
IV. ENVIRONMENTAL IMPACT ANALYSIS

M. UTILITIES

1. SEWER

ENVIRONMENTAL SETTING

Existing Sewer Facilities and Generation

Almost all of the sewage generated within the City of El Segundo is collected into two separate sewage collection systems. The City-owned system serves the area west of Sepulveda Boulevard. The area east of Sepulveda Boulevard is served by the County Sanitation Districts of Los Angeles County. The Sepulveda/Rosecrans Rezoning Site is partially located within the boundaries of County Sewer District No. 5, which is served by the Joint Water Pollution Control Plant (JWPCP) located in the City of Carson. The remaining portion of the Sepulveda/Rosecrans Rezoning Site is not currently served by a sewage service or designated within a County Sanitation District. Figure IV.M-1 illustrates the portion of District No. 5 in which the project site lies, and the portion of the project site which is not located within the District. District No. 5 encompasses parts of the Cities of El Segundo, Inglewood, Hawthorne, Los Angeles, Lawndale and Manhattan Beach. The JWPCP has been in operation since 1928 and is part of the County Sanitation Districts of Los Angeles County Joint Outfall System (JOS). The JWPCP has a design capacity of 385 million gallons per day (mgd) ¹ and currently processes an average flow of 323 mgd.²

City conservation policies, listed within the Conservation and Land Use sections of the El Segundo 1992 General Plan, detail specifications for sewer design, reduced sewage flows, and water conservation. The policies include requiring all new development to install water-conserving fixtures and appliances, incorporating principles of water-conserving landscaping, and identifying appropriate and feasible applications for reclaimed water. At the State level, Title 22 of the California Administrative Code establishes standards for the use of gray water (water contaminated by soap or other similar substances) for irrigation and other uses which can be implemented at the local level.

Local and Site Conditions

Currently, local sewer infrastructure maintained by the City of El Segundo exists surrounding the Sepulveda/Rosecrans Rezoning Site with the following sewer mains: a twelve-inch vitrified concrete pipe (VCP) runs along Rosecrans Avenue; ten-inch VCP collector lines run along Nash Street, Apollo

¹ Phone correspondence with Ruth Frazen, Engineering Technician, County Sanitation Districts of Los Angeles County, Planning & Property Management Section, November 6, 2003.

² *Ibid.*

Street, and Douglas Street; an eight-inch VCP runs beneath Park Place; and a

Figure IV.M-1, District 5 Boundaries

15-inch VCP runs between Allied Way and Hughes Way.³ A large portion of the Sepulveda/Rosecrans Rezoning Site is not located within a sewage service jurisdiction.

Relevant Policies of the El Segundo 1992 General Plan

The following policies within the Land Use Element and the Conservation Element of the El Segundo 1992 General Plan relate to sewage issues.

- Policy LU7-1.2: No new development shall be allowed unless adequate public facilities are in place.
- Policy LU7-2.5: All public facilities and utilities should be designed to enhance the appearance of the surrounding areas in which they are located.
- Policy CN2-12: Examine and utilize where appropriate and feasible the use of alternative water supplies. Clearly define the techniques and applications for the use of gray water and reclaimed water for the citizens of El Segundo.

ENVIRONMENTAL IMPACTS

Threshold of Significance

The proposed Sepulveda/Rosecrans Site Rezoning and Plaza El Segundo Development would have a significant impact if its implementation would:

- Exceed sewage treatment requirements of the Los Angeles Regional Water Quality Control Board;
- Require or result in the construction of new sewage treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects; or
- Result in a determination by the sewage treatment provider which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments.

Impacts to storm water and drainage are addressed in Section IV.F, Hydrology and Water Quality.

³ *Written correspondence with Ron Campbell, Interim Wastewater Supervisor, City of El Segundo Department of Public Works, Wastewater Division, November 6, 2003.*

Project Impacts

Sepulveda/Rosecrans Site Rezoning

The Sepulveda/Rosecrans Site Rezoning would rezone the entire Sepulveda/Rosecrans Rezoning Site and allow for development of a total of 850,000 square feet (sf) of commercial/retail development. Additionally, portions of the Sepulveda/Rosecrans Rezoning Site would retain their M-1 and M-2 designations to allow for an industrial gas production facility, expansion of an existing recreational vehicle (RV) storage facility, continuation of an existing lumber distribution facility, construction of new roadways and relocation of existing railroad rights-of-way. As shown in Table IV.M-1, estimated sewage generation associated with the proposed Sepulveda/Rosecrans Site Rezoning would be 277,375 gallons per day (gpd). Sewage generation would be associated with the proposed Plaza El Segundo uses and additional development up to the levels permitted under the proposed C-4 zone. Continuation of the existing lumber yard in its current location would not result in any net change in sewage generation from this use. The production process associated with the industrial gas production facility does not generate sewage. Expansion of the existing RV storage facility onto the proposed Sepulveda/Rosecrans Rezoning Site would not involve generation of sewage. As such, these facilities would not require additional infrastructure or generate demand for sewage conveyance and treatment.

As there is no sewer infrastructure directly serving the Sepulveda/Rosecrans Rezoning Site, a significant impact to sewage service would be created unless it is mitigated by the addition of sewer infrastructure directly serving the Sepulveda/Rosecrans Rezoning Site. To complete the sewer infrastructure on the site for the proposed Plaza El Segundo Development, the existing 15-inch sewer line that runs in a utility easement north of the project site between Allied Way and Hughes Way would be removed and replaced with an 18 inch line. Additionally, a series of new ten inch lines would be constructed within the Sepulveda/Rosecrans Rezoning Site and connected to the existing sanitary sewer main in Allied Way. Future development beyond the proposed Plaza El Segundo Development would be required to discharge to the existing 12-inch sewer line located in Rosecrans Avenue⁴. Figure IV.M-2 provides a conceptual layout of the proposed utilities for the Sepulveda/Rosecrans Rezoning Site.

Additionally, a large portion of the site is not located within County Sanitation Districts of Los Angeles County jurisdiction, and would therefore need to be annexed into County Sanitation District 5 prior to project approval. Upon annexation, local sewer infrastructure would carry sewage to County Sanitation Districts of Los Angeles County infrastructure and ultimately to the JWPCP.

⁴ Seimone Jurjis, Acting City Engineer, City of El Segundo, June 28, 2004.

Figure IV.M-2, Conceptual Utilities Layout for the Sepulveda/Rosecrans Rezoning Site

The Trunk Sewer Line located in Aviation Boulevard at Utah has a design capacity of 4.5 mgd and an average peak flow of 1.1 mgd.⁵ This average peak flow is well below the design capacity. According to the Los Angeles County Sanitation Districts, sewage service will be provided up to the levels legally permitted.⁶ Because JWPCP has sufficient treatment capacity to accommodate the sewage flows associated with the existing development, there would be no impacts associated with sewage treatment. Once the necessary infrastructure is established in conjunction with any development that occurs within the proposed Sepulveda/Rosecrans Rezoning Site in accordance with the proposed C-4 zone, there would be a less than significant impact on sewer capacity and treatment services.

**Table IV.M-1
Proposed Sepulveda/Rosecrans Site Rezoning Estimated Sewage Generation**

Land Use	Size (sf)	Generation Rate (gallons/1,000 sf/day)¹	Total (gallons/day)
Shopping Center	425,000	325	138,125
Plaza El Segundo	425,000	Various ²	139,250
Project Total			277,375
1. Source: Los Angeles County Sanitation Districts.			
2. See Table IV.M-2			

Plaza El Segundo

The analysis provided below regarding sewage service and infrastructure within the Plaza El Segundo Development site is in accordance with the mitigation measure for the Sepulveda/Rosecrans Rezoning that requires project specific evaluation of potential sewer impacts and no further analysis beyond that set forth in the following mitigation measures is required. The analysis demonstrates that this component of the proposed Sepulveda/Rosecrans Site Rezoning would not result in new effects related to sewage service and infrastructure that were not examined in the Program EIR for the proposed Sepulveda/Rosecrans Site Rezoning.

The proposed Plaza El Segundo Development would implement the proposed C-4 zoning on a portion of the proposed Sepulveda/Rosecrans Rezoning Site and would consist of the development of a 425,000 square foot commercial/retail center to be completed by 2007. The proposed Plaza El Segundo would include large retail stores, specialty retail, a grocery store, a fitness center and spa, and a variety of fast food and sit-down restaurants. As shown in Table IV.M-2, the proposed Plaza El Segundo would generate an estimated 139,250 gallons per day (gpd) of sewage.

As there is no sewer infrastructure directly serving the Plaza El Segundo site, the proposed Plaza El Segundo would include the construction of sewer infrastructure providing sufficient capacity to handle

⁵ *Ibid.*

⁶ *Ibid.*

sewage flows that would be generated by the proposed Plaza El Segundo. Construction of sewer infrastructure for the site is proposed to include a ten-inch sewer pipe connecting infrastructure under Allied Way with Sepulveda Boulevard, running south from Allied Way to the railroad easement, and following the railroad easement west to join Park Place and eventually Sepulveda Boulevard. Additional ten-inch pipes would connect from this line and run under the project site at four locations: two providing east-west lines at the Plaza El Segundo site, south of Hughes Way, and two providing southwesterly lines from Park Place, just east of Sepulveda Boulevard. The existing 15-inch sewer line that runs in a utility easement north of the project site between Allied Way and Hughes Way would be removed and replaced with an 18 inch line. This local sewer would carry sewage to County Sanitation Districts of Los Angeles County infrastructure, the Aviation Boulevard Trunk, and ultimately to the JWPCP. Figure IV.M-3 provides a conceptual layout of the proposed utilities for the Plaza El Segundo development.

The Trunk Sewer located in Aviation Boulevard at Utah has a design capacity of 4.5 mgd and an average peak flow of 1.1 mgd.⁷ This average peak flow is well below the design capacity. According to the Los Angeles County Sanitation Districts, sewage service will be provided up to the levels legally permitted.⁸ Because JWPCP has sufficient treatment capacity to accommodate the sewage flows associated with the existing development, there would be no impacts associated with sewage capacity or treatment. Once the necessary infrastructure is constructed, there would be a less than significant impact on sewer capacity and treatment services.

