



## **8.0 Inventory of Mitigation Measures**

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## 8.0 INVENTORY OF MITIGATION MEASURES

### LAND USE AND RELEVANT PLANNING

#### City of Huntington Beach General Plan

Refer to Mitigation Measures LU1 through LU-5, below.

#### City of Huntington Beach Zoning Code

LU-1 Prior to final plan approval for the proposed project, the City of Huntington Beach shall consult with the property owner of the Stater Brothers property in an effort to reconstruct as many landscape planters along Brookhurst Street and Adams Avenue as possible or feasible (as determined by the City of Huntington Beach Planning and Building Director, in consultation with the property owner).

LU-2 Prior to final plan approval for the proposed project, the City of Huntington Beach shall consult with the property owner of the US Bank property in an effort to eliminate or minimize incidences of non-compliance with the Zoning Code in regards to landscape planter width, percentage of on-site landscaping, and parking stalls. The following options may be considered by the City and the property owner:

- The City shall reconstruct as many landscape planters along Brookhurst Street and Adams Avenue as possible or feasible (as determined by the City of Huntington Beach Planning and Building Director, in consultation with the property owner). It is noted that a maximum nine-foot wide landscape planter could be accommodated along Adams Avenue; however, a Variance for one foot of landscaping would still be required;
- The City shall reduce the amount of building square footage (by potentially demolishing the former Goodyear building which may accommodate additional parking) in order to provide the minimum parking stalls required by the Zoning Code; and
- Pursue a reciprocal parking agreement that may be established between the Stater Brothers property and the US Bank property, which may support a parking Variance request.

LU-3 Prior to final plan approval for the proposed project, the City of Huntington Beach shall consult with the property owner of the Target property in an effort to eliminate or minimize incidences of non-compliance with the Zoning Code in regards to landscape planter width. The City may issue a Variance for the number of parking spaces provided and provide a 10-foot wide replacement landscape planter along Adams Avenue.



LU-4 Prior to final plan approval for the proposed project, the City of Huntington Beach shall consult with the property owner of the Kohl's property in an effort to eliminate or minimize incidences of non-compliance with the Zoning Code in regards to landscape planter width and percentage of on-site landscaping. As determined by the Planning and Building Director and property owner, the City may remove surplus parking stalls in an effort to regain some of the landscaping area that would be removed by the project, thereby potentially eliminating the need for a Variance for landscape planter width and on-site landscaping (depending on the size of the planters).

LU-5 Prior to final plan approval for the proposed project, the City of Huntington Beach shall consult with the property owner of the Ralph's property in an effort to eliminate or minimize incidences of non-compliance with the Zoning Code in regards to landscape planter width. The following options may be considered by the City and the property owner:

- The City may construct a new landscape planter at the Building E location (assumed to be demolished as part of the project) with a minimum width of eight feet; and
- To avoid a Variance to the reduction in the required landscape planter width for areas between Building E and Starbucks, the City may remove 14 parking stalls in order to construct a 10-foot wide landscape planter to be compliant with the minimum Zoning Code requirements. However, the following shall be considered under this option:
  - Assuming Building E square footage is replaced somewhere on the Ralph's property site (e.g., as a second level, as there is no room to replace it in its entirety at grade level without impact parking), a Variance for 11 parking spaces would be required because the Ralph's property was approved with a surplus of three parking spaces;
  - Under the scenario that Building E is demolished and not replaced, demand for parking would be reduced by 45.9 spaces. Thus, the net surplus after removal of 14 spaces is 31.9 spaces. This would allow the Ralph's property to re-tenant remaining square footage with uses that require more parking, such as restaurants; and
  - Under the scenario that Building E is rebuilt in the same approximate location, replacement square footage of up to 6,380 retail square feet would be allowed with the remaining 31.9 parking space capacity. This building size would fit between the existing row of parking to the north and the new right-of-way and an eight-foot wide landscape planter.

### Cumulative Impacts

No mitigation measures are required.



## **TRAFFIC AND CIRCULATION**

### **Forecast Existing Plus Project Conditions**

No mitigation measures are required.

### **Forecast Year 2030 With Project Conditions**

No mitigation measures are required.

