ The Office of Environmental Health Hazard</p>	<p>Prior to issuance of any permits allowing dredging in Basin 1/ prior to</p>

Table 1.A: Mitigation and Monitoring Reporting Program

Mitigation Measures	Responsible Party	Timing for Mitigation Measure
<p>coordinated with the Southern California Dredged Material Management Team and the Los Angeles Region Contaminated Sediments Task Force. 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).</p> <p>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.</p>	<p>Assessment (OEHHA)</p>	<p>disposal of Basin 1 sediments at a State landfill site</p>
<p>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</p>	<p>City of Long Beach Marine Bureau Manager</p>	<p>Ongoing during all excavation and grading activities</p>

Table 1.A: Mitigation and Monitoring Reporting Program

Mitigation Measures	Responsible Party	Timing for Mitigation Measure
<p>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.</p>		
<p>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.</p>	<p>City of Long Beach Marine Bureau Manager</p>	<p>Prior to the issuance of any demolition permits and at least 10 days prior to any demolition work for proposed improvements</p>
<p>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</p>	<p>City of Long Beach Marine Bureau Manager</p>	<p>Prior to the issuance of any demolition permits</p>

Table 1.A: Mitigation and Monitoring Reporting Program

Mitigation Measures	Responsible Party	Timing for Mitigation Measure
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.	City of Long Beach Marine Bureau Manager	Prior to the issuance of any demolition permits
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.	City of Long Beach/City of Long Beach Marine Bureau Manager	Prior to the issuance of any demolition permits
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	City of Long Beach Marine Bureau Manager/City Building Official	Prior to the issuance of any grading permit

Table 1.A: Mitigation and Monitoring Reporting Program

Mitigation Measures	Responsible Party	Timing for Mitigation Measure
<p>published in the <i>California Storm Water BMP Handbook—Construction Activity</i> 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.</p> <p>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.</p>		

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Mitigation Measures	Responsible Party	Timing for Mitigation Measure
<p>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 <i>National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Construction and Land Disturbance Activities</i>, 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.</p>	<p>City of Long Beach Marine Bureau Manager</p>	<p>Prior to issuance of demolition and grading permits</p>
<p>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</p>	<p>City of Long Beach Marine Bureau Manager</p>	<p>Prior to issuance of demolition and grading permits</p>

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Mitigation Measures	Responsible Party	Timing for Mitigation Measure
<p>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.</p>		
<p>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.</p>	<p>City of Long Beach Marine Bureau Manager/ Construction Contractor</p>	<p>Prior to the issuance of any construction permits</p>
<p>4.7-5 Prior to the issuance of any construction permits, the Marine Bureau Manager shall provide verification that authorization has been obtained from: (1) the United States Army Corps of Engineers (Corps) under the Section 404 Permit program for the discharge of fill material into jurisdictional waters; (2) the Corps, under Section 10 of the Rivers and Harbors Act for the disposal of dredged material and placement of piles and riprap; and (3) the Corps, under Section 103 of the Marine Protection Research and</p>	<p>City of Long Beach Marine Bureau Manager</p>	<p>Prior to the issuance of any construction permits</p>

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<p>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).</p>		
<p>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.</p>	<p>City of Long Beach Marine Bureau Manager/ Construction Contractor</p>	<p>Prior to the issuance of any construction permits</p>
<p>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</p>	<p>City of Long Beach Marine Bureau Manager/ Construction Contractor</p>	<p>Prior to the issuance of any construction permits</p>

Table 1.A: Mitigation and Monitoring Reporting Program

Mitigation Measures	Responsible Party	Timing for Mitigation Measure
contractor shall be responsible for performing and documenting the application of the trash and debris containment boom.		
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.	City of Long Beach Marine Bureau Manager	Prior to the issuance of any permit/Ongoing during construction activities
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.	City of Long Beach Marine Bureau Manager/ Construction Contractor	Prior to the issuance of any permit/Ongoing during construction activities
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	City of Long Beach Marine Bureau Manager	Prior to the issuance of any permit

Table 1.A: Mitigation and Monitoring Reporting Program

Mitigation Measures	Responsible Party	Timing for Mitigation Measure
<p>construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.</p>		
<p>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.</p>	<p>City of Long Beach Marine Bureau Manager/ Construction Contractor</p>	<p>Prior to the issuance of any permit</p>
<p>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).</p>	<p>Director of Parks, Recreation, and Marine/ Construction Contractor</p>	<p>Prior to issuance of any grading permit</p>

Table 1.A: Mitigation and Monitoring Reporting Program

Mitigation Measures	Responsible Party	Timing for Mitigation Measure
4.10 PUBLIC SERVICES AND UTILITIES		
<p>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.</p>	<p>City of Long Beach Marine Bureau Manager</p>	<p>Prior to the issuance of building permits</p>
<p>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.</p>	<p>City of Long Beach Department of Parks, Recreation, and Marine/City of Long Beach Environmental Services Bureau</p>	<p>Prior to the issuance of any demolition permit</p>
4.11 RECREATION		
No potentially significant impacts were identified, and no mitigation is required.		

Table 1.A: Mitigation and Monitoring Reporting Program

Mitigation Measures	Responsible Party	Timing for Mitigation Measure
4.12 TRAFFIC AND CIRCULATION		
<p>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.</p>	<p>City of Long Beach Marine Bureau Manager/City of Long Beach Traffic Engineer</p>	<p>Prior to the issuance of demolition or building permits</p>
<p>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</p>	<p>City of Long Beach Marine Bureau Manager/City of Long Beach Traffic Engineer</p>	<p>Prior to the issuance of demolition or building permits</p>

Table 1.A: Mitigation and Monitoring Reporting Program

Mitigation Measures	Responsible Party	Timing for Mitigation Measure
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.		