⁷ *Ibid.*

⁸ *Phone correspondence with Ruth Frazen, Engineering Technician, County Sanitation Districts of Los Angeles County, Planning & Property Management Section, November 6, 2003.*

Figure IV.M-3, Conceptual Utility Layout for the Plaza El Segundo Development

**Table IV.M-2
Proposed Plaza El Segundo Development Estimated Sewage Generation**

Land Use	Size (sf)	Generation Rate (gallons/1,000 sf/day)¹	Total (gallons/day)
Shopping Center	130,000	325	42,250
Grocery Store	40,000	150	6,000
Discount Store	80,000	100	8,000
Electronics Store	80,000	100	8,000
Fitness Center	50,000	600	30,000
Full Service Restaurant	35,000	1,000	35,000
Fast Food Restaurant	10,000	1,000	10,000
Project Total			139,250
<i>1. Los Angeles County Sanitation Districts.</i>			

CUMULATIVE IMPACTS

Sepulveda/Rosecrans Site Rezoning

Implementation of the proposed Sepulveda/Rosecrans Site Rezoning, in conjunction with various related projects listed in Section III.B of the EIR would further increase demand for sewage treatment service at the JWPCP. The total sewage generation by the proposed Sepulveda/Rosecrans Site Rezoning and the related projects that would be served by the JWPCP, shown in Table IV.M-3, would be 3,318,575 gpd. LAX and any other related projects located within the City of Los Angeles would receive sewer services from the Los Angeles Department of Public Works, Bureau of Sanitation. For this reason, those projects within the limits of the City of Los Angeles are not included in Table IV.M-3. The JWPCP has a design capacity of 385 million gallons per day (mgd)⁹ and currently processes an average flow of 323 mgd.¹⁰ Therefore, JWPCP has sufficient sewage treatment capacity to accommodate the sewage from the proposed Sepulveda/Rosecrans Site Rezoning and Plaza El Segundo Development and related projects. Therefore, impacts to sewage service in relation to the Sepulveda/Rosecrans Site Rezoning Project would not be cumulatively considerable.

Plaza El Segundo

Development of the proposed Plaza El Segundo in 2007, in conjunction with various related projects listed in Section III.B of the EIR would further increase demand for sewage treatment service at the JWPCP. The total sewage generation by the Plaza El Segundo and the related projects that would be served by the JWPCP by 2007, shown in Table IV.M-4, would be 3,043,950 gpd. LAX and any other related projects located within the City of Los Angeles would receive sewer services from the Los

⁹ *Ibid.*

¹⁰ *Ibid.*

Angeles Department of Public Works, Bureau of Sanitation. For this reason, those projects within the limits of the City of Los Angeles are not included in Table IV.M-4. The JWPCP has a design capacity of 385 million gallons per day (mgd)¹¹ and currently processes an average flow of 323 mgd.¹² Therefore, JWPCP has sufficient sewage treatment capacity to accommodate the sewage from the Plaza El Segundo Development and related projects. Therefore, impacts to sewage service in relation to the Plaza El Segundo would not be cumulatively considerable.

Table IV.M-3
Proposed Sepulveda/Rosecrans Site Rezoning Project and Related Projects
Estimated Sewage Generation

Land Use	Size	Generation Rate¹ (gallons/1,000 sf/day)	Total (gallons/day)
Office	4,034,465 sf	200	806,893
Multi-Family Residential	478 du	156 (gallons/du/day)	74,568
Single-Family Residential	853 du	260 (gallons/du/day)	221,780
Hotel	362 rooms	125 (gallons/room/day)	45,250
Restaurant	81,400 sf	1,000	81,400
Retail/Commercial	2,799,554 sf	325	909,855
Child Care Facility	7,000 sf	200	1,400
Industrial	860,700 sf	25	21,518
Fitness	78,125 sf	125	9,766
Medical/Dental	41,463 sf	200	8,293
Gas Station	5,000 sf	100	500
Auto Uses	807,504 sf	100	80,750
Warehouse/Storage/Self Storage	299,403 sf	25	7,485
Research & Development	300,000 sf	300	90,000
Data Center	38,000 sf	300	11,400
High Bay Lab	55,772 sf	300	16,732
Technology/Telecommunications	65,000 sf	300	19,500
Office/High Technology/Industrial	3,000,000 sf	200	600,000
Schools	170,548 sf	200	34,110
Subtotal			3,041,200
<i>Proposed Sepulveda/Rosecrans Site Rezoning and Plaza El Segundo Development Subtotal</i>			<i>277,375</i>
Cumulative Total			3,318,575
<p>1. Source: Los Angeles County Sanitation Districts.</p> <p>2. LAX is not included as water is provided to the Airport separately from other regional projects.</p>			

¹¹ *Ibid.*

¹² *Ibid.*

**Table IV.M-4
Proposed Plaza El Segundo and Related Projects
Estimated Sewage Generation**

Land Use	Size	Generation Rate¹ (gallons/1,000 sf/day)	Total (gallons/day)
Office	4,034,465 sf	200	806,893
Multi-Family Residential	478 du	156 (gallons/du/day)	74,568
Single-Family Residential	328 du	260 (gallons/du/day)	85,280
Hotel	362 rooms	125 (gallons/room/day)	45,250
Restaurant	81,400 sf	1,000	81,400
Retail/Commercial	2,799,554 sf	325	909,855
Child Care Facility	7,000 sf	200	1,400
Industrial	860,700 sf	25	21,518
Fitness	78,125 sf	125	9,766
Medical/Dental	41,463 sf	200	8,293
Gas Station	5,000 sf	100	500
Auto Uses	807,504 sf	100	80,750
Warehouse/Storage/Self Storage	299,403 sf	25	7,485
Research & Development	300,000 sf	300	90,000
Data Center	38,000 sf	300	11,400
High Bay Lab	55,772 sf	300	16,732
Technology/Telecommunications	65,000 sf	300	19,500
Office/High Technology/Industrial	3,000,000 sf	200	600,000
Schools	170,548 sf	200	34,110
	Subtotal		2,904,700
	Plaza El Segundo Subtotal		139,250
	Cumulative Total		3,043,950

1. Source: Los Angeles County Sanitation Districts.
2. LAX is not included as water is provided to the Airport separately from other regional projects.

SUBSEQUENT ENVIRONMENTAL DOCUMENTATION

Subsequent environmental documentation must be prepared for development projects proposed to be constructed on the Sepulveda/Rosecrans Rezoning Site. This information must be examined, at the time the development project is proposed, in light of the Program EIR to determine whether a new Initial Study would be required to be prepared leading to either an EIR or Negative Declaration. The subsequent environmental documentation must include the following:

- M.1-1** An analysis of sewer service to the proposed development must be prepared which examines the capacity of existing sewer lines to serve the development, the projected peak

sewage generation and shall identify new sewer infrastructure required to serve the development.

MITIGATION MEASURES

Sepulveda/Rosecrans Site Rezoning

Development of the proposed Sepulveda/Rosecrans Site Rezoning and Plaza El Segundo Development must comply with all applicable City, County, and State requirements regulating sewer systems. The following mitigation measures must be included as conditions of approval for the proposed Sepulveda/Rosecrans Site Rezoning

- M.1-1. An analysis of sewer service to the proposed development must be prepared which examines the capacity of existing sewer lines to serve the development, the projected peak sewage generation and must identify new sewer infrastructure required to serve the development.
- M.1-2. The Sepulveda/Rosecrans Rezoning Site must be annexed to Los Angeles County Sanitation District No. 5.
- M.1-3. Project applicants must be required to obtain a sewer connection permit from the Los Angeles County Sanitation Districts (District 5) to obtain sanitary sewer service.
- M.1-4. Additional local sewer infrastructure must be provided by the applicant as necessary to connect the Sepulveda/Rosecrans Rezoning Site with existing sewer infrastructure. This provision must be coordinated with the project applicant and may be the partial responsibility of the applicant, as determined by the City.
- M.1-5. The applicant must be required to replace or upgrade the sewer infrastructure on or adjacent to the Sepulveda/Rosecrans Rezoning Site, as needed.
- M.1-6. Project applicants must comply with the City's Sewer Ordinance No. 1093, of the City of El Segundo Municipal Code, Title 12, Chapter I General Provisions, Policies and Procedures.
- M.1-7. Prior to a building permit being issued the project applicant must submit the Final Working Drawings to the City of El Segundo Community, Economic and Development Services Department and the Public Works Department for review and approval.
- M.1-8. Closed circuit television (CCTV) inspection of existing on-site and adjacent off-site sewer mains must be conducted to determine the present condition of the infrastructure which the Sepulveda/Rosecrans Site Rezoning project will connect to.

M.1-9. All future developments must be discharged to the existing twelve-inch sanitary sewer main in Rosecrans Avenue.

Plaza El Segundo

The following mitigation measures must be included as conditions of approval for the proposed Plaza El Segundo Development.

- M.1-10. The Sepulveda/Rosecrans Rezoning Site must be annexed to Los Angeles County Sanitation District No. 5.
- M.1-11. The project applicant must be required to obtain a sewer connection permit from the Los Angeles County Sanitation Districts (District 5) to obtain sanitary sewer service.
- M.1-12. Additional local sewer infrastructure must be provided by the applicant as necessary to connect the Plaza El Segundo Site with existing sewer infrastructure. This provision must be coordinated with the project applicant and may be the partial responsibility of the applicant, as determined by the City.
- M.1-13. The existing 15-inch sanitary sewer line must be removed and replaced with an 18-inch line. Plans must identify the point of connection for the proposed ten-inch sanitary sewer to the existing sanitary sewer main on Allied Way.
- M.1-14. Project applicants must comply with the City's Sewer Ordinance No. 1093, of the City of El Segundo Municipal Code, Title 12, Chapter I General Provisions, Policies and Procedures.
- M.1-15. Prior to a building permit being issued the project applicant must submit the Final Working Drawings to the City of El Segundo Community, Economic and Development Services Department and the Public Works Department for review and approval.
- M.1-16. Closed circuit television (CCTV) inspection of existing on-site and adjacent off-site sewer mains must be conducted to determine the present condition of the infrastructure which the Sepulveda/Rosecrans Site Rezoning project will connect to.

LEVEL OF IMPACT AFTER MITIGATION

Sepulveda/Rosecrans Site Rezoning

Impacts of the proposed Sepulveda/Rosecrans Site Rezoning on sewage service would be less than significant.

Plaza El Segundo

Impacts of the proposed Plaza El Segundo on sewage service would be less than significant.

IV. ENVIRONMENTAL IMPACT ANALYSIS

M. UTILITIES

2. WATER

ENVIRONMENTAL SETTING

Existing Water Supply and Consumption

Water service to the Sepulveda/Rosecrans Rezoning Site is provided by the Water Division of the City of El Segundo Department of Public Works. The City of El Segundo purchases its water from the West Basin Municipal Water District, an agency of the Metropolitan Water District of Southern California, which obtains its water from the Colorado River and The State Water Project.

