
III. ENVIRONMENTAL SETTING

A. OVERVIEW OF ENVIRONMENTAL SETTING

This section provides a brief overview of the proposed Sepulveda/Rosecrans Rezoning Site (which includes the proposed Plaza El Segundo site) regional and local setting. Additional descriptions of the environmental setting as it relates to each of the environmental issues analyzed in this EIR are included in the environmental setting discussions contained within Sections IV.A through IV.O of the EIR. A list of related projects, which is used as the basis for the discussion of cumulative impacts in Section IV (Environmental Impact Analysis), is also provided.

Regional Setting

The approximately 110 gross acre Sepulveda/Rosecrans Rezoning Site is located in the southern portion of the City of El Segundo, located approximately 2.0 miles south of Los Angeles International Airport (LAX) (see Figure II-1, Regional Vicinity Map). The City of El Segundo is bordered by the City of Los Angeles on the north, the City of Hawthorne and the County of Los Angeles on the east, the City of Manhattan Beach on the south, and the City of Los Angeles and the Pacific Ocean on the west. As depicted in Figure II-1 and Figure II-4 (Regional Vicinity Map and Aerial Photograph, respectively), the Sepulveda/Rosecrans Rezoning Site is located approximately 1.5 miles west of the San Diego Freeway (I-405) and 1.4 miles south of the Century Freeway (I-105).

Local Setting and Land Uses

The Sepulveda/Rosecrans Rezoning Site is located at the northeastern corner of the intersection of Rosecrans Avenue and Sepulveda Boulevard in the City of El Segundo. The Sepulveda/Rosecrans Rezoning Site consists of an approximately 110-gross acre area comprised of 13 separate parcels of varying sizes ranging from 1.8 to 29.2 gross acres. These individual properties were owned and operated by a variety of industrial companies, including Honeywell International Inc., General Chemical, Air Products, Chevron and the H. Kramer Company. Buildings previously associated with the operations of Honeywell International Inc., and General Chemical have been demolished under a ministerial demolition permit issued by the City of El Segundo. These actions were undertaken as part of a separate remediation project. Air Products currently operates the only active industrial use on the Sepulveda/Rosecrans Rezoning Site. A wholesale distribution lumber yard (Learned Lumber) presently operates in the northeastern corner of the proposed Sepulveda/Rosecrans Rezoning Site. The area identified as “Not a Part” on Figure II-2 contains a slag heap from a previous brass foundry with an asphalt remediation cap atop it. The Sepulveda/Rosecrans Rezoning Site is roughly bounded by Sepulveda Boulevard, Hughes Way, Douglas Street and Rosecrans Avenue (See Figure II-4, Aerial Photograph in Section II, Project Description).

The Sepulveda/Rosecrans Rezoning Site is relatively level with elevations ranging from 89 to 113 feet above mean sea level. The Sepulveda/Rosecrans Rezoning Site has some areas of small hills and depressions scattered throughout. Five of these depressions were associated with the former Honeywell operations and are labeled as Unlined Natural Depressions (UND) 1 through 5. Locations of the UNDs are shown in Section IV.G of this EIR. Vegetation on the Sepulveda/Rosecrans Rezoning Site consists of weeds, bushes, and a variety of other vegetation types. Buildings associated with the previous industrial uses (Honeywell and General Chemical) on the Sepulveda/Rosecrans Rezoning Site have been demolished. Demolition of the Honeywell International structures within the proposed Sepulveda/Rosecrans Rezoning Site has been undertaken under a ministerial demolition permit issued by the City of El Segundo. In addition some remediation activities, under the authority of the LARWQCB, are presently ongoing at the Sepulveda/Rosecrans Rezoning Site. Figures III-1 through III-4 provide photographs of the Sepulveda/Rosecrans Rezoning Site.

The proposed Sepulveda/Rosecrans Rezoning Site is designated as Heavy Industrial and Light Industrial in the El Segundo General Plan. The specific zoning for the Sepulveda/Rosecrans Rezoning Site designated in the El Segundo Zoning Code is Light Industrial (M-1) and Heavy Industrial (M-2).

