
I. INTRODUCTION/SUMMARY

INTRODUCTION

Purpose of the EIR

The subjects of this Environmental Impact Report (EIR) are the proposed Sepulveda/Rosecrans Site Rezoning and Plaza El Segundo Development. The proposed Sepulveda/Rosecrans Site Rezoning would encompass a change in the City's General Plan land use designation for, and the rezoning of approximately 70.8 acres of an approximately 110 gross acre area located at the southern edge of the City of El Segundo, at the northeastern corner of the intersection of Sepulveda Boulevard and Rosecrans Avenue. The proposed Sepulveda/Rosecrans Rezoning Site is currently and was formerly used for industrial purposes. The 110 gross acre site includes approximately 86.8 net acres of developable property¹. Approximately 70.8 net acres of the approximately 86.8 net acres of developable property is proposed to be rezoned, consistent with the proposed General Plan Amendment, for development with commercial land uses. The proposed Plaza El Segundo Development is a proposed retail center that would implement the amended General Plan land use designation and new zoning designation within a portion of the proposed Sepulveda/Rosecrans Rezoning Site. The proposed Plaza El Segundo Development would be located on a part of the proposed Sepulveda/Rosecrans Rezoning Site that can be made ready for development in the near term. Detailed descriptions of the proposed Sepulveda/Rosecrans Site Rezoning and the proposed Plaza El Segundo Development are contained in Section II (Project Description) of this EIR.

The proposed Sepulveda/Rosecrans Site Rezoning and the proposed Plaza El Segundo Development are both addressed in this EIR. The approach utilized in the EIR is designed to ensure that all potential environmental effects that could be associated with the proposed Sepulveda/Rosecrans Site Rezoning and the proposed Plaza El Segundo Development are addressed.

Because the proposed Sepulveda/Rosecrans Site Rezoning and the proposed Plaza El Segundo Development will require approval of certain discretionary actions by the City of El Segundo (the "City"), they are subject to the California Environmental Quality Act (CEQA) for which the City is the designated Lead Agency. The City of El Segundo Community, Economic and Development Services Department administers the process by which environmental documents for City planning and zoning actions and private development projects are prepared and reviewed by the City pursuant to the applicable provisions of the City Municipal Code and the City's guidelines for implementation of CEQA. On the basis of these procedures, it was determined that the proposed Sepulveda/Rosecrans

¹ Net acreage, as referred to throughout this document, excludes streets and railroad rights-of-way.

Site Rezoning and the proposed Plaza El Segundo Development may have one or more significant effects on the environment, and that an EIR should be prepared.

As described in Section 15121(a) and 15362 of the State CEQA Guidelines (Guidelines), an EIR is an informational document which will inform public agency decision makers and the public of the significant environmental effects of a project, identify possible ways to minimize the significant effects, and describe reasonable alternatives to the project. The purpose of this EIR, therefore, is to focus the discussion on those potential effects on the environment of the proposed Sepulveda/Rosecrans Site Rezoning and the proposed Plaza El Segundo Development which the lead agency has determined are or may be significant. In addition, feasible mitigation measures are recommended, when applicable, that could reduce significant impacts to insignificant levels and potentially feasible alternatives are considered.

EIR Approach

Overview

As noted above, the proposed Sepulveda/Rosecrans Site Rezoning encompasses the potential land use redesignation and rezoning of approximately 70.8 net acres of an 110-acre area at the northeast corner of the Sepulveda/Rosecrans intersection for future development with commercial land uses. The proposed Sepulveda/Rosecrans Rezoning Site is presently held in multiple ownerships and different portions of the proposed Sepulveda/Rosecrans Rezoning Site have been associated with a variety of industrial processes and activities over time, depending upon the needs and business activities of the particular ownership. As such, the various parcels that comprise the proposed Sepulveda/Rosecrans Rezoning Site reflect different environmental conditions and ownership characteristics that govern when the potential reuse of those parcels can occur. Parts of the proposed Sepulveda/Rosecrans Rezoning Site can be developed in the near term, while other parts will require a longer time frame before they can be feasibly developed. The proposed Plaza El Segundo Development site comprises a part of the proposed Sepulveda/Rosecrans Rezoning Site that can be made available for development and reuse in the near term. The proposed Plaza El Segundo Development site has been subjected to extensive planning, engineering and design scrutiny and a detailed development plan has been prepared. The remainder of the proposed Sepulveda/Rosecrans Rezoning Site, on the other hand, is characterized by multiple ownerships, such that assembly of land would be required before a development plan could feasibly be prepared, and by environmental conditions that will require an extended time frame to characterize, assess and remediate as applicable. For this reason, the parts of the proposed Sepulveda/Rosecrans Rezoning Site that are outside the proposed Plaza El Segundo Development site have not and can not be subjected to the same level of planning, engineering and design analysis as has occurred on the proposed Plaza El Segundo Development site.

Program EIR

Because of these circumstances, the approach to the analysis and evaluation of potential environmental effects associated with the proposed Sepulveda/Rosecrans Site Rezoning and the proposed Plaza El Segundo Development reflects the differing level of information available. The evaluation of the potential environmental effects of the proposed Sepulveda/Rosecrans Site Rezoning reflects anticipated development that could occur within the entire Sepulveda/Rosecrans Rezoning Site, based upon the requirements and standards set forth in the proposed General Plan Amendment and in the new zoning classification that would be applied to approximately 70.8 net acres of the entire 110 gross acre site. The evaluation of potential environmental effects of the proposed Sepulveda/Rosecrans Site Rezoning has been structured in accordance with the requirements for a Program EIR set forth in Guidelines Section 15168. Under Guidelines Section 15168, a Program EIR is an EIR which may be prepared on a series of actions that can be characterized as one large project and are related geographically or as logical parts in the chain of contemplated actions. In accordance with Guidelines Section 15168(b), the Program EIR analysis of the proposed rezoning is intended to provide an occasion for a more exhaustive consideration of effects and alternatives than would be practical in an EIR on a more limited action and ensure consideration of cumulative impacts that might be slighted in a case-by-case analysis. The analysis has been structured to reflect all information available on the potential future development of the entire Sepulveda/Rosecrans Rezoning Site in accordance with requirements set forth in the proposed General Plan Amendment and zoning classification. Where information regarding this development is not and can not be made available at this time, due to ownership/land assembly and environmental conditions, requirements for future information gathering and analysis are identified in this EIR and the process which must be followed in order to adequately assess the potential environmental effects of development of the site at the appropriate time is set forth. No development can occur on the proposed Sepulveda/Rosecrans Rezoning Site until the additional analysis is prepared on those issues that cannot be evaluated in the Program EIR.

This approach is consistent with the approach for a Program EIR set forth in Guidelines Section 15168. Under Guidelines Section 15168(c), future activities in the program must be evaluated in the light of the Program EIR to determine whether an additional environmental document must be prepared. The Section requires that: (1) if a later activity would have effects that were not examined in the Program EIR, a new Initial Study would need to be prepared leading to either an EIR or negative declaration; (2) if the lead agency finds that no new effects could occur or no new mitigation measures would be required, the agency can approve the project as being within the scope of the project covered by the Program EIR and no new environmental document would be required. Subsequent activities on the proposed Sepulveda/Rosecrans Rezoning Site would involve site specific development or infrastructure plans/designs. As these specific projects are undertaken, subsequent environmental analysis shall be undertaken to examine the effects of the specific development or infrastructure modification in light of the Program EIR to determine whether a new Initial Study would need to be prepared leading to either an EIR or Negative Declaration. The requirements for subsequent environmental analysis are set forth in Section IV, Environmental Impact Analysis, of this EIR. The subsequent environmental analysis,

the Initial Study (if required) and the negative declaration or EIR (if required) would be made available for public review and comment prior to any decision on the part of the City to proceed with the later activity (i.e., development or infrastructure project).

Project EIR

The proposed Plaza El Segundo Development would implement the proposed General Plan Amendment and rezoning on a portion of the proposed Sepulveda/Rosecrans Rezoning Site. The City determined, in the Initial Study prepared for the proposed Plaza El Segundo Development (see Appendix A to this EIR), that the proposed Plaza El Segundo Development would have the potential to result in significant effects on the environment and therefore an EIR should be prepared. The evaluation of potential environmental effects of the proposed Plaza El Segundo Development presented in this EIR is intended to meet the requirements of a Project EIR as set forth in the Guidelines Section 15161. This analysis focuses on the changes in the environment that would result from the proposed Plaza El Segundo Development and includes all phases of the project, including planning, construction and operations. The level of detail provided in the analysis of the proposed Plaza El Segundo Development is intended to be sufficient to support project approval in accordance with Guidelines Section 15092 by the City and responsible agencies, if appropriate, and to permit the City to approve land use entitlements and other permits or approvals that may be required to construct the proposed Plaza El Segundo Development. Thus, the portions of this EIR that address the proposed Plaza El Segundo Development are also intended to meet the requirements set forth in the Program EIR for the proposed Sepulveda/Rosecrans Site Rezoning for environmental review of site specific development within the proposed Sepulveda/Rosecrans Rezoning Site.

Relationship to El Segundo Circulation Element Update EIR

In addition, the construction of new roadways within the proposed Sepulveda/Rosecrans Rezoning Site would comprise a component of the City's roadway network that is identified in the Circulation Element, an Element of the City's General Plan. These roadways are discussed in detail in Section II, Project Description, of this EIR. The City completed a proposed update to the Circulation Element in 2004 and prepared an EIR (Circulation Element Update Draft EIR, State Clearinghouse Number 2004011012) that was circulated for public and agency review on June 24, 2004. The EIR for the proposed Circulation Element Update was certified and the updated Circulation Element was adopted by the El Segundo City Council on September 7, 2004. The Circulation Element Update EIR is a Program EIR prepared pursuant to Guidelines Section 15168 and provides guidance for analysis of site-specific impacts of later projects that implement the Circulation Element.

The Circulation Element adopted by the City Council on September 7, 2004 identifies new roadways for construction within the Sepulveda/Rosecrans Rezoning Site that would implement the City's planned roadway system. Although the environmental review of these improvements could be "tiered" from the Circulation Element Update EIR under the provisions of CEQA Guidelines Section 15152, the City has instead evaluated the proposed roadways as part of the Sepulveda/Rosecrans Site Rezoning and Plaza El

Segundo Development project in accordance with CEQA Guidelines Section 15126, which requires EIRs to consider the whole of a project. The analysis presented herein is consistent with the adopted Circulation Element and the certified Circulation Element Update EIR. This EIR is intended to follow the guidance of the Circulation Element Update EIR and address any potential environmental effects of the roadways that could not be addressed in the Circulation Element Update EIR because such effects would be dependent on project-specific design of the roadways. The certified Circulation Element Update EIR is available for review at the City of El Segundo, Community, Economic and Development Services Department, 350 Main Street, El Segundo, CA 90245.

EIR Process

Notice of Preparation/Scoping Meeting

Comments from identified responsible and trustee agencies, as well as interested parties of the scope of the EIR, were solicited through a Notice of Preparation (NOP) process. A NOP for the proposed Sepulveda/Rosecrans Rezoning and Plaza El Segundo Development was circulated through the State Clearinghouse for a 30-day public review period beginning on November 26, 2003, and ending on December 26, 2003. A scoping meeting was held on December 9, 2003 at El Segundo City Hall, for the purpose of receiving oral comments on the scope of the EIR. Comments were received from two members of the public at this meeting and copies of those comments are provided in Appendix B. The scoping meeting was intended to meet the requirement that a scoping meeting be held for a project of area-wide significance, as set forth in Public Resources Code Section 21083.9(a)(2). The City determined that the project would be of area-wide significance because the project would have the potential of causing significant effects on the environment extending beyond the city in which the project would be located (Guidelines Section 15206(b)(2)).

Subsequent to the circulation of the NOP and receipt of comments, changes to the proposed Sepulveda/Rosecrans Rezoning and Plaza El Segundo Development project were made by the City and the Plaza El Segundo Development applicant that, in the Lead Agency's judgment, necessitated the circulation of a revised NOP for the purpose of obtaining additional input on the scope of the EIR. The Revised NOP was circulated through the State Clearinghouse for a 30-day review period beginning on March 25, 2004 and ending on April 26, 2004. Copies of the revised NOP were also provided to all individuals and agencies that had commented on the initial NOP.

Input received from agencies and the public regarding issues to be addressed in the EIR in response to the two NOPs are contained in Appendix B.

Subsequent to the circulation of the 2nd NOP, an additional modification was made to the proposed Plaza El Segundo Development project. This modification involved removing a potential recreational development within the proposed Plaza El Segundo Development consisting of a small area of recreational improvements/facilities or open space. This use was identified in both versions of the NOP. Since removal of this use would not result in additional environmental impacts, the Lead Agency

concluded that this change would not necessitate recirculation of the NOP to obtain additional input on the scope of the EIR.

Environmental Issues to be Analyzed in the EIR

Based on public comments in response to both versions of the NOP and at the scoping meeting and a review of environmental issues by the City of El Segundo Community, Economic and Development Services Department, the EIR analyzes the following environmental impact areas:

- Aesthetics
- Air Quality
- Biological Resources
- Geology and Soils
- Hydrology
- Hazards and Hazardous Materials
- Land Use
- Noise
- Population, Housing, and Employment
- Public Services
 - Fire Protection
 - Police Protection
- Transportation and Traffic
- Utilities
 - Sewer
 - Water
 - Solid Waste
 - Natural Gas

- Electricity
- Cultural Resources

Environmental Review Process

The Draft EIR will be circulated for review and comment by the public and other interested parties, agencies, and organizations for 45 days. Public hearings on the EIR for the proposed Sepulveda/Rosecrans Site Rezoning and the proposed Plaza El Segundo Development will be held during or after the review period and after the preparation of the Final EIR. Notice of the time and location will be published prior to the public hearing dates. All comments or questions about the Draft EIR should be addressed to:

Paul Garry, Senior Planner
City of El Segundo
Community, Economic and Development Services Department
350 Main Street
El Segundo, CA 90245-3895
(310) 524-2342
(310) 322-4167 (Fax)
pgarry@elsegundo.org

Following public review, a Final EIR will be prepared in response to comments received during the public review period. The Final EIR will be available for public review prior to its consideration by the City of El Segundo.

Organization of the Draft EIR

The Draft EIR is organized into seven sections as follows:

Section I (Introduction and Summary): This section provides an introduction to the environmental review process and a summary of the project description, alternatives, environmental impacts, and mitigation measures.

Section II (Project Description): A complete description of the proposed Sepulveda/Rosecrans Site Rezoning and Plaza El Segundo Development including project location, project site characteristics, project characteristics, project objectives, and required discretionary actions is presented.

Section III (Environmental Setting): An overview of the environmental setting of the proposed Sepulveda/Rosecrans Rezoning Site is provided including a description of existing and surrounding land uses, and a list of related projects.

Section IV (Environmental Impact Analysis): The Environmental Impact Analysis section is the primary focus of this EIR. Separate discussions are provided to address the potential environmental effects of the proposed Sepulveda/Rosecrans Site Rezoning and the Plaza El Segundo Development. Each environmental issue contains a discussion of existing conditions, an assessment and discussion of the significance of impacts associated with the proposed Sepulveda/Rosecrans Site Rezoning and Plaza El Segundo Development, mitigation measures, cumulative impacts, and level of impact significance after mitigation.

Section V (General Impact Categories): This section provides a summary of significant and unavoidable impacts of the proposed Sepulveda/Rosecrans Site Rezoning and Plaza El Segundo Development, a discussion of potential growth inducing effects, and an explanation of the significant irreversible environmental changes.

Section VI (Alternatives to the Proposed Project): This section includes an analysis of a range of reasonable alternatives to both the proposed Sepulveda/Rosecrans Site Rezoning and Plaza El Segundo Development. The range of alternatives selected is based on their ability to feasibly attain most of the basic objectives of the project and that would avoid or substantially lessen any of the significant effects of the project.

Section VII (Preparers of the EIR and Persons Consulted): This section presents a list of City, County, and other agencies and consultant team members that contributed to the preparation of the EIR.

SUMMARY

Proposed Project Description

Sepulveda/Rosecrans Site Rezoning

Under the proposed Sepulveda/Rosecrans Site Rezoning, approximately 70.8 net acres of the approximately 110 gross acres of property (86.8 net developable acres) located at the northeast corner of Sepulveda Boulevard and Rosecrans Avenue would be redesignated and rezoned, consistent with a proposed General Plan amendment, for development with commercial uses. Approximately 16 net acres of the site that are currently zoned Light Industrial (M-1) and Heavy Industrial (M-2) under the City of El Segundo Municipal Code would remain under their current General Plan land use designations and zoning. The proposed land use designation for the 70.8 net acre portion of the site would be changed to Commercial Center and zoning of this part of the site would be changed to Commercial Center (C-4). The Commercial Center Land Use designation would be a new designation in the General Plan Land Use Element and would be implemented through a General Plan Amendment. The C-4 zone would comprise a new zoning classification under the El Segundo Municipal Code and would be implemented through adoption of a Zone Text Amendment. The proposed Zone Text Amendment would establish permitted uses, permitted accessory uses, uses subject to administrative use permit, uses subject to conditional use permit, prohibited uses and development standards and

requirements for the C-4 zone. Throughout this document the reference to the Sepulveda/Rosecrans Rezoning Site also refers to the redesignation of the site in the Land Use Element of the General Plan.

