



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

Project Title:
MANHATTAN BEACH PECK RESERVOIR REPLACEMENT PROJECT

Date: April 8, 2019

Project Location: The project site is located at 1800 N Peck Ave at the southeast corner of Peck Avenue and 19th Street, in the City of Manhattan Beach, Los Angeles County, CA. The reservoir property measures approximately 390-foot long by 300-foot wide. The new reservoir would be located on the same site as the existing reservoir, which would be demolished. The site is adjacent to single family residential properties on three sides and a recreational sports field on the south. Polliwog Park and Manhattan Beach Middle School are adjacent to the reservoir site on the south. The project site consists of a ground-level potable water reservoir, pumps, and ancillary facilities. Arterial roadway access to the area is provided by Sepulveda Blvd, Rosecrans Ave, Aviation Blvd and Marine Ave. Local collector roadway access to the project site is provided by Peck Ave. The project site is designated as Public (utility) Facility under the City's General Plan, and zoned as Public and Semi-Public.

Project Description: The objective of the proposed project is to maintain potable water storage and delivery in the City of Manhattan Beach by removing the degraded 60+ year old Peck Reservoir, pumps, and ancillary facilities and replace the existing structures with a new reservoir, office building, pump station control building, water treatment system, and related ancillary facilities. The project proposes total demolition of the existing concrete ground-level reservoir, electrical control building, exposed pumps, and above or below ground ancillary facilities. The project would reconstruct an eight million gallon (8 MG) concrete reservoir 270-foot long by 190-foot wide (51,300 square feet). The new reservoir structure will be sited in approximately the same footprint as the existing reservoir and the elevation of the roof of the replacement reservoir will be approximately one foot higher than existing. The project would also construct a new detached 925 square foot operations building located southwest of the reservoir structure for office space, a water quality laboratory, and an employee restroom. The new operations building would be constructed of standard block wall with a metal-framed gable roof and will be sited in approximately the same footprint as the existing control building. The height of the new operations building is 14 feet. The project would also construct a new concrete wall 1,950 square foot pump station control building located on the south side of the reservoir. The height of the new pump station control building is 15 feet from the adjacent sports field elevation. In addition, a new water treatment system will be constructed in order to enhance the appearance and taste of the water. The new water treatment facilities will include two horizontal filtration tanks (10-foot diameter by 40-foot long), a protected chlorine and ammonia chemical storage building and a vertical steel backwash tank (23-foot diameter by 25-foot high). The height of the new chemical storage building is 10 feet. The overall footprint for the treatment facilities will be approximately 3,000 square feet and will be located on the south side of the reservoir adjacent to the new pump station control building. The project will construct or install related ancillary facilities including, an enclosed diesel standby generator, a ground-level transformer, underground mainline piping and access vaults. Construction for the new reservoir will require removal of the on-site groundcover, shrubs and trees. Replacement landscaping will include native southern California plants and shrubs with low water requirements. The project site will be buffered by a landscaped embankment on the north (19th Street) and west (Peck Ave) sides, and a plantable mechanically stabilized earth (MSE) retaining wall on the south and east sides. The perimeter of the site will be secured with a variable height metal picket fence and security access gates on the northeast, southeast and southwest corners. Onsite service roads will be constructed on the east and south sides, and around the perimeter of the new reservoir at the same elevation as existing.

The majority of the work will occur on the Peck Reservoir site, however the project will necessitate work on adjacent streets. The project related offsite work would construct new accessible sidewalks along 19th Street and Peck Avenue. The project would also construct new utility connections for sewer and electrical connections on Peck Avenue. In addition, new water and sewer pipeline trench work will take place east on 18th Street, north on Herrin Avenue and east on 19th Street.

Environmental Determination: The Initial Study/Environmental Checklist that has been prepared recommends that the lead agency adopt a Mitigated Negative Declaration. The project has the potential for significant effects on Biological Resources, Cultural Resources, Hazards and Hazardous Materials, Noise, Transportation and Traffic, and Utilities and Service Systems, but each of those potential impacts is mitigated to less than significant with the mitigation measures identified in the Mitigated Negative Declaration document.

Public Review Period During Which Comments May be Submitted: April 8, 2019 to May 8, 2019



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Date, Time, and Location of Public Meeting: The project will require a public hearing before the Manhattan Beach Planning Commission for action on the use permit. The meeting date and time is tentatively scheduled for June 12, 2019. A separate hearing notice confirmation will be published on a future date. If you challenge the proposed actions in court, you may be limited to raising only those issues you or someone else raised at the public hearing(s), or in correspondence delivered to the Planning Commission at, or prior to, the public hearing(s).

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

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

City of Manhattan Beach Police/Fire Facility 400/420 15th Street, Manhattan Beach (Open 24 hours)

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

Joslyn Community Center 1601 Valley Drive, Manhattan Beach

Manhattan Heights 1600 Manhattan Beach Boulevard, Manhattan Beach

City of Manhattan Beach Website <https://www.citymb.info/departments/public-works/engineering-division/peck-reservoir-replacement-project>

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

Please send written comments to: Gilbert Gamboa, City of Manhattan Beach, 3621 Bell Avenue, Manhattan Beach CA, 90266 | P: (310) 802-5356 | E: ggamboa@citymb.info

Gilbert Gamboa, PE, Senior Civil Engineer
Project Manager

4/8/2019
Date