City conservation policies, listed within the Conservation and Land Use sections of the El Segundo 1992 General Plan, detail specifications for water conservation. The policies include requiring all new development to install water-conserving fixtures and appliances, incorporating principles of water-conserving landscaping, and identifying appropriate and feasible applications for reclaimed water. At the State level, Title 20 of the California Administrative Code Section 1604 establishes efficiency standards (i.e., maximum flow rates) for all new showerheads and sink faucets, and prohibits the sale of fixtures that do not comply with the regulations. Title 22 of the California Administrative Code establishes standards for the use of gray water for irrigation and other uses, which is implemented at the local level.

Local and Site Conditions

The proposed Sepulveda/Rosecrans Rezoning Site is presently served by a 16 inch water main on Sepulveda Boulevard, two 10 inch mains on Hughes Way, a 12 inch main on Douglas Street, and a 24 inch main on Rosecrans Avenue. A 27 inch transmission line runs through the northeast portion of the Sepulveda/Rosecrans Rezoning Site, just west of Douglas Street. Currently, there is no water distribution infrastructure directly serving the Sepulveda/Rosecrans Rezoning Site, as the water infrastructure distribution grid is interrupted by the vacant Sepulveda/Rosecrans Rezoning Site. Minimal water consumption occurs on the site by existing uses.

Reclaimed Water

The City of El Segundo supports and encourages the use of reclaimed water for irrigation and other applicable purposes. The West Basin Municipal Water District maintains a 42 inch reclaimed water distribution main which runs north-south approximately five to seven feet below ground level of the Sepulveda/Rosecrans Rezoning Site, from approximately Allied Way to the intersection of Village

Drive and Rosecrans Avenue. Another reclaimed water trunk line currently runs north and south of El Segundo Boulevard along Aviation Boulevard near the Sepulveda/Rosecrans Rezoning Site.¹³

Relevant Policies of the El Segundo 1992 General Plan

The following policies within the Land Use section and the Conservation section of the El Segundo 1992 General Plan relate to water consumption issues.

- Policy LU7-1.2: No new development shall be allowed unless adequate public facilities are in place.
- Policy CN2-1: Periodically evaluate the entire water supply and distribution system to ensure that future water needs will be met.
- Policy CN2-2: Devise strategies to cope with any interruptions of or limits in the supply of potable water to the community.
- Policy CN2-3: Investigate creating a new water conservation ordinance to address the demand created by new development.
- Policy CN2-4: Implement water conservation measures as necessary to ensure sufficient water supplies for human consumption, sanitation, and fire protection.
- Policy CN2-5: Require new construction and development to install water-conserving fixtures and appliances to reduce the amount of new demand.
- Policy CN2-7: Require new construction and development to incorporate the principles and practices of sound landscape design and management, particularly those conserving water and energy.
- Policy CN2-9: Determine which users qualify as heavy water users and require those users to have water budget plans.
- Policy CN2-10: Utilize the programs and assistance of state and regional water agencies to increase water conservation throughout the community.
- Policy CN2-11: Encourage, whenever appropriate and feasible, development techniques which minimize surface run-off and allow replenishment of soil moisture.

¹³ Map from West Basin MWD, Sherwin Umali, September 9, 2002.

- Policy CN2-12: Examine and utilize where appropriate and feasible the use of alternative water supplies. Clearly define the techniques and applications for the use of gray water and reclaimed water for the citizens of El Segundo.

ENVIRONMENTAL IMPACTS

Thresholds of Significance

The proposed Sepulveda/Rosecrans Site Rezoning and Plaza El Segundo Development would have a significant impact on water service or infrastructure if its implementation would:

- Result in a significant increase in the consumption of water or substantial expansion in facilities without corresponding available supply and/or distribution facilities;
- Result in adverse secondary effects for the expansion of any utility system; or
- Require additional staff or substantial equipment in order to maintain acceptable levels of service.

Project Impacts

Sepulveda/Rosecrans Site Rezoning

The Sepulveda/Rosecrans Site Rezoning would rezone the entire Sepulveda/Rosecrans Rezoning Site and allow for development of a total of 850,000 square feet (sf) of commercial/retail development. Additionally, portions of the Sepulveda/Rosecrans Rezoning Site would retain their M-1 and M-2 designations to allow for an industrial gas production facility, expansion of an existing recreational vehicle (RV) storage facility, continuation of an existing lumber distribution facility, construction of new roadways and relocation of existing railroad rights-of-way. As shown in Table IV.M-5, estimated water consumption associated with the proposed Sepulveda/Rosecrans Site Rezoning would be 332,850 gallons per day (gpd). Water consumption would be associated with the proposed Plaza El Segundo uses and additional development up to the levels permitted under the proposed C-4 zone. Continuation of the existing lumber yard in its current location would not result in any net change in water consumption from this use. The production process associated with the industrial gas production facility does not use water. Expansion of the existing RV storage facility onto the proposed Sepulveda/Rosecrans Rezoning Site and the continued operation of the lumberyard would not involve additional water consumption. As such, these facilities would not require additional infrastructure or generate demand for water supply or infrastructure. The City of El Segundo Department of Public Works has preliminarily estimated that water supply will be sufficient based on anticipated land uses. If land uses change substantially, resulting in a project anticipated to consume substantially more water than estimated, an evaluation upon full disclosure of the project's components may be required. Given

the anticipated land uses at the Sepulveda/Rosecrans Rezoning and Site, and the water consumption rate of 322,850 gpd, impacts to water supply would be less than significant.

Table IV.M-5
Proposed Sepulveda/Rosecrans Site Rezoning Estimated Water Consumption

Land Use	Size (sf)	Generation Rate (gallons/1,000 sf/day) ¹	Total (gallons/day)
Shopping Center	425,000	390	165,750
Plaza El Segundo	425,000	Various ²	167,100
Project Total			322,850
1. Source: Los Angeles County Sanitation Districts (120% of sewage generation rates).			
2. See Table IV.M-6			

As minimal water distribution infrastructure exists on the Sepulveda/Rosecrans Rezoning Site, provision of water supply infrastructure would be included in development permitted under the proposed C-4 zone. Construction of water infrastructure for the proposed Plaza El Segundo Development is proposed to include a ten-inch water pipe connecting infrastructure under Allied Way with Sepulveda Boulevard, running south from Allied Way to the railroad easement, and following the railroad easement west to join Park Place and eventually Sepulveda Boulevard. Additional ten-inch pipes would connect from this line and run under the project site at four locations: two providing east-west lines at the Plaza El Segundo site, south of Hughes Way, and two providing southwesterly lines from Park Place, just east of Sepulveda Boulevard, providing a loop system with the existing water lines. Additional water infrastructure would be required to serve future development within the Sepulveda/Rosecrans Rezoning Site. Additionally, because new infrastructure is required to adequately serve the Sepulveda/Rosecrans Rezoning Site, temporary disruptions may occur, lasting up to four hours at a time, during construction of new infrastructure and subsequent connection.¹⁴ As the proposed Sepulveda/Rosecrans Site Rezoning and Plaza El Segundo Development requires the expansion of existing water infrastructure, a significant impact to water service would occur.

CEQA Guidelines Section 15083.5 requires a Lead Agency to identify water systems that provide water supplies for projects over specified thresholds, such as a shopping center or business establishment that will employ over 1,000 persons or have more than 500,000 square feet of floor space. When a Lead Agency prepares a Notice of Preparation of an EIR, it must identify the public water system that may supply water for the proposed Sepulveda/Rosecrans Site Rezoning and Plaza El Segundo Development and ask such water agencies to assess whether demand for the new development was included in the agencies' most recent urban water management plans. Senate Bill 221 requires that for any residential subdivision project the Lead Agency include a requirement that a sufficient water supply shall be available to serve the residential development. In regards to California SB 221, the proposed Sepulveda/Rosecrans

¹⁴ Written correspondence from Gil Busick, Water Supervisor, City of El Segundo Department of Public Works, Water Division, October 29, 2003.

Site Rezoning and Plaza El Segundo Development would not be subject to this bill because they do not include a residential subdivision.

Senate Bill 610 requires additional factors to be considered in the preparation of urban water management plans and water supply assessments. All urban water suppliers are required to prepare, adopt, and update an urban water management plan which, essentially, forecasts water demands and supplies within a certain service territory. In particular, the new law provides that if groundwater is identified as an existing or planned source of water available to the supplier, all of the following must be considered: (a) a copy of any groundwater management plan adopted by the urban water supplier, (b) a description of any groundwater basins from which the supplier extracts groundwater and for those basins that have been adjudicated, a copy of the court order which details the suppliers legal water right under the order – for those basins that are not adjudicated, the plan must describe whether the basin has been identified by the state as overdrafted or one that will become overdrafted; (c) a detailed analysis of groundwater pumped by the supplier over the preceeding five years; and (d) a detailed analysis of the location, amount, and sufficiency of groundwater that will be produced by the water supplier. Furthermore, urban water management plans must now include a description of all water supply projects and programs that may be undertaken by the supplier to meet its total projected water use.

SB 610 requires water supply assessments to evaluate whether total projected water supplies will meet the projected water demand for certain development projects that are otherwise subject to CEQA review. Existing law identifies those projects as (a) a residential development of more than 500 dwelling units; (b) a shopping center or business employing more than 1,000 persons or having more than 500,000 square feet of floor space; (c) a commercial office building employing more than 1,000 persons or having more than 250,000 square feet; (d) a hotel or motel with more than 500 rooms; (e) an industrial or manufacturing establishment housing more than 1,000 persons or having more than 650,000 square feet or 40 acres; (f) a mixed use project containing any of the foregoing; or (g) any other project that would have a water demand at least equal to a 500 dwelling unit project. In accordance with SB 610, a water supply assessment was completed on July 8, 2004 and it determined that the City of El Segundo's "water supplies are sufficient to meet the project water demand associated with the proposed project". A copy of the water supply assessment can be found in Appendix M of this EIR.

Plaza El Segundo

The analysis provided below regarding water service and infrastructure within the Plaza El Segundo Development site is in accordance with the measures for the Sepulveda/Rosecrans Site Rezoning that require project-specific evaluation of potential water service impacts and no further analysis of this issue is required beyond that set forth in the following paragraphs, would be required for the Plaza El Segundo Development. The analysis demonstrates that this component of the proposed Sepulveda/Rosecrans Site Rezoning would not result in new effects related to water service and infrastructure that were not examined in the Program EIR for the proposed Sepulveda/Rosecrans Site Rezoning.

As shown in Table IV.M-6, the proposed Plaza El Segundo would consume an estimated 167,100 gpd of water. The Department of Public Works has sufficient water to supply the proposed Plaza El Segundo Development's estimated demands at the site.¹⁵ Impacts to water supply would therefore be less than significant.

As minimal water distribution infrastructure exists on the Plaza El Segundo site, provision of required infrastructure would be included as part of the proposed Plaza El Segundo Development. Construction of water infrastructure for the proposed Plaza El Segundo Development is proposed to include a ten-inch water pipe connecting infrastructure under Allied Way with Sepulveda Boulevard, running south from Allied Way to the railroad easement, and following the railroad easement west to join Park Place and eventually Sepulveda Boulevard. Additional ten-inch pipes would connect from this line and run under the project site at four locations: two providing east-west lines at the Plaza El Segundo site, south of Hughes Way, and two providing southwesterly lines from Park Place, just east of Sepulveda Boulevard, creating a loop system with the existing water lines. Additionally, because new infrastructure is required to adequately serve the Plaza El Segundo site, temporary disruptions may occur, lasting up to four hours at a time, during construction of new infrastructure and subsequent connection.¹⁶ As the proposed Plaza El Segundo Development requires the expansion of existing water infrastructure, a significant impact to water service would occur.

Table IV.M-6
Proposed Plaza El Segundo Development Estimated Water Consumption

Land Use	Size (sf)	Generation Rate (gallons/1,000 sf/day)¹	Total (gallons/day)
Retail/Shopping Center	130,000	390	50,700
Grocery Store	40,000	180	7,200
Discount Store	80,000	120	9,600
Electronics Store	80,000	120	9,600
Fitness Center	50,000	720	36,000
Full Service Restaurant	35,000	1,200	42,000
Fast Food Restaurant	10,000	1,200	12,000
Project Total			167,100
<i>1. Source: Los Angeles County Sanitation Districts (120% of sewage generation rates).</i>			

Development of the proposed Plaza El Segundo would implement the proposed C-4 zoning on a portion of the proposed Sepulveda/Rosecrans Rezoning Site and would be within the parameters used to develop the water supply assessment for the proposed Sepulveda/Rosecrans Site Rezoning described above.

¹⁵ Written correspondence from Gil Busick, Water Supervisor, City of El Segundo Department of Public Works, Water Division, October 29, 2003.

¹⁶ Ibid.

CUMULATIVE IMPACTS

Sepulveda/Rosecrans Site Rezoning

Implementation of the Sepulveda/Rosecrans Site Rezoning Project, in conjunction with various related projects listed in Section III.B of the EIR would further increase demand for water service provided by the City of El Segundo. The total water consumption by the proposed Sepulveda/Rosecrans Site Rezoning and Plaza El Segundo Development and related projects within the service area, shown in Table IV.M-7, would be 3,982,193 gpd. LAX and any other related projects located within the City of Los Angeles would receive water from the Los Angeles Department of Water and Power. For this reason, those projects within the limits of the City of Los Angeles are not included in Table IV.M-7. There is adequate future water supply to accommodate the cumulative demand for water supply. As with the Sepulveda/Rosecrans Site Rezoning Project, all related projects would be subject to the locally mandated water conservation programs and would be required to provide adequate infrastructure connections in accordance with applicable codes. Therefore, impacts to water service/supply would not be cumulatively considerable.

Plaza El Segundo

Development of the Plaza El Segundo, estimated to be complete by 2007, in conjunction with various related projects listed in Section III.B of the EIR would further increase demand for water service provided by the City of El Segundo. The total water consumption by the proposed Plaza El Segundo Development and related projects within the service area, shown in Table IV.M-8, would be 3,652,643 gpd. LAX and any other related projects located within the City of Los Angeles would receive water from the Los Angeles Department of Water and Power. For this reason, those projects within the limits of the City of Los Angeles are not included in Table IV.M-8. There is adequate future water supply to accommodate the cumulative demand for water supply. As with the proposed Plaza El Segundo Development, all related projects would be subject to the locally mandated water conservation programs. Therefore, impacts to water service/supply would not be cumulatively considerable.

**Table IV.M-7
Proposed Sepulveda/Rosecrans Site Rezoning and Related Projects
Estimated Water Consumption**

Land Use	Size	Generation Rate¹ (gallons/1,000 sf/day)	Total (gallons/day)
Office	4,034,465 sf	240	968,272
Multi-Family Residential	478 du	187 (gallons/du/day)	89,386
Single-Family Residential	853 du	312 (gallons/du/day)	266,136
Hotel	362rooms	150 (gallons/room/day)	54,300
Restaurant	81,400 sf	1,200	97,680
Retail/Commercial	2,799,554 sf	390	1,091,826
Child Care Facility	7,000 sf	240	1,680
Industrial	860,700 sf	30	25,821
Fitness	78,125 sf	150	11,719
Medical/Dental	41,463 sf	240	9,951
Gas Station	5,000 sf	120	600
Auto Uses	807,504 sf	120	96,900
Warehouse/Storage/Self Storage	299,403 sf	30	8,982
Research & Development	300,000 sf	360	108,000
Data Center	38,000 sf	360	13,680
High Bay Lab	55,772 sf	360	20,078
Technology/Telecommunications	65,000 sf	360	23,400
Office/High Technology/Industrial	3,000,000 sf	240	720,000
Schools	170,548 sf	240	40,932
Subtotal			3,649,343
<i>Proposed Sepulveda/Rosecrans Site Rezoning and Plaza El Segundo Development Subtotal</i>			<i>332,850</i>
Cumulative Total			3,982,193
<p>1. Source: Los Angeles County Sanitation Districts.</p> <p>2. LAX is not included as sewage is managed for the Airport separately from other regional projects.</p>			

**Table IV.M-8
Proposed Plaza El Segundo and Related Projects
Estimated Water Consumption**

Land Use	Size	Generation Rate¹ (gallons/1,000 sf/day)	Total (gallons/day)
Office	4,034,465 sf	240	968,272
Multi-Family Residential	478 du	187 (gallons/du/day)	89,386
Single-Family Residential	328 du	312 (gallons/du/day)	102,336
Hotel	362 rooms	150 (gallons/room/day)	54,300
Restaurant	81,400 sf	1,200	97,680
Retail/Commercial	2,799,554 sf	390	1,091,826
Child Care Facility	7,000 sf	240	1,680
Industrial	860,700sf	30	25,821
Fitness	78,125 sf	150	11,719
Medical/Dental	41,463 sf	240	9,951
Gas Station	5,000 sf	120	600
Auto Uses	807,504 sf	120	96,900
Warehouse/Storage/Self Storage	299,403 sf	30	8,982
Research & Development	300,000 sf	360	108,000
Data Center	38,000 sf	360	13,680
High Bay Lab	55,772 sf	360	20,078
Technology/Telecommunications	65,000 sf	360	23,400
Office/High Technology/Industrial	3,000,000 sf	240	720,000
Schools	170,548 sf	240	40,932
Subtotal			3,485,543
<i>Plaza El Segundo Subtotal</i>			<i>167,100</i>
Cumulative Total			3,652,643
<p>1. Source: Los Angeles County Sanitation Districts.</p> <p>2. LAX is not included as sewage is managed for the Airport separately from other regional projects.</p>			

SUBSEQUENT ENVIRONMENTAL DOCUMENTATION

Subsequent environmental documentation must be prepared for development projects proposed to be constructed on the Sepulveda/Rosecrans Rezoning Site. This information must be examined, at the time the development project is proposed, in light of the Program EIR to determine whether a new Initial Study would be required to be prepared leading to either an EIR or Negative Declaration. The subsequent environmental documentation must include the following:

- M.2-1 An analysis of water service to the proposed development must be prepared which examines the capacity of existing water lines to serve the development and the projected water demand and must identify new water infrastructure required to serve the development.

MITIGATION MEASURES

Sepulveda/Rosecrans Site Rezoning

The following mitigation measures must be implemented to address significant impacts related to water distribution infrastructure:

- M.2-1. An analysis of water service to the proposed development must be prepared which examines the capacity of existing water lines to serve the development and the projected water demand and must identify new water infrastructure required to serve the development.
- M.2-2. New streets shall be connected through the Sepulveda/Rosecrans Rezoning Site to adjacent existing streets, with no gaps or disconnects, so as to allow connections to existing infrastructure contained in the existing streets.
- M.2-3. Water distribution mains must be installed in the through streets in order to complete the existing water grid and provide water distribution to the interior of the Sepulveda/Rosecrans Rezoning Site. Connecting pipes must be a minimum of ten inches.
- M.2-4. New water lines must be connected to the existing water line located in Allied Way to provide a continuous public water line beginning from Sepulveda Boulevard to an existing line in Allied Way.
- M.2-5. Development on the proposed Sepulveda/Rosecrans Rezoning Site must include dual water connections to allow for landscaping to be irrigated by reclaimed water.
- M.2-6. Reclaimed water must be used as the water source to irrigate landscaped areas on the Sepulveda/Rosecrans Rezoning Site.
- M.2-7. Efficient irrigation systems must be installed which minimize runoff and evaporation and maximize the water which will reach plant roots (e.g. drip irrigation, automatic sprinklers equipped with moisture sensors).
- M.2-8. Automatic sprinkler systems must be set to irrigate landscaping during early morning hours or during the evening to reduce water losses from evaporation. Sprinklers must also be reset to water less often in cooler months and during the rainfall season so that water is not wasted by excessive landscape irrigation.

- M.2-9. Selection of drought-tolerant, low water consuming plant varieties must be used to reduce irrigation water consumption.
- M.2-10. Project applicants must comply with the City's Conservation Program, Ordinance No. 1194, of the City of El Segundo Municipal Code, Title 10-Parks and Recreation, Chapter 2 Water Conservation in Landscaping and Resolution No. 3806.
- Prior to a building permit being issued the project applicant must submit the Final Working Drawings to the City of El Segundo Community, Economic and Development Services Department for review and approval relative to compliance with the City's Water Conservation Ordinance and Guidelines for Water Conservation in Landscaping.

Plaza El Segundo

The following mitigation measures must be implemented to address significant impacts related to water distribution infrastructure:

- M.2-11. Water distribution mains must be installed in the eastward extension of Park Place and the extension of Allied Way to Park Place in order to complete the existing water grid and provide water distribution to the interior of the Plaza El Segundo site. Connecting pipes should be a minimum of ten inches.
- M.2-11 Development on the proposed Plaza El Segundo Site must include dual water connections to allow for landscaping to be irrigated by reclaimed water.
- M.2-12 Reclaimed water must be used as the water source to irrigate landscaped areas on the Plaza El Segundo Development.
- M.2-13 Efficient irrigation systems must be installed which minimize runoff and evaporation and maximize the water which will reach plant roots (e.g. drip irrigation, automatic sprinklers equipped with moisture sensors).
- M.2-14 Automatic sprinkler systems must be set to irrigate landscaping during early morning hours or during the evening to reduce water losses from evaporation. Sprinklers must also be reset to water less often in cooler months and during the rainfall season so that water is not wasted by excessive landscape irrigation.
- M.2-15 Selection of drought-tolerant, low water consuming plant varieties must be used to reduce irrigation water consumption.
- M.2-16 The project applicant must comply with the City's Conservation Program, Ordinance No. 1194, of the City of El Segundo Municipal Code, Title 10-Parks and Recreation, Chapter 2 Water Conservation in Landscaping and Resolution No. 3806.

- Prior to a building permit being issued the project applicant must submit the Final Working Drawings to the City of El Segundo Community, Economic and Development Services Department for review and approval relative to compliance with the City's Water Conservation Ordinance and Guidelines for Water Conservation in Landscaping.

LEVEL OF IMPACT AFTER MITIGATION

Sepulveda/Rosecrans Site Rezoning

With implementation of the listed mitigation measures, impacts of the proposed Sepulveda/Rosecrans Site Rezoning on water service would be less than significant.

Plaza El Segundo Development

With implementation of the listed mitigation measures, impacts of the proposed Plaza El Segundo Development on water service would be less than significant.

IV. ENVIRONMENTAL IMPACT ANALYSIS

M. UTILITIES

3. SOLID WASTE

ENVIRONMENTAL SETTING

The California Integrated Waste Management Act of 1989 (AB 939) was enacted to reduce, recycle, and reuse solid waste generated in the State to the maximum amount feasible. Specifically, the Act required city and county jurisdictions to identify an implementation schedule to divert 50 percent of the total waste stream from landfill disposal by the year 2000. The Act also requires each city and county to promote source reduction, recycling, and safe disposal or transformation.

AB 939 further requires each city to conduct a Solid Waste Generation Study and to prepare a Source Reduction and Recycling Element (SRRE) to describe how it would reach the goals. The SRRE contains programs and policies for fulfillment of the goals of the Act, including the above-noted diversion goals and must be updated annually to account for changing market and infrastructure conditions. As projects and programs are implemented, the characteristics of the waste stream, the capacities of the current solid waste disposal facilities, and the operational status of those facilities are updated and upgraded, as appropriate. California cities and counties are required to submit annual reports to the California Integrated Waste Management Board to update the Board on the city's progress toward the AB 939 goals. In response to AB 939, the City of El Segundo has adopted a Source Reduction and Recycling Program (SRRP).

Solid waste generated in the City of El Segundo is typically disposed of at facilities such as the Puente Hills Landfill or the Sunshine Canyon Landfill. The Puente Hills Facility, located in Whittier, has a total capacity of 106.4 million cubic yards, with approximately 20.2 million cubic yards of capacity remaining, an average daily intake of 13,100 tons per day and a daily maximum intake of 13,200 tons per day.¹⁷ The expected and permitted closing date is October 31, 2013.¹⁸ The Sunshine Canyon Landfill Facility, located in Sylmar, has a total capacity of 23.72 million cubic yards, with approximately 16 million cubic yards of capacity remaining, an average daily intake and maximum of approximately 6,600 tons per day. The expected and permitted closing date is January 1, 2011.¹⁹

¹⁷ *Cubic yards is the measurement used by solid waste management to assess the amount of space available in landfills. However, daily intake is measured in tons, by the truck load.*

¹⁸ *California Integrated Waste Management Board Active Disposal Sites, June 2004, and phone correspondence with Ajay Malik, Senior Engineer, Sanitation Districts of Los Angeles County, November 4, 2003.*

¹⁹ *Ibid.*

If needed, there are additional landfill facilities that could be utilized by the project. The Azusa Land Reclamation Company Landfill, which has a total capacity of 66.69 million cubic yards, a daily maximum intake of 6,500 tons, and an average daily intake of approximately 3,200 to 3,500 tons. The Azusa Land Reclamation Company Landfill is also a Class III landfill, specializing in asbestos containing material disposal. As the Azusa Landfill is part of a mining operation, space continually becomes available. The anticipated closing date for the landfill is January 2025.²⁰ Bradley Landfill West has a total capacity of 38.6 million cubic yards, a remaining capacity of approximately 389,500 cubic yards, and an average daily intake of 500 to 600 tons. The maximum permitted daily intake at the Bradley Landfill West is 10,000 tons, but due to impending capacity, the landfill was limiting daily intake to approximately 600 tons per day at the time of this EIR.²¹ Bradley Landfill West has a permitted closing date of January 2007, but is expected to reach capacity much sooner. Plans are currently in process to expand Bradley Landfill West in order to keep it operational until 2007. Facility expansions and new landfills are being sought as existing facility capacity diminishes. Also, mandatory City waste reduction and recycling programs (in compliance with the September 1989 California Integrated Solid Waste Management Act, AB 939) are greatly reducing the amount of waste that would otherwise have entered area landfills.

ENVIRONMENTAL IMPACTS

Threshold of Significance

The proposed Sepulveda/Rosecrans Site Rezoning and Plaza El Segundo Development would have a significant impact if:

- The project would not be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs;
- A need for new systems or supplies, or substantial alterations to local or regional solid waste disposal facilities would result; or
- Conflict with solid waste policies, objectives and programs in the Source Reduction and Recycling Element (SRRE) or the City of El Segundo Source Reduction and Recycling Program would occur.

²⁰ California Integrated Waste Management Board Active Disposal Sites, June 2004, and phone correspondence with Sean C. Kelly, Sales Manager, BDC Special Waste Services, Azusa Land Reclamation Company Landfill, July 7, 2004.

²¹ Phone correspondence with Bruce Matlock, Compliance Manager, Bradley Landfill West, June 29, 2004.

Project Impacts

Sepulveda/Rosecrans Site Rezoning

Construction

The Sepulveda/Rosecrans Site Rezoning project would rezone the entire Sepulveda/Rosecrans Rezoning Site and allow for a total of 850,000 square feet (sf) of commercial/retail development. Additionally portions of the Sepulveda/Rosecrans Rezoning Site would retain their M-1 and M-2 designations to allow for an industrial gas production facility, expansion of an existing recreational vehicle (RV) storage facility, continuation of an existing lumber distribution facility, construction of new roadways and relocation of existing railroad rights-of-way. The structures associated with the former Honeywell International and General Chemical properties on the Sepulveda/Rosecrans Rezoning Site have been demolished. Approximately 75 percent of the solid waste generated during the demolition activities, such as wood, metal scrap, and formed construction board (cement and dry wall board) were recycled and salvaged. Through the remainder of construction/demolition activities, such solid waste would continue to be recycled and salvaged at this rate. Materials not recycled would be disposed of at local landfills, as discussed above. The amount of solid waste generated by the construction activities on the Sepulveda/Rosecrans Rezoning Site would not be significant as it would not create a need for new facilities, systems or supplies, or substantial alterations to local or regional solid waste disposal facilities. Additionally, with the recycling of most of the solid waste generated by the construction phase of the proposed Sepulveda/Rosecrans Site Rezoning, short-term construction impacts to landfills and solid waste service would be further reduced.

Operation

As stated above, the Sepulveda/Rosecrans Site Rezoning option would rezone the entire Sepulveda/Rosecrans Rezoning Site and allow for a total of 850,000 square feet (sf) of commercial/retail development, an industrial gas production facility, expansion of an existing recreational vehicle (RV) storage facility, continuation of an existing lumber distribution facility in its present location, construction of new roadways and relocation of existing railroad rights-of-way. As shown in Table IV.M-9, estimated solid waste generation associated with the proposed Sepulveda/Rosecrans Site Rezoning would be approximately 4,250 pounds per day. Solid waste generation would be associated with the proposed Plaza El Segundo uses and additional development up to the levels permitted under the proposed C-4 zone. Continuation of the existing lumber yard in its current location would not result in any net change in solid waste generation. The production process associated with the industrial gas production facility does not generate solid waste. Expansion of the existing RV storage facility onto the proposed Sepulveda/Rosecrans Rezoning Site would not involve additional solid waste generation. As such, these facilities would not generate demand for solid waste disposal facilities. The proposed Sepulveda/Rosecrans Site Rezoning would, as applicable for project operations, incorporate storage and collection of recycling into the project design including applicable

provisions of ordinances related to hours of collection and operation of on-site equipment. Project design would reserve space adequate for the support of recycling, storage and access, as appropriate.

**Table IV.M-9
Proposed Sepulveda/Rosecrans Site Rezoning Estimated Solid Waste Generation**

Land Use	Size (sf)	Generation Rate (lbs/1,000 sf/day)¹	Total (lbs/day)
Shopping Center	425,000	5	2,125
Plaza El Segundo	425,000	Various ²	2,125
Project Total			4,250
1. Source: City of Los Angeles Bureau of Sanitation, "Solid Waste Generation," 1981			
2. See Table IV.M-10			

Although existing landfills in Los Angeles County are near capacity, potential landfill expansion could accommodate the projected growth for the region. As described above, both the Puente Hills Landfill and the Sunshine Canyon Landfill are currently accepting solid waste at or very near their maximum permitted levels and cannot accept additional solid waste on a daily basis. The Bradley Landfill is currently limiting its daily intake to approximately 600 tons per day due to impending capacity and is not likely to be able to accommodate the solid waste generated by the proposed Sepulveda/Rosecrans Site Rezoning. However, the Azusa Land Reclamation Company Landfill is currently accepting between 3,200 and 3,500 tpd and has a maximum intake of 6,500 tpd. Therefore, this landfill could accommodate up to 3,000 tpd of additional solid waste. The Sepulveda/Rosecrans Site Rezoning is estimated to generate approximately 2.13 tons per day (4,250 pounds per day) of solid waste which the Azusa Landfill can accommodate.

In addition, operations within the City and on the Sepulveda/Rosecrans Rezoning Site would continue to be subject to the requirements set forth in California Assembly Bill 939 which require each city or county to divert 50 percent of its solid waste from landfill disposal through source reduction, recycling and composting. The Sepulveda/Rosecrans Rezoning Site would be required to comply with the City's SSRP, which the City has implemented as a means of achieving the goals and requirements of AB 939. Therefore, long term operational impacts to landfills and solid waste service would be less than significant.