Surrounding Land Uses

The Sepulveda/Rosecrans Rezoning Site is located at the northeast corner of the intersection of Sepulveda Boulevard and Rosecrans Avenue. The Sepulveda/Rosecrans Rezoning Site is in an urbanized area with a mix of primarily industrial and commercial uses and some open space areas. Photographs of the surrounding land uses are provided in Figures III-5 through III-7.

North of the Sepulveda/Rosecrans Rezoning Site, along Hughes Way, are public storage units, a Federal Express distribution facility, stormwater retention basin, office buildings, and the headquarters building and water reclamation plant of the West Basin Municipal Water District. The site of the Water District building is designated as a public facility, while the remaining uses along Hughes Way are designated as Light Industrial. Further north, along Sepulveda Boulevard, is the Lakes at El Segundo Golf Course, which is designated as Open Space. To the northeast of the Sepulveda/Rosecrans Rezoning Site is the Raytheon Complex which is designated as Light Industrial.

South of the Sepulveda/Rosecrans Rezoning Site, along Rosecrans Avenue in the City of Manhattan Beach, is a mix of commercial and retail buildings. These areas are designated as General Commercial, Community Commercial, Planned Development, and Industrial Park. East of the Sepulveda/Rosecrans Rezoning Site, along Nash Street and Park Place, are office buildings, movie theaters, retail stores, and restaurants. Directly west of the Sepulveda/Rosecrans Rezoning Site, on the opposite side of Sepulveda Boulevard is the Chevron Oil Refinery. This facility is designated as Heavy Industrial and is zoned as Heavy Industrial (M-2). The closest residential area (approximately a quarter mile southwest) to the Sepulveda/Rosecrans Rezoning Site is south of Rosecrans Avenue and west of Sepulveda Boulevard in the City of Manhattan Beach. This area is separated from the

Sepulveda/Rosecrans Rezoning Site by Rosecrans Avenue and by a strip of commercial development located on the west side of Sepulveda Boulevard.

Figure III-1, Existing Views of the Sepulveda/Rosecrans Rezoning Site

Figure III-2, Existing Views of the Sepulveda/Rosecrans Rezoning Site

Figure III-3, Existing Views of the Sepulveda/Rosecrans Rezoning Site

Figure III-4, Existing Views of the Sepulveda/Rosecrans Rezoning Site

Figure III-5, Surrounding Land Uses

Figure III-6, Surrounding Land Uses

Figure III-7, Surrounding Land Uses

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B. RELATED PROJECTS

Sections 15126 and 15130 of the State CEQA Guidelines provide that EIRs consider the significant environmental effects of a proposed project as well as “cumulative impacts.” “Cumulative Impacts” refer to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts (CEQA Guidelines Section 15355). Cumulative impacts may be analyzed by considering a list of past, present, and probable future projects producing related or cumulative impacts (CEQA Guidelines Section 15130 (b)(1)(A)).

All proposed (those with pending applications), recently approved, under construction, or reasonably foreseeable projects that could produce a related or cumulative impact on the local environment when considered in conjunction with the proposed Sepulveda/Rosecrans Site Rezoning and proposed Plaza El Segundo Development are included in the EIR. For an analysis of the cumulative impacts associated with these related projects and the proposed Sepulveda/Rosecrans Site Rezoning and proposed Plaza El Segundo Development, cumulative impact discussions are provided under each individual environmental impact category in Chapter IV of this EIR.

The list of related projects consists of 52 projects (see Table III-1). Sources for the list include the City of El Segundo, City of Hawthorne, City of Manhattan Beach and the City of Los Angeles Department of Transportation. Relatively smaller projects were not included in the list as they are unlikely to contribute to cumulative impacts in conjunction with the Proposed Project. These projects were accounted for as background growth in the traffic report. The analysis of potential cumulative effects provided in the respective technical sections in Chapter IV of this EIR consider two time horizons: (1) 2007, the projected buildout year for the proposed Plaza El Segundo Development and (2) 2012, the projected buildout year for the total development permitted for the Sepulveda/Rosecrans Rezoning Site under the proposed C-4 zone. The projected buildout date for Plaza El Segundo is based on information provided by the applicant for the proposed Plaza El Segundo Development. The projected build out date for the proposed Sepulveda/Rosecrans Site Rezoning represents the City of El Segundo’s best estimate of the time required to acquire, assemble and remediate the areas of the site that are outside of the proposed Plaza El Segundo Development site. In the discussion of potential cumulative impacts in 2007, Related Projects #2, #10 and #34 were not included as these projects will not have been built out by that time. All related projects listed below were included in the analysis of potential cumulative effects in 2012. Table III-2 summarizes the related projects by type. The locations of the related projects are shown in Figure III-8.