The proposed Commercial Center land use designation and the C-4 zone would permit development of the 70.8 net acre portion of the site up to a floor area ratio (FAR) of 0.275:1. As applied to the portion of the Sepulveda/Rosecrans Rezoning Site that would be redesignated and rezoned, the proposed C-4 zoning would permit up to 850,000 square feet of development² containing commercial uses within the site. The provisions of the proposed C-4 zone would permit transfer of development density between individual parcels in the C-4 zone, with total development not permitted to exceed the 0.275:1 FAR limit. The part of the site that would retain its existing M-2 zoning would permit development of a small plant and distribution pipelines that would be operated by Air Products, Inc., a present owner/occupant within the Sepulveda/Rosecrans Rezoning Site. This facility would produce industrial gases (non-hazardous) for other existing industrial users in the area. In addition, continuation of the existing M-1 zoning on a part of the site would permit continuation of an existing lumber distribution use (Learned Lumber) that is presently located within the Sepulveda/Rosecrans Rezoning Site and would permit expansion of an existing recreational vehicle (RV) storage facility located outside the boundaries of the Sepulveda/Rosecrans Rezoning Site onto a portion of the Sepulveda/Rosecrans Rezoning Site.

In order to accommodate the development that would be permitted on the Sepulveda/Rosecrans Rezoning Site under the proposed C-4 zoning, several existing utilities would be relocated and other infrastructure improvements would be required. These infrastructure improvements include roadways, grading and drainage facilities, water, sewer, reclaimed water, and limited rail improvements. Proposed development would tie into the existing water, sewer, and reclaimed water lines.

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

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

Plaza El Segundo Development

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

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

Primary ingress and egress to the proposed Plaza El Segundo would be provided from Sepulveda Boulevard, via a new traffic signal halfway between Hughes Way and Rosecrans Avenue. The proposed Plaza El Segundo Development would implement part of the proposed roadway system for the proposed Sepulveda/Rosecrans Site Rezoning. The eastern leg of the new intersection would be served by a new east-west roadway (Park Place), constructed to El Segundo roadway standards with a minimum right-of-way width of 80 feet, including two travel lanes in each direction, a two way left turn lane for driveway access, 14-foot landscaped median and 5-foot sidewalks with 5-foot parkways on each side of the street. This roadway would extend eastward approximately 300 to 500 feet. A second new roadway would be constructed to El Segundo roadway standards in a north-south alignment to connect the new segment of Park Place to Hughes Way via Allied Way, which presently terminates at the northern boundary of the Sepulveda/Rosecrans Rezoning Site.

Areas of Controversy

Concerns raised at the public scoping meeting (held on December 9, 2003) and in letters submitted to the Community, Economic, and Development Services Department in response to the two NOPs include transportation/traffic, land use, population/housing, biological resources, air quality, utilities, solid waste, water quality, and hazardous materials/waste. The letters submitted in response to the two NOPs are contained in Appendix B.

Alternatives

This EIR considers a range of alternatives to both the proposed Sepulveda/Rosecrans Site Rezoning and the proposed Plaza El Segundo Development to provide informed decision-making in accordance with Section 15126.6 of the CEQA Guidelines. As described below in greater detail, the alternatives to the proposed Sepulveda/Rosecrans Site Rezoning and the Plaza El Segundo Development that are analyzed in this EIR include: A) No Project; B) Reduced Traffic Generation; and C) Alternate Land Use.

Sepulveda/Rosecrans Site Rezoning

No Project

Under the proposed Sepulveda/Rosecrans Site Rezoning No Project Alternative, the Sepulveda/Rosecrans Rezoning Site would remain under its current Industrial General Plan designation and zoning classifications. Reasonably foreseeable activities that would occur within the proposed Sepulveda/Rosecrans Rezoning Site under the No Project Alternative would include: (1) site characterization and remediation activities that are currently ongoing on a portion of the proposed Sepulveda/Rosecrans Rezoning Site would continue under the oversight of the cognizant regulatory agencies; (2) existing operative uses within the proposed Sepulveda/Rosecrans Rezoning Site (Air Products, lumber distribution facility) would remain in their current locations; and (3) no new development would occur on the proposed Sepulveda/Rosecrans Rezoning Site. No new development is anticipated because, other than the existing operating uses, there is no known interest in development of the proposed Sepulveda/Rosecrans Rezoning Site, other than the proposed Plaza El Segundo Development. The proposed Sepulveda/Rosecrans Site Rezoning No Project Alternative therefore assumes the continuation of existing conditions on the proposed Sepulveda/Rosecrans Rezoning Site as well as development of the related projects described in Section III.B (Related Projects) of the EIR.

Reduced Traffic Generation

Under the proposed Sepulveda/Rosecrans Site Rezoning Reduced Traffic Generation Alternative, the development standards would be modified to limit the mix of land uses permitted within the 70.8 acre portion of the proposed Sepulveda/Rosecrans Rezoning Site that would be redesignated in the General Plan for Commercial Center use and rezoned to Commercial Center (C-4) in order to reduce total traffic generation from the Site. Total permitted square footage within the proposed

Sepulveda/Rosecrans Site Rezoning would remain the same (850,000 total square feet), but the mix of commercial uses would be limited to the following: 590,000 square feet of shopping center, 185,000 square feet of large scale retail, 50,000 square feet of grocery store, 10,000 square feet of fast food restaurants, and 15,000 square feet of sit-down restaurants. Total traffic generation under this Alternative would be reduced by approximately 7.7% in the p.m. peak hour and approximately 4.4% on a daily basis. The proposed land uses and density permitted under the Alternative would remain within the requirements of the proposed C-4 zone. All other components of the proposed Sepulveda/Rosecrans Site Rezoning, including the construction of new roadways, relocation of railroad rights-of-way, stormwater retention basin) would remain the same as the proposed Sepulveda/Rosecrans Site Rezoning under this Alternative.

Alternate Land Use

Under the proposed Sepulveda/Rosecrans Site Rezoning Alternate Land Use Alternative, the existing zoning of the proposed Sepulveda/Rosecrans Rezoning Site would be modified to allow development of the proposed Sepulveda/Rosecrans Rezoning Site with industrial uses at a floor area ratio (FAR) of 0.42:1. This would result in the development of approximately 1,548,000 square feet of industrial park within the proposed Sepulveda/Rosecrans Rezoning Site. The current zoning would allow a 0.6 FAR (2,211,142 square feet of industrial uses). Roadway extensions through the proposed Sepulveda/Rosecrans Rezoning Site would be provided, although likely in a different configuration than under the proposed Sepulveda/Rosecrans Site Rezoning. Storm water detention facilities would be provided that would be sufficient to handle storm water runoff generated under this Alternative and railroad rights-of-way would be relocated as necessary.

Rezoning of Plaza El Segundo Development Site Alternative

Under this alternative, the City would not take action with respect to the proposed Sepulveda/Rosecrans Site Rezoning project, but rather would approve the General Plan Amendment and rezoning of the proposed Plaza El Segundo Development site to the new C-4 Commercial Center land use designation and Zone. Uses presently located within the proposed Sepulveda/Rosecrans Rezoning Site, but outside the boundary of the proposed Plaza El Segundo Development would remain the same. No new development is anticipated in this portion of the Sepulveda/Rosecrans Rezoning Site because, other than the existing operating uses, there is no known interest in development of the proposed Sepulveda/Rosecrans Rezoning Site, other than the proposed Plaza El Segundo Development.

Plaza El Segundo Development

No Project

Under the Plaza El Segundo No Project Alternative, the proposed Plaza El Segundo Development site would remain under its current Industrial General Plan designation and zoning classifications. Reasonably foreseeable activities that would occur within proposed Plaza El Segundo Development site

under the No Project Alternative would include: (1) characterization and remediation activities that are currently ongoing on a portion of the proposed Plaza El Segundo Development site would continue under the oversight of the cognizant regulatory agencies; and (2) no new development would occur on the proposed Plaza El Segundo Development site. No new development is anticipated because, there is no known interest in development of the proposed Plaza El Segundo Development site, other than the proposed Plaza El Segundo Development. The proposed Plaza El Segundo No Project Alternative therefore assumes the continuation of existing conditions on the proposed Plaza El Segundo Development site as well as development of the related projects described in Section III.B (Related Projects) of the EIR.

Reduced Traffic Generation

Under the Plaza El Segundo Reduced Traffic Generation Alternative, the Plaza El Segundo site boundaries and total proposed square footage would remain the same (425,000 square feet), but the mix of commercial uses within the proposed Plaza El Segundo would be modified to result in an approximately 12% reduction in p.m. peak hour traffic generation and an approximately 7% reduction in daily traffic generation. The mix of uses that would be contained within the proposed Plaza El Segundo under the Reduced Traffic Generation Alternative would include: 165,000 square foot shopping center, 185,000 square feet of large scale retail, 50,000 square-foot grocery store, 10,000 square feet of fast food restaurants and 15,000 square feet of sit-down restaurants. The proposed land uses and density would be within the requirements of the proposed C-4 zone. All other components of the proposed Plaza El Segundo, including the construction of new roadways (Park Place east of Sepulveda, and Allied Way within the Plaza El Segundo site), stormwater retention basin, recreation/open space area) would remain the same as the proposed Plaza El Segundo under this Alternative.

Alternate Land Use

Under the Plaza El Segundo Alternate Land Use Alternative, the proposed Plaza El Segundo Development site would be developed with industrial uses at a floor area ratio (FAR) of 0.42:1. This would result in the development of an approximately 730,000 square foot industrial park within the proposed Plaza El Segundo Development site. Roadway extensions through the proposed Plaza El Segundo Development site would be provided, although likely in a different configuration than under the proposed Plaza El Segundo. Although the proposed recreation/open space area would not be included under this alternative, storm water detention facilities would be provided that would be sufficient to handle storm water runoff generated under this Alternative.

Environmentally Superior Alternative

Sepulveda/Rosecrans Site Rezoning

The No Project Alternative would be environmentally superior to the proposed Sepulveda/Rosecrans Site Rezoning, as it would avoid the significant and unavoidable impacts of the proposed Sepulveda/Rosecrans Site Rezoning related to traffic, construction and operational air emissions and construction noise. However, the No Project Alternative would not meet any of the objectives of the proposed Sepulveda/Rosecrans Site Rezoning.

The Reduced Traffic Generation Alternative would be environmentally superior to the proposed Sepulveda/Rosecrans Site Rezoning as it would reduce the traffic impacts of the proposed Sepulveda/Rosecrans Site Rezoning and reduce significant and unavoidable operational air emissions compared to the proposed Sepulveda/Rosecrans Site Rezoning, although not to less than significant levels. The Reduced Traffic Generation Alternative would meet most of the objectives of the proposed Sepulveda/Rosecrans Site Rezoning.

While the Alternate Land Use Alternative would impact four fewer intersections than the proposed Sepulveda/Rosecrans Site Rezoning and three fewer intersections than the Reduced Traffic Generation Alternative and lower (although still significant and unavoidable) operational air emissions, this alternative would have higher construction impacts and greater impacts related to storm water runoff pollution and hazardous materials handling than would the proposed Sepulveda/Rosecrans Site Rezoning. Additionally, this alternative would result in an increase in the amount of truck traffic in the area. Moreover, this alternative would meet fewer of the objectives of the proposed Sepulveda/Rosecrans Site Rezoning. Overall, this alternative would not be environmentally superior to the proposed Sepulveda/Rosecrans Site Rezoning.

The Rezoning of Plaza El Segundo Development Site Alternative would be environmentally superior to the proposed Sepulveda/Rosecrans Site Rezoning as it would constitute a reduced project (425,000 total square feet) compared to the full buildout of the proposed Sepulveda/Rosecrans Site Rezoning (850,000 square feet). As such, impacts of this alternative would be lower with respect to all issue areas since the alternative would be smaller and would utilize less site area than would the proposed Sepulveda/Rosecrans Site Rezoning. The Rezoning of Plaza El Segundo Development Site Alternative would not meet the objectives of the proposed Sepulveda/Rosecrans Site Rezoning, but would meet the objectives of the Plaza El Segundo Development. Therefore, the Reduced Traffic Generation Alternative would be the environmentally superior alternative because it would reduce impacts compared to the proposed Sepulveda/Rosecrans Site Rezoning and meets most of the project objectives.

Plaza El Segundo Development

The No Project Alternative would be environmentally superior to the proposed Plaza El Segundo Development, as it would avoid the significant and unavoidable impacts of the proposed Plaza El

Segundo Development related to traffic, construction and operational air emissions and construction noise. However, the No Project Alternative would not meet any of the objectives of the proposed Plaza El Segundo Development.

The Reduced Traffic Generation Alternative would be environmentally superior to the proposed Plaza El Segundo Development as it would reduce the traffic impacts of the proposed Plaza El Segundo Development and reduce significant and unavoidable operational air emissions compared to the proposed Plaza El Segundo Development, although not to less than significant levels. The Reduced Traffic Generation Alternative would meet most of the objectives of the proposed Plaza El Segundo Development.

While the Alternate Land Use Alternative would impact four fewer intersections than the proposed Plaza El Segundo Development and three fewer intersections than the Reduced Traffic Generation Alternative and lower (although still significant and unavoidable) operational air emissions, this alternative would have higher construction impacts and greater impacts related to storm water runoff pollution and hazardous materials handling than would the proposed Plaza El Segundo Development. Moreover, this alternative would meet fewer of the project objectives for the proposed Plaza El Segundo Development. Overall, this alternative would not be environmentally superior to the proposed Plaza El Segundo Development.

The Reduced Traffic Generation Alternative would be the environmentally superior alternative, as it would reduce impacts compared to the proposed Plaza El Segundo Development and meet most of the objectives of the project.

Environmental Impacts and Mitigation Measures

Table I-1 summarizes the various environmental impacts associated with the construction and operation of the Proposed Project. Mitigation measures are proposed for significant impacts, and the level of significance after mitigation is also identified.

**Table I-1
Summary of Environmental Impacts and Mitigation Measures**

Environmental Impact	Mitigation Measures	Level of Impact After Mitigation
AESTHETICS		
<p><u>Sepulveda/Rosecrans Site Rezoning</u></p> <p>As a result of new construction at the previous low density, and now largely vacant, Sepulveda/Rosecrans Rezoning Site, the proposed Sepulveda/Rosecrans Site Rezoning and Plaza El Segundo Development would be visible from multiple locations. Views of the Sepulveda/Rosecrans Rezoning Site would likely be available from more off-site locations than at present as existing fencing and landscaping would be removed. Existing off-site trees and vegetation would screen some public views of the project from these locations. The increased visibility of the Sepulveda/Rosecrans Rezoning Site from these locations would not be a significant impact because the surrounding area is already urbanized, and future development on the Sepulveda/Rosecrans Rezoning Site would comply with the development standards of the City of El Segundo to provide a consistent design and landscaping that would present a pleasing visual appearance.</p> <p>The height and mass of any commercial development proposed on the Sepulveda/Rosecrans Rezoning Site would be consistent with surrounding commercial, industrial and office uses. The appearance of retail development would represent a noticeable improvement over existing remnant industrial facilities. Impacts associated with the change in visual character that could be associated with the proposed Sepulveda/Rosecrans Site Rezoning would be less than significant.</p> <p>A greater number of view lines through the site would be opened up as a result of removing fencing and landscaping along the boundary of the Sepulveda/Rosecrans Rezoning Site, although some of these view lines could be blocked by future buildings. This effect would be less than significant because no views of scenic resources would be affected.</p>	<p><u>Sepulveda/Rosecrans Site Rezoning</u></p> <p>The following measures are recommended as conditions of approval to ensure that potential impacts from glare are less than significant.</p> <p>B-1 Expansive areas of highly reflective materials, such as mirrored glass, must not be permitted. Non-reflective building materials must be used to the maximum extent possible to reduce potential glare impacts.</p> <p>B-2 Lighting must be designed to minimize off-site glare.</p>	<p><u>Sepulveda/Rosecrans Site Rezoning</u></p> <p>Impacts would be less than significant</p>

Environmental Impact	Mitigation Measures	Level of Impact After Mitigation
<p>The Proposed Circulation Element Update Draft EIR requires analysis of potential impacts related to increased night lighting for later projects that would implement the proposed Circulation Element Update. Improvements to the Sepulveda Boulevard/Rosecrans Avenue intersection that would be required in order to address potential traffic impacts of the proposed Sepulveda/Rosecrans Rezoning would constitute a project that implements the Circulation Element Update policies. Based upon the analysis below, construction of this component of the proposed Circulation Element Update would not result in new effects related to night lighting that were not examined in the Program EIR for the proposed Circulation Element Update.</p> <p>Increased on-site lighting associated with the permitted uses would increase on-site lighting levels substantially from the currently low levels of light emitted from the project area. Additionally, enhanced street lighting could be provided in conjunction with potential improvements to the Sepulveda/Rosecrans intersection. The resulting lighting levels would be consistent with existing ambient light levels on Rosecrans Avenue and Sepulveda Boulevard and would be less than significant. In addition, the impacts of increased street lighting at the Sepulveda/Rosecrans intersection would be minimal compared to the effects of increased lighting of the Sepulveda/Rosecrans Rezoning Site. The closest sensitive receptors are separated from the Sepulveda/Rosecrans Rezoning Site by Sepulveda Boulevard, Rosecrans Avenue, and commercial developments along Rosecrans Avenue. These intervening uses would block light generated by development on the Sepulveda/Rosecrans Rezoning Site and therefore, impacts to sensitive receptors from lighting would be less than significant.</p> <p>Development of the Sepulveda/Rosecrans Rezoning Site to the levels allowed under the new Commercial Center (C-4) zoning would substantially increase the amount of reflective materials located on the Sepulveda/Rosecrans Rezoning Site from the current levels. However, the resulting levels of glare would be consistent with the existing levels currently found on Rosecrans Avenue and Sepulveda Boulevard. In</p>		