### **Construction Traffic**

TR-1 Prior to commencement of any construction activities, the City of Huntington Beach shall prepare a Traffic Management Plan (TMP) to address temporary safety and traffic concerns at and surrounding the Brookhurst Street/Adams Avenue intersection. At a minimum, the TMP shall include plans clearly denoting any proposed lane closures, proposed vehicle/bicyclist/pedestrian rerouting plans, and a traffic signage plan to ensure adequate circulation during the short-term construction process. The TMP shall be subject to review and approval by the City of Huntington Beach City Engineer. In addition, road/lane closure notification shall be provided to the Huntington Beach Fire Department and Police Department.

### **Property Access**

No mitigation measures are required.

### **Hazardous Design Features and Emergency Access**

Refer to Mitigation Measure TR-1.

### **Cumulative Impacts**

No mitigation measures are required.

## **AIR QUALITY**

### **Short-Term (Construction) Air Emissions**

AQ-1 Prior to issuance of any Grading Permit, the City Engineer shall confirm that the Grading Plan and specifications stipulate that, in compliance with SCAQMD Rule 403, excessive fugitive dust emissions shall be controlled by regular watering or other dust prevention measures, as specified in the SCAQMD's Rules and Regulations. In addition, SCAQMD Rule 402 requires implementation of dust suppression techniques to prevent fugitive dust from creating a nuisance off-site. Implementation of the following measures would reduce short-term fugitive dust impacts on nearby sensitive receptors:

- All active portions of the construction site shall be watered every three hours during daily construction activities and when dust is observed migrating from the project site to prevent excessive amounts of dust;



- Pave or apply water every three hours during daily construction activities or apply non-toxic soil stabilizers on all unpaved access roads, parking areas, and staging areas. More frequent watering shall occur if dust is observed migrating from the site during site disturbance;
- Any on-site stockpiles of debris, dirt, or other dusty material shall be enclosed, covered, or watered twice daily, or non-toxic soil binders shall be applied;
- All grading and excavation operations shall be suspended when wind speeds exceed 25 miles per hour;
- Disturbed areas shall be replaced with ground cover or paved immediately after construction is completed in the affected area;
- Track-out devices such as gravel bed track-out aprons (3 inches deep, 25 feet long, 12 feet wide per lane and edged by rock berm or row of stakes) shall be installed to reduce mud/dirt trackout from unpaved truck exit routes. Alternatively a wheel washer shall be used at truck exit routes;
- On-site vehicle speed shall be limited to 15 miles per hour;
- All material transported off-site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust prior to departing the job site; and
- Reroute construction trucks away from congested streets or sensitive receptor areas.

### **Long-Term (Operational) Air Emissions**

No mitigation measures are required.

### **Air Quality Plan Consistency**

Refer to Mitigation Measure AQ-1

### **Short-Term Cumulative Impacts**

Refer to Mitigation Measure AQ-1.

### **Long-Term Cumulative Impacts**

No mitigation measures are required.

## **GREENHOUSE GAS EMISSIONS**

### **Greenhouse Gas Emissions**

No mitigation measures are required.



## Consistency With Applicable GHG Plans, Policies, or Regulations

No mitigation measures are required.

## Cumulative Impacts

No mitigation measures are required.

## NOISE

### Short-Term Construction Noise Impacts

N-1 Prior to issuance of a grading permit, the project contractor shall provide evidence acceptable to demonstrate, to the City of Huntington Beach Public Works Director that the project complies with the following:

- Construction contracts specify that all construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers and other state required noise attenuation devices.
- Property owners and occupants located within 100 feet of the project boundary shall be sent a notice, at least 15 days prior to commencement of construction of each phase, regarding the construction schedule of the proposed project. A sign, legible at a distance of 50 feet shall also be posted at the project construction site. All notices and signs shall be reviewed and approved by the City of Huntington Beach Public Works Department, prior to mailing or posting and shall indicate the dates and duration of construction activities, as well as provide a contact name and a telephone number where residents can inquire about the construction process and register complaints.
- If impact equipment (e.g., jack hammers, pavement breakers, and rock drills) is used during project construction, hydraulically or electric-powered equipment shall be used wherever feasible to avoid the noise associated with compressed-air exhaust from pneumatically powered tools. However, where use of pneumatically powered tools is unavoidable, an exhaust muffler on the compressed-air exhaust shall be used (a muffler can lower noise levels from the exhaust by up to about 10 dBA).
- Construction haul routes shall be designed to avoid noise sensitive uses (e.g., residences, convalescent homes, etc.), to the extent feasible.
- During construction, stationary construction equipment shall be placed such that emitted noise is directed away from sensitive noise receivers.
- Construction activities shall not take place outside of the allowable hours specified by the City's Municipal Code Section 8.40.090(d) (7:00 AM and 8:00 PM) on weekdays and Saturdays.



