VI. GENERAL IMPACT CATEGORIES

UNAVOIDABLE SIGNIFICANT IMPACTS

Traffic

The Project Traffic Study assessed project-related traffic impacts during three representative time periods out of the year: AM/PM peak hour winter weekdays; AM/PM peak hours summer weekdays; and Saturday/Sunday summer weekends. Significant traffic impacts are expected to occur at 5 of the sixteen study intersections analyzed in the project traffic analysis. Namely these intersections include (1) Highland Avenue and 15th Street; (2) Highland Avenue and 13th Street; (3) Manhattan Beach Boulevard and Sepulveda Boulevard, (4) Manhattan Beach Boulevard and Highland Avenue; and (5) Manhattan Beach Boulevard and Valley Drive/Ardmore Avenue. Impacts at all of the intersection except to can be reduced to levels below significance for all but two of the significantly impacted intersections. These unavoidable significant traffic impacts are expected to occur at the following two study intersections during the summer season:

- Manhattan Beach Boulevard and Valley Drive/Ardmore Avenue (summer weekdays PM peak hour)
- Highland Avenue and Manhattan Beach Boulevard (summer Sundays peak hour).

It should be noted that no unavoidable significant traffic impacts are expected to occur during the winter weekdays, which constitutes over ¾ (or 75%) of the time period throughout the year. The unavoidable traffic impacts are only expected to occur on a seasonal basis during summer months when the City of Manhattan Beach naturally experiences increased traffic volumes associated with summer beach trips.

Construction Noise

Noise from construction-related activities are anticipated to exceed the significance threshold at all 5 of the sensitive receptor locations analyzed in this analysis. With application of prescribed mitigation measures, construction noise levels are anticipated to be reduced by approximately 6 dBA (Leq) at all receptor locations. However, due to the proximity of sensitive noise receptors, significant noise impacts would still remain at sensitive receptor locations. These temporary construction noise impacts would be significant and unavoidable.

IMPACTS DETERMINED TO BE LESS THAN SIGNIFICANT

In addition to the environmental impact categories analyzed in this EIR, the City of Manhattan Beach has determined that development of the proposed project does not have the potential to result in significant impacts in the following environmental issue areas: Agricultural Resources, Biological Resources, Cultural Resources, Geology and Soils, Mineral Resources, Population and Housing, Recreation, and Utilities. Thus, each of these non-significant impact areas were addressed in the Initial Study and are not analyzed in this EIR. A summary discussion of the City's findings for non-significance for each of these environmental issue areas is presented below.

Agricultural Resources

The project site is currently developed with Police and Fire Department facilities and an asphalt paved surface parking lot. There are no agricultural lands or uses on the site. Historic uses for the Metlox portion of the site include a pottery manufacturing plant dating back to 1927. As a result of past remediation activities on-site, the soil conditions are no longer suited for agricultural purposes. In addition, the existing zoning and land use designation for the Civic Center portion of the site is "PS" and Public Facility, respectively. The existing zoning and land use designation for the Metlox portion of the site is CD and "Downtown Commercial". The project site is not subject to Williamson Act contract provisions. Therefore, development of the project would not convert farmland to a non-agricultural use, nor will it have an affect on any existing agricultural uses. Inclusion of this issue in the scope of the EIR is therefore not warranted.

Biological Resources

The proposed project site is currently developed with Civic Center uses and an asphalt paved surface parking lot. A portion of the southernmost area of the project site remains excavated and is void of any vegetation. There is no valuable wildlife habitat on the project site to support specialized species that occur in natural environments. Due to the amount of existing development and human activity on-site, any floral or faunal species occurring on the site would be habitat generalists, which have adapted to such urban environments. No species identified as a candidate, sensitive, or special status species are known to occur on the project site. In addition, the project site does not contain any water bodies and is incapable of supporting any migratory fish or wildlife species. The site is completely surrounded by urban development and does not provide suitable habitat corridors for any migratory species. Therefore, development of the proposed project would not affect the movement of any native resident or migratory fish or species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. Inclusion of this issue in the scope of the EIR is therefore not warranted.

Cultural Resources

The Civic Center portion of the project site is developed with the City of Manhattan Beach Police Department, Fire Department, and Library buildings, which were constructed in 1958, 1960, and 1975, respectively. None of the buildings on site have historical significance recognition on the federal, state or local level. Therefore, demolition and replacement of these structures would not impact historical resources. The former Metlox Potteries property is not listed as a federal or state historical resource or landmark. The Metlox pottery was built and operated from June 1927 through January 1976. From June 1991-1996 the Metlox buildings were demolished, and the subject property was remediated for soil contamination. The site currently consists of a paved surface parking lot and a vacant, partially excavated parcel of land. In addition, because the site has been subjected to extensive soil disturbances associated with remediation activities. The potential for recovering any unique paleontological resources at this point in time is extremely limited. While the former Metlox property is not officially recognized as a local historical landmark, the developer intends on incorporating elements of the sign into the proposed project. In addition, the project will include a Lookout Tower within its Town Square plaza that will include historic photographs depicting the history of the project site and its environs. Inclusion of this issue in the scope of the EIR is therefore not warranted.

Geology/Soils

A project-related significant adverse effect could occur if the project site is located within a state-designated Alquist-Priolo Zone or other designated fault zone. There are no Alquist-Priolo Earthquake Fault Zones designated within the City of Manhattan Beach.[31] In addition, the project site is not located in an area where previous occurrence of landslide movement, or local topographic, geological, geotechnical and subsurface water conditions indicate a potential for permanent ground displacements such that mitigation as defined in Public Resources Code Section 2693(c) would be required.[32] While excavation and grading activities will be required during project construction, it is anticipated that standard building code measures and safety practices will be employed in accordance with the Uniform Building Code (UBC) and in accordance with all applicable requirements of the Occupational Health and Safety Administration (OSHA). Furthermore, excavation and grading activities on-site will result

---

[31] *California Department of Conservation, Division of Mines and Geology, Table 4. Cities and Counties Affected by Alquist-Priolo Earthquake Fault Zones As of May 1, 1999. This is an updated version of Table 4 from the 1997 edition of Special Publication 42 (Fault-Rupture Hazard Zones in California, by Earl W. Hart and William A. Bryant).*

[32] *California Department of Conservation, Division of Mines and Geology, The Official Map of Seismic Hazard Zones, Venice Quadrangle, released March 25, 1999.*

in a moderate amount of soil disruption, displacement, and compaction, specifically associated with the construction of the underground parking structure. Such impacts, however, would be reduced to less than significant levels with implementation of best management practices, which will be implemented during construction activities. Therefore, the proposed project would not expose people or structures to substantial adverse effects, including the risk of loss, injury or death involving rupture of a known earthquake fault.

Mineral Resources

No oil extraction activities have historically occurred or are presently conducted on the project site. In addition, the project site is not located within an area that is known to contain significant mineral deposits. Therefore, the proposed project would not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state. Inclusion of this issue in the scope of the EIR is therefore not warranted.

Population And Housing

The proposed project does not include any residential units and would not result in a direct increase in permanent population growth. The increase in employment on the project site would not result in a substantial increase in the permanent population or associated demand for housing in the vicinity of the project site. The Fire and Police Departments and Public Library would transfer employees over from the existing structures, which would not impact the population rates. The project site is also located within an area of the City already developed with residential and commercial related uses. As such, the project would be considered an infill development and would not induce population growth in an area currently undeveloped. Inclusion of this issue in the scope of the EIR is therefore not warranted.

Public Services

Fire Protection

Implementation of the proposed project will result in increased activity on the project site, which could create a greater demand for fire protection services. The project site will be served by and house one of the two City of Manhattan Beach Fire Departments (MBFD). All indication from the fire department suggest that this project will have a net beneficial impact on the Fire Department's ability to serve the City of Manhattan Beach. Any negative impacts would be short-term and temporary during the construction period. However, there will be no interruption in fire protection or emergency medical service during this period. During construction much of the equipment and crew will be stationed at the second fire department. The response time would be almost immediate if a fire emergency were to occur within the vicinity of the proposed project. The water mains in the area are 6-8 inch diameter

mains. The fire flow for the project area is approximately 3,400 gallons per minute (gpm). A minimum residual water pressure of 20 pounds per square inch (PSI) is to remain in the water system while the required gpm is flowing. Currently, water pressure and availability in the project area are sufficient to meet the MBFD's fire flow requirements. Therefore, the project would have a less than significant impact involving fire protection. Inclusion of this issue in the scope of the EIR is therefore not warranted.

Schools

Given that the proposed project does not include any residential development, the project will not directly contribute to the student population of the City. The project includes the construction of commercial land uses, which typically utilize the existing labor force in the surrounding community to fill jobs created by the project. It is unlikely that project associated employment would cause a substantial number of people from outside the City to relocate to Manhattan Beach. Inclusion of this issue in the scope of the EIR is therefore not warranted.