Plaza El Segundo

Construction

All of the structures associated with former uses on the Plaza El Segundo site have been demolished. Demolition was undertaken under a separate ministerial permit issued by the City. Much of the solid waste generated during the construction phase such as wood, metal scrap, and formed construction board (cement and dry wall board) has been and would continue to be recycled and salvaged to the maximum feasible extent. Materials not recycled would be disposed of at local landfills. With the

recycling of most of the solid waste generated by the construction phase of the Plaza El Segundo, short-term construction impacts to landfills and solid waste service would be less than significant.

Operation

As can be seen in Table IV.M-10, upon full occupancy of the development at Plaza El Segundo, daily solid waste associated with the new retail and shopping center uses, large retail, grocery store, fitness center, and restaurant uses would be approximately 2,125 pounds 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. The proposed Plaza El Segundo Development would, as applicable for project operations, incorporate storage and collection of recycling into the project design including applicable provisions of ordinances related to hours of collection and operation of on-site equipment. Project design would reserve space adequate for the support of recycling, storage and access, as appropriate.

**Table IV.M-10
Proposed Plaza El Segundo Development Estimated Solid Waste Generation**

Land Use	Size (sf)	Generation Rate (lbs/1,000 sf/day)¹	Total (lbs/day)
Retail/Shopping Center	130,000	5	650
Grocery Store	40,000	5	200
Discount Store	80,000	5	400
Electronics Store	80,000	5	400
Fitness Center	50,000	5	250
Full Service Restaurant	35,000	5	175
Fast Food Restaurant	10,000	5	50
Project Total			2,125
<i>1. Source: City of Los Angeles Bureau of Sanitation, "Solid Waste Generation," 1981.</i>			

Although existing landfills in Los Angeles County are near capacity, potential landfill expansion could accommodate the projected growth for the region. As described above, both the Puente Hills Landfill and the Sunshine Canyon Landfill are currently accepting solid waste at or very near their maximum permitted levels and cannot accept additional solid waste on a daily basis. The Bradley Landfill is currently limiting its daily intake to approximately 600 tons per day due to impending capacity and is not likely to be able to accommodate the solid waste generated by the proposed Plaza El Segundo project. However, the Azusa Land Reclamation Company Landfill is currently accepting between 3,200 and 3,500 tpd and has a maximum intake of 6,500 tpd. Therefore, this landfill could accommodate up to 3,000 tpd of additional solid waste. The proposed Plaza El Segundo project is estimated to generate approximately 1.06 tons per day (2,125 pounds per day) of solid waste which the Azusa Landfill can accommodate.

In addition, operations within the City and the Plaza El Segundo site would continue to be subject to the requirements set forth in California Assembly Bill 939 which require each city or county to divert 50 percent of its solid waste from landfill disposal through source reduction, recycling and composting. The Plaza El Segundo site would be required to comply with the City's SSRP, which the City has implemented as a means of achieving the goals and requirements of AB 939. Therefore, long term operational impacts to landfills and solid waste service would be less than significant.

CUMULATIVE IMPACTS

Sepulveda/Rosecrans Site Rezoning

Implementation of the Sepulveda/Rosecrans Site Rezoning in conjunction with the various related projects identified in Section III.B of the EIR as well as cumulative growth in the County of Los Angeles would further increase demand on landfill capacity. Additional capacity to accommodate the cumulative disposal needs of the proposed Sepulveda/Rosecrans Site Rezoning and related projects is the responsibility of local, county, and state solid waste management agencies and may become available as these agencies develop solutions to meet the future disposal needs at a regional level (e.g., expanding existing landfills, transporting waste to other landfills, converting waste to energy, recycling and waste reduction). Furthermore, similar to the proposed Sepulveda/Rosecrans Site Rezoning, the related projects would be subject to the source reduction and recycling requirements established by the local jurisdiction in accordance with AB 939 (i.e., divert 50 percent of the solid waste generated from landfills through waste reduction, recycling and composting). As with the proposed Sepulveda/Rosecrans Site Rezoning, future projects would be required to participate in recycling programs, thus reducing the amount of solid waste to be disposed of at the landfills described above. However, because the precise solutions to meeting the need for landfill capacity are not known and are the responsibility of other agencies, the incremental contribution of the Sepulveda/Rosecrans Site Rezoning, in conjunction with the contributions of related projects, would be cumulatively considerable.

Plaza El Segundo

Development of the Plaza El Segundo, in conjunction with the various related projects identified in Section III.B of the EIR as well as cumulative growth in the County of Los Angeles, would further increase demand on landfill capacity. As stated above, additional capacity to accommodate the cumulative disposal needs of the Plaza El Segundo and related projects is the responsibility of local, county, and state solid waste management agencies and may become available as these agencies develop solutions to meet the future disposal needs at a regional level (e.g., expanding existing landfills, transporting waste to other landfills, converting waste to energy, recycling and waste reduction). Furthermore, similar to the Plaza El Segundo, the related projects would be subject to the source reduction and recycling requirements established by the local jurisdiction in accordance with AB 939 (i.e., divert 50 percent of the solid waste generated from landfills through waste reduction, recycling and composting). As with the Plaza El Segundo, future projects would be required to participate in

recycling programs, thus reducing the amount of solid waste to be disposed of at the landfills described above. However, because the precise solutions to meeting the need for landfill capacity are not known, such cumulative impacts would be significant.

MITIGATION MEASURES

Sepulveda/Rosecrans Site Rezoning

Development of the proposed Sepulveda/Rosecrans Site Rezoning project must comply with all applicable City, County, and State requirements regulating solid waste disposal. Cumulative impact is the responsibility of local, regional, and state agencies and therefore no project level mitigation measures are available other than the source reduction measures listed below. The City of El Segundo imposes the following standard conditions of project approval to offset project impacts:

- M.3-1. Where economically feasible, the proposed Sepulveda/Rosecrans Site Rezoning project must incorporate the use of recycled materials in building materials, furnishing operations and building maintenance.
- M.3-2. The proposed Sepulveda/Rosecrans Site Rezoning project must recycle all construction debris in a practical, available, and accessible manner, to the maximum extent feasible, during the demolition and construction phases.
- M.3-3. The design of the proposed Sepulveda/Rosecrans Site Rezoning project must allocate space for a recycling collection area for use by both on-site employees and visitors, the design of which will adhere to siting requirements in the City's recycling ordinance. The design of the collection area will facilitate source separation and collection of additional materials that may be designated as recyclable by the City in the future.

Plaza El Segundo

- M.3-4. Where economically feasible, the proposed Plaza El Segundo Development must incorporate the use of recycled materials in building materials, furnishing operations and building maintenance.
- M.3-5. The proposed Plaza El Segundo Development must recycle all construction debris in a practical, available, and accessible manner, to the maximum extent feasible, during the demolition and construction phases.
- M.3-6. The design of the proposed Plaza El Segundo Development must allocate space for a recycling collection area for use by both on-site employees and visitors, the design of which will adhere to siting requirements in the City's recycling ordinance. The design of the collection area will facilitate source separation and collection of additional materials that may be designated as recyclable by the City in the future.

LEVEL OF IMPACT AFTER MITIGATION

Sepulveda/Rosecrans Site Rezoning

Individual project impacts on solid waste service by the proposed Sepulveda/Rosecrans Site Rezoning would be less than significant. However, cumulative regional impacts on solid waste services would be significant and unavoidable.

Plaza El Segundo Development

Individual project impacts associated with the proposed Plaza El Segundo would be less than significant. However, cumulative regional impacts on solid waste services would be significant and unavoidable.

IV. ENVIRONMENTAL IMPACT ANALYSIS

M. UTILITIES

4. NATURAL GAS

ENVIRONMENTAL SETTING

Existing Natural Gas Supply and Consumption

The Southern California Gas Company (SCG) provides natural gas to the City of El Segundo through existing gas mains located under the streets which can be extended to serve new projects. Natural gas service must be provided in accordance with the Gas Company's policies and extension rules on file with the California Public Utilities Commission (PUC) at the time contractual agreements are made.

The availability of natural gas is based upon present conditions of gas supply and regulatory policies. As a public utility, SGC is under the jurisdiction of the PUC, but can also be affected by actions of federal regulatory agencies. Should these agencies take any action, which affects gas supply or the conditions under which service is available, gas service would be provided in accordance with those revised conditions.

Local and Site Conditions

The Sepulveda/Rosecrans Rezoning Site is served by a six to eight-inch main in Sepulveda Boulevard, a six-inch main in Rosecrans Avenue, and a four-inch main under Allied Way.

ENVIRONMENTAL IMPACTS

Thresholds of Significance

The proposed Sepulveda/Rosecrans Site Rezoning and Plaza El Segundo Development would create a significant impact if its demand for natural gas cannot be served by existing SCG infrastructure and/or supply.

Project Impacts

Sepulveda/Rosecrans Site Rezoning

The Sepulveda/Rosecrans Site Rezoning option would rezone the entire Sepulveda/Rosecrans Rezoning Site and allow for a total of 850,000 square feet (sf) of commercial/retail development. Additionally, portions of the Sepulveda/Rosecrans Rezoning Site would retain their M-1 and M-2 designations to allow for an industrial gas production facility, expansion of an existing recreational vehicle (RV) storage facility, continuation of an existing lumber distribution facility, construction of new roadways

and relocation of existing railroad rights-of-way. As shown in Table IV.M-11, estimated natural gas consumption associated with the proposed Sepulveda/Rosecrans Site Rezoning would be approximately 82,166 cubic feet (cf) per day. Natural gas consumption would be associated with the proposed Plaza El Segundo uses and additional development up to the levels permitted under the proposed C-4 zone. Continuation of the existing lumber yard would not result in any net change in natural gas consumption. The production process associated with the industrial gas production facility would utilize less natural gas than the existing Air Products facility located within the proposed Sepulveda/Rosecrans Rezoning Site due to the decrease in size of the facility. Expansion of the existing RV storage facility onto the proposed Sepulveda/Rosecrans Rezoning Site would not involve additional natural gas consumption. As such, these facilities would not generate additional demand on natural gas supplies and infrastructure. According to the Southern California Gas Company, the demand for natural gas of the proposed Sepulveda/Rosecrans Site Rezoning can be accommodated by the existing natural gas supply available and infrastructure in the project area.²² Therefore, natural gas impacts from the development of the proposed Sepulveda/Rosecrans Site Rezoning would be less than significant.

**Table IV.M-11
Proposed Sepulveda/Rosecrans Site Rezoning Estimated Natural Gas Consumption**

Land Use	Size (sf)	Generation Rate (cubic feet/sf/month)¹	Total (cubic feet/day)
Shopping Center	425,000	2.9	41,083
Plaza El Segundo	425,000	Various ²	41,083
Project Total			82,166
^{1.} Source: SCAQMD, CEQA Air Quality Handbook, 1993. ^{2.} See Table IV.M-12.			