Environmental Impact	Mitigation Measures	Level of Impact After Mitigation
<p>addition, use of non-reflective materials in the construction of any proposed developments would ensure that these glare impacts would be less than significant. Potential glare impacts to sensitive receptors would be less than significant for the same reasons identified above.</p> <p><u>Plaza El Segundo</u></p> <p>The proposed Plaza El Segundo Development would be visible from multiple locations. The increased visibility of the Plaza El Segundo Development would not be a significant impact because the surrounding area is already urbanized, and proposed development would consist of an attractive shopping center with a consistent design and landscaping that would present a pleasing visual appearance. The height and mass of proposed development would be consistent with surrounding commercial, industrial and office uses. The proposed Plaza El Segundo Development would be visually compatible with the office and retail buildings located along Hughes Way and Rosecrans Avenue. The appearance of the proposed shopping center development would represent a noticeable improvement over existing remnant industrial facilities. Impacts associated with the change in visual character of the area as a result of development of Plaza El Segundo would be less than significant.</p> <p>The development of the low intensity Plaza El Segundo Site has the potential to substantially alter the nighttime lighting characteristics of the Plaza El Segundo site and vicinity. Due to the high ambient level of night lighting that presently exists in the areas surrounding the Plaza El Segundo site, and the distance of the sensitive receptors from the Plaza El Segundo site, night-lighting impacts of the proposed Plaza El Segundo Development would be less than significant.</p> <p>Development of the Plaza El Segundo Development would substantially increase the amount of reflective materials located on the Plaza El Segundo Site from the current levels. However, the resulting levels of glare would be consistent with the existing levels currently found on Rosecrans Avenue and Sepulveda Boulevard and would be less than significant with the use of non-reflective materials in the construction of</p>	<p><u>Plaza El Segundo</u></p> <p>The following measures are recommended as conditions of approval to ensure that potential impacts from glare are less than significant.</p> <p>B-3 Expansive areas of highly reflective materials, such as mirrored glass, must not be permitted. Non-reflective building materials must be used to the maximum extent possible to reduce potential glare impacts.</p> <p>B-4 Lighting must be designed to minimize off-site glare.</p>	<p><u>Plaza El Segundo</u></p> <p>Impacts would be less than significant.</p>

Environmental Impact	Mitigation Measures	Level of Impact After Mitigation
the Plaza El Segundo Development.		
AIR QUALITY		
<p><u>Sepulveda/Rosecrans Site Rezoning</u></p> <p>Maximum daily emissions from a typical construction project associated with the Proposed Sepulveda/Rosecrans Site Rezoning will exceed SCAQMD’s daily thresholds for CO, ROG, NOx, and PM10. Therefore, emissions of these pollutants would result in significant short-term impacts. Daily emissions of SOx would fall below the significance thresholds.</p> <p>Between 2007 and 2012, emissions from construction activity may occur simultaneously with operational emissions associated with the proposed Plaza El Segundo. Combined emissions would exceed the SCAQMD’s thresholds for CO, ROG, NOx and PM10, which would constitute a significant impact. Impacts associated with SOx emissions would be below the significance threshold and less than significant</p> <p>Operation of the proposed Sepulveda/Rosecrans Site Rezoning in the buildout year of 2012 is anticipated to result in emissions that exceed the SCAQMD significance thresholds for four of the five criteria pollutants: CO, PM10, ROG, and NOx. Thus, a significant impact related to these four criteria pollutants would occur.</p> <p>State and federal 1-hour and 8-hour CO standards would not be exceeded under the proposed Sepulveda/Rosecrans Site Rezoning and CO levels would be well below the more stringent state standards. Thus, impacts with respect to CO concentrations would be less than significant.</p> <p>The proposed Sepulveda/Rosecrans Site Rezoning would be consistent with the 2003 AQMP.</p>	<p><u>Sepulveda/Rosecrans Site Rezoning</u></p> <p><u>Subsequent Environmental Documentation</u></p> <p>C-1 Prior to implementation of specific development projects, impacts associated with construction emissions must be examined in light of this Program EIR to determine whether a new Initial Study would be required to be prepared leading to either an EIR or Negative Declaration. This examination must provide quantified estimates of construction emissions based upon the specific site, schedule, and construction equipment utilization characteristics of the proposed development and compare the estimated emissions to the SCAQMD thresholds for construction emissions. The analysis must incorporate the mitigation measures identified below as appropriate, along with any other mitigation measures identified by the project-specific analysis.</p> <p><u>Mitigation Measures</u></p> <p>C-1 Prior to implementation of specific development projects, impacts associated with construction emissions must be examined. This examination must provide quantified estimates of construction emissions based upon the specific site, schedule, and construction equipment utilization characteristics of the proposed development and compare the estimated emissions to the SCAQMD thresholds for construction emissions. The analysis must incorporate the mitigation measures identified below as appropriate, along with any other mitigation measures identified by the project-specific analysis.</p>	<p><u>Sepulveda/Rosecrans Site Rezoning</u></p> <p>With implementation of mitigation measures C-1 through C-11, PM10 emissions would be reduced below the SCAQMD significance threshold. Emissions of CO, ROG and NOx would be significant and unavoidable.</p> <p>During any time frame where construction activities are taking place on a portion of the proposed Sepulveda/Rosecrans Rezoning Site simultaneously with the operation of the proposed Plaza El Segundo, impacts associated with PM10, ROG, NOx, and CO emissions</p>

Environmental Impact	Mitigation Measures	Level of Impact After Mitigation
	<p>Construction</p> <p>The following is a list of feasible control measures that the SCAQMD recommends for construction emissions of PM10. These mitigation measures must be implemented for all areas where construction activities associated with the proposed Sepulveda/Rosecrans Site Rezoning would occur.</p> <p><u>Fugitive Dust, PM10</u></p> <p>Compliance with SCAQMD Rule 403, including but not limited to the following:</p> <p>C-2 The construction area and vicinity (500-foot radius) must be swept (preferably with water sweepers) and watered at least twice daily. Site wetting must occur often enough to maintain a 10 percent surface soil moisture content throughout all earth moving activities.</p> <p>C-3 All paved roads, parking and staging areas must be watered at least once every two hours of active operations.</p> <p>C-4 Site access points must be swept/washed within thirty minutes of visible dirt deposition.</p> <p>C-5 On-site stockpiles of debris, dirt or rusty material must be covered or watered at least twice daily.</p> <p>C-6 All haul trucks hauling soil, sand, and other loose materials must either be covered or maintain two feet of freeboard.</p> <p>C-7 All haul trucks must have a capacity of no less than twelve and three-quarter (12.75) cubic yards.</p> <p>C-8 At least 80 percent of all inactive disturbed surface areas must be watered on a daily basis when there is evidence of wind drive fugitive dust.</p> <p>C-9 Operations on any unpaved surfaces must be suspended when winds exceed 25 mph.</p> <p>C-10 Traffic speeds on unpaved roads must be limited to 15 miles per hour.</p> <p>C-11 Operations on any unpaved surfaces must be suspended during</p>	<p>would be significant and unavoidable. Regional operational emissions associated with the proposed Sepulveda/Rosecrans Site Rezoning would exceed the SCAQMD significance thresholds for CO, ROG, PM10, and NOx and would be significant and unavoidable. Impacts associated with local CO concentrations would be less than significant.</p>

Environmental Impact	Mitigation Measures	Level of Impact After Mitigation
	<p>first and second stage smog alerts. For all construction emissions, the following measure must apply:</p> <p>C-12 The applicant must develop and implement a construction management plan, as approved by the City of El Segundo, which includes the following measures recommended by the SCAQMD, or equivalently effective measures approved by the SCAQMD:</p> <ul style="list-style-type: none"> a. Configure construction parking to minimize traffic interference. b. Provide temporary traffic controls during all phases of construction activities to maintain traffic flow (e.g., flag person). c. Schedule construction activities that affect traffic flow on the arterial system to off-peak hours to the degree practicable. d. Re-route construction trucks away from congested streets. e. Consolidate truck deliveries when possible. f. Provide dedicated turn lanes for movement of construction trucks and equipment on- and off-site. g. Maintain equipment and vehicle engines in good condition and in proper tune as per manufacturer's specifications and per SCAQMD rules, to minimize exhaust emissions. h. Suspend use of all construction equipment operations during second stage smog alerts. Contact the SCAQMD at (800) 242-4022 for daily forecasts. i. Use electricity from power poles rather than temporary diesel- or gasoline-powered generators. j. Use methanol- or natural gas-powered mobile equipment and pile drivers instead of diesel if readily available at competitive prices. k. Use propane- or butane-powered on-site mobile equipment instead of gasoline if readily available at competitive prices. 	

Environmental Impact	Mitigation Measures	Level of Impact After Mitigation
<p><u>Plaza El Segundo</u></p> <p>Maximum daily emissions associated with the construction of the proposed Plaza El Segundo Development will exceed SCAQMD's daily thresholds for ROG and NOx. Therefore, emissions of these pollutants would result in significant short-term impacts. Daily emissions of CO, SOx, and PM10 would fall below the significance thresholds.</p> <p>Operation of the proposed Plaza El Segundo is anticipated to result in emissions that exceed SCAQMD significance thresholds for four of the five criteria pollutants: CO, PM10, ROG, and NOx. Thus, a significant impact related to these four criteria pollutants is anticipated.</p> <p>Impacts associated with CO concentrations in 2012 under the full build out of the Sepulveda/Rosecrans Rezoning Site would be less than significant. The number of vehicles at the analyzed intersections in 2007 would be less than those occurring during 2012. Therefore, the State and federal 1-hour and 8-hour CO standards would not be exceeded as a result of traffic generated by the proposed Plaza El Segundo. Thus, impacts with respect to CO hotspots would be less than significant.</p> <p>The proposed Plaza El Segundo would also be consistent with the 2003 AQMP.</p>	<p>Operation</p> <p>Regional emissions of CO, ROG, PM10, and NOx are associated with vehicular traffic. No feasible mitigation measures are available to reduce vehicle travel and related tail pipe exhaust emissions associated with the proposed Sepulveda/Rosecrans Site Rezoning.</p> <p><u>Plaza El Segundo</u></p> <p>Construction</p> <p>The following is a list of feasible control measures that the SCAQMD recommends for construction emissions of PM10. These mitigation measures must be implemented during construction activities associated with the proposed Plaza El Segundo.</p> <p><u>Fugitive Dust, PM10</u></p> <p>Compliance with SCAQMD Rule 403, including but not limited to the following:</p> <p>C-13 The construction area and vicinity (500-foot radius) must be swept (preferably with water sweepers) and watered at least twice daily. Site wetting must occur often enough to maintain a 10 percent surface soil moisture content throughout all earth moving activities.</p> <p>C-14 All paved roads, parking and staging areas must be watered at least once every two hours of active operations.</p> <p>C-15 Site access points must be swept/washed within thirty minutes of visible dirt deposition.</p> <p>C-16 On-site stockpiles of debris, dirt or rusty material must be covered or watered at least twice daily.</p> <p>C-17 All haul trucks hauling soil, sand, and other loose materials must either be covered or maintain two feet of freeboard.</p> <p>C-18 All haul trucks must have a capacity of no less than twelve and</p>	<p><u>Plaza El Segundo</u></p> <p>With implementation of mitigation measures, PM10 emissions would be reduced below SCAQMD significance threshold. Impacts associated with ROG and NOx emissions will be significant and unavoidable during the construction of the proposed Plaza El Segundo Development.</p> <p>Regional operational emissions associated with the proposed Plaza El Segundo Development would exceed the SCAQMD significance thresholds for CO, ROG, PM10, and</p>

Environmental Impact	Mitigation Measures	Level of Impact After Mitigation
	<p>three-quarter (12.75) cubic yards.</p> <p>C-19 At least 80 percent of all inactive disturbed surface areas must be watered on a daily basis when there is evidence of wind drive fugitive dust.</p> <p>C-20 Operations on any unpaved surfaces must be suspended when winds exceed 25 mph.</p> <p>C-21 Traffic speeds on unpaved roads must be limited to 15 miles per hour.</p> <p>C-22 Operations on any unpaved surfaces must be suspended during first and second stage smog alerts.</p> <p>For all construction emissions, the following measure must apply:</p> <p>C-23 The applicant must develop and implement a construction management plan, as approved by the City of El Segundo, which includes the following measures recommended by the SCAQMD, or equivalently effective measures approved by the SCAQMD:</p> <ol style="list-style-type: none"> a. Configure construction parking to minimize traffic interference. b. Provide temporary traffic controls during all phases of construction activities to maintain traffic flow (e.g., flag person). c. Schedule construction activities that affect traffic flow on the arterial system to off-peak hours to the degree practicable. d. Re-route construction trucks away from congested streets. e. Consolidate truck deliveries when possible. f. Provide dedicated turn lanes for movement of construction trucks and equipment on- and off-site. g. Maintain equipment and vehicle engines in good condition and in proper tune as per manufacturer's specifications and per SCAQMD rules, to minimize exhaust emissions. h. Suspend use of all construction equipment operations during second stage smog alerts. Contact the SCAQMD at (800) 242-4022 for daily forecasts. i. Use electricity from power poles rather than temporary diesel- or gasoline-powered generators. 	<p>NOx and would be significant and unavoidable. Impacts associated with local CO concentrations would be less than significant.</p>

Environmental Impact	Mitigation Measures	Level of Impact After Mitigation
	<p>j. Use methanol- or natural gas-powered mobile equipment and pile drivers instead of diesel if readily available at competitive prices.</p> <p>k. Use propane- or butane-powered on-site mobile equipment instead of gasoline if readily available at competitive prices.</p> <p>Operation</p> <p>Regional emissions of CO, ROG, PM10, and NOx are associated with vehicular traffic. No feasible mitigation measures are available to reduce vehicle travel and related tail pipe exhaust emissions associated with the proposed Plaza El Segundo.</p>	
BIOLOGICAL RESOURCES		
<p><u>Sepulveda/Rosecrans Site Rezoning</u></p> <p>A small, human-induced marsh was identified at the northwest corner of the Sepulveda/Rosecrans Rezoning Site. Subsequent investigation indicated that 0.18 acres of wetlands falling under the jurisdiction of the LARWQCB may be present in this area. Construction activities occurring within a wetland habitat, or loss of wetland habitat could represent a substantial adverse effect on a riparian habitat or sensitive natural community. Thus, impacts on wetlands resulting from development of the Sepulveda/Rosecrans Rezoning Site would be potentially significant, subject to the findings of project-specific subsequent environmental analysis described under Subsequent Environmental Documentation and Mitigation Measures.</p> <p>Field surveys identified a number of native and non-native wildlife species that were either observed directly or inferred to utilize the Sepulveda/Rosecrans Rezoning Site. Most of these species are common in urban areas and with the exception of the loggerhead shrike would not be considered sensitive species. Impacts to other wildlife species that could result from development of the Sepulveda/Rosecrans Rezoning Site would not represent a substantial adverse effect on any species identified as a candidate, sensitive, or special status species in local or regional</p>	<p><u>Sepulveda/Rosecrans Site Rezoning</u></p> <p>Subsequent Environmental Documentation</p> <p>Subsequent environmental documentation must be prepared for any proposed development project that includes the northwest corner of the proposed Sepulveda/Rosecrans Rezoning Site that has been identified as potentially containing 0.18 acres of jurisdictional wetlands area under the jurisdiction of LARWQCB. Impacts to any jurisdictional wetlands that may exist in this area 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 address the following:</p> <p>D-1 A site specific analysis must be conducted to determine whether the design of the proposed development project would impact any of the 0.18 acres identified as potential jurisdictional wetlands. This analysis must be completed prior to the start of construction activities for any proposed development within the Sepulveda/Rosecrans Rezoning Site. If jurisdictional wetlands would be affected by the development project, measures must be</p>	<p><u>Sepulveda/Rosecrans Site Rezoning</u></p> <p>With implementation of the listed mitigation measures, impacts of the proposed Sepulveda/Rosecrans Site Rezoning related to biological resources would be less than significant.</p>

Environmental Impact	Mitigation Measures	Level of Impact After Mitigation
<p>plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service and would therefore be less than significant.</p> <p>The Sepulveda/Rosecrans Rezoning Site was assessed as unlikely to play any significant biogeographic role in the movement of animals through the region. Thus activity associated with the Sepulveda/Rosecrans Rezoning would not have the potential to interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites. No impacts related to wildlife corridors and habitat linkages would result from potential development on the Sepulveda/Rosecrans Rezoning Site.</p> <p>No sensitive plant species were identified on the Sepulveda/Rosecrans Rezoning Site during field surveys. Therefore, development of the Sepulveda/Rosecrans Rezoning Site would not impact sensitive plant species. No endangered mammal, bird, reptile, amphibian, fish or invertebrate species were detected on the Sepulveda/Rosecrans Rezoning Site. Therefore, development of the Sepulveda/Rosecrans Rezoning Site would not impact endangered animal species.</p> <p>One threatened bird species, two bird species of special concern, and one bird species covered by the Migratory Bird Treaty Act were either detected on the Sepulveda/Rosecrans Rezoning Site or could potentially use the site, based on known distributions of species: white-tailed kite; loggerhead shrike, Belding’s savannah sparrow, and burrowing owl. The Belding’s savannah sparrow is listed as a State Threatened species. The white-tailed kite and loggerhead shrike are both listed as California Species of Special Concern. The burrowing owl has no formal protected status at this time, as both the state and federal governments have declined to list the species as threatened or endangered, but burrowing owl nests are covered by the Migratory Bird Treaty Act. Development activities associated with the Sepulveda/Rosecrans Rezoning Site would have the potential to result in the impacts to these species from:</p>	<p>identified to reduce impacts to less than significant levels.</p> <p>Subsequent environmental documentation must also be prepared for any proposed development project within the proposed Sepulveda/Rosecrans Rezoning Site to determine the presence/absence of sensitive species. 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 address the following:</p> <p>D-2 Site specific analysis of potential effects to four sensitive bird species (white tailed kite, loggerhead shrike, burrowing owl and Belding’s savannah sparrow) must be conducted prior to the start of construction activities for any proposed development within the Sepulveda/Rosecrans Rezoning Site. If any of these sensitive species would be affected by the proposed development, measures must be identified to reduce impacts to these species to less than significant levels, including, but not limited to, on-site monitoring by a qualified biologist during grading and/or construction activities.</p> <p>Mitigation Measures</p> <p>The following mitigation measure must be required for all developments on the Sepulveda/Rosecrans Rezoning Site.</p> <p>D-1 A site specific analysis must be conducted to determine whether the design of any proposed development project within the Sepulveda/Rosecrans Rezoning site would impact any of the 0.18 acres identified as potential jurisdictional wetlands. This analysis must be completed prior to the start of construction activities for any proposed development within the Sepulveda/Rosecrans Rezoning Site. If jurisdictional wetlands would be affected by the development project, measures must be identified to reduce impacts to less than significant levels.</p>	