### **Construction Related Vibration Impacts**

No mitigation measures are required.

### **Long-Term (Mobile) Noise Impacts**

No mitigation measures are required.

### **Long-Term (Stationary) Noise Impacts**

No mitigation measures are required.

### **Short-Term Cumulative Impacts**

No mitigation measures are required.

### **Long-Term Cumulative Impacts**

No mitigation measures are required.

## **HAZARDS AND HAZARDOUS MATERIALS**

### **Existing Hazardous Materials**

- HAZ-1 Prior to site disturbance, the City shall contact the Orange County Health Care Agency in order to inform the Agency that site disturbance activities will be conducted in the vicinity of 20001 Brookhurst Street (the former Shell Station), and 9971 Adams Avenue (the former Chevron Station). The City shall also coordinate with the Orange County Health Care Agency in order to confirm the exact locations of on-site wells prior to site disturbance.
- HAZ-2 Prior to issuance of a grading permit, the City shall submit a Worker Safety Plan for site disturbance/construction activities, in consultation with California Division of Occupational Safety and Health (Cal/OSHA) and the Huntington Beach Fire Department. The Worker Safety Plan shall include safety precautions (e.g., personal protective equipment or other precautions to be taken to minimize exposure to hazardous materials) to be taken by personnel when encountering potential hazardous materials, including potential contaminated soil/groundwater.
- HAZ-3 If paint is separated from building materials (chemically or physically) during demolition of the block wall structure at 20011 Lawson Lane, the paint waste shall be evaluated independently from the building material by a qualified Environmental Professional. If lead-based paint is found, abatement shall be completed by a qualified Lead Specialist prior to any activities that would create lead dust or fume hazard. Lead-based paint removal and disposal shall be performed in accordance with California Code of Regulation Title 8, Section 1532.1, which specifies exposure limits, exposure monitoring and respiratory protection, and mandates good worker practices by workers exposed to



lead. Contractors performing lead-based paint removal shall provide evidence of abatement activities to the City Engineer.

HAZ-4 Should construction activities result in the disturbance of traffic striping materials, the generated waste shall be disposed of at an appropriate, permitted disposal facility as determined by a lead specialist.

HAZ-5 Prior to site disturbance, the contractor shall contact Dig Alert (Underground Service Alert of Southern California) in order to confirm the location of the existing petroleum pipelines, if any. If present, the contractor shall coordinate with the owner(s) of the existing petroleum pipelines in order to ensure that a rupture during disturbance activities does not occur.

HAZ-6 Any transformer to be relocated/removed during site construction/demolition shall be conducted under the purview of the local electricity provider to identify proper-handling procedures regarding PCBs.

HAZ-7 If unknown wastes or suspect materials are discovered during construction by the contractor that are believed to involve hazardous waste or materials, the contractor shall comply with the following:

- Immediately cease work in the vicinity of the suspected contaminant, and remove workers and the public from the area;
- Notify the City Engineer and Fire Department of the City of Huntington Beach;
- Secure the area as directed by the City Engineer; and
- Notify the Orange County Health Care Agency's Hazardous Materials Division's Hazardous Waste/Materials Coordinator (or other appropriate agency specified by the City Engineer). The Hazardous Waste/Materials Coordinator shall advise the responsible party of further actions that shall be taken, if required.

### **Emergency Response and Evacuation**

Refer to Mitigation Measure TR-1.

### **Cumulative Impacts**

Refer to Mitigation Measures HAZ-1 through HAZ-7.



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