Plaza El Segundo

As shown in Table IV.M-12, the estimated natural gas consumption by the Plaza El Segundo is approximately 41,083 cubic feet (cf) per day. According to the Southern California Gas Company, the demand for natural gas at the Plaza El Segundo can be accommodated by the existing natural gas supply available and infrastructure in the project area.²³ Therefore, natural gas impacts from the development of the proposed Plaza El Segundo would be less than significant.

²² Written correspondence from Bob Carpenter, Region Engineer, West Region, Southern California Gas Company, December 17, 2003.

²³ *Ibid.*

**Table IV.M-12
Proposed Plaza El Segundo Development Estimated Natural Gas Consumption**

Land Use	Size (sf)	Generation Rate (cubic feet/sf/month)¹	Total (cubic feet/day)
Shopping Center	130,000	2.9	12,567
Grocery Store	40,000	2.9	3,867
Discount Store	80,000	2.9	7,733
Electronics Store	80,000	2.9	7,733
Fitness Center	50,000	2.9	4,833
Full Service Restaurant	35,000	2.9	3,383
Fast Food Restaurant	10,000	2.9	967
Project Total			41,083
<i>1. SCAQMD, CEQA Air Quality Handbook, 1993.</i>			

CUMULATIVE IMPACTS

Sepulveda/Rosecrans Site Rezoning Project

Implementation of the proposed Sepulveda/Rosecrans Site Rezoning in conjunction with the various related projects identified in Section III.B of the EIR would further increase demand for natural gas service. The total natural gas consumption by the proposed Sepulveda/Rosecrans Site Rezoning and related projects, shown in Table IV.M-13, would be approximately 1.531 billion cf per day. As a public utility provider, the Gas Company continuously analyzes increases in natural gas demands resulting from projected population and employment growth in its service area. Because of continual monitoring of needs by the Gas Company, it would be expected that the Gas Company has the ability to meet the needs of future development within the region. Additionally, compliance with energy conservation standards pursuant to Title 24 of the California Administrative Code would reduce cumulative demands for natural gas resources. Compliance with requirements of Title 24 of the California Administrative Code would reduce the cumulative demand for natural gas. The related projects are likely to require "will serve" letters from the Gas Company as well. Therefore, impacts to natural gas service/supply would not be cumulatively considerable.

Plaza El Segundo Development

Development of the Plaza El Segundo in conjunction with the various related projects identified in Section III.B of the EIR would further increase demand for natural gas service. The total natural gas consumption by the Plaza El Segundo and related projects, shown in Table IV.M-14, would be approximately 1.529 billion cf per day. As a public utility provider, the Gas Company continuously analyzes increases in natural gas demands resulting from projected population and employment growth in its service area. Because of continual monitoring of needs by the Gas Company, it would be expected that the Gas Company has the ability to meet the needs of future development within the region. Additionally, compliance with energy conservation standards pursuant to Title 24 of the

California Administrative Code would reduce cumulative demands for natural gas resources. Compliance with requirements of Title 24 of the California Administrative Code would reduce the cumulative demand for natural gas. The related projects are likely to require “will serve” letters from the Gas Company as well. Therefore, impacts to natural gas service/supply would not be cumulatively considerable.

MITIGATION MEASURES

As no significant natural gas service impacts have been identified, no mitigation measures are required.

LEVEL OF IMPACT AFTER MITIGATION

Sepulveda/Rosecrans Site Rezoning

Impacts on natural gas service associated with the proposed Sepulveda/Rosecrans Site Rezoning would be less than significant.

Plaza El Segundo Development

Impacts on natural gas service associated with the proposed Plaza El Segundo would be less than significant.

**Table IV.M-13
Proposed Sepulveda/Rosecrans Site Rezoning and Related Projects
Estimated Natural Gas Consumption**

Land Use	Size	Generation Rate¹ (cubic feet/sf/month)	Total (cubic feet/day)
Office	8,048,465 sf	2	536,564
Multi-Family Residential	9,295 du	4,011.50 (cf/du/month)	1,242,896
Single-Family Residential	973 du	6,665 (cf/du/month)	216,168
Hotel ²	1,773,500	4.8	283,760
Restaurant	146,275 sf	2.9	14,140
Retail/Commercial	3,337,554 sf	2.9	322,630
Child Care Facility	7,000 sf	2.9	677
Marina	1,083 slips	0	0
Museum	33,000 sf	2.9	3,190
Congregate Care Facility	75 du	4,011.5	10,029
Community Uses	40,000 sf	2.9	3,867
Library	12,500 sf	2.9	1,208
Parking Structure	1,815 spaces	0	0
LAX Airport Facilities	18.0 MAP	-- ³	306,849
LMU Expansion/Enrollment	2,632 students		
Non-Residential	115,000 sf	2.9	11,117
Residential	420,000 sf	4.8	67,200
Industrial	860,700 sf	24,161	693,179,090
Airport Related Industrial	1,036,000 sf	24,161	834,359,867
Fitness	78,125 sf	2.9	7,552
Medical/Dental	41,463 sf	2	2,764
Gas Station	5,000 sf	2.9	483
Auto Uses	807,504 sf	2.9	78,059
Warehouse/Storage/Self Storage	299,403 sf	2.9	28,942
Research & Development	300,000 sf	2.9	29,000
Data Center	38,000 sf	2.9	3,673
High Bay Lab	55,772 sf	2.9	5,391
Technology/Telecommunications	65,000 sf	2.9	6,283
Office/High Technology/Industrial	3,000,000 sf	2	200,000
Schools	170,548	2.9	16,486
Subtotal			1,530,937,885
Proposed Sepulveda/Rosecrans Site Rezoning and Plaza El Segundo Development Subtotal			82,166
Cumulative Total			1,531,020,051

1. Source: SCAQMD, CEQA Air Quality Handbook, 1993.

2. Assumes one room = 500 sf.

3. Based on an estimated increase of 112 billion (mm) cf per year over existing conditions, source: LAX Master Plan

Supplement to the Draft EIS/EIR, 20003, website: <http://www.laxmasterplan.org>.

Table IV.M-14
Proposed Plaza El Segundo and Related Projects
Estimated Natural Gas Consumption

Land Use	Size	Generation Rate¹ (cubic feet/sf/month)	Total (cubic feet/day)
Office	7,873,465 sf	2	524,898
Multi-Family Residential	6,695 du	4,011.50 (cf/du/month)	895,233
Single-Family Residential	448 du	6,665 (cf/du/month)	99,530
Hotel ²	1,773,500 sf	4.8	283,760
Restaurant	146,275 sf	2.9	14,140
Retail/Commercial	3,187,554 sf	2.9	308,150
Child Care Facility	7,000 sf	2.9	677
Marina	1,083 slips	0	0
Museum	33,000 sf	2.9	3,190
Congregate Care Facility	75 du	4,011.5	10,029
Library	12,500 sf	2.9	1,208
Parking Structure	1,815 spaces	0	0
LMU Expansion/Enrollment	2,632 students		
Non-Residential	115,000 sf	2.9	11,117
Residential	420,000 sf	4.8	67,200
Industrial	860,700 sf	24,161	693,179,090
Airport Related Industrial	1,036,000 sf	24,161	834,359,867
Fitness	78,125 sf	2.9	7,552
Medical/Dental	41,463 sf	2	2,764
Gas Station	5,000 sf	2.9	483
Auto Uses	807,504 sf	2.9	78,059
Warehouse/Storage/Self Storage	299,403 sf	2.9	28,942
Research & Development	97,500 sf	2.9	9,425
Data Center	38,000 sf	2.9	3,673
High Bay Lab	55,772 sf	2.9	5,391
Technology/Telecommunications	65,000 sf	2.9	6,283
Office/High Technology/Industrial	3,000,000 sf	2	200,000
Schools	170,548	2.9	16,486
Subtotal			1,529,592,347
Plaza El Segundo Subtotal			41,083
Cumulative Total			1,529,633,430
<p>1. Source: SCAQMD, CEQA Air Quality Handbook, 1993.</p> <p>2. Assumes one room = 500 sf.</p> <p>3. Based on an estimated increase of 112 billion (mm) cf per year over existing conditions, source: LAX Master Plan Supplement to the Draft EIS/EIR, 20003, website: http://www.laxmasterplan.org.</p>			

IV. ENVIRONMENTAL IMPACT ANALYSIS

M. UTILITIES

5. ELECTRICITY

ENVIRONMENTAL SETTING

Existing Electricity Supply and Consumption

Southern California Edison (SCE) provides electricity service to the City of El Segundo. Their services include all required electricity hook-ups, maintenance, and repairs. Within the El Segundo area, Dynegy/NRG Energy operates a Steam Generator Plant at 301 Vista Del Mar. This facility maintains four steam turbine generator units, which have the capacity to generate 1,020 mega watts. The Sepulveda substation located at 1820 E. Grand Avenue at Sepulveda Boulevard receives power from the electricity grid and reduces the load to useable levels for consumers. SCE has stated that their total system demand is expected to continue to increase annually.²⁴

Local and Site Conditions

The Sepulveda/Rosecrans Rezoning Site is served via underground distribution lines, and is currently served by a temporary distribution pole. The proposed Sepulveda/Rosecrans Rezoning Site is located within an urbanized area where existing facilities have been designed to accommodate full development of the area. Currently, there are no electricity distribution deficiencies in the project area.

ENVIRONMENTAL IMPACTS

Thresholds of Significance

The proposed Sepulveda/Rosecrans Site Rezoning and Plaza El Segundo Development would create a significant impact if demand for electricity cannot be served by existing SCE infrastructure and/or supply.

Project Impacts

Sepulveda/Rosecrans Site Rezoning

The Sepulveda/Rosecrans Site Rezoning option would rezone the entire Sepulveda/Rosecrans Rezoning Site and allow for a total of 850,000 square feet (sf) of commercial/retail development. Additionally,

²⁴ Written correspondence from John Deatherage, Customer Service Planner, Southern California Edison, November 14, 2003.

portions of the Sepulveda/Rosecrans Rezoning Site would retain their M-1 and M-2 designations to allow for an industrial gas production facility, expansion of an existing recreational vehicle (RV) storage facility, continuation of an existing lumber distribution facility, construction of new roadways and relocation of existing railroad rights-of-way. As shown in Table IV.M-15, estimated electricity consumption associated with the proposed Sepulveda/Rosecrans Site Rezoning would be approximately 40,090 kilowatt hours (kwh) per day. Electricity consumption would be associated with the proposed Plaza El Segundo uses and additional development up to the levels permitted under the proposed C-4 zone. Continuation of the existing lumber yard in its current location would not result in any net change in electricity consumption. The production process associated with the industrial gas production facility would utilize less electricity than the existing Air Products facility located within the proposed Sepulveda/Rosecrans Rezoning Site due to the decrease in the size of the facility. Expansion of the existing RV storage facility onto the proposed Sepulveda/Rosecrans Rezoning Site would not involve additional electricity consumption. As such, these facilities would not generate additional demand on electricity supplies and infrastructure. SCE has indicated that they can accommodate the electricity demands of the proposed Sepulveda/Rosecrans Site Rezoning and Plaza El Segundo project.²⁵ Therefore, impacts related to electricity would be less than significant.