**Table III-1
Related Projects List**

Map No.	Description	Location
1	<u>Marina Del Rey LCP (25% assumed)</u> 5,161 dwelling unit (du) Apartment 75 du Congregate Care Facility 1,355 room Hotel 1,875 sf Restaurant 302,000 sf Retail 183,000 sf Office 33,000 sf Museum 1,083 slip Marina	West of Lincoln Blvd., between Fiji Way and Ballona Creek ¹ (County of Los Angeles)
2	<u>Playa Vista Phase II</u> 175,000 sf Office 150,000 sf Retail 40,000 sf Community Uses 2,600 du Apartment	East of Lincoln Blvd., south of Jefferson Blvd. (City of Los Angeles)
3	305 du Apartment	East side Pershing Drive., between Manchester Ave/Manitoba Street (City of Los Angeles)
4	204 du Apartment	8030-8040 W. Manchester Avenue (City of Los Angeles)
5	120 du Single Family Residential ³	7400 80 th Street (City of Los Angeles)
6	<u>LMU expansion/enrollment increase⁴</u> 115,000 sf Non-residential 420,000 sf Residential (2,632 students)	7101 80 th Street (City of Los Angeles)
7	<u>Residential Mixed Use⁵</u> 547 du Apartment 21,000 sf Retail 5,000 sf High-Turnover Restaurant 3,000 sf Quality Restaurant	8601 Lincoln Boulevard (City of Los Angeles)
8	12,500 sf Library	7114 W. Manchester Avenue (City of Los Angeles)
9	<u>LAX Northside (25% completion assumed)⁶</u> 1,305,000 sf Office 1,036,000 sf Airport Related Industrial 1,595,000 sf Office Industrial Park 1,050 room Hotel 55,000 sf Restaurant 65,000 sf Specialty Retail	Loyola Boulevard and Westchester Parkway (City of Los Angeles)
10	<u>LAX Master Plan (est. increase thru 2009)⁶</u> 18.0 Million Annual Passengers (MAP)	Los Angeles International Airport (City of Los Angeles)
11	180 room Hotel	NE corner of Sepulveda Blvd/Century Blvd. (City of Los Angeles)
12	1,815 space Parking Structure	6335 W. 92 nd Street (City of Los Angeles)
13	<u>Howard Hughes Center</u> 756,000 sf Office (est) 600 room Hotel	East of Sepulveda Blvd., North of Hughes Parkway (City of Los Angeles)
14	801,504 sf Auto Mall (18.4 acres)	1000 W. Manchester Blvd (City of Inglewood)
15	6,000 sf Auto Repair	600-610 E. Manchester Blvd (City of Inglewood)

