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## **II. PROJECT DESCRIPTION**

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### **A. PROJECT APPLICANT**

The project applicants for the proposed Sepulveda/Rosecrans Site Rezoning are: Mar Ventures, Inc., 2050 West 190<sup>th</sup> Street, Suite 108, Torrance, California, 90504, for those parts of the proposed Sepulveda/Rosecrans Rezoning Site that are presently owned by Honeywell International, Inc., and the City of El Segundo, 350 Main Street, El Segundo, California, 90245, for the remainder of the proposed Sepulveda/Rosecrans Rezoning Site. Mar Ventures, Inc. is the project applicant for all land use entitlement actions associated with the proposed Plaza El Segundo Development.

### **B. PROJECT LOCATION**

The proposed Sepulveda/Rosecrans Site Rezoning would take place within an approximately 110 gross acre site located in the southern portion of the City of El Segundo at the northeast corner of the intersection of Sepulveda Boulevard and Rosecrans Avenue (Figure II-1). The proposed Sepulveda/Rosecrans Rezoning site is roughly bounded by Hughes Way to the north, Douglas Street to the east, Rosecrans Avenue to the south, and Sepulveda Boulevard to the west (Figure II-2). Excluding railroad and roadway rights-of-way, the net developable acreage of the proposed Sepulveda/Rosecrans Rezoning Site is 86.8 acres. The proposed Sepulveda/Rosecrans Rezoning Site is comprised of 13 separate parcels of varying sizes, ranging from 1.8 acres to 29.2 acres (Figure II-3). Two railroad spurs run through the middle of the proposed Sepulveda/Rosecrans Rezoning site. The northern spur belongs to the Union Pacific Railroad (UPRR) and the southern spur belongs to the Burlington Northern Santa Fe Railroad (BNSF). Regional access to the project site is provided from the San Diego Freeway (I-405) and the Century Freeway (I-105). Major arterials that provide access to the site include El Segundo Boulevard, Sepulveda Boulevard and Rosecrans Avenue. Figure II-4 provides an aerial photograph of the project location.

### **C. PROJECT CHARACTERISTICS**

#### **Sepulveda/Rosecrans Site Rezoning**

Under the proposed Sepulveda/Rosecrans Site Rezoning, approximately 70.8 acres of the approximately 110 gross acres (86.8 net developable acres) located at the northeast corner of Sepulveda Boulevard and Rosecrans Avenue would be redesignated under the El Segundo General Plan and rezoned for development with commercial uses (Figure II-5). The entire 86.8 net developable acres within the site are presently designated for Industrial use under the El Segundo General Plan and is currently zoned Light Industrial (M-1) and Heavy Industrial (M-2) under the City of El Segundo

**Figure II-1, Regional Vicinity Map**

**Figure II-2, Project Location Map**

**Figure II-3, Parcel Ownership**

**Figure II-4, Aerial Photograph**

**Figure II-5, Proposed Sepulveda/Rosecrans Rezoning Site Layout**

Municipal Code<sup>1</sup>. The proposed land use designation for the 70.8 net acre portion of the site would be changed to Commercial Center, a new land use designation in the General Plan, and the zoning of the 70.8 net acres would be changed to a new classification under the El Segundo Municipal Code, Commercial Center (C-4). The Commercial Center Land Use designation would be a new designation in the General Plan Land Use Element and would be implemented through a General Plan Amendment. The C-4 zone would comprise a new zoning classification under the El Segundo Municipal Code and would be implemented through adoption of a Zone Text Amendment.

The proposed General Plan Amendment would provide a short description and an indication of the maximum land use density or intensity allowed under the Commercial Center designation. The proposed Zone Text Amendment would establish permitted uses, permitted accessory uses, uses subject to administrative use permit, uses subject to conditional use permit, prohibited uses and development standards and requirements for the C-4 zone. Throughout this document the reference to the Sepulveda/Rosecrans Site Rezoning encompasses the proposed General Plan Amendment, the proposed redesignation of the 70.8 net acre portion of the site in the Land Use Element of the General Plan, the proposed Zone Text Amendment and the proposed rezoning of the 70.8 net acre portion of the site to Commercial Center (C-4).