Environmental Impact	Mitigation Measures	Level of Impact After Mitigation
<ul style="list-style-type: none"> • Grading activities on-site will generate noise, which is considered detrimental to wildlife utilization of remnant habitat areas over the construction life of the Sepulveda/Rosecrans Site Rezoning. The impact, however, is temporal in nature and would be less than significant as long as no endangered or threatened organisms are present on-site during the construction activity. • Construction personnel have the potential to be destructive to all forms of plant and animal life. Small mammals and reptiles are particularly subject to disturbance from harassment, capture, or destruction. Such activities that affect the four sensitive species listed above could have a substantial adverse effect on a species identified as a candidate, sensitive, or special status species and would be significant. • Grading and construction activities within the Sepulveda/Rosecrans Rezoning Site could negatively affect increasingly rare organisms, including those identified above. These activities could have a substantial adverse effect on a species identified as a candidate, sensitive, or special status species and would be significant <p>Although the general biological assessment of the Sepulveda/Rosecrans Rezoning Site identified the potential for vernal pools to occur within the Sepulveda/Rosecrans Rezoning Site, a follow-on investigation ruled out this possibility. Development of the Sepulveda/Rosecrans Rezoning Site would therefore not affect this sensitive natural community and no impacts related to vernal pools would occur.</p> <p><u>Plaza El Segundo</u></p> <p>The analysis provided regarding potential jurisdictional wetlands and sensitive species within the Plaza El Segundo Development site is in accordance with the mitigation measures for the Sepulveda/Rosecrans Site</p>	<p>D-2 Site specific analysis of potential effects to four sensitive bird species (white tailed kite, loggerhead shrike, burrowing owl and Belding’s savannah sparrow) must be conducted prior to the start of construction activities for any proposed development within the Sepulveda/Rosecrans Rezoning Site. If any of these sensitive species would be affected by the proposed development, measures must be identified to reduce impacts to these species to less than significant levels, including, but not limited to, on-site monitoring by a qualified biologist during grading and/or construction activities.</p> <p>D-3 All construction personnel must receive copies of all pertinent mitigation measures to reduce impacts to general biological resources and must be instructed on avoiding adverse impacts to birds encountered on-site.</p> <p>D-4 Prior to site remediation or construction grading on parts of the Site where burrowing owls may occur, a qualified biologist must be retained to conduct surveys for burrowing owl to determine if it is resident on-site. Surveys must be conducted no more than 30 days prior to commencement of such activities. If burrowing owls are determined to be resident, a qualified biologist must oversee site remediation and demolition activities in and around any semi-natural areas which could be occupied by burrowing owls. Proposed mitigation measures must be presented to the California Department of Fish and Game and/or U.S. Fish and Wildlife Service for approval to avoid directly harming the owl if it is present on-site during these activities.</p> <p><u>Plaza El Segundo</u></p> <p>The following mitigation measures must be required for the Plaza El Segundo Development.</p> <p>D-5 All construction personnel must receive copies of all pertinent</p>	<p><u>Plaza El Segundo</u></p> <p>With implementation of the listed mitigation measures, impacts of the</p>

Environmental Impact	Mitigation Measures	Level of Impact After Mitigation
<p>Rezoning that require site-specific evaluation of potential wetlands impacts.</p> <p>Based upon the assessment of potential jurisdictional wetlands within the proposed Plaza El Segundo Development site, approximately 0.18 acres of wetlands under the jurisdiction of the LARWQCB may exist within the site. No waters of the U.S. or waters of the State are present on the proposed Plaza El Segundo site. Therefore, construction of the proposed Plaza El Segundo Development would not impact any ACOE or CFDG jurisdictional wetland areas, but could potentially affect approximately 0.18 acres of LARWQCB jurisdictional wetlands. Construction activities occurring within a wetland habitat, or loss of wetland habitat could represent a substantial adverse effect on a riparian habitat or sensitive natural community. Thus, impacts on wetlands resulting from potential future development of the proposed Plaza El Segundo Development would be significant.</p> <p>The four sensitive bird species detected on the Sepulveda/Rosecrans Rezoning Site or that could potentially use the site could also occur on the proposed Plaza El Segundo site. Development activities associated with the proposed Plaza El Segundo Development would have the potential to result in the following impacts to these species:</p> <ul style="list-style-type: none"> • Grading activities on-site will generate noise, which is considered detrimental to wildlife utilization of remnant habitat areas over the construction life of the Plaza El Segundo. The impact, however, is temporal in nature and would be less than significant as long as no endangered or threatened organisms are present on-site. • Construction personnel have the potential to be destructive to all forms of plant and animal life. Such activities that affect the three sensitive species listed above could have a substantial adverse effect on a species identified as a candidate, sensitive, or special status species and would be significant. • Grading and construction activities within the proposed Plaza El 	<p>mitigation measures to reduce impacts to general biological resources and must be instructed on avoiding adverse impacts to birds encountered on-site</p> <p>D-6 Prior to site remediation or construction grading on parts of the Site where burrowing owls may occur, a qualified biologist must be retained to conduct surveys for burrowing owl to determine if it is resident on-site. Surveys must be conducted no more than 30 days prior to commencement of such activities. If burrowing owls are determined to be resident, a qualified biologist must oversee site remediation and demolition activities in and around any semi-natural areas which could be occupied by burrowing owls. Proposed mitigation measures must be presented to the California Department of Fish and Game and/or U.S. Fish and Wildlife Service for approval to avoid directly harming the owl if it is present on-site during these activities.</p> <p>D-7 Prior to issuance of building permits, evidence must be provided to the City of El Segundo that all necessary approvals for any wetland dredge/fill contemplated by such permit have been obtained from the Regional Water Quality Control Board – Los Angeles Region, or equivalent documentation, or a waiver stating that no permit is presently required pursuant to the regulations of that agency. If required, conditions for permit approvals by RWQCB must include, but may not be limited to the following:</p> <ul style="list-style-type: none"> • Mitigation of any unavoidable impacts to wetland values and functions to the satisfaction of the permitting agency • Incorporation of buffers to the wetland areas • On-site treatment of runoff to improve water quality • Compliance with best management practices during construction. 	<p>proposed Plaza El Segundo related to biological resources would be less than significant.</p>

Environmental Impact	Mitigation Measures	Level of Impact After Mitigation
<p>Segundo site could negatively affect increasingly rare organisms, including white tailed kite, loggerhead shrike, Belding's savannah sparrow, and burrowing owl. These activities could have a substantial adverse effect on a species identified as a candidate, sensitive, or special status species and would be significant.</p>		
GEOLOGY AND SOILS		
<p><u>Sepulveda/Rosecrans Site Rezoning</u></p> <p>No evidence of faulting was observed during the field investigation and no active faults cross the Sepulveda/Rosecrans Rezoning Site or are located in the immediate site vicinity. The City of El Segundo does not contain any Alquist-Priolo Earthquake Fault Zones. Based on the available geologic data, active or potentially active faults with the potential for surface fault rupture are not known to be located directly beneath or projecting toward the Sepulveda/Rosecrans Rezoning Site. Therefore, development of Sepulveda/Rosecrans Rezoning Site would not expose people to significant impacts related to surface fault rupture.</p> <p>The Sepulveda/Rosecrans Rezoning Site is located within the Southern California region that is known for its seismic activity. Additionally, the location of the Sepulveda/Rosecrans Rezoning Site relative to known active or potentially active faults indicates that it could be subjected to significant ground shaking. Compliance with the State of California Building Code, with its local amendments, would ensure that potential seismic and ground shaking impacts would be less than significant.</p> <p>According to the State of California Seismic Hazards Map, the Sepulveda/Rosecrans Rezoning Site is not located in an area at risk for liquefaction. Therefore, development of the Sepulveda/Rosecrans Rezoning Site would not expose people to significant liquefaction impacts.</p> <p>The Sepulveda/Rosecrans Rezoning Site is not within an area identified as having a potential for slope instability. Additionally, the site is not located within an area identified as having a potential for seismic slope</p>	<p><u>Sepulveda/Rosecrans Site Rezoning</u></p> <p>Subsequent Environmental Documentation</p> <p>Subsequent environmental documentation must be prepared for any proposed development on the Sepulveda/Rosecrans Site to determine the presence or absence of methane. The subsequent environmental documentation must address the following:</p> <p>E-1 A methane study must be conducted to determine the levels at which methane is or is not present in the area of any proposed development. If methane is determined to be present at or above the levels which require action, then the report shall include recommendations and mitigation measures which shall be followed.</p> <p>Mitigation Measures</p> <p>The following mitigation measure shall be required.</p> <p>E-1. A methane study must be conducted to determine the levels at which methane is or is not present in the area of any proposed development. If methane is determined to be present at or above the levels which require action, then the report must include recommendations and mitigation measures which must be followed.</p> <p>E-2. All soil disturbance and travel on unpaved surfaces must be suspended if winds exceed 25 miles per hour.</p>	<p><u>Sepulveda/Rosecrans Site Rezoning</u></p> <p>With the exception of erosion and methane impacts, all geotechnical and seismic impacts would be less than significant. With implementation of the mitigation measures listed, erosion and methane impacts would be less than significant.</p>

Environmental Impact	Mitigation Measures	Level of Impact After Mitigation
<p>instability. There are no known landslides near the Sepulveda/Rosecrans Rezoning Site, nor is the Sepulveda/Rosecrans Rezoning Site located in the path of any known or potential landslides. Therefore, the development of Sepulveda/Rosecrans Rezoning Site would not result in or expose people to significant impacts related to slope stability.</p> <p>No subsidence associated with fluid withdrawal, peat oxidation, or hydrocompaction has occurred in the City of El Segundo. Therefore, development of the Sepulveda/Rosecrans Rezoning Site would not result in or expose people to significant impacts related to subsidence.</p> <p>The City of El Segundo is not within an area of known expansive soils. Therefore, the Sepulveda/Rosecrans Rezoning Site would not result in or expose people to significant impacts related to expansive soils.</p> <p>The Proposed Circulation Element Update Draft EIR requires analysis of potential impacts related to expansive soils for later projects that would implement the proposed Circulation Element Update. The proposed connection of Park Place between Sepulveda Boulevard and Nash Street and connection of Park Place to Hughes Way via Allied Way through the Sepulveda/Rosecrans Rezoning Site would constitute a project that implements the Circulation Element Update policies. Based upon the analysis above, construction of this component of the proposed Circulation Element Update would not result in new effects related to expansive soils that were not examined in the Program EIR for the proposed Circulation Element Update.</p> <p>The City of El Segundo is within an oil field and there are documented producing wells located near the Sepulveda/Rosecrans Rezoning Site. Due to the presence of oil and natural gas wells near the Sepulveda/Rosecrans Rezoning Site, there is a potential for methane to be present in the soil. Impacts associated with methane levels on the Sepulveda/Rosecrans Rezoning Site would be potentially significant, subject to the findings of project-specific environmental analysis described under Subsequent Environmental Documentation and Mitigation Measures.</p>		

Environmental Impact	Mitigation Measures	Level of Impact After Mitigation
<p>Removal of contaminated soils that may occur on the Sepulveda/Rosecrans Rezoning Site would be separate activity which will be accomplished prior to grading activities. For a discussion of soil contamination on the Sepulveda/Rosecrans site and its removal, see Section IV.G of this EIR.</p> <p>Earth movement activities in and around the unlined depressions could result in an increase of impervious surfaces at the site and expose soils to potential wind-borne erosion. Therefore, the potential for erosion as a result of the development of the Sepulveda/Rosecrans Rezoning Site would be significant.</p> <p><u>Plaza El Segundo</u></p> <p>The proposed Plaza El Segundo Development site would not expose people or structures to potentially adverse effects or otherwise result in significant impacts with respect to: surface fault rupture; seismicity and ground shaking; liquefaction and seismic settlement; slope stability; subsidence; expansive soils; landform alteration; building foundations; or grading. Impacts of the proposed Plaza El Segundo Development would be less than significant with respect to these issues.</p> <p>The City of El Segundo is within an oil field and there are documented producing wells located near Plaza El Segundo. A methane study was conducted to determine the presence or absence of methane on the Plaza El Segundo site. This study meets the requirement for subsequent environmental documentation for development on the proposed Plaza El Segundo Site. Seventeen methane samples and one duplicate sample were collected from nine locations on the Plaza El Segundo site on January 5, 2004. Methane was detected during the sampling; however, it was not detected at levels that require further analysis or sampling. Therefore, impacts associated with methane would be less than significant on the Plaza El Segundo site.</p> <p>Unlined natural depressions could result in an increase of impervious surfaces at the site and expose soils to the effects of wind-borne erosion.</p>	<p><u>Plaza El Segundo</u></p> <p>Mitigation Measures</p> <p>The following mitigation measure shall specifically apply to the proposed Plaza El Segundo Development.</p> <p>E-3. All soil disturbance and travel on unpaved surfaces must be suspended if winds exceed 25 miles per hour.</p>	<p><u>Plaza El Segundo</u></p> <p>With the exception of erosion impacts, all geotechnical and seismic impacts would be less than significant. With the implementation of the mitigation measures provided impacts associated with soil erosion would be less than significant.</p>

Environmental Impact	Mitigation Measures	Level of Impact After Mitigation
<p>Therefore, the potential for erosion at the site as a result of the development of Plaza El Segundo would be significant. There is also potential for erosion to occur during the grading process during periods of heavy precipitation. The development of Plaza El Segundo would result in potentially significant impacts related to erosion.</p>		
HYDROLOGY		
<p><u>Sepulveda/Rosecrans Site Rezoning</u></p> <p>The Proposed Circulation Element Update Draft EIR requires analysis of potential impacts related to drainage and storm drain systems for later projects that would implement the proposed Circulation Element Update. The proposed connection of Park Place between Sepulveda Boulevard and Nash Street and connection of Park Place to Hughes Way via Allied Way through the Sepulveda/Rosecrans Rezoning Site would constitute a project that implements the Circulation Element Update policies. The analysis provided below includes the master drainage plan and storm drain and detainment system designed required by the Proposed Circulation Element Update Draft EIR. Based upon the analysis provided below, construction of this component of the proposed Circulation Element Update would not result in new effects related to drainage that were not examined in the Program EIR for the proposed Circulation Element Update.</p> <p>The hydrology calculations demonstrate that the entire Sepulveda/Rosecrans Rezoning Site can be protected from flooding through the use of on-site storm drains in conjunction with an on-site retention basin without increasing discharge rates from the Sepulveda/Rosecrans Rezoning Site. At full buildout the total 50-year flow discharging into the retention basin is 117 cubic feet per second (cfs) with a total retention volume of 4 acre-feet or 175,000 cubic feet. With the construction of the retention basin and the mitigation measures below, the development of the Sepulveda/Rosecrans Rezoning Site at full buildout would not result in significant impacts related to hydrology.</p> <p>The Sepulveda/Rosecrans Rezoning Site is not located in a 100 or 500</p>	<p><u>Sepulveda/Rosecrans Site Rezoning</u></p> <p>The following mitigation measures apply to any future development on the Sepulveda/Rosecrans Rezoning Site.</p> <p>F-1 The applicant must prepare hydrology studies for each specific development on the Sepulveda/Rosecrans Rezoning Site. Such studies shall be reviewed and approved by the City of El Segundo and any other applicable agency.</p> <p>F-2 The applicant must prepare runoff studies for each specific development on the Sepulveda/Rosecrans Rezoning Site so that the runoff from one specific project area would not flow onto another specific project area without the owners consent. Such studies must be reviewed and approved by the City of El Segundo and any other applicable agency.</p> <p>F-3 The applicant must prepare a master drainage plan for each specific development on the Sepulveda/Rosecrans Rezoning Site. This plan must include detailed hydrology/hydraulic calculations and drainage improvements, showing quantitatively how the project will eliminate the potential for downstream flooding due to increased storm water runoff. These plans will also identify the proposed BMPs to be implemented in compliance with the requirements of the Standard Urban Storm Water Mitigation Plan and the ESMC. Such plans must be reviewed and approved by the City of El Segundo and the Los Angeles County Department of Public Works.</p> <p>F-4 The applicant must design, for each specific development on the Sepulveda/Rosecrans Rezoning Site, a conveyance and</p>	<p><u>Sepulveda/Rosecrans Site Rezoning</u></p> <p>The Sepulveda/Rosecrans Site Rezoning Project's impacts related to hydrology and water quality would be less than significant with implementation of the mitigation measures described above.</p>