Map No.	Description	Location
16	91,403 sf Self Storage	10108 S. Condon Avenue (County of Los Angeles)
17	130,000 sf Office Reoccupancy	999 N. Sepulveda Boulevard (City of El Segundo)
18	87,000 sf Office (est. 50% vacant)	898 N. Sepulveda Boulevard (City of El Segundo)
19	120,610 sf Office	888 N. Sepulveda Boulevard (City of El Segundo)
20	55,772 sf High Bay Lab	901 N. Nash Street (City of El Segundo)
21	<u>El Segundo Corporate Campus</u> ⁷ 1,740,000 sf Office 75,000 sf Retail 7,000 sf Child Care Center 7,000 sf Medical/Dental Office 19,000 sf Health Club 75,000 sf Restaurant 100 room Hotel 25,000 sf Light Industrial 75,000 sf Research & Development 65,000 sf Technology/Telecommunications	700-800 N. Nash Street (City of El Segundo)
22	100,000 sf Office	2300 E. Imperial Highway (City of El Segundo)
23 ²	<u>Continental City – Phase I (2006)*</u> 3,000,000 sf Office/High Technology/Industrial 100,000 sf Commercial/Retail	Aviation Blvd and Imperial Highway (City of Los Angeles)
24	170,000 sf Office	11855 La Cienega Blvd (County of Los Angeles)
25	25 du Multi-Family Detached Housing	4952 W. 112 th Street (County of Los Angeles)
26	450 du Apartment ⁸	NW Corner La Cienega/Pacific Concourse Drive (County of Los Angeles)
27	93,569 sf Office	1950 E. Grand Avenue (City of El Segundo)
28	152,504 sf retail use	Utah Avenue/135 th St & Aviation Blvd (City of El Segundo)
29	125,000 sf Office	2151 E. Grand Avenue (City of El Segundo)
30	99,450 sf Office	445 N. Douglas Street (City of El Segundo)
31	190,000 sf Industrial Uses (Northrup Grumman Exp) ¹⁰	SE Corner of Mariposa Avenue & Douglas Street (City of El Segundo)
32	38,000 sf Data Center	2260 E. El Segundo Boulevard (City of El Segundo)
33	<u>LA Air Force Base – Area B</u> ¹⁰ 560,000 sf Office Park 63,000 sf Warehouse 153,500 sf Office Park 93,750 sf Base Exchange 43,125 sf Health Club 34,463 sf Medical Clinic	NW Corner of El Segundo Boulevard and Aviation Boulevard (City of El Segundo)
34	<u>LA Air Force Base – Area A</u> ¹¹ 525 du Condominium	SE Corner of El Segundo Boulevard and Aviation Boulevard (City of Hawthorne)
35	290,096 sf Office (estimate 50% occupancy)	2301 Rosecrans Avenue (City of El Segundo)
36	1,000 sf Commercial 3 du Apartment	2200 Highland Avenue (City of Manhattan Beach)

Map No.	Description	Location
37	63,850 sf Commercial ¹² 6,400 sf Restaurant 15,000 sf Office 16,450 sf Retail 35 room Bed & Breakfast (26,000 sf)	NW Corner Valley Drive and Manhattan Beach Blvd (City of Manhattan Beach)
38	52 du Hotel	1800 Sepulveda Blvd (City of Manhattan Beach)
39	16,000 sf Health District Fitness Center	1701 Marine Avenue (City of Manhattan Beach)
40	<u>LA Air Force Base – Lawndale Annex</u> 300 du Condominium	East side of Aviation Boulevard, South of Rosecrans Avenue (City of Hawthorne)
41	56,000 sf Office	330 S. Sepulveda Blvd (City of Manhattan Beach)
42	12,000 sf Commercial 28 du Condominium	NE Corner of Aviation Blvd and 2 nd Street (City of Manhattan Beach)
43	<u>Hawthorne Gateway</u> ¹³ 301,000 sf Retail 5,000 sf Gas Station/Fast-Food Restaurant 175 room Hotel	SW Corner of Rosecrans Avenue/I-405 Freeway (City of Hawthorne)
44	435,000 sf Retail 35,000 sf Garden Center 645,700 sf Industrial Uses	SE Corner of 120 th St/Crenshaw Boulevard (City of Hawthorne)
45	588,000 sf Shopping Center	SW Corner of Rosecrans Avenue and Inglewood Avenue (City of Hawthorne)
46	850,000 sf Office/Retail (Hawthorne Mall)	NE Corner of El Segundo Blvd/Hawthorne Blvd (City of Hawthorne)
47	<u>Wiseburn School District (City of Hawthorne)</u> ¹⁴ Renovation/Expansion of Burnett, Cabrillo, and Dana Schools increasing total student population by 170,548 sf and 440 students	5403 W. 138 th Street 5309 W. 135 th Street 13500 Aviation Boulevard (City of Hawthorne)
48	75,000 sf Corporate Headquarters Office ¹⁵ 225,000 sf Research & Development 174,240 sf Office	455/475 Continental Boulevard 1955 E Grand Avenue (City of El Segundo)
49	45,000 sf Office and Lab	2350 E. El Segundo Blvd (City of El Segundo)
50	145,000 sf Self Storage	Hughes Way/Edison Right-of-Way (City of El Segundo)
51	<u>Manhattan Village Expansion/Renovation</u> 76,000 sf shopping center	SW Corner of Sepulveda Boulevard/Rosecrans Avenue (City of Manhattan Beach)
52	Circulation Element Update**	City of El Segundo