The proposed Commercial Center land use and the C-4 Zone that would be applied to 70.8 net acres of the Sepulveda/Rosecrans Rezoning Site would permit a variety of commercial uses, including:

- General offices not exceeding 5,000 square feet;
- Indoor fitness centers;
- Retail sales uses (excluding off-site alcohol sales);
- Personal and business service uses (i.e., banks, salons, day spas, dry cleaners, etc.);
- Pet supplies and services;
- Restaurants, coffee shops and cafes; and
- Other similar uses approved by the Director of Community, Economic and Development Services, as provided by Chapter 22 of the El Segundo Municipal Code.

The proposed Commercial Center land use designation and the C-4 Zone would also permit accessory and incidental uses to the uses listed above, parking structures and lots, and open storage of commodities sold or utilized on the premises. Drive-thru and walk-up services, including financial

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<sup>1</sup> *Rights-of-way in the City of El Segundo are not given land use designations under the General Plan nor zoning classifications under the Municipal Code.*

operations, are permitted. Drive-thru restaurants would require a conditional use permit. On-site sale and consumption of alcohol at restaurants, drive-thru restaurants, coffee shops, delicatessens and cafes, and off-site sale of alcohol at retail establishments would require an administrative use permit. On-site sale and consumption of alcohol at bars would require a conditional use permit. All uses involving the transfer and storage of waste materials, residential uses and freight forwarding are prohibited. The complete text of the proposed General Plan Amendment and Zone Text Amendment are contained in Appendix D to this EIR.

The proposed Zone Text Amendment specifies development standards for properties located within the C-4 zone, including permitted outdoor uses, minimum lot area, setbacks, lot frontage, walls and fences, access, landscaping, parking and signage (see Appendix D). The proposed Commercial Center land use and the C-4 Zone would permit development up to a floor area ratio (FAR) of 0.275:1. As applied to the 70.8 net acres of the Sepulveda/Rosecrans Rezoning Site that would be rezoned, the proposed C-4 zoning would permit up to 850,000 square feet of development<sup>2</sup> containing one or more of the uses listed above within the site. The provisions of the proposed C-4 zone would permit transfer of density between individual parcels in the C-4 zone, with total development not permitted to exceed the 0.275:1 FAR limit. Figure II-6 shows a conceptual development plan for the Sepulveda/Rosecrans Rezoning Site.

The remaining 16 acres of the Sepulveda/Rosecrans Rezoning site would continue to be governed by the existing Heavy Industrial and Light Industrial General Plan designation and M-1 and M-2 zoning. The existing M-2 zoning would permit development of a small plant and distribution pipeline that would be operated by Air Products, Inc., a present owner/occupant within the Sepulveda/Rosecrans Rezoning Site. This facility would produce industrial gases (non-hazardous) for other existing industrial users in the area. It would be located on its own site and fenced and screened with landscaping. In addition, the existing M-1 zoning would permit continuation of an existing lumber distribution use (Learned Lumber) that is presently located within the Sepulveda/Rosecrans Rezoning Site and would permit expansion of an existing recreational vehicle (RV) storage facility located outside the boundaries of the Sepulveda/Rosecrans Rezoning Site onto a portion of the Sepulveda/Rosecrans Rezoning Site.

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<sup>2</sup> A specific project (Plaza El Segundo) has been proposed to be developed on a portion of the proposed Sepulveda/Rosecrans Rezoning Site. A specific set of land uses, encompassing a total of 425,000 square feet of development, has been identified for the proposed Plaza El Segundo, as described under "Plaza El Segundo" below. As such, the development envelope associated with the proposed Sepulveda/Rosecrans Site Rezoning has been defined, for purposes of this EIR, as the 425,000 square feet of the specific uses proposed for Plaza El Segundo plus 425,000 square feet of uses that would be permitted under the proposed C-4 zone (for a total of 850,000 square feet of development).