Environmental Impact	Mitigation Measures	Level of Impact After Mitigation
<p>year floodplain. Therefore, the future development of the Sepulveda/Rosecrans Rezoning Site would not result in or expose people or property to significant impacts related to flooding.</p> <p>The development of the Sepulveda/Rosecrans Rezoning Site does not involve deep excavations that have the potential to intercept existing Aquifers, nor would it involve additions (with the exception of normal water percolation from rainfall/landscape irrigation) or withdrawals of groundwater. Therefore, the proposed Sepulveda/Rosecrans Site Rezoning would not result in significant impacts related to groundwater.</p> <p>Since the proposed Sepulveda/Rosecrans Site Rezoning involves clearing, grading, and the excavation of 5 or more acres, a General Construction Activity Storm Water Permit must be obtained from the SWRCB prior to the start of construction. The NPDES requires that a NOI be filed with the SWRCB. By filing an NOI, the developer agrees to the conditions outlined in the General Permit. One of the conditions of the General Permit is the development and the implementation of a SWPPP. The SWPPP identifies which structural and nonstructural BMPs will be implemented, such as sandbag barriers, temporary desilting basins near inlets, gravel driveways, dust controls, employee training, and general good housekeeping practices. With the implementation of the required BMPs and the mitigation measures listed below, short-term impacts on water quality from construction materials, site grading, and equipment maintenance would be less than significant.</p> <p>If not properly designed and constructed, the proposed development could increase the rate of urban pollutant introduction into storm water system. As required by the SUSMP, detailed plans for the Sepulveda/Rosecrans Rezoning Site's compliance with the SUSMP will be submitted to the City as part of the development plan approval process prior to issuance of building and grading permits. With compliance with the SUSMP requirements, the project's operational impacts on storm water quality will be less than significant.</p>	<p>detainment system to meet the Los Angeles County Department of Public Works limits on the storm drains that would convey the Sepulveda/Rosecrans Rezoning Site's discharge.</p> <p>F-5 The proposed Sepulveda/Rosecrans Site Rezoning and Plaza El Segundo Development must comply with City of El Segundo Ordinance No. 1347 and No. 1348, which establishes storm water and urban pollution controls.</p> <p>F-6 The project owner/developer of a specific development (e.g., Plaza El Segundo) on the Sepulveda/Rosecrans site must maintain all structural or treatment control BMPs for the life of the project.</p>	

Environmental Impact	Mitigation Measures	Level of Impact After Mitigation
<p><u>Plaza El Segundo</u></p> <p>Runoff from the Plaza El Segundo site would drain across the Plaza El Segundo Site to the proposed retention basin located in the eastern portion of the Plaza El Segundo site. The total 50-year flow discharging into the retention basin from the portion of the Plaza El Segundo site located north of the railroad tracks is anticipated to be 57 cfs. The total volume of the retention basin is 8.09 acre-feet or 352,000 cubic feet for the Plaza El Segundo site. The total 50-year flow discharging from the portion of the Plaza El Segundo site located south of the railroad tracks is 11 cfs. Since this does not represent an increase in runoff from the existing condition, no detention is required for this area. With the construction of the retention basin and the mitigation measures below, development of Plaza El Segundo would not result in significant impacts related to hydrology.</p> <p>Plaza El Segundo is not located in a 100 or 500 year floodplain. Therefore, the proposed Plaza El Segundo Development would not result in or expose people or property to significant impacts related to flooding.</p> <p>The development of the Plaza El Segundo site does not involve deep excavations that have the potential to intercept existing Aquifers, nor would it involve direct additions or withdrawals of groundwater. Therefore, the proposed Plaza El Segundo Development would not result in significant impacts related to groundwater. With the implementation of the required BMPs, and the mitigation measures listed below short-term impacts on water quality from construction materials, site grading, and equipment maintenance would be less than significant.</p> <p>If not properly designed and constructed, the proposed development on Plaza El Segundo could increase the rate of urban pollutant introduction into storm water system. In compliance with the SUSMP requirements, the proposed development on Plaza El Segundo will provide for the</p>	<p><u>Plaza El Segundo</u></p> <p>The following mitigation measures have been identified as pertaining specifically to the Plaza El Segundo Development.</p> <p>F-7 The applicant must prepare a hydrology study for the Plaza El Segundo Site. The study must be reviewed and approved by the City of El Segundo and any other applicable agencies.</p> <p>F-8 The applicant must prepare a runoff study for the Plaza El Segundo Site so that the runoff does not flow onto another area without the owners consent. The study must be reviewed and approved by the City of El Segundo and the any other applicable agencies.</p> <p>F-9 The applicant must prepare a master drainage plan for the Plaza El Segundo Site. This plan must include detailed hydrology/hydraulic calculations and drainage improvements, showing quantitatively how the project will eliminate the potential for downstream flooding due to increased storm water runoff. These plans will also identify the proposed BMPs to be implemented in compliance with the requirements of the Standard Urban Storm Water Mitigation Plan and the ESMC. Such plans must be reviewed and approved by the City of El Segundo and the Los Angeles County Department of Public Works.</p> <p>F-10 The applicant must design a conveyance and detainment system to meet the City of El Segundo's and Los Angeles County Department of Public Works limits on the storm drains that would convey the Plaza El Segundo Site's discharge.</p> <p>F-11 The proposed Plaza El Segundo Development must comply with City of El Segundo Ordinance No. 1347 and No. 1348, which establishes storm water and urban pollution controls.</p> <p>F-12 The project owner/developer must maintain all structural or</p>	<p><u>Plaza El Segundo</u></p> <p>Impacts from the proposed Plaza El Segundo Development related to hydrology and water quality would be less than significant with implementation of the mitigation measures.</p>

Environmental Impact	Mitigation Measures	Level of Impact After Mitigation
<p>treatment/filtration of on-site storm water runoff before it enters the public storm water conveyance system. Applicable BMPs will also be selected from those approved sources identified in the Standard Urban Storm Water Mitigation Plan for Los Angeles County and Cities in Los Angeles County. Additionally, a preventive maintenance program, including regular street and parking lot sweeping with equipment designed for removal of such compounds, should be provided to reduce the potential water quality impact to a less-than-significant level. As noted above, the Plaza El Segundo site will provide structural or treatment control BMPs designed to mitigate storm water runoff. With compliance with the SUSMP requirements, the project's operational impacts on storm water quality will be less than significant.</p>	<p>treatment control BMPs for the life of the Plaza El Segundo Development.</p>	
HAZARDS AND HAZARDOUS MATERIALS		
<p><u>Sepulveda/Rosecrans Site Rezoning</u></p> <p>The parcels that comprise the proposed Sepulveda/Rosecrans Rezoning Site are known to contain soil and groundwater contamination due to past activities. However, at this time, the extent and type of contamination for all the parcels is not known. Without this information, based upon previous activities that have taken place on the proposed Sepulveda/Rosecrans Rezoning Site, conditions of site contamination would have the potential to expose workers and visitors to the proposed Sepulveda/Rosecrans Rezoning Site to soil and groundwater contamination levels that are above established remediation thresholds and expose workers and visitors to the proposed Sepulveda/Rosecrans Rezoning Site to cancer and/or non cancer risks that exceed health risk thresholds. Thus impacts of the proposed Sepulveda/Rosecrans Site Rezoning related to soil and groundwater contamination would be significant.</p> <p>Asbestos and lead surveys have not been conducted for any of the structures that exist on the Sepulveda/Rosecrans Rezoning Site with the exception of the Honeywell International Inc. parcels.. However, it is assumed that these structures contain asbestos containing material and lead due to the age of the facilities. Thus demolition and development</p>	<p><u>Sepulveda/Rosecrans Site Rezoning</u></p> <p>Subsequent Environmental Documentation</p> <p>Subsequent environmental documentation must be prepared for any proposed development project within the proposed Sepulveda/Rosecrans Site. Conditions related to soil and groundwater contamination must be examined for the proposed development site, 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 address the following:</p> <p>G-1 A full characterization of all the parcels that comprise that project site must be undertaken. The City must require that this process be initiated by requiring the project applicant to conduct a Phase I Environmental Site Assessment (ESA) or equivalent investigation and analysis for the specific project site that would be occupied by the proposed development. The Phase I ESA or equivalent document must be prepared by a licensed professional (Registered Environmental Assessor or equivalent) and submitted to the City for review.</p>	<p><u>Sepulveda/Rosecrans Site Rezoning</u></p> <p>With implementation of the listed mitigation measures, impacts related to hazards and hazardous materials would be less than significant.</p>

Environmental Impact	Mitigation Measures	Level of Impact After Mitigation
<p>activities on the proposed Sepulveda/Rosecrans Rezoning Site would have the potential to expose workers to hazards associated with asbestos and lead. Impacts of the proposed Sepulveda/Rosecrans Site Rezoning would be significant with respect to asbestos and lead.</p>	<p>G-2 If indicated by the initial investigation, the City must require the preparation of subsequent Phase II investigation(s) and submission to the Los Angeles Regional Water Quality Control Board and/or other appropriate agency. The project applicant must provide to the City copies of all materials submitted to the LARWQCB or any other regulatory agency.</p> <p>G-3 Remediation of any environmental conditions identified in the Phase I and Phase II site assessments or investigations must be accomplished to the standards established and agreed upon by the appropriate regulatory agency(ies) for the contemplated development, prior to the issuance of grading or building permits for the project. The project applicant must provide to the City copies of any materials received from the LARWQCB or any other regulatory agency.</p> <p>G-4 If the future development project would include any part of Sepulveda/Rosecrans Rezoning Site that currently contains structures, an asbestos and lead survey must be conducted to determine the presence or absence of these substances. Removal of these substances shall be conducted in accordance with all applicable rules and regulations.</p> <p>Mitigation Measures</p> <p>Further mitigation measures for site specific projects would be identified by the Mitigation Measures described below. Before development is allowed on any part of the Sepulveda/Rosecrans Rezoning Site, the part of the site proposed for development would need to be remediated to the standards required for commercial development by LARWQCB.</p> <p>G-1 A full characterization of all the parcels that comprise a specific project site must be undertaken. The City must require that this process be initiated by requiring the project applicant to conduct a Phase I Environmental Site Assessment (ESA) or equivalent investigation and analysis for the specific project site that would be occupied by the proposed development. The Phase I ESA or equivalent document must be prepared by a licensed professional</p>	

Environmental Impact	Mitigation Measures	Level of Impact After Mitigation
<p><u>Plaza El Segundo</u></p> <p>Upon completion of interim remediation of the project site, potential health risk impacts to individuals from site contamination would be less than significant with respect to the proposed Plaza El Segundo Development. Implementation of additional measures to address soil gas and groundwater contamination would not affect the risks associated with construction and operation of the proposed Plaza El Segundo Development since the workers, employees and patrons of the proposed Plaza El Segundo would not be exposed to chemicals that would be remediated through these processes.</p> <p>After removal of the asbestos containing materials from the various</p>	<p>(Registered Environmental Assessor or equivalent) and submitted to the City for review.</p> <p>G-2 If indicated by the initial investigation, the City must require the preparation of subsequent Phase II investigation(s) and submission to the Los Angeles Regional Water Quality Control Board and/or other appropriate agency. The project applicant must provide to the City copies of all materials submitted to the LARWQCB or any other regulatory agency.</p> <p>G-3 Remediation of any environmental conditions identified in the Phase I and Phase II site assessments or investigations must be accomplished to the standards established and agreed upon by of the appropriate regulatory agency(ies) for the contemplated development, prior to the issuance of grading or building permits for the project. The project applicant must provide to the City copies of any materials received from the LARWQCB or any other regulatory agency.</p> <p>G-4 If the future development project would include any part of Sepulveda/Rosecrans Rezoning Site that currently contains structures, an asbestos and lead survey must be conducted to determine the presence or absence of these substances. Removal of these substances must be conducted in accordance with all applicable rules and regulations.</p> <p><u>Plaza El Segundo</u></p> <p>G-5 Remedial investigations, health risk assessments for the contemplated development and final soils remedial action plans for the Plaza El Segundo portion of the project site must be completed and approved to the standards established and agreed upon by the LARWQCB prior to the start of any project activities. The project applicant must provide to the City copies of any materials received from the LARWQCB or any other regulatory agency.</p> <p>G-6 Remediation of shallow soil of the Plaza El Segundo Development portion of the project site must be accomplished to the standards for commercial development established and agreed</p>	<p><u>Plaza El Segundo</u></p> <p>With implementation of the listed mitigation measures, impacts related to hazards and hazardous materials would be less than significant.</p>

Environmental Impact	Mitigation Measures	Level of Impact After Mitigation
<p>facilities, the facilities on the Plaza El Segundo site were demolished. There are no structures or asbestos containing materials presently located on proposed Plaza El Segundo site. Therefore, impacts to individuals or the environment from asbestos fibers would be less than significant. Lead-based paint surveys revealed no significant results.</p>	<p>upon in conjunction with the LARWQCB and a shallow soil closure letter must be issued by the LARWQCB prior to issuance of grading permits for construction of the proposed Plaza El Segundo Development. The project applicant must provide to the City copies of any materials received from the LARWQCB or any other regulatory agency.</p>	
LAND USE		
<p><u>Sepulveda/Rosecrans Site Rezoning</u></p> <p>The rezoning of a 70.8 net acre portion of the Sepulveda/Rosecrans Rezoning Site from Heavy and Light Industrial to Commercial Center would allow for the development of commercial and retail uses. Any future development on the site would be required to meet the zoning and development standards associated with the C-4 designation. Compatibility with the surrounding land uses would be ensured through compliance with these development standards. The existing uses (e.g., lumberyard, Air products facility, and RV storage) would continue to operate and would be consistent with the M-1 and M-2 zones. Therefore, no land use compatibility issues are anticipated as a result of future development on the Sepulveda/Rosecrans Rezoning Site.</p> <p>The Sepulveda/Rosecrans Site Rezoning would be consistent with the applicable adopted plans and policies, including the El Segundo General Plan and SCAG's RCPG. Future development on the Sepulveda/Rosecrans Rezoning Site would be consistent with both the General Plan and the RCPG. Therefore, no land use impacts are associated with the Sepulveda/Rosecrans Site Rezoning.</p> <p><u>Plaza El Segundo</u></p> <p>The Plaza El Segundo Development would include a mix of large retail stores, specialty retail and other uses including a fitness center/spa, and fast food and sit-down restaurants. The shopping center would replace</p>	<p><u>Sepulveda/Rosecrans Site Rezoning</u></p> <p>Because no significant impacts related to land use have been identified, no mitigation measures are required.</p> <p><u>Plaza El Segundo</u></p> <p>Because no significant impacts related to land use have been identified, no mitigation measures are required.</p>	<p><u>Sepulveda/Rosecrans Site Rezoning</u></p> <p>Impacts to land use associated with the proposed Sepulveda/Rosecrans Site Rezoning would be less than significant.</p> <p><u>Plaza El Segundo</u></p> <p>Impacts to land use associated with the proposed Plaza El</p>

Environmental Impact	Mitigation Measures	Level of Impact After Mitigation
<p>the former chemical manufacturing and industrial uses that had previously occupied the Plaza El Segundo site and would be compatible with the surrounding commercial, industrial, public facilities, and open space uses. The proposed development would conform to the development standards of the new Commercial Center, C-4, zone.</p> <p>None of the adjacent uses are considered sensitive and the placement of the proposed Plaza El Segundo Development adjacent to them would not interfere with the daily operation of these uses. The closest residential use, located in the City of Manhattan Beach approximately a quarter mile southwest of the intersection of Sepulveda Boulevard and Rosecrans Avenue. In addition, the proposed development would be landscaped in accordance with the development standards established for the Commercial Center, C-4, Zone, which would work to create a buffer between the proposed development and the adjacent land uses. Impacts related to land use compatibility resulting from the development of Plaza El Segundo would be less than significant.</p> <p>Additional information regarding noise impacts to the surrounding area during construction and operation (vehicular) can be found in Section IV.I. Traffic impacts associated with the operation of the proposed Plaza El Segundo Development are discussed in Section IV.L. These analyses show that with implementation of the identified mitigation measures, the project would not result in significant, short-term or long-term, land use compatibility impacts.</p> <p>The proposed Plaza El Segundo Development would not conflict with any of the applicable policies of the El Segundo General Plan and would work to implement a number of those policies. A General Plan Amendment is proposed to change the land use designation from Heavy Industrial to Commercial Center. The explanations provided under the Sepulveda/Rosecrans Site Rezoning discussion (see Table IV.H-1) are applicable to the proposed Plaza El Segundo Development with the following exceptions.</p> <p>Policy 3.03: The proposed Plaza El Segundo Development is anticipated</p>		<p>Segundo Development would be less than significant.</p>

Environmental Impact	Mitigation Measures	Level of Impact After Mitigation
<p>to provide approximately 952 jobs to the local economy.</p> <p>Overall, proposed development of Plaza El Segundo would be consistent with applicable City and regional planning policies.</p>		
NOISE		
<p><u>Sepulveda/Rosecrans Site Rezoning</u></p> <p>Construction</p> <p>The non-residential receptor property locations located at the closest northern (Fedex facility) and eastern (Pacific Theatre) edges of the proposed Sepulveda/Rosecrans Rezoning Site would be significantly impacted due to an increase in ambient noise levels at these locations of 26.0 and 14.0 decibels, respectively. In addition, construction activity on the proposed Sepulveda/Rosecrans Rezoning Site would cause the ambient noise levels at the Oak Avenue residential locations to exceed 65 dBA. As such, construction noise impacts associated with the proposed Sepulveda/Rosecrans Rezoning Site would be significant.</p> <p>Operations</p> <p>The incremental increase in noise from traffic is expected to be less than 1 dB(A) at both sensitive receptor locations. Thus, traffic-related operational noise impacts for the Sepulveda/Rosecrans Site Rezoning are anticipated to be less than significant. All other sensitive receptors in the area would experience lower increases in noise levels as a result of vehicular traffic because the analyzed roadways represent the highest levels of project-related traffic. The potential increase in noise levels would not be audible at these locations and thus the impact would be less than significant.</p> <p>The Sepulveda/Rosecrans Site Rezoning would have the potential to generate noise from day-to-day activities. During project operation, it is anticipated that the primary sources of noise occurring with the</p>	<p><u>Sepulveda/Rosecrans Site Rezoning</u></p> <p>Subsequent Environmental Documentation</p> <p>Subsequent environmental documentation must be prepared for development projects proposed to be constructed on the Sepulveda/Rosecrans site. The subsequent environmental documentation must address the following:</p> <p>I-1 A project-specific construction noise analysis must be prepared that calculates, based on project-specific parameters and identification of the site-specific sensitive receptors that could be affected by construction activities, the noise levels that would be experienced at sensitive receptors located adjacent to that site. If noise levels resulting from construction activity would result in temporary construction noise levels that exceed 65 dBA at a sensitive receptor, or cause an incremental increase of 5 dBA over the existing ambient sound level, if the existing ambient sound level at the sensitive receptor location is 65 dBA or more, then the study must identify feasible mitigation measures to be applied to that project from the list of mitigation measures provided below.</p> <p>Mitigation Measures</p> <p>The following mitigation measures are required to minimize construction related noise impacts associated with the Sepulveda/Rosecrans Site Rezoning.</p>	<p><u>Sepulveda/Rosecrans Site Rezoning</u></p> <p>Mitigation measures would reduce the impact at the Oak Avenue residential location from 67 dBA to less than significant levels. Impacts at the Fedex and Pacific Theatres locations would be significant and unavoidable. Operational impacts associated with the Sepulveda/Rosecrans Site Rezoning would be less than significant.</p>