* Assumed 25% of office/high technology/industrial and 100% of commercial/retail for study year 2006.

** The relevant portion of the Circulation Element Update is the conversion of Nash Street and Douglas Street from one-way to two-way travel and intersection improvements. The Circulation Element Update would not generate any additional traffic.

Sources:

1. DEIR, Avalon Del Rey Apartments Project, March 2000.
2. Traffic Analysis The Village at Playa Vista Project, Kaku Associates, July 2003.
3. Traffic Analysis for Proposed 120-Unit Single-Family Residential Development Located on 80th Street in the City of Los Angeles, Crain & Associates, January 1998.
4. Technical Letter to Mr. Tim Conger, Re: Loyola Marymount University/Raytheon Building Acquisition Traffic Impacts, LADOT, June 2000; 30% of trip generation assumed to have already occurred.
5. Traffic Study for Residential Mixed-Use Project at Lincoln Boulevard/Manchester Avenue, City of Los Angeles, Crain & Associates, Rev. March 2003.
6. Provided by LADOT. Based on Master Plan buildout of 78 MAP.
7. Traffic Study for Proposed El Segundo Corporate Campus, Crain & Associates, September 2001.

Map No.	Description	Location
8.	Traffic Study for Pacific Concourse Apartments Complex, Crain & Associates, 2003.	
9.	Traffic Study for Retail Facility at West Corner of Aviation Blvd. and Utah Avenue in the City of El Segundo, Crain & Associates, 2003.	
10.	Traffic Study for Alternative Analysis at the LA Air Force Base in El Segundo, Crain & Associates, March 2003.	
11.	Traffic Study for LA Air Force Base Area A, Crain & Associates, April 2002.	
12.	Traffic Study for Proposed Civic Center/Metlox Development Project in the City of Manhattan Beach, Crain & Associates, September 2000.	
13.	Final EIR for Hawthorne Gateway Center, Appendices A, B, C, Vol. 2, Kaku Associates, Inc., September 1999.	
14.	Traffic Study for Wiseburn School District, Crain & Associates, February 2004.	
15.	Draft Subsequent Environmental Impact Report, Mattel Inc., Phase II of the Grand Way Project & 1955 East Grand Avenue, PCR Service Corporation, September 2003.	

**Table III-2
Summary of Related Projects by Land Use Type**

Land Use	Size
Office	8,048,465 sf
Multi-Family Residential	9,295 du
Single-Family Residential	973 du
Hotel	3,547 rooms
Restaurant	146,275 sf
Retail/Commercial	3,337,554 sf
Child Care Facility	7,000 sf
Marina	1,083 slips
Museum	33,000 sf
Congregate Care Facility	75 du
Community Uses	40,000 sf
Library	12,500 sf
Parking Structure	1,815 spaces
LAX Airport Facilities	18.0 MAP
LMU Expansion/Enrollment	115,000 sf Non-residential 420,000 sf Residential 2,632 students
Industrial	860,700 sf
Airport Related Industrial	1,036,000 sf
Fitness	78,125 sf
Medical/Dental	41,463 sf
Gas Station	5,000 sf
Auto Uses	807,504 sf
Warehouse/Storage/Self Storage	299,403 sf
Research & Development	300,000 sf
Data Center	38,000 sf
High Bay Lab	55,772 sf
Technology/Telecommunications	65,000 sf
Office/High Technology/Industrial	3,000,000 sf
Schools	170,548 sf (440 students)

Figure III-8. Related Projects Location Map