Table IV.M-15
Proposed Sepulveda/Rosecrans Site Rezoning Estimated Electricity Consumption

Land Use	Size (sf)	Generation Rate (kilowatt hours/sf/year) ¹	Total (kilowatt hours/day)
Shopping Center	425,000	13.55	15,777
Plaza El Segundo	425,000	Various ²	24,313
Project Total			40,090
1. Source: SCAQMD, CEQA Air Quality Handbook, 1993.			
2. See Table IV.M-16.			

Plaza El Segundo

As shown in Table IV.M-16, the estimated electricity consumption by the Plaza El Segundo is approximately 24,313 kilowatt hours (kwh) per day. SCE has indicated that they can accommodate the electricity demands of the proposed Plaza El Segundo Development.²⁶ Therefore, impacts related to electricity would be less than significant.

²⁵ *Ibid.*

²⁶ *Ibid.*

**Table IV.M-16
Proposed Plaza El Segundo Development Estimated Electricity Consumption**

Land Use	Size (sf)	Generation Rate (kilowatt hours/sf/year)¹	Total (kilowatt hours/day)
Shopping Center	130,000	13.55	4,826
Grocery Store	40,000	53.30	5,841
Discount Store	80,000	13.55	2,970
Electronics Store	80,000	13.55	2,970
Fitness Center	50,000	13.55	1,856
Full Service Restaurant	35,000	47.45	4,550
Fast Food Restaurant	10,000	47.45	1,300
Project Total			24,313
<i>1. Source: SCAQMD, CEQA Air Quality Handbook, 1993.</i>			

CUMULATIVE IMPACTS

Sepulveda/Rosecrans Site Rezoning Project

Implementation of the Sepulveda/Rosecrans Site Rezoning Project in conjunction with various related projects listed in Section III.B of the EIR would further increase demand for electricity service provided by SCE. The total electricity consumption by the proposed Sepulveda/Rosecrans Site Rezoning and related projects within the SCE service area, shown in Table IV.M-17, would be 501,253 kwh per day. LAX and all other related projects located within the City of Los Angeles would receive electricity from the Los Angeles Department of Water and Power (LADWP). For this reason, those projects within the limits of the City of Los Angeles are not included in Table IV.M-17. SCE has indicated that “our plans for new distribution resources indicate that our ability to serve all customers’ loads in accordance with our rules and tariffs will be adequate during the decade of the 2000’s.”²⁷ If required, mitigation measures for the related developments would also reduce cumulative electricity consumption, as would compliance with Title 24 of the California Administrative Code. Therefore, impacts to electricity service would not be cumulatively considerable.

Plaza El Segundo Development

Development of the Plaza El Segundo in conjunction with various related projects listed in Section III.B of the EIR would further increase demand for electricity service provided by SCE. The total electricity consumption by the proposed Plaza El Segundo Development and related projects within the SCE service area, shown in Table IV.M-18, would be 477,383 kwh per day. LAX and any other related projects located within the City of Los Angeles would receive electricity from the Los Angeles Department of Water and Power (LADWP). For this reason, those projects within the limits of the

²⁷ *Ibid.*

City of Los Angeles are not included in Table IV.M-18. SCE has indicated that “our plans for new distribution resources indicate that our ability to serve all customers’ loads in accordance with our rules and tariffs will be adequate during the decade of the 2000’s.”²⁸ If required, mitigation measures for the related developments would also reduce cumulative electricity consumption, as would compliance with Title 24 of the California Administrative Code. Therefore, impacts to electricity service would not be cumulatively considerable.

Table IV.M-17
Proposed Sepulveda/Rosecrans Site Rezoning and Related Projects
Estimated Electricity Consumption

Land Use	Size	Generation Rate¹ (kilowatt-hours/sf/year)	Total (kilowatt-hours/day)
Office	4,034,465 sf	12.95	143,141
Multi-Family Residential	478 du	5,626.50 (kwh/du/year)	7,368
Single-Family Residential	853 du	5,626.50 (kwh/du/year)	13,149
Hotel ²	181,000	9.95	4,934
Restaurant	81,400 sf	47.45	10,582
Retail/Commercial	2,799,554 sf	13.55	103,929
Child Care Facility	7,000 sf	12.95	248
Industrial	860,700 sf	10.5	24,760
Fitness	78,125 sf	10.5	2,247
Medical/Dental	41,463 sf	12.95	1,471
Gas Station	5,000 sf	10.5	144
Auto Uses	807,504 sf	10.5	23,230
Warehouse/Storage/Self Storage	299,403 sf	4.35	3,568
Research & Development	300,000 sf	10.5	8,630
Data Center	38,000 sf	10.5	1,093
High Bay Lab	55,772 sf	10.5	1,604
Technology/Telecommunications	65,000 sf	10.5	1,870
Office/High Technology/Industrial	3,000,000 sf	12.95	106,438
Schools	170,548	5.9	2,757
Subtotal			461,163
Proposed Sepulveda/Rosecrans Site Rezoning and Plaza El Segundo Development Subtotal			40,090
Cumulative Total			501,253
¹ Source: SCAQMD, CEQA Air Quality Handbook, 1993. ² Assumes one room = 500 sf. ³ Based on an estimated increase of 339,226 megawatt hours (mwh) per year over existing conditions, source: LAX Master Plan Supplement to the Draft EIS/EIR, 20003, website: http://www.laxmasterplan.org .			

²⁸ Ibid.

**Table IV.M-18
Proposed Plaza El Segundo and Related Projects
Estimated Electricity Consumption**

Land Use	Size	Generation Rate¹ (kilowatt-hours/sf/year)	Total (kilowatt-hours/day)
Office	4,034,465 sf	12.95	143,141
Multi-Family Residential	478 du	5,626.50 (kwh/du/year)	7,368
Single-Family Residential	328 du	5,626.50 (kwh/du/year)	5,056
Hotel ²	181,000 sf	9.95	4,934
Restaurant	81,400 sf	47.45	10,582
Retail/Commercial	2,799,554 sf	13.55	103,929
Child Care Facility	7,000 sf	12.95	248
Industrial	860,700 sf	10.5	24,760
Fitness	78,125 sf	10.5	2,247
Medical/Dental	41,463 sf	12.95	1,471
Gas Station	5,000 sf	10.5	144
Auto Uses	807,504 sf	10.5	23,230
Warehouse/Storage/Self Storage	299,403 sf	4.35	3,568
Research & Development	300,000 sf	10.5	8,630
Data Center	38,000 sf	10.5	1,093
High Bay Lab	55,772 sf	10.5	1,604
Technology/Telecommunications	65,000 sf	10.5	1,870
Office/High Technology/Industrial	3,000,000 sf	12.95	106,438
Schools	170,548	5.9	2,757
Subtotal			453,070
Proposed Plaza El Segundo Development Subtotal			24,313
Cumulative Total			477,383
<p>1. Source: SCAQMD, CEQA Air Quality Handbook, 1993.</p> <p>2. Assumes one room = 500 sf.</p> <p>3. Based on an estimated increase of 339,226 megawatt hours (mwh) per year over existing conditions, source: LAX Master Plan Supplement to the Draft EIS/EIR, 20003, website: http://www.laxmasterplan.org.</p>			

MITIGATION MEASURES

Sepulveda/Rosecrans Site Rezoning

Although the proposed Sepulveda/Rosecrans Site Rezoning project would not result in any significant electricity impacts, the City of El Segundo imposes the following standard conditions of project approval to offset project impacts:

- M.5-1. The applicant must consult with SCE during the design process of the proposed Sepulveda/Rosecrans Site Rezoning project regarding potential energy conservation measures for the project. Examples of such energy conservation measures include:

- Design windows (i.e., tinting, double pane glass, etc.) to reduce thermal gain and loss and thus cooling loads during warm weather, and heating loads during cool weather.
- Install thermal insulation in walls and ceilings that exceed requirements established by the State of California Energy Conservation Standards.
- Install high-efficiency lamps for all internal streetlights and outdoor security lighting.
- Time control interior and exterior lighting. These systems must be programmed to account for variations in seasonal daylight times.
- Finish exterior walls with light-colored materials and high-emissivity characteristics to reduce cooling loads. Finish interior walls with light-colored materials to reflect more light and thus increase lighting efficiency.

M.5-2. All on-site electrical lines must be placed underground, except for high voltage transmission lines located along Rosecrans Avenue.

M.5-3. Electrical transformers must be screened from view from the public right-of-way.

Plaza El Segundo

Although the proposed Plaza El Segundo Development would not result in any significant electricity impacts, the City of El Segundo imposes the following standard conditions of project approval to offset project impacts:

M.5-4. The applicant must consult with SCE during the design process of the proposed Plaza El Segundo Development regarding potential energy conservation measures for the project. Examples of such energy conservation measures include:

- Design windows (e.g., tinting, double pane glass, etc.) to reduce thermal gain and loss and thus cooling loads during warm weather, and heating loads during cool weather.
- Install thermal insulation in walls and ceilings that exceed requirements established by the State of California Energy Conservation Standards.
- Install high-efficiency lamps for all internal streetlights and outdoor security lighting.
- Time control interior and exterior lighting. These systems must be programmed to account for variations in seasonal daylight times.
- Finish exterior walls with light-colored materials and high emissivity characteristics to reduce cooling loads. Finish interior walls with light-colored materials to reflect more light and thus increase lighting efficiency.

M.5-5. All on-site electrical lines must be placed underground, except for high voltage transmission lines located along Rosecrans Avenue.

M.5-6. Electrical transformers must be screened from view from the public right-of-way.

LEVEL OF IMPACT AFTER MITIGATION

Sepulveda/Rosecrans Site Rezoning

Impacts on electrical service associated with the proposed Sepulveda/Rosecrans Site Rezoning would be less than significant.

Plaza El Segundo

Impacts on electrical service associated with the proposed Plaza El Segundo would be less than significant.