**Figure II-6, Conceptual Development Plan for the Sepulveda/Rosecrans Rezoning Site**

In order to accommodate the development that would be permitted on the 70.8 net acre portion of the Sepulveda/Rosecrans Rezoning Site under the proposed C-4 zoning, several existing utilities would be relocated and other infrastructure improvements would be required. These infrastructure improvements would include roadways, grading and drainage facilities, water, sewer, reclaimed water, and limited rail improvements within the 110 gross acres of the Sepulveda/Rosecrans Rezoning Site. Proposed development would tie into the existing water, sewer, and reclaimed water lines. Specific infrastructure requirements that may be included as part of the proposed Sepulveda/Rosecrans Site Rezoning would include:

- Existing Park Place would be extended westerly through the Sepulveda/Rosecrans Rezoning Site to connect to Sepulveda Boulevard and a new north-south roadway would be constructed to connect the new Park Place extension to Hughes Way via Allied Way, which presently terminates at the northern edge of the Sepulveda/Rosecrans Rezoning Site (Figure II-4). The Park Place extension would be grade separated from the relocated BNSF railroad line (see next bullet). These roadways are identified as part of the City's roadway network in the City's Circulation Element Update.
- The BNSF railroad line would be moved to a new alignment just south of and parallel to the Union Pacific Railroad (UPRR) line (Figure II-5). The pipelines within the BNSF railroad ROW would either be abandoned or realigned when the railroad ROW is relocated to the north.
- Portions of an existing 42-inch reclaimed water line may be relocated.
- A number of pipelines within the railroad right-of-ways (ROW) may be abandoned or relocated vertically to accommodate roadway improvements.
- Storm water retention basins would be constructed as development occurs, with the configuration of retention facilities dependent upon location and phasing of development.

The actual future site layout of the proposed Sepulveda/Rosecrans Rezoning Site (outside of the proposed Plaza El Segundo Development site) would be dependent upon the ability of a future project applicant or applicants to assemble land for development and remediate environmental conditions and would be based upon information that is not and can not be known at this time. Construction of development to the maximum levels permitted under the C-4 zone on the Sepulveda/Rosecrans Rezoning Site is expected to be completed by approximately 2012<sup>3</sup>.

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<sup>3</sup> *This date reflects the City's best estimate as to when the development of the Sepulveda/Rosecrans Rezoning Site to the maximum levels permitted under the C-4 zone could occur, based upon the estimated time required to acquire, assemble and remediate the areas of the site that are outside of the Plaza El Segundo Development site. This estimate is primarily used to provide a basis for projecting the future baseline environment that could be potentially impacted by this development.*

The conceptual development envelope for the proposed Sepulveda/Rosecrans Rezoning Site described above forms the basis for the analysis of potential environmental effects that is provided in this EIR. As discussed in Section I of this EIR, additional environmental evaluation would be required at the time that detailed development plans are prepared for any part of the proposed Sepulveda/Rosecrans Rezoning Site. Because detailed development plans have been prepared and submitted by the Plaza El Segundo Development project applicant, the additional environmental evaluation for the proposed Plaza El Segundo has been prepared and is contained in this EIR. Other than the proposed Plaza El Segundo Development, no entitlements to build are being requested for the proposed Sepulveda/Rosecrans Rezoning Site as part of the project evaluated in this EIR.

### **Plaza El Segundo Development**

The proposed Plaza El Segundo Development would be constructed on approximately 38.1 net developable acres within the Sepulveda/Rosecrans Rezoning Site that are currently owned by Honeywell International, Inc. and would implement the new General Plan land use designation and C-4 zoning on that portion of the Sepulveda/Rosecrans Rezoning Site. The proposed Plaza El Segundo Development would be located on approximately 33.6 net acres located north of the UPRR tracks and approximately 4.5 net acres located south of the UPRR tracks and immediately at the northeast corner of Sepulveda Boulevard and Rosecrans Avenue (see Figure II-6). The proposed site plan for Plaza El Segundo is shown in Figure II-7. Proposed development under the Plaza El Segundo Development would consist of a shopping center of up to 425,000 square feet. For the purposes of this EIR, the mix of uses assumed is as follows: 330,000 square feet of this development would be dedicated to retail stores, including up to 160,000 square feet of large retail stores, up to 130,000 square feet of smaller retail and specialty retail stores, and a grocery store up to 40,000 square feet, or other similar combinations of retail uses. Potential retail tenant categories could include: supermarket, home improvement, department store, electronics and appliances, home furnishings, pet supply, books, soft goods and sporting goods. In addition to the retail stores, the proposed development may include a fitness center and spa up to 50,000 square feet, up to 10,000 square feet of fast food restaurants, and up to 35,000 square feet of sit down restaurants. Variations to this mix of uses would be permitted provided the a.m. and p.m. peak hour traffic generation is not increased. The proposed shopping center would consist of several one and two story buildings with a maximum height of 65 feet. All development within the proposed Plaza El Segundo would conform to the C-4 development standards. A copy of the proposed Vesting Tentative Tract Map for the Plaza El Segundo Development is provided in Figure II-8.

An interim on-site stormwater retention pond would be constructed within the proposed Plaza El Segundo site to retain storm water runoff and portions of an existing 42-inch reclaimed water line that crosses the site from north to south approximately 5 to 7 feet below the existing ground surface may be relocated. The proposed Plaza El Segundo would tie into the existing water and sewer lines.

**Figure II-7, Proposed Plaza El Segundo Site Plan**

**Figure II-8, Proposed Vesting Tentative Tract Map for the Plaza El Segundo Development**

Primary ingress and egress to the proposed Plaza El Segundo would be provided from Sepulveda Boulevard, via a new traffic signal halfway between Hughes Way and Rosecrans Avenue. A dedicated northbound right turn pocket would be provided on Sepulveda Boulevard at this entrance. The proposed Plaza El Segundo Development would implement part of the proposed roadway system for the proposed Sepulveda/Rosecrans Site Rezoning (Figure II-5). The eastern leg of the new intersection would be served by a new east-west roadway (Park Place), constructed to El Segundo roadway standards with a minimum right-of-way width of 80 feet, including two travel lanes in each direction, a two way left turn lane for driveway access, 14-foot landscaped median and 5-foot sidewalks with 5-foot parkways on each side of the street. This roadway would extend eastward approximately 300 to 500 feet. Additional right turn in and out driveways would be provided from Sepulveda Boulevard to provide access to the 4.5 net acre parcel at the southwest corner of the Plaza El Segundo Development site and the proposed shopping center.

A second new roadway would be constructed to El Segundo roadway standards in a north-south alignment to connect the new segment of Park Place to Hughes Way via Allied Way, which presently terminates at the northern boundary of the Sepulveda/Rosecrans Rezoning Site. Both of the new roadways that would be constructed as part of the proposed Plaza El Segundo are identified in the Circulation Element Update roadway system.

Surface parking spaces would be provided to serve the Plaza El Segundo Development. Construction of Plaza El Segundo is anticipated to be completed in 2007.

## **D. PROJECT OBJECTIVES**

The objectives of the proposed Sepulveda/Rosecrans Site Rezoning and proposed Plaza El Segundo are as follows:

- To reuse and redevelop the proposed Sepulveda/Rosecrans Rezoning Site in such a fashion as to provide facilities that are needed and desired by El Segundo residents and surrounding communities, including retail shopping and restaurant opportunities.
- To facilitate the productive reuse of a current and former industrial site by constructing infrastructure that is adequate to serve demand that would be generated by the development of the proposed Sepulveda/Rosecrans Rezoning Site and serve surrounding areas.
- To improve traffic circulation within the proposed Sepulveda/Rosecrans Rezoning Site and in adjacent areas by providing major road improvements.
- To provide commercial development that is financially viable and at the same time provides fiscal benefits to the City.