Environmental Impact	Mitigation Measures	Level of Impact After Mitigation
<p>Sepulveda/Rosecrans Rezoning Site would be loading dock and parking lot activity. All these activities will be similar and consistent with activities occurring at the immediately adjacent non-residential uses. These activities would be within ambient noise levels and thus would not change the existing noise environment. As such, impacts related to parking lot and loading dock noise would be less than significant.</p> <p><u>Plaza El Segundo</u></p>	<p>I-1. A project-specific construction noise analysis must be prepared that calculates, based on project-specific parameters and identification of the site-specific sensitive receptors that could be affected by construction activities, the noise levels that would be experienced at sensitive receptors located adjacent to that site. If noise levels resulting from construction activity would result in temporary construction noise levels that exceed 65 dBA at a sensitive receptor, or cause an incremental increase of 5 dBA over the existing ambient sound level, if the existing ambient sound level at the sensitive receptor location is 65 dBA or more, then the study must identify feasible mitigation measures to be applied to that project from the list of mitigation measures provided below.</p> <ul style="list-style-type: none"> • Construction contracts must specify that all construction equipment shall be equipped with mufflers and other applicable noise attenuation devices. • During construction phases, the contractor must store and maintain equipment as far as possible from the adjacent receptor property locations to the southwest, north and east of the Sepulveda/Rosecrans Rezoning Site. • As stated in the City of El Segundo Municipal Code, construction must be restricted to the hours of 7:00 a.m. to 6 p.m. Monday through Saturday, and prohibited at anytime on Sunday or a Federal holiday. • Temporary plywood noise barriers must be constructed along the northern and eastern property lines of the Sepulveda/Rosecrans Rezoning Site during construction, which must be high enough to block the line-of-sight between the Sepulveda/Rosecrans Rezoning Site and receptor property locations to the southwest, north and east. <p><u>Plaza El Segundo</u></p>	<p><u>Plaza El Segundo</u></p>

Environmental Impact	Mitigation Measures	Level of Impact After Mitigation
<p>Construction</p> <p>Ambient noise levels will not increase at the Oak Avenue location as a result of construction noise sources from the Plaza El Segundo site. This analysis reflects the greater distance between the Oak Avenue residential and the main part of the Plaza El Segundo Development site. However, when construction activities are taking place on the 4.7 acre portion of the Plaza El Segundo Development site located immediately northeast of the Sepulveda/Rosecrans intersection, the effects would be the same as for construction activities occurring under the proposed Sepulveda/Rosecrans Site Rezoning and a significant impact related to construction noise would occur.</p> <p>Construction activities on the proposed Plaza El Segundo Development site would impact the receptor locations located to the north and east of the Plaza El Segundo site, due to their proximity. Specifically, ambient noise levels at these locations will experience temporary and occasional increases of 13 to 19 decibels (13 decibels at the Pacific Theatre and 19 decibels at the Fedex facility). Impacts to these receptor locations would be significant.</p> <p>Operations</p> <p>Noise increases associated with the Plaza El Segundo traffic generation would not be perceptible along any of the modeled roadways in the vicinity of the project, where sensitive receptors are located. Therefore, impacts from traffic associated with the Plaza El Segundo Development would be less than significant.</p> <p>During project operation, it is anticipated that the primary sources of noise occurring with the Plaza El Segundo site would be loading dock and parking lot activity. All these activities will be similar and consistent with activities occurring at the immediately adjacent non-residential uses. These activities would be within ambient noise levels and thus would not change the existing noise environment. As such, impacts related to parking lot and loading dock noise would be less than significant.</p>	<p>The follow mitigation measures are required to minimize construction related noise impacts associated with the Plaza El Segundo Development.</p> <p>I-2. Construction contracts must specify that all construction equipment must be equipped with mufflers and other applicable noise attenuation devices.</p> <p>I-3. During construction phases, the contractor must store and maintain equipment as far as possible from the adjacent receptor property locations to the north and east of the Plaza El Segundo site.</p> <p>I-4. As stated in the City of El Segundo Municipal Code, construction must be restricted to the hours of 7:00 a.m. to 6 p.m. Monday through Saturday, and prohibited at anytime on Sunday or a Federal holiday.</p> <p>I-5. Temporary plywood noise barriers must be constructed along the 4.5 acre portion of the Plaza El Segundo site south of the UPRR tracks during construction, which must be high enough to block the line-of-sight (a minimum of 8 feet above existing grade) between the Plaza El Segundo site and receptor property locations to the southwest, north and east.</p>	<p>With implementation of the mitigation measures (equipment mufflers and plywood barriers), impacts at the Oak Avenue residential and Pacific Theatres locations would be reduced to less than significant. The resulting noise level increase at the Fedex facility would be significant and unavoidable. Operational impacts associated with the Plaza El Segundo Development would be less than significant.</p>

Environmental Impact	Mitigation Measures	Level of Impact After Mitigation
POPULATION, HOUSING, AND EMPLOYMENT		
<p><u>Sepulveda/Rosecrans Site Rezoning</u></p> <p>Construction of the proposed Sepulveda/Rosecrans Site Rezoning and Plaza El Segundo Development would result in increased employment opportunities in the construction field, which could potentially result in increased permanent population and demand for housing in the vicinity of the Sepulveda/Rosecrans Rezoning Site. However, the employment patterns of construction workers in Southern California are such that it is not likely that they would relocate their households as a consequence of the construction employment associated with the proposed Sepulveda/Rosecrans Site Rezoning and Plaza El Segundo Development.</p> <p>Operation of the development permitted under the proposed Sepulveda/Rosecrans Site Rezoning would provide employment for approximately 1,904 persons by project completion in the year 2012. Employment resulting from the proposed Sepulveda/Rosecrans Site Rezoning would be consistent with SCAG projections for the City of El Segundo and the South Bay Cities Subregion through 2015. Therefore, impacts associated the Sepulveda/Rosecrans Site Rezoning related to employment would be less than significant.</p> <p>The City of El Segundo is a jobs rich city, with far more employment opportunities than the available housing stock can accommodate. From the SCAG data presented in Section IV.J it can be seen that the vast majority of employees in the City of El Segundo commute to work from other communities, and will continue to do so in the future. While the Sepulveda/Rosecrans Site Rezoning is expected to generate approximately 1,904 new jobs, for several reasons, it is not expected to generate a demand for 1,904 housing units. It is reasonable to expect, therefore, that many of the new employees will be drawn from the local labor force in the City of El Segundo and surrounding communities.</p> <p>It is expected that the maximum housing demand generated by the project</p>	<p><u>Sepulveda/Rosecrans Site Rezoning</u></p> <p>As no significant impacts on population, housing and employment associated with the proposed Sepulveda/Rosecrans Site Rezoning and Plaza El Segundo would occur, no mitigation measures are required. There are no available mitigation measures to address the incremental contribution of the proposed Sepulveda/Rosecrans Site Rezoning and Plaza El Segundo to the significant cumulative impact related to population growth and housing demand.</p>	<p><u>Sepulveda/Rosecrans Site Rezoning</u></p> <p>Impacts would be less than significant.</p>

Environmental Impact	Mitigation Measures	Level of Impact After Mitigation
<p>could be accommodated by the existing housing stock within the average 9.7-mile commute distance from the Sepulveda/Rosecrans Rezoning Site, without generating demand for new housing construction. Therefore, the proposed Sepulveda/Rosecrans Site Rezoning would result in less than significant impacts related to housing.</p> <p><u>Plaza El Segundo</u></p> <p>Operation of the proposed Plaza El Segundo would provide employment for approximately 952 persons. The Plaza El Segundo's estimated employee generation would account for approximately 6.8 percent of SCAG's forecasted total employment growth for the City of El Segundo during this period. Employment resulting from the proposed Plaza El Segundo Development would be consistent with SCAG projections for the City of El Segundo and the South Bay Cities Subregion through 2010. Therefore, the Plaza El Segundo would result in a less than significant impact regarding employment.</p> <p>The additional housing demand associated with the proposed Sepulveda/Rosecrans Site Rezoning would be accommodated by existing housing supply in the South Bay Cities Subregion and surrounding cities to the north and northeast of the Sepulveda/Rosecrans Rezoning Site. The proposed Plaza El Segundo would implement the proposed C-4 zoning on a portion of the Sepulveda/Rosecrans Rezoning Site. Thus the proposed Plaza El Segundo would not pose additional issues related to increased employment and housing demand. The proposed Plaza El Segundo would result in less than significant impacts related to housing.</p>	<p><u>Plaza El Segundo</u></p> <p>As no significant impacts on population, housing and employment associated with the proposed Sepulveda/Rosecrans Site Rezoning and Plaza El Segundo would occur, no mitigation measures are required. There are no available mitigation measures to address the incremental contribution of the proposed Sepulveda/Rosecrans Site Rezoning and Plaza El Segundo to the significant cumulative impact related to population growth and housing demand.</p>	<p><u>Plaza El Segundo</u></p> <p>Impacts would be less than significant.</p>

Environmental Impact	Mitigation Measures	Level of Impact After Mitigation
PUBLIC SERVICES – FIRE PROTECTION		
<p><u>Sepulveda/Rosecrans Site Rezoning</u></p> <p>Emergency access to the Sepulveda/Rosecrans Rezoning Site would be provided at several driveways along Sepulveda Boulevard, Rosecrans Avenue and from Allied Way. Internal fire access roadways would be provided throughout the Sepulveda/Rosecrans Rezoning Site. Emergency response times are not anticipated to be significantly impacted by project traffic, as the Sepulveda/Rosecrans Rezoning Site is located less than one mile southwest of ESFD Station No. 2 and within two miles of the proposed relocation site for Station No. 2. Additional City streets and public fire hydrants would be provided on the Sepulveda/Rosecrans Rezoning Site. The provision of street continuation through the site is proposed as part of the Sepulveda/Rosecrans Rezoning Project, which would improve access to the southern edge of the City. Water flow and fire hydrants would be provided in accordance with ESFD Regulations, and installation of automatic fire sprinklers and a complete life-safety alarm system within each building shall be undertaken in accordance with the requirements of the Uniform Fire Code to further preclude the need for additional fire protection. The proposed Sepulveda/Rosecrans Rezoning would not require new or physically altered fire protection facilities in order to maintain acceptable fire service ratios, response times, or other performance standards and would have a less than significant impact on fire protection services.</p> <p>A Fire Service Mitigation Fee of \$0.14 per gross square foot is required and would be provided by future development within the proposed Sepulveda/Rosecrans Rezoning Site in order to address fire service impacts. The Fire Service Mitigation Fee is set by the City at a level which adequately reflects the impacts on fire services caused by new development.</p>	<p><u>Sepulveda/Rosecrans Site Rezoning</u></p> <p>Although impacts of the proposed Sepulveda/Rosecrans Site Rezoning would be less than significant with respect to fire protection facilities, the City of El Segundo imposes the following standard conditions of project approval to offset project impacts:</p> <p>K.1-1. The applicant must pay the City of El Segundo a Fire Service Mitigation Fee of \$0.14 per gross square foot of building area prior to the issuance of a certificate of occupancy.</p> <p>K.1-2. A fire life safety plan, which must include definitive plans and specifications, must be submitted to the El Segundo Fire Department (ESFD) for review and approval prior to commencement of construction of any portion of the proposed development.</p> <p>K.1-3. The applicant must provide fire access roadways to and throughout the property and submit a layout plan to the ESFD for approval.</p> <p>K.1-4. The applicant must provide water flow and on-site fire hydrants as required by the ESFD.</p> <p>K.1-5. The following installations require separate Fire Department approval. The applicant must submit separate plans for Fire Department review:</p> <ul style="list-style-type: none"> • Automatic fire sprinklers; • Fire alarm system; • Underground fire service mains; • Fire Pumps; • Emergency generators; and • Any aboveground or underground storage tank including elevator sumps and condensation tanks. 	<p><u>Sepulveda/Rosecrans Site Rezoning</u></p> <p>Impacts of the proposed Sepulveda/Rosecrans Site Rezoning on fire protection service would be less than significant.</p>

Environmental Impact	Mitigation Measures	Level of Impact After Mitigation
<p><u>Plaza El Segundo</u></p> <p>Because the full development permitted under the proposed Sepulveda/Rosecrans Rezoning would not significantly impact fire protection services, the proposed Plaza El Segundo would also result in less than significant impacts on fire protection services.</p> <p>The proposed Plaza El Segundo Development would be responsible for paying the Fire Service Mitigation Fee of \$0.14 per gross square foot set forth in the El Segundo Municipal Code. The Fire Service Mitigation Fee is set by the City at a level which adequately reflects the impacts on fire services caused by new development.</p>	<p><u>Plaza El Segundo</u></p> <p>Although impacts of the proposed Plaza El Segundo Development would be less than significant with respect to fire protection facilities, the City of El Segundo imposes the following standard conditions of project approval to offset project impacts:</p> <p>K.1-6. The applicant must pay the City of El Segundo a Fire Service Mitigation Fee of \$0.14 per gross square foot of building area prior to the issuance of a certificate of occupancy.</p> <p>K.1-7. A fire life safety plan, which must include definitive plans and specifications, must be submitted to the El Segundo Fire Department (ESFD) for review and approval prior to commencement of construction of any portion of the proposed development.</p> <p>K.1-8. The applicant must provide fire access roadways to and throughout the property and submit a layout plan to the ESFD for approval.</p> <p>K.1-9. The applicant must provide water flow and on-site fire hydrants as required by the ESFD.</p> <p>K.1-10. The following installations require separate Fire Department approval. The applicant must submit separate plans for Fire Department review:</p> <ul style="list-style-type: none"> • Automatic fire sprinklers; • Fire alarm system; • Underground fire service mains; • Fire Pumps; • Emergency generators; and • Any aboveground or underground storage tank including elevator sumps and condensation tanks. 	<p><u>Plaza El Segundo</u></p> <p>Impacts of the proposed Plaza El Segundo on fire protection service would be less than significant.</p>
PUBLIC SERVICES – POLICE PROTECTION		
<u>Sepulveda/Rosecrans Site Rezoning</u>	<u>Sepulveda/Rosecrans Site Rezoning</u>	<u>Sepulveda/Rosecrans Site Rezoning</u>

Environmental Impact	Mitigation Measures	Level of Impact After Mitigation
<p>The additional commercial uses on the Sepulveda/Rosecrans Rezoning Site that would be permitted under the proposed C-4 zone could potentially generate an increase in the number of service calls. Responses to thefts, vehicle burglaries, damage to vehicles, traffic-related incidents, and crimes against persons are anticipated to result from an increase in traffic on adjacent streets and an increase in transient occupancy.</p> <p>ESPD has not identified any need for new or altered facilities that would be required to serve development permitted under the proposed Sepulveda/Rosecrans Site Rezoning. Therefore, impacts to police services associated with development of the proposed Sepulveda/Rosecrans Rezoning Site would be less than significant. In addition, development permitted under the proposed Sepulveda/Rosecrans Site Rezoning would be required to pay the required Police Service Mitigation Fee, which has been set by the City at a level which reflects the impacts on police services caused by new development.</p>	<p>Although impacts of the proposed Sepulveda/Rosecrans Site Rezoning would be less than significant with respect to police facilities, the City of El Segundo imposes the following standard conditions of project approval to offset project impacts.</p> <p>K.2-1. The applicant must pay the City of El Segundo a Police Service Mitigation Fee of \$0.11 per gross square foot of building area prior to the occupancy of each building.</p> <p>K.2-2. A strategic security plan, which must include definitive plans and specifications, must be submitted to the El Segundo Police Department (ESPD) for review and approval prior to commencement of construction of any portion of the proposed Sepulveda/Rosecrans Site Rezoning and Plaza El Segundo Development. The strategic security plan must include, but not be limited to, the following items:</p> <ul style="list-style-type: none"> • Depending on the size of the structure and its location in relation to the streets, the size of the displayed address may vary from a minimum of 4” to as much as 24”. • Building entrances and exits must be limited in number and located in a manner to increase security and visibility of the building. • All landscaping must be low profile especially around perimeter fencing, windows, doors and entryways taking special care not to limit visibility and provide climbing access. • Adequate street, walkway, building and parking lot lighting shall be provided to enhance security. • Provisions for on-site security personnel. 	<p>Impacts of the proposed Sepulveda/Rosecrans Site Rezoning on police protection service would be less than significant.</p>
<p><u>Plaza El Segundo</u></p> <p>Because the full development permitted under the proposed Sepulveda/Rosecrans Rezoning would not significantly impact police services, the proposed Plaza El Segundo would also result in less than significant impacts on police services. The proposed Plaza El Segundo Development would incorporate a security plan into the project design, to include visible building addresses, limited entrances and exits, low profile</p>	<p><u>Plaza El Segundo</u></p> <p>Although impacts of the proposed Plaza El Segundo Development would be less than significant with respect to police facilities, the City of El Segundo imposes the following standard conditions of project approval to offset project impacts.</p>	<p><u>Plaza El Segundo</u></p> <p>Impacts of the proposed Plaza El Segundo on police protection service</p>