Parks

The City of Manhattan Beach Parks and Recreation Department maintain the public park areas. There are a total of nine parks and recreational facilities in the City of Manhattan Beach, excluding the two miles of beach frontage. Manhattan Beach currently provides approximately 2.5 acres of parks per 1,000 populations. This is corresponding with the National Recreation and Parks Association (NRPA) guidelines. Existing parks in the project area include the following: Live Oak Park, Manhattan Heights Park, Sand Dune Park, Parque Culiacan, Eight Street Parkette, Larsson Street Parkette, Polliwog Park, Marine Avenue Park, and Manhattan Village Park . The nearest park to the site is Live Oak, approximately 200 feet south of the site. As mentioned previously, the project does not involve the construction of residential land uses. Residential land uses have the greatest impact on park and recreational services as they directly result in an increase in the resident population, including the greatest users of such services, families with children. Employees of commercial development typically do not enjoy enough free time in their work schedules to utilize park and recreational services. Inclusion of this issue in the scope of the EIR is therefore not warranted.

Other Governmental Services

The proposed project does not include the development of residential land uses, which typically have the greatest impact on library services. Further, as the proposed project consists of the expansion of the Public Library building, it is likely that the project will result in a beneficial impact on library services. Inclusion of this issue in the scope of the EIR is therefore not warranted.

Recreation

The City of Manhattan Beach Parks and Recreation Department operates and maintains the public park areas within the City. There are a total of nine parks and recreational facilities in the City of Manhattan Beach, totaling approximately 48 acres.[33] In addition, there is approximately 40 acres of recreational area along the two miles of beach frontage and 21 acres in the public golf course located in Manhattan Village. According to the National Recreation and Parks Association (NRPA) guidelines minimum standard of 2.5 acres of parks per 1,000 populations, the City of Manhattan Beach meets is park requirements.[34] Existing parks in the City include the following: Live Oak Park, Manhattan Heights Park, Sand Dune Park, Parque Culiacan, Eight Street Parkette, Larsson Street Parkette, Polliwog Park, Marine Avenue Park, and Manhattan Village Park. The nearest park to the site is Live Oak, approximately 200 feet south of the site. As mentioned previously, the project does not involve the construction of residential land uses. Residential land uses have the greatest impact on park and recreational services as they directly result in an increase in the resident population, including the greatest users of such services, families with children. Employees of commercial development typically do not enjoy enough free time in their work schedules to utilize park and recreational services. Inclusion of this issue in the scope of the EIR is therefore not warranted.

Utilities

Wastewater

The County of Los Angeles County Sanitation Districts provides sanitary sewer service to the project area. The wastewater flow from the proposed project will discharge to a local sewer line, which is maintained by the City. Wastewater from the site is conveyed to the District's South Bay Cities Main Trunk Sewer, located in The Strand at Manhattan Beach Boulevard. This 30-inch diameter trunk has a design capacity of 7.7 million gallons per day (mgd) and conveyed a peak flow of 4.8 mgd. The expected average wastewater flow from the project site is 35,445 gallons per day, which would account for 0.05 percent of the total design capacity.[35] The increase in wastewater would be treated at the Joint Water Pollution Control Plant (JWPCP). The JWPCP has a design capacity of 385 million gallons per day (mgd) and currently processes an average flow of 328.8 mgd. The proposed project's net increase in sewage generation would represent 0.008 increase in the wastewater treated at JWPCP. The

---

[33] *City of Manhattan Beach General Plan, February 1988.*

[34] *Ibid.*

[35] *County Sanitation Districts of Los Angeles County, January 5, 2000.*

proposed project would not result in the construction of new water or wastewater treatment facilities or expansion of existing facilities.

Water Conservation

The West Basin Municipal Water District supplies water to the site. The City obtains approximately 80 percent of its water supply from MWD surface water, 17 percent from groundwater, and three percent from recycled water. These three water sources have been, and continue to be, adequate to meet the total water demands of the City.[36] The proposed project includes a 90,000 square foot infill development project with moderate water usage rates. Based on the wastewater generation factor provided above, the proposed project is anticipated to increase water consumption by approximately 34,834 gallons per day.[37] Compared to the regional water availability, this increase would not be considered significant enough to deplete regional supplies. In addition, all new construction will be fitted with modern water conservation features such as low flow toilets and restricted flow shower heads in accordance with all applicable laws and regulations (i.e., Titles 20 and 24 of the California Administrative Code). The increase in water consumption generated by the project is not expected to significantly impact regional water resources.

Solid Waste

A significant impact could occur if the proposed project were to increase solid waste generation to a degree that existing and projected landfill capacity would be insufficient to accommodate the additional solid waste. The proposed uses on the site consist of restaurants, retail development, commercial offices, day spa, and a 40-room inn. The total solid waste generation rates would total to 3,277 lbs per week. A significant impact could occur if the proposed project would generate solid waste that was not disposed in accordance with applicable regulations. The proposed project would generate minimal quantities of solid waste per day. Solid waste generated on-site would be disposed in accordance with all applicable federal, state and local regulations related to solid waste. Inclusion of this issue in the scope of the EIR is therefore not warranted.

---

[36] *City of Manhattan Beach Public Works Department, March, 2000.*

[37] *Estimated water generation is 120 percent of the estimated wastewater generated for the proposed project.*

SUMMARY OF SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL IMPACTS

CEQA Guidelines Section 15126.2(c) indicates that "[u]ses of nonrenewable resources during the initial and continued phases of the project may be irreversible since a large commitment of such resources makes removal or nonuse thereafter unlikely." These guidelines also indicate that "[i]rretrievable commitments of resources should be evaluated to assure that such current consumption is justified."

The type and level of development the proposed Metlox/Civic Center project would necessarily consume limited, slowly renewable, and non-renewable resources. Such resources would include the following construction supplies: certain types of lumber and other forest products; aggregate materials used in concrete and asphalt such as sand, gravel, and stone; metals such as steel, copper, and lead; petrochemical construction materials such as plastics; and water. Fossil fuels such as gasoline and oil would also be consumed in the use of construction vehicles and equipment. This consumption would occur during the construction phase of the project and would continue throughout its operational lifetime. The new development would require a commitment of resources that would include: (1) building materials; (2) fuel and operational materials/resources; (3) the transportation of goods and people to and from the project site.

The resources that would be committed during operation of the project would be similar to those currently consumed by the Civic Center and surrounding land uses. These would include energy resources such as electricity and natural gas, as well as petroleum-based fuels required for the increased number of vehicle-trips to be generated by the project. Fossil fuels would represent the primary energy source associated with both construction and ongoing operation of the project, and the existing, finite supplies of these natural resources would be incrementally reduced. Increased consumption generated by the project would not be significant when compared with existing energy consumption levels Citywide. However, the energy requirements associated with the project would represent of long-term commitment of essentially non-renewable resources.

Development of the project represents an essentially irreversible commitment of land uses that would transform the existing uses on-site in response to local planning goals and policies. While in the very long-term, other uses may replace those proposed by the Developer, reversion to low-density or non-urban uses would be unlikely. Development would irreversibly increase the commitment of public services, such as providing police and fire services, a potable water supply wastewater treatment, and solid waste disposal, to support the project throughout its lifetime. The commitment of resources required for the type and level of proposed development would limit the availability of these resources for future generations for other uses during the life of the project. However, this resource consumption would be consistent with growth and anticipated change in the City of Manhattan Beach and greater Los Angeles urban region.

GROWTH-INDUCING IMPACTS

Section 15126.2(d) of the CEQA Guidelines requires a discussion of the ways in which the proposed action could be growth-inducing. This would include ways in which the project would foster economic or population growth or the construction of additional housing, either directly or indirectly, in the surrounding environment. Section 15126.2(d) reads as follows:

> *"Discuss the ways in which the proposed project could foster economic population growth or the construction of additional housing, either directly or indirectly, in the surrounding environment. Included in this are projects that would remove obstacles to population growth (a major expansion of a wastewater treatment plant might, for example, allow for more construction in service areas). Increases in the population may further tax existing community service facilities so consideration must be given to this impact. Also discuss the characteristic of some projects that may encourage and facilitate other activities that could significantly affect the environment, either individually or cumulatively. It must not be assumed growth in any area is beneficial, detrimental, or of little significance to the environment."*

The project could foster economic growth by increasing the number of employees and customers on the project site, who could in turn, also patronize local businesses and services in the area. Additionally, some short-term employment opportunities would be provided through project construction. Given the proposed project location within the downtown area of the City of Manhattan Beach, such growth inducement would be consistent with the City's General Plan. Thus, although the project could potentially include some growth-inducing features, such growth inducement would not be significant. The project does not include housing and therefore, would not include permanent population growth. In addition, as discussed below, the project would not induce growth in an area that is not already developed with infrastructure to accommodate such growth.

The project site is within a highly developed urban setting. It is anticipated that the project could be adequately serviced by existing and/or extension of existing water, sewer, storm drains infrastructure. As the police and fire departments would be located on the project site, adequate emergency service would not be an issue. Therefore, the project would not result in significant growth-inducing impacts.