- To optimize employment opportunities within the City, while mitigating to the extent feasible the potential environmental impacts of the proposed Sepulveda/Rosecrans Site Rezoning.
- To generate significant local and regional revenues through business, property and sales tax revenues.
- To provide a variety of commercial uses including, but not limited to, some or all of the following: retail and restaurant uses.
- To provide development that is compatible and complementary with surrounding land uses.
- To provide adequate parking to serve patrons and visitors to the uses permitted under the proposed Sepulveda/Rosecrans Site Rezoning, pursuant to the City's Zoning Code.
- To provide for flexibility within certain established parameters to allow the future development permitted under the proposed Sepulveda/Rosecrans Site Rezoning to adapt to changing market demands, tenant needs and site conditions.

## **E. DISCRETIONARY ACTIONS**

The City of El Segundo is the lead agency for the proposed Sepulveda/Rosecrans Site Rezoning and Plaza El Segundo Development. In order to permit development of the proposed Sepulveda/Rosecrans Rezoning Site with commercial uses, the City would take certain discretionary actions, including, but not limited to:

- General Plan Designation through a General Plan Amendment;
- Zoning Classification through a Zone Change;
- Zone Text Amendment;
- Community Facilities Financing District; and
- Other financing mechanisms.

In order to permit construction of the proposed Plaza El Segundo, the City would take certain discretionary actions, including, but not limited to:

- General Plan Amendment;
- Zone Change;

- Zone Text Amendment<sup>4</sup>;
- Vesting Tentative Tract Map;
- Development Agreement;
- Community Facilities Financing District;
- Other financing mechanisms;
- Other discretionary permits or approvals as may be required; and
- Ministerial approvals, including grading, foundation and building permits, utility connection permits, etc.

This EIR serves as the environmental document under CEQA for all discretionary actions associated with the proposed Sepulveda/Rosecrans Site Rezoning and the Plaza El Segundo Development. This EIR is intended to be the primary reference document in the formulation and implementation of a mitigation monitoring program for the proposed Sepulveda/Rosecrans Site Rezoning and proposed Plaza El Segundo Development. This EIR is also intended to cover all state, regional and/or local government discretionary approvals that may be required in conjunction with the proposed Sepulveda/Rosecrans Site Rezoning and proposed Plaza El Segundo Development, whether or not they are explicitly listed. Federal, state and regional agencies that may have jurisdiction over the proposed Sepulveda/Rosecrans Site Rezoning and proposed Plaza El Segundo include, but are not necessarily limited to:

- South Coast Air Quality Management District
- Regional Water Quality Control Board, Los Angeles Region
- California Department of Transportation (Caltrans)
- California Department of Toxic Substances Control
- United States Environmental Protection Agency (USEPA)

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<sup>4</sup> *If the General Plan Amendment, Zone Change and Zone Text Amendment are approved by the City as part of the Sepulveda/Rosecrans Site Rezoning, a separate General Plan Amendment, Zone Change and Zone Text Amendment would not be required for Plaza El Segundo. However, the City could decide not to rezone the entire Sepulveda Rosecrans Rezoning Site (see Alternatives Analysis, Chapter VI of this EIR). In this case, a General Plan Amendment and Zone Change applicable to the Plaza El Segundo Development site only, along with the corresponding Zone Text Amendment, would be required to be adopted by the City in order to permit the proposed Plaza El Segundo Development project.*

- West Basin Municipal Water District
- U.S. Army Corps of Engineers (ACOE)
- Sanitation Districts of Los Angeles County
- United States Fish and Wildlife Service (USFWS)
- California Department of Fish and Game
- California Public Utilities Commission
- Los Angeles County Metropolitan Transportation Authority

In the event that a discretionary approval is required from one or more of the federal agencies listed above (USEPA, USFWS or ACOE), environmental clearance under the National Environmental Policy Act of 1969 (NEPA) would be required. Although this EIR document could provide information that could be pertinent to preparation of a NEPA document, this EIR is not intended to meet the requirements of NEPA and a separate NEPA document would need to be prepared by the lead federal agency for the project.