

Manhattan Village Shopping Center

Final EIR- April 2013

Mitigation Measures

A. Aesthetics, Views, Light/Glare, and Shading

(1) Construction

Aesthetic impacts associated with construction of the proposed Project would be less than significant. Nonetheless, the following mitigation measures are proposed to ensure that such impacts would be less than significant:

Mitigation Measure A-1: The Applicant shall ensure through appropriate postings and daily visual inspections that no unauthorized materials are posted on any temporary construction barriers or temporary pedestrian walkways, and that such temporary barriers and walkways are maintained in a visually attractive manner throughout the construction period.

Mitigation Measure A-2: Temporary fencing with screening material shall be used around the perimeter of construction activities within the Development Area to buffer views of construction equipment and materials.

Mitigation Measure A-3: Any necessary construction lighting shall be directed onto the construction site and have low reflectivity to minimize glare and limit light spillover onto adjacent properties.

(2) Operation

Aesthetic impacts associated with operation of the proposed Project would be less than significant. Nonetheless, the following mitigation measures are proposed to ensure that such impacts would be less than significant:

Mitigation Measure A-4: A landscape plan for the Development Area shall be prepared to the satisfaction of the Community Development Department. The landscape plan shall provide for the replacement of any significant tree removed with a minimum of one 36-inch box tree, with the specific number and size to be determined by the Community Development Department. The landscape plan shall also include an automatic irrigation plan.

Mitigation Measure A-5: All new street lighting within the public right-of-way required for the Project shall be approved by the Public Works Department, and where applicable, Caltrans.

Mitigation Measure A-6: All new parking and pedestrian lighting required for the Project shall be the minimum height needed, and shall include cutoff optics and shielding that direct light away from off-site light-sensitive uses. Such lighting shall be approved by the Community Development Department.

Mitigation Measure A-7: Architectural lighting shall be directed onto the building surfaces, have low reflectivity to minimize glare, limit light spillover onto adjacent properties and night sky, and be approved by the Community Development Department.

Mitigation Measure A-8: Lighting controls shall allow the stepping down of light intensity after business hours.

Mitigation Measure A-9: A photometric lighting plan for the Development Area shall be prepared by an electrical engineer registered in the State of California. The plan shall consist of a foot-candle layout based on a 10-foot grid extending for a minimum of 20 feet outside the property lines. This plan shall demonstrate that additional lighting does not exceed 2.0 foot-candles at a light-sensitive use (e.g., residential or hotel uses) or 0.5 foot-candles in an R district. Upon completion of installation of such lighting, lights shall be field verified and/or adjusted to ensure consistency with the photometric plan.

B. Air Quality

(1) Construction

Mitigation Measure B-1: All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403.

Mitigation Measure B-2: The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by construction and hauling, and at all times provide reasonable control of dust caused by wind without causing runoff or discharge to the municipal stormwater system.

Mitigation Measure B-3: All loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.

Mitigation Measure B-4: All materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.

Mitigation Measure B-5: All earth moving or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.

Mitigation Measure B-6: General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions. During construction, trucks and vehicles in loading and unloading queues will have their engines turned off when not in use, to reduce vehicle emissions. Construction activities should be phased and scheduled to avoid emissions peaks and discontinued during second-stage smog alerts.

Mitigation Measure B-7: To the extent possible, petroleum powered construction activity shall utilize electricity from power poles rather than temporary diesel power generators and/or gasoline power generators.

Mitigation Measure B-8: On-site mobile equipment shall be powered by alternative fuel sources (i.e., methanol, natural gas, propane or butane) as feasible.

C. Hazards and Hazardous Materials

Mitigation Measure C-1: Given the likelihood of encountering soil containing crude oil and its associated components (VOCs, PAHs, heavy metals, etc.) during major earthwork performed within the Development Area, earthwork shall be conducted under a Soil Management Plan (SMP), designed to guide construction and earthwork contractors in the best management practices (BMPs) for excavations, utility installations, grading, compaction, and other earthwork activities on potentially contaminated sites. The SMP shall contain the following information:

- A summary of Site topography and soil conditions;

- Decision matrix for the application of the SMP procedures;
- Description of applicable earthwork and maintenance activities that will trigger the SMP procedures;
- Discussion of applicable regulations for performing earthwork in potentially contaminated soil areas, including those from the Occupational Safety and Health Administration (OSHA), the SCAQMD, and the LARWQCB;
- Health & safety procedures for worker safety, personal protective equipment, and training;
- Air pollution measurement and control measures for compliance with SCAQMD Rules 403 and 1166;
- Stormwater pollution control measures and best management practices (BMPs) to prevent non-stormwater discharge, control stormwater runoff and prevent pollution of stormwater runoff including control of sediments;
- Methods to identify potentially impacted soils;
- Truck traffic planning procedures;
- Recommended Site security procedures;
- Stockpile management;
- Stockpile profiling;
- Decontamination procedures; and
- Record keeping procedures.

The SMP shall be made available to various agencies for comment, including the LARWQCB and the South Coast Air Quality Management District at least 60 days prior to the start of earthwork. The SMP shall also be subject to review and approval by the City of Manhattan Beach prior to the start of earthwork. The Applicant will use the SMP as a guide for all construction or maintenance work conducted on the Shopping Center Site.

Mitigation Measure C-2: Any underground storage tanks, toxic materials, contaminated soils, or contaminated groundwater encountered during demolition, excavation, or grading shall be evaluated and excavated/disposed of, treated in-situ (in place), or otherwise managed in accordance with applicable regulatory requirements and in accordance with the Soil Management Plan.

Mitigation Measure C-3: The Applicant shall install and use a sub-slab barrier and vent system (vapor intrusion protection system) in each building to mitigate the hazards caused by methane and VOCs in subsurface soil. The Applicant shall construct the impermeable membrane barrier of a minimum 60-mil-thick high-density polyethylene (HDPE) liner system or liquid asphaltic spray-applied liner installed underneath each slab-on-grade structure constructed in the Project. This barrier shall be installed over a network of slotted vent piping set in gravel in order to collect and safely redirect any vapors from beneath the building based on a comprehensive review of historical data, the types of VOCs identified, and the range of methane concentrations.

To ensure proper installation, the performance of the vapor intrusion protection system shall be monitored by screening for methane in selected "compliance rooms" within the Project buildings for the first year of occupancy on a quarterly basis. Methane shall act as the indicator of a leak or malfunction with the system, since it is far more abundant in soil than any other vaporous chemical, is non-toxic, and can be detected easily with portable, hand-held equipment.

Reports summarizing the quarterly monitoring events shall be provided to the City of Manhattan Beach Fire Department. If the system is determined to be performing

according to design specifications established by the design engineer and approved during the plan check process, the monitoring will be concluded after four monitoring periods, or one year.

Each system shall be configured so that it is prepared for the unlikely event that a breach occurs or portions of the barrier and vent system are damaged. The following back-up safety systems shall be in place and available to the Applicant if elevated methane concentrations are detected inside a building during an inspection or inspections indicate system damage or malfunction:

- The system shall be configured such that it may be converted to an active vacuum system that will create negative pressure under the building slab; and
- Heating/ventilation/air conditioning (HVAC) equipment and controls shall be configured so as to be capable of generating and maintaining positive pressure within the Project buildings (with the exception of restaurant buildings, for safety reasons).

D. Hydrology and Surface Water Quality

With implementation of regulatory requirements and the Project Design Features, the proposed Project would not result in significant impacts to hydrology and water quality. Thus, no mitigation measures are required.

E. Land Use

With incorporation of the Project Design Features and recommended improvements, and approval of the requested discretionary actions, the proposed Project would be consistent with existing regulatory requirements and relevant land use polices. Therefore, no mitigation measures would be required.

F. Noise

(1) Construction Noise

Mitigation Measure F-1: A temporary, continuous and impermeable sound barrier wall shall be erected along those portions of the Development Area closest to off-site sensitive receptors during construction activities. The required height and extent of the sound barrier wall shall be designed to achieve: a minimum 2 dBA reduction during construction of the Village Shops at receptor R3; a minimum 15 dBA and 2 dBA reduction at receptors R2 and R3, respectively, during construction of the Northeast Corner component; and a minimum 1 dBA and 16 dBA reduction at receptors R2 and R3, respectively, during construction of the Northwest Corner component.

Mitigation Measure F-2: Exterior noise-generating construction activities shall be limited to Monday through Friday from 7:30 A.M. to 6:00 P.M., and from 9:00 A.M. to 6 P.M. on Saturdays. No noise-generating exterior construction activities shall occur on Sundays or City observed holidays.

Mitigation Measure F-3: Construction activities shall be scheduled so as to avoid operating several pieces of heavy equipment simultaneously when close to nearby sensitive uses, which causes high noise levels.

Mitigation Measure F-4: Noise-generating construction equipment operated at the Shopping Center site shall be equipped with effective noise control devices, i.e., mufflers, lagging, and/or motor enclosures. All equipment shall be properly

maintained to assure that no additional noise due to worn or improperly maintained parts would be generated.

Mitigation Measure F-5: Engine idling from construction equipment such as bulldozers and haul trucks shall be limited. Idling of haul trucks shall be limited to five (5) minutes at any given location as established by the South Coast Air Quality Management District.

G.1 Public Services—Fire Protection

(1) Construction

Fire service impacts associated with construction of the proposed Project would be less than significant. Nonetheless, the following mitigation measure is proposed to ensure that such impacts would be less than significant.

Mitigation Measure G.1-1: During Project construction, the Applicant shall ensure that, Manhattan Beach Fire Department access to the Shopping Center Site will remain clear and unobstructed from construction *activities*.

(2) Operation

Fire service impacts associated with operation of the proposed Project would be less than significant. Nonetheless, the following mitigation measures are proposed to ensure that such impacts would be less than significant.

Mitigation Measure G.1-2: The Applicant shall submit plans including a site plan for approval by the Manhattan Beach Fire Department prior to approval and issuance of a building permit.

Mitigation Measure G.1-3: The Applicant shall consult with the Manhattan Beach Fire Department and incorporate fire prevention and suppression features appropriate to the design of the Project.

G.2 Public Services—Police Protection

(1) Construction

The following mitigation measures are prescribed below to ensure that specific design features would be implemented during construction to address security issues on-site.

Mitigation Measure G.2-1: During Project construction, the Applicant shall ensure that, Manhattan Beach Police Department access to the Shopping Center site will remain clear and unobstructed from construction activities, consistent with the Security Plan approved by the Manhattan Beach Police Department.

Mitigation Measure G.2-2: During Project construction, the Applicant shall implement security measures including but not limited to security fencing, lighting, and the use of a seven-day, 24-hour security patrol in accordance with the Security Plan.

(2) Operation

Police service impacts associated with operation of the proposed Project would be less than significant. Nonetheless, the following mitigation measures are proposed to ensure that such impacts would be less than significant.

Mitigation Measure G.2-3: The Applicant shall consult with the Manhattan Beach Police Department and incorporate crime prevention features appropriate for the design of the Project in accordance with the Security Plan approved by the Manhattan Beach Police Department.

Mitigation Measure G.2-4: Upon Project completion, the Applicant shall provide the Manhattan Beach Police Department with a diagram of each portion of the property, including access routes, and provide additional information that might facilitate police response in accordance with the Security Plan.

Mitigation Measure G.2-5: A Security Plan for the Shopping Center shall be developed in coordination with the Manhattan Beach Police Department and subject to the review and approval of the Manhattan Beach Police Department. This security plan shall include a specific security plan for the parking structures and a requirement to routinely meet with the Manhattan Beach Police Department regarding security within the Shopping Center.

H. Transportation and Circulation

(1) Construction

With implementation of the Project Design Features, as well as compliance with regulatory requirements, construction-related traffic impacts would be less than significant. However, the following mitigation measures are recommended to ensure impacts remain less than significant.

Mitigation Measure H-1: Prior to the start of construction, the Applicant shall devise a Construction Traffic Management Plan to be implemented during construction of the Project. The Construction Traffic Management Plan shall identify all traffic control measures and devices to be implemented by the construction contractor through the duration of demolition and construction activities associated with the Project. Construction traffic controls should be provided consistent with current California Manual of Uniform Traffic Control Devices standards and include provisions to provide and maintain ADA pedestrian mobility and access consistent with current California requirements. The Construction Traffic Management Plan shall be subject to final approval by the City of Manhattan Beach Public Works Department, the City of Manhattan Beach Community Development Department, and the Manhattan Beach Police and Fire Departments.

Mitigation Measure H-2: The Applicant shall submit a Construction Parking Management Plan to the City Community Development Department in October or earlier of each year that construction is planned between Thanksgiving through New Year's. The initial October or earlier submittal shall estimate the number of parking spaces to be available during the upcoming holiday shopping period and the peak demand likely during that same period based on the shared parking analysis similar to the analyses performed in the Traffic Study for the Manhattan Village Shopping Center Improvement Project. In the event that a parking shortage is projected, the Construction Parking Management Plan shall include the following points:

- A determination of the need for the provision of off-site parking.

- An estimate of the number of weekday and weekend off-site parking spaces needed to meet demand.
- The identification of the location of an off-site parking location(s) with the appropriate number of available spaces.
- Signed agreements with the owners of the off-site parking supply allowing the shopping center to utilize the spaces during the needed time periods.
- A transportation plan identifying shuttle operations, frequency, and hours of operation for any off-site spaces beyond a reasonable walking distance.
- Modification or reduction in construction hours or days.

The annual Construction Parking Management Plan shall be submitted to and approved by the Director of Community Development.

(2) Operation

The proposed Project would not create significant impacts at any of the 13 study intersections under any of the analyzed development scenarios. Therefore, Project impacts on intersection operation would be less than significant. While the proposed Project does not add enough trips to the street system to necessitate mitigation measures, the Applicant has agreed to dedicate the necessary right-of-way to the City of Manhattan Beach for the desired expansion of Sepulveda Boulevard bridge, located approximately 500 feet south of Rosecrans Boulevard directly west of the Shopping Center site.

I.1 Utilities—Water Supply

With implementation of the Project Design Features, Project-level impacts on water supply and distribution would be less than significant. Therefore, no mitigation measures are required.

I.2 Utilities—Wastewater

With implementation of the Project Design Features, Project-level impacts on wastewater conveyance and treatment facilities would be less than significant. Therefore, no mitigation measures are required.

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