Environmental Impact	Mitigation Measures	Level of Impact After Mitigation
<p>landscaping, adequate lighting, and provisions for security personnel. The security plan would work to reduce crime and thus reduce police service calls and need for new or physically altered police facilities. Additionally, as stated above, payment of the Police Service Mitigation Fee, which has been set by the City at a level which reflects the impacts on police services caused by new development, would also be required.</p>	<p>K.2-3. The applicant must pay the City of El Segundo a Police Service Mitigation Fee of \$0.11 per gross square foot of building area prior to the occupancy of each building.</p> <p>K.2-4. A strategic security plan, which must include definitive plans and specifications, must be submitted to the El Segundo Police Department (ESPD) for review and approval prior to commencement of construction of any portion of the proposed Sepulveda/Rosecrans Site Rezoning and Plaza El Segundo Development. The strategic security plan must include, but not be limited to, the following items:</p> <ul style="list-style-type: none"> • Depending on the size of the structure and its location in relation to the streets, the size of the displayed address may vary from a minimum of 4” to as much as 24”. • Building entrances and exits must be limited to keep control and visibility of the building. • All landscaping must be low profile especially around perimeter fencing, windows, doors and entryways taking special care not to limit visibility and provide climbing access. • Adequate street, walkway, building and parking lot lighting must be provided to enhance security. • Provisions for on-site security personnel. 	<p>would be less than significant.</p>

Environmental Impact	Mitigation Measures	Level of Impact After Mitigation
TRANSPORTATION AND TRAFFIC		
<p><u>Sepulveda/Rosecrans Site Rezoning</u></p> <p>The proposed Sepulveda/Rosecrans Site Rezoning would significantly impact 13 intersections during the a.m peak hour, p.m. peak hour or Saturday mid-day peak hour (or combinations of the above).</p> <p>The Sepulveda/Rosecrans Site Rezoning is estimated to contribute approximately 272 trips in the southbound direction on the San Diego Freeway between the I-105 interchange and El Segundo Boulevard. During the afternoon peak hour, this number of trips would cause the D/C ratio to increase by 0.03, with a resulting LOS of F(0), which would constitute a significant impact at this location. The remaining freeway segments would not be significantly impacted by the proposed Sepulveda/Rosecrans Site Rezoning.</p> <p>Significant impacts were identified for the southbound I-405 between the I-105 Interchange and El Segundo Boulevard for the Sepulveda/Rosecrans Site Rezoning. The nearest arterial CMP monitoring stations are located at the intersections of Rosecrans Avenue and Sepulveda Boulevard and El Segundo Boulevard and Sepulveda Boulevard. These intersections would be significantly impacted by the Sepulveda/Rosecrans Site Rezoning. Impacts of the proposed Sepulveda/Rosecrans Site Rezoning with respect to the CMP would be significant.</p>	<p><u>Sepulveda/Rosecrans Site Rezoning</u></p> <p>The following mitigation measures are required to reduce traffic impacts from the full implementation of the proposed C-4 zone under the Sepulveda/Rosecrans Site Rezoning.</p> <p>Physical Roadway Improvements</p> <p>L-1 <u>El Segundo Boulevard and Sepulveda Boulevard.</u> Convert the existing eastbound right-turn only lane to a shared through/right-turn lane. There exists three receiving lanes on the east leg of the intersection. In addition, modify the raised center median to convert the westbound shared through left-turn lane to a dedicated second left turn lane and additional through lane.</p> <p>L-2 <u>El Segundo Boulevard and Aviation Boulevard.</u> Provide a fair share cost of roadway construction and striping for a dedicated northbound right-turn lane at this intersection based upon each project's volume of traffic added to the intersection. Another development project (Los Angeles Air Force Base Land Conveyance, Construction and Development) will be providing all of the additional right-of-way necessary to implement this improvement.</p> <p>L-3 <u>Park Place and Nash Street.</u> Provide a new traffic signal at this location. Widen and restripe the eastbound and westbound directions to provide one left-turn lane, one through lane, and one right-turn only lane.</p> <p>L-4 <u>Park Place and Douglas Street.</u> Provide a new traffic signal at this location.</p> <p>L-5 <u>Rosecrans Avenue and Sepulveda Boulevard.</u> On the westbound approach of Rosecrans Avenue dedicate additional right-of-way on the north side of Rosecrans Avenue to provide a free flow right-turn lane and third left-turn lane. Sepulveda Boulevard south of Rosecrans Avenue may need to be widened</p>	<p><u>Sepulveda/Rosecrans Site Rezoning</u></p> <p>Implementation of the mitigation measures would reduce traffic-related impacts from Sepulveda/Rosecrans Site Rezoning to less than significant levels with the exception of El Segundo Boulevard and Sepulveda Boulevard during the p.m. peak hour and Rosecrans Avenue and Aviation Boulevard for the Saturday mid-day peak hour.</p> <p>Payment of the El Segundo Traffic Mitigation Fee would reduce impacts related to cumulative traffic growth at intersections that are wholly or partly within the City of El Segundo to less than significant. There is no mechanism available for</p>

Environmental Impact	Mitigation Measures	Level of Impact After Mitigation
	<p>to accommodate the third left-turn lane, depending on the specific design of this lane. This widening could take place within the existing Sepulveda Boulevard right-of-way. Widen the east side of Sepulveda Boulevard along the project frontage to provide the acceptance lane for the free westbound right-turn lane. This additional lane on Sepulveda should be improved to the new Park Place connection where a right turn lane will be provided. This intersection's jurisdiction is shared with Manhattan Beach and Caltrans. Coordination and concurrence of these agencies for implementation of these improvements would be required.</p> <p>L-6 <u>Rosecrans Avenue and Continental Way.</u> Provide a new traffic signal at this location. This intersection's jurisdiction is shared with Manhattan Beach. Coordination and concurrence of this agency for implementation of this improvement would be required.</p> <p>L-7 <u>Rosecrans Avenue and Douglas Street.</u> On the westbound approach, widen the north side of Rosecrans Avenue to provide a dedicated westbound right-turn lane. This intersection's jurisdiction is shared with Manhattan Beach. Coordination and concurrence of this agency for implementation of this improvement would be required. This improvement is included as part of the current Rosecrans/Aviation Widening (discussed under "Future Highway System Improvements") but will be guaranteed by the project.</p> <p>Site Trip Reductions</p> <p>L-8 Project applicants must promote rideshare programs (bikes, rideshare matching and transit options) as required by the City of El Segundo Transportation Demand Management Program (TDM). In addition to the traditional TDM program, project applicants must promote access to the Commute View System which is being implemented by the City to provide information on congested routes to provide additional trip reduction measures. The Commute View System is an advanced traveler</p>	<p>providing fair share contributions to improvements that would cumulative traffic impacts at intersections located wholly outside the City of El Segundo. Therefore, cumulative traffic impacts would be significant and unavoidable at six intersections.</p> <p>There is no mechanism available for providing fair share contributions to mitigate freeway impacts. Therefore impacts to one freeway segment (southbound San Diego Freeway between the I-105 interchange and El Segundo Boulevard) would be significant and unavoidable.</p> <p>In addition, improvements at three intersections require coordination and concurrence of</p>

Environmental Impact	Mitigation Measures	Level of Impact After Mitigation
	<p>information system which provides real time travel time information, incident information, and general traffic conditions through a variety of devices such as the cable, internet, cell phone and wireless PDA. This will provide commuters the ability to make informed decisions regarding the route, time of travel and mode of transportation. Project applicants must include or share in a transit connection system to promote use of the existing Metro Green Line service, remote employee lot during seasonal peaks and local circulator service. Based upon estimate usage patterns and trial studies, an approximately three percent reduction in trips to and from the site during peak periods is anticipated with these enhancements.</p> <p><i>Intelligent Transportation Systems Connections/Upgrades</i></p> <p>L-9 The South Bay area will be enhanced with an area-wide signal system upgrade prior to project completion in 2012. This system is already funded and will be implemented with or without the proposed project. The improvement will provide for intelligent transportation systems (ITS) which provide real time adjustment to signal timing based upon current conditions thereby increasing capacity along major corridors. ITS system enhancements are currently being tested and evaluated which provide further enhanced capacity. These enhancements provide advanced communication upgrades to the users of the roadway systems. Items include Advanced Traveler Information System (ATIS) and Advanced Traffic Management Systems (ATMS). ATIS provides commuters with information to make route and time of day decisions. The Commute View System discussed above is a form of ATIS which has been developed by the City of El Segundo. The enhanced ATIS system that would be included within the South Bay ITS system will enable private sector partners to disseminate freeway and arterial traffic information to the public via paid subscription services. Project applicants must provide for sponsorship of these programs by providing access</p>	<p>Caltrans and/or other agencies. In the event that the concurrence of other jurisdictions cannot be obtained, impacts at these intersections would be significant and unavoidable.</p>

Environmental Impact	Mitigation Measures	Level of Impact After Mitigation
	<p>to the system with a centralized monitor for display and use within proposed developments and by working with project tenants to offer fully or partially subsidized monthly subscriptions to employees (currently estimated at full cost of \$5.00 per month per user). ATMS manages the traffic system on surrounding streets. Because there is no guarantee that subscription subsidies will be provided by future tenants of developments within the Sepulveda/Rosecrans Rezoning Site, no credit for these advanced systems can be taken except for the enhancements provided by the South Bay ITS system as presently designed (7%, see discussion under "Future Highway System Improvements").</p> <p>Local Street-Freeway Inter-Ties</p> <p>L-10 Communication upgrades which provide communication between the local street systems and freeway systems may be installed in the future that provide improved connectivity between the systems and enhanced capacity. These systems, which have not yet been designed, would provide connectivity between the El Segundo, South Bay and Caltrans ITS systems. Information collected from the roadway systems would be sent directly or disseminated among these three agencies. If funding mechanisms are established for such systems within the projected development time frame for the Sepulveda/Rosecrans Site Rezoning, project applicants must provide for fair share funding of these improvements based upon project traffic volume increase compared to other projects in the area.</p> <p>Video Camera Rosecrans Freeway Ramps</p> <p>L-11 Video cameras must be installed at all on- and off-ramps (i.e., southbound and northbound, four ramps total) that intersect with Rosecrans Avenue to provide visual monitoring of current freeway conditions and potential manual adjustments to metering or timing as required. Video cameras would be connected to the Caltrans and local ITS systems. Current</p>	

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	<p>freeway conditions are monitored with some cameras, but are primarily monitored with sensitivity monitors. Caltrans has current capability to adjust metering and signal timing that would be enhanced by these cameras. Installation of cameras would need to be coordinated with Caltrans, South Bay ITS and local jurisdictions.</p> <p>Implementation of these improvements and resultant modification of routes and/or delay in arriving or leaving the site is anticipated to create an approximately three percent increase in roadway capacity based upon recent studies in the South Bay area under trial conditions.</p> <p><i>Project parking/egress information system for key access/egress corridors</i></p> <p>L-12 Project applicants must provide parking/egress information systems in the manner of Changeable Message Signs (CMS) along key access/egress corridors of Sepulveda Boulevard, Rosecrans Avenue, and Park Place. Currently, Los Angeles County is installing CMS on major streets in the South Bay area and locations for additional CMS would be identified in coordination with Los Angeles County. A centrally located kiosk system must be included in project design that can disseminate roadway conditions along the major routes. This information would be utilized by the employee or patron to determine the least congested access/egress route to/from the project, thereby minimizing delay on the roadway systems. Based upon recent studies in the South Bay area under trial conditions, implementation of this measure is anticipated to improve capacity at the site adjacent intersections by three percent, along major corridors of Rosecrans Avenue, Sepulveda Boulevard, and El Segundo Boulevard by two percent, and the balance of the study intersections by one percent.</p> <p><i>Improvements for Cumulative Growth</i></p> <p>L-13 In order to assist in addressing future cumulative traffic</p>	

Environmental Impact	Mitigation Measures	Level of Impact After Mitigation
<p><u>Plaza El Segundo</u></p> <p>The proposed Plaza El Segundo Development would significantly impact a total of seven intersections during the a.m. peak hour, p.m. peak hour or Saturday mid-day peak hour (or combinations of the above).</p> <p>The proposed Plaza El Segundo Development is estimated to contribute approximately 189 trips in the southbound direction on the San Diego Freeway between the I-105 interchange and El Segundo Boulevard. During the afternoon peak hour, this number of trips would cause the D/C ratio to increase by 0.02, with a resulting LOS of F(0), which would constitute a significant impact at this location. The remaining freeway segments would not be significantly impacted by the proposed Plaza El Segundo Development.</p> <p>Significant impacts were identified for the southbound I-405 between the I-105 Interchange and El Segundo Boulevard for the proposed Plaza El Segundo Development. The nearest arterial CMP monitoring stations are located at the intersections of Rosecrans Avenue and Sepulveda Boulevard and El Segundo Boulevard and Sepulveda Boulevard. These intersections would be significantly impacted by the proposed Plaza El Segundo Development. Impacts of the proposed Plaza El Segundo Development with respect to the CMP would be significant.</p>	<p>deterioration, the City of El Segundo through its Traffic Congestion Mitigation Fee Ordinance will require the developer of a specific project to make a “fair share” contribution for programmed roadway improvements. In addition, project implementation of the signal system enhancements described above will benefit the entire system and reduce cumulative impacts along the roadway corridors.</p> <p><u>Plaza El Segundo</u></p> <p>From the list of mitigation measures required to address the complete implementation of the C-4 zone on the proposed Sepulveda/Rosecrans Rezoning Site, the following specific mitigation measures must be required to address the traffic impacts of the proposed Plaza El Segundo Development.</p> <p>Physical Roadway improvements</p> <p>L-14 <u>El Segundo Boulevard and Sepulveda Boulevard</u> – Convert the existing eastbound right-turn only lane to a shared through/right-turn lane. There exists three receiving lanes on the east leg of the intersection. In addition, modify the raised center median to convert the westbound shared through left-turn lane to a dedicated second left turn lane and additional through lane.</p> <p>L-15 <u>El Segundo Boulevard and Aviation Boulevard</u> – Provide a fair share cost of roadway construction and striping for a dedicated northbound right-turn lane at this intersection based upon each project’s volume of traffic added to the intersection. Another development project (Los Angeles Air Force Base Land Conveyance, Construction and Development) will be providing all of the additional right-of-way necessary to implement this improvement.</p> <p>L-16 <u>Rosecrans Avenue and Sepulveda Boulevard</u> – On the westbound approach of Rosecrans Avenue dedicate additional right-of-way on the north side of Rosecrans Avenue to provide a free flow right-turn lane and third left-turn lane. Sepulveda</p>	<p><u>Plaza El Segundo</u></p> <p>Implementation of the mitigation measures would reduce traffic-related impacts from the Plaza El Segundo Development to less than significant levels with the exception of the intersection of El Segundo Boulevard and Sepulveda Boulevard.</p> <p>Payment of the El Segundo Traffic Mitigation Fee would reduce impacts related to cumulative traffic growth at intersections that are wholly or partly within the City of El Segundo to less than significant. There is no mechanism</p>

Environmental Impact	Mitigation Measures	Level of Impact After Mitigation
	<p>Boulevard south of Rosecrans Avenue may need to be widened to accommodate the third left-turn lane, depending on the specific design of this lane. This widening could take place within the existing Sepulveda Boulevard right-of-way. Widen the east side of Sepulveda Boulevard along the project frontage to provide the acceptance lane for the free westbound right-turn lane. This additional lane on Sepulveda should be improved to the new Park Place connection where a right turn lane will be provided. This intersection's jurisdiction is shared with Manhattan Beach and Caltrans. Coordination and concurrence of these agencies for implementation of these improvements would be required.</p> <p>L-17 <u>Rosecrans Avenue and Continental Way</u> – Provide a new traffic signal at this location. This intersection's jurisdiction is shared with Manhattan Beach. Coordination and concurrence of this agency for implementation of this improvement would be required.</p> <p>Site Trip Reductions</p> <p>L-18 The project applicant must promote rideshare programs (bikes, rideshare matching, and transit options) as required by the City of El Segundo Transportation Demand Management Program (TDM). In addition to the traditional TDM program and to provide additional trip reduction measures, the project applicant must promote access to the Commuter View System which is being implemented by the City to provide information on congested routes. The project applicant must provide a transit connection system that may be shared with other nearby retail projects to promote use of the existing Metro Green Line service, remote employee lot during seasonal peaks and local circulator service. Based upon typical usage patterns, an approximately three percent reduction in trips to and from the site during peak periods is anticipated with these enhancements.</p>	<p>available for providing fair share contributions to improvements that would cumulative traffic impacts at intersections located wholly outside the City of El Segundo. Therefore, cumulative traffic impacts would be significant and unavoidable at six intersections.</p> <p>There is no mechanism available for providing fair share contributions to mitigate freeway impacts. Therefore impacts to one freeway segment (southbound San Diego Freeway between the I-105 interchange and El Segundo Boulevard) would be significant and unavoidable.</p> <p>In addition, improvements at two intersections require coordination and</p>

Environmental Impact	Mitigation Measures	Level of Impact After Mitigation
	<p><i>Intelligent Transportation System Connections/Upgrades</i></p> <p>L-19 The South Bay area will be enhanced with an area-wide signal system upgrade prior to project completion in 2012. This system is already funded and will be implemented with or without the proposed project. The improvement will provide for intelligent transportation systems (ITS) which provide real time adjustment to signal timing based upon current conditions thereby increasing capacity along major corridors. ITS system enhancements are currently being tested and evaluated which provide further enhanced capacity. These enhancements provide advanced communication upgrades to the users of the roadway systems. Items include Advanced Traveler Information System (ATIS) and Advanced Traffic Management Systems (ATMS). ATIS provides commuters with information to make route and time of day decisions. The Commute View System discussed above is a form of ATIS which has been developed by the City of El Segundo. The enhanced ATIS system that would be included within the South Bay ITS system will enable private sector partners to disseminate freeway and arterial traffic information to the public via paid subscription services. The project applicant must provide for sponsorship of these programs by providing access to the system with a centralized monitor for display and use within the proposed Plaza EL Segundo Developments and by working with project tenants to offer fully or partially subsidized monthly subscriptions to employees (currently estimated at full cost of \$5.00 per month per user). ATMS manages the traffic system on surrounding streets. Because there is no guarantee that subscription subsidies will be provided by future tenants of developments within the Sepulveda/Rosecrans Rezoning Site, no credit for these advanced systems can be taken except for the enhancements provided by the South Bay ITS system as presently designed (7%, see discussion under "Future Highway System Improvements").</p>	<p>concurrence of Caltrans and/or other agencies. In the event that the concurrence of other jurisdictions cannot be obtained, impacts at these intersections would be significant and unavoidable.</p>

Environmental Impact	Mitigation Measures	Level of Impact After Mitigation
	<p>Improvements for Cumulative Growth L-20 In order to assist in addressing future cumulative traffic deterioration, the project applicant must comply with the City of El Segundo Traffic Congestion Mitigation Fee Ordinance and make a “fair share” contribution for programmed roadway improvements. In addition, project implementation of the signal system enhancements described above will benefit the entire system and reduce cumulative impacts along the roadway corridors.</p>	
UTILITIES - SEWER		
<p><u>Sepulveda/Rosecrans Site Rezoning</u></p> <p>The estimated sewage generation associated with the proposed Sepulveda/Rosecrans Site Rezoning would be 277,375 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 permitted under the proposed C-4 zone 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.</p> <p>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.</p> <p>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</p>	<p><u>Sepulveda/Rosecrans Site Rezoning</u></p> <p>Subsequent Environmental Documentation</p> <p>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:</p> <p>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.</p> <p>Mitigation Measures</p> <p>The following mitigation measures are required for the proposed Sepulveda/Rosecrans Site Rezoning to ensure compliance with all code and ordinance requirements:</p>	<p><u>Sepulveda/Rosecrans Site Rezoning</u></p> <p>With the implementation of the listed mitigation measures, impacts of the proposed Sepulveda/Rosecrans Site Rezoning on sewer service would be less than significant.</p>

Environmental Impact	Mitigation Measures	Level of Impact After Mitigation
<p>project approval. Upon annexation, local sewer infrastructure would carry sewage to County Sanitation Districts of Los Angeles County infrastructure and ultimately to the JWPCP. According to the Los Angeles County Sanitation Districts, sewer service will be provided up to the levels legally permitted. 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 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.</p>	<p>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.</p> <p>M.1-1 The Sepulveda/Rosecrans Rezoning Site must be annexed to Los Angeles County Sanitation District No. 5.</p> <p>M.1-2 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.</p> <p>M.1-3 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.</p> <p>M.1-4 The applicant must be required to replace or upgrade the sewer infrastructure on or adjacent to the Sepulveda/Rosecrans Rezoning Site, as needed.</p> <p>M.1-5 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.</p> <p>M.1-6 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.</p> <p>M.1-7 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.</p> <p>M.1-8 All future developments must be discharged to the existing twelve-inch sanitary sewer main in Rosecrans Avenue.</p>	

Environmental Impact	Mitigation Measures	Level of Impact After Mitigation
<p><u>Plaza El Segundo</u></p> <p>The analysis provided below regarding sewer 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 sewer service and infrastructure that were not examined in the Program EIR for the proposed Sepulveda/Rosecrans Site Rezoning.</p> <p>The proposed Plaza El Segundo would generate an estimated 139,250 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 sewage flows that would be generated by the proposed Plaza El Segundo. According to the Los Angeles County Sanitation Districts, sewer service will be provided up to the levels legally permitted. 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.</p>	<p><u>Plaza El Segundo</u></p> <p>The following mitigation measures are required for the proposed Plaza El Segundo Development to ensure compliance with all code and ordinance requirements:</p> <p>M.1-9 The Sepulveda/Rosecrans Rezoning Site must be annexed to Los Angeles County Sanitation District No. 5.</p> <p>M.1-10 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.</p> <p>M.1-11 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.</p> <p>M.1-12 The existing 15-inch sanitary sewer line must be removed and replaced with an 18-inch line. Plans must identify point of connection for the proposed ten-inch sanitary sewer to the existing sanitary sewer main on Allied Way.</p> <p>M.1-13 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.</p> <p>M.1-14 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.</p> <p>M.1-15 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.</p>	<p><u>Plaza El Segundo</u></p> <p>With the implementation of the listed mitigation measures, impacts of the proposed Plaza El Segundo Development on sewer service would be less than significant.</p>

Environmental Impact	Mitigation Measures	Level of Impact After Mitigation
UTILITIES - WATER		
<p><u>Sepulveda/Rosecrans Site Rezoning</u></p> <p>The estimated water consumption associated with the proposed Sepulveda/Rosecrans Site Rezoning would be 322,850 gpd. 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 permitted under the proposed C-4 zone does not use water. Expansion of the existing RV storage facility onto the proposed Sepulveda/Rosecrans Rezoning Site would not involve additional water consumption. As such, these facilities would not require additional infrastructure or generate demand for water supply or infrastructure. 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.</p> <p>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. 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. 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.</p> <p>A water needs assessment determined that the City of El Segundo has sufficient water supplies to supply to proposed project.</p>	<p><u>Sepulveda/Rosecrans Site Rezoning</u></p> <p>Subsequent Environmental Documentation</p> <p>Subsequent environmental documentation shall be prepared for development projects proposed to be constructed on the Sepulveda/Rosecrans Rezoning Site. This information shall 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 shall include the following:</p> <p>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.</p> <p>Mitigation Measures</p> <p>The following mitigation measures must be implemented to address significant impacts related to water distribution infrastructure:</p> <p>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.</p> <p>M.2-2 New streets must 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.</p>	<p><u>Sepulveda/Rosecrans Site Rezoning</u></p> <p>With implementation of the listed mitigation measures, impacts of the proposed Sepulveda/Rosecrans Site Rezoning on water service would be less than significant.</p>

Environmental Impact	Mitigation Measures	Level of Impact After Mitigation
	<p>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 should be a minimum of ten inches.</p> <p>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.</p> <p>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.</p> <p>M.2-6 Reclaimed water must be used as the water source to irrigate landscaped areas on the Sepulveda/Rosecrans Rezoning Site.</p> <p>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).</p> <p>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.</p> <p>M.2-9 Selection of drought-tolerant, low water consuming plant varieties must be used to reduce irrigation water consumption.</p> <p>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.</p> <ul style="list-style-type: none"> • 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. 	

Environmental Impact	Mitigation Measures	Level of Impact After Mitigation
<p><u>Plaza El Segundo</u></p> <p>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.</p> <p>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. Impacts to water supply would therefore be less than significant.</p> <p>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. 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. As the proposed Plaza El Segundo Development requires the expansion of existing water infrastructure, a significant impact to water service would occur.</p> <p>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.</p>	<p><u>Plaza El Segundo</u></p> <p>The following mitigation measures shall be implemented to address significant impacts related to water distribution infrastructure:</p> <p>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 must be a minimum of ten inches.</p> <p>M.2-12 Development on the proposed Plaza El Segundo Site must include dual water connections to allow for landscaping to be irrigated by reclaimed water.</p> <p>M.2-13 Reclaimed water must be used as the water source to irrigate landscaped areas on the Plaza El Segundo Development.</p> <p>M.2-14 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).</p> <p>M.2-15 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.</p> <p>M.2-16 Selection of drought-tolerant, low water consuming plant varieties must be used to reduce irrigation water consumption.</p> <p>M.2-17 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.</p>	<p><u>Plaza El Segundo</u></p> <p>With implementation of the listed mitigation measures, impacts of the proposed Plaza El Segundo on water service would be less than significant.</p>

Environmental Impact	Mitigation Measures	Level of Impact After Mitigation
	<ul style="list-style-type: none"> • 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. 	
UTILITIES – SOLID WASTE		
<p><u>Sepulveda/Rosecrans Site Rezoning</u></p> <p>The existing structures on the Sepulveda/Rosecrans Rezoning Site have been or are in the process of being demolished. Approximately 75 percent of the solid waste generated during construction as a result of the Rezoning has been recycled and salvaged. Through the remainder of construction such solid waste would continue to be recycled and salvaged at this rate. Materials not recycled would be disposed of at local landfills. The amount of solid waste generated by the construction of the Sepulveda/Rosecrans Site Rezoning project 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.</p> <p>The estimated solid waste generation associated with the proposed Sepulveda/Rosecrans Site Rezoning would be approximately 4,250 pounds per day. 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 permitted under the proposed C-4 zone 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.</p> <p>Although existing landfills in Los Angeles County are near capacity, potential landfill expansion could accommodate the projected growth for the region. The Sepulveda/Rosecrans Rezoning Site would be required to</p>	<p><u>Sepulveda/Rosecrans Site Rezoning</u></p> <p>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. The City of El Segundo imposes the following standard conditions of project approval to offset project impacts:</p> <p>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.</p> <p>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.</p> <p>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.</p>	<p><u>Sepulveda/Rosecrans Site Rezoning</u></p> <p>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.</p>

Environmental Impact	Mitigation Measures	Level of Impact After Mitigation
<p>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.</p> <p><u>Plaza El Segundo</u></p> <p>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.</p> <p>The development at Plaza El Segundo would generate 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 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.</p>	<p><u>Plaza El Segundo</u></p> <p>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.</p> <p>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.</p> <p>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.</p>	<p><u>Plaza El Segundo</u></p> <p>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.</p>
UTILITIES – NATURAL GAS		
<p><u>Sepulveda/Rosecrans Site Rezoning</u></p> <p>The estimated natural gas consumption associated with the proposed Sepulveda/Rosecrans Site Rezoning would be approximately 82,166 cf per day. Continuation of the existing lumber yard in its current location 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. Expansion of the existing RV storage facility onto the proposed Sepulveda/Rosecrans Rezoning Site would not involve additional natural</p>	<p><u>Sepulveda/Rosecrans Site Rezoning</u></p> <p>As no significant natural gas service impacts have been identified, no mitigation measures are required.</p>	<p><u>Sepulveda/Rosecrans Site Rezoning</u></p> <p>Impacts on natural gas service associated with the proposed Sepulveda/Rosecrans Site Rezoning would be less than significant.</p>

Environmental Impact	Mitigation Measures	Level of Impact After Mitigation
<p>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. Therefore, natural gas impacts from the development of the proposed Sepulveda/Rosecrans Site Rezoning would be less than significant.</p> <p><u>Plaza El Segundo</u></p> <p>The estimated natural gas consumption by the Plaza El Segundo is approximately 41,083 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. Therefore, natural gas impacts from the development of the proposed Plaza El Segundo would be less than significant.</p>	<p><u>Plaza El Segundo</u></p> <p>As no significant natural gas service impacts have been identified, no mitigation measures are required.</p>	<p><u>Plaza El Segundo</u></p> <p>Impacts on natural gas service associated with the proposed Plaza El Segundo would be less than significant.</p>
UTILITIES - ELECTRICITY		
<p><u>Sepulveda/Rosecrans Site Rezoning</u></p> <p>The estimated electricity consumption associated with the proposed Sepulveda/Rosecrans Site Rezoning would be approximately 40,090 kilowatt hours (kwh) per day. 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. 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</p>	<p><u>Sepulveda/Rosecrans Site Rezoning</u></p> <p>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:</p> <p>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:</p> <ul style="list-style-type: none"> 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. 	<p><u>Sepulveda/Rosecrans Site Rezoning</u></p> <p>Impacts on electrical service associated with the proposed Sepulveda/Rosecrans Site Rezoning would be less than significant.</p>

Environmental Impact	Mitigation Measures	Level of Impact After Mitigation
<p>project. Therefore, impacts related to electricity would be less than significant.</p> <p><u>Plaza El Segundo</u></p> <p>The estimated electricity consumption by the Plaza El Segundo is approximately 24,313 kwh per day. SCE has indicated that they can accommodate the electricity demands of the proposed Plaza El Segundo. Therefore, impacts related to electricity would be less than significant.</p>	<ul style="list-style-type: none"> • 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. <p>M.5-2 All on-site electrical lines must be placed underground, except for high voltage transmission lines located along Rosecrans Avenue.</p> <p>M.5-3 Electrical transformers must be screened from view from the public right-of-way.</p> <p><u>Plaza El Segundo</u></p> <p>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:</p> <p>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:</p> <ul style="list-style-type: none"> • 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. 	<p><u>Plaza El Segundo</u></p> <p>Impacts on electrical service associated with the proposed Plaza El Segundo would be less than significant.</p>

Environmental Impact	Mitigation Measures	Level of Impact After Mitigation
	<ul style="list-style-type: none"> • 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. <p>M.5-5 All on-site electrical lines must be placed underground, except for high voltage transmission lines along Rosecrans Avenue.</p> <p>M.5-6 Electrical transformers must be screened from view from the public right-of-way.</p>	
CULTURAL RESOURCES		
<p><u>Sepulveda/Rosecrans Site Rezoning</u></p> <p>The Proposed Circulation Element Update Draft EIR requires analysis of potential impacts related to cultural resources for later projects that would implement the proposed Circulation Element Update. The proposed connection of Park Place between Sepulveda Boulevard and Nash Street and connection of Park Place to Hughes Way via Allied Way through the Sepulveda/Rosecrans Rezoning Site would constitute a project that implements the Circulation Element Update policies. The analysis provided below meets the requirement for a records search to be conducted prior to development of Circulation Element facilities within the Sepulveda/Rosecrans Site. Based upon the analysis, construction of this component of the proposed Circulation Element Update would not result in new effects related to cultural resources that were not examined in the Program EIR for the proposed Circulation Element Update.</p> <p>As no known archaeological resources are known to exist on the Sepulveda/Rosecrans Rezoning Site, no impacts to archaeological resources are anticipated as a result of future developments. It is not anticipated that any developments on the Sepulveda/Rosecrans Rezoning Site would encounter archaeological resources during construction</p>	<p><u>Sepulveda/Rosecrans Site Rezoning</u></p> <p>Subsequent Environmental Documentation</p> <p>Subsequent environmental documentation must be prepared for development projects proposed to be constructed on the Sepulveda/Rosecrans Rezoning Site. The subsequent environmental documentation must include the following:</p> <p>N-1 A records search and/or Phase I Archaeological Survey must be conducted by a qualified archaeologist prior to the start of construction activities (including grading) for any development on the Sepulveda/Rosecrans Rezoning Site. If the survey identifies resources within the construction area, follow on studies shall be conducted in accordance with the recommendations of the records search prior to commencement of construction.</p> <p>N-2 Further analysis of Cultural Resource 19-186856 is required, that meets the requirements of CEQA Guidelines Section 15064.5(a)(2), to determine potential eligibility for the California or National Register of Historic Places prior to any</p>	<p><u>Sepulveda/Rosecrans Site Rezoning</u></p> <p>With implementation of the mitigation measures listed above impacts to cultural resources would be less than significant.</p>

Environmental Impact	Mitigation Measures	Level of Impact After Mitigation
<p>activities.</p> <p>No paleontological resources are known to exist on the Sepulveda/Rosecrans Rezoning Site. Therefore, no impacts to paleontological resources are anticipated as a result of the proposed Sepulveda/Rosecrans Site Rezoning project.</p> <p>One historic resource has been identified on the Sepulveda/Rosecrans Rezoning Site. This resource has been identified as the brass foundry foundation located on the H. Kramer portion of the Sepulveda/Rosecrans Rezoning Site. Future development on the H. Kramer portion of the Sepulveda/Rosecrans Rezoning Site could significantly impact this resource. Further evaluation is necessary to determine whether this resource is eligible for listing on the California or National Registers.</p>	<p>construction activities occurring on the H. Kramer portion of the Sepulveda/Rosecrans Rezoning Site. If further analysis identifies that the resource is eligible, then the recommendations identified in that analysis must be followed.</p> <p>Mitigation Measures</p> <p>The following mitigation measure must be required for any future development on the Sepulveda/Rosecrans Rezoning Site.</p> <p>N-1 A records search and/or Phase I Archaeological Survey must be conducted by a qualified archaeologist prior to the start of construction activities (including grading) for any development on the Sepulveda/Rosecrans Rezoning Site. If the survey identifies resources within the construction area, follow on studies must be conducted in accordance with the recommendations of the records search prior to commencement of construction.</p> <p>N-2 Further analysis of Cultural Resource 19-186856, that meets the requirements of CEQA Guidelines Section 15064.5(a)(2), is required to determine potential eligibility for the California or National Historic Register of Historic Places prior to any construction activities occurring on the H. Kramer portion of the Sepulveda/Rosecrans Rezoning Site. If further analysis identifies that the resource is eligible, then the recommendations identified in that analysis must be followed and measures identified to reduce impacts to less than significant levels.</p> <p>N-3 In the event that archaeological or paleontological resources are encountered during the course of grading or construction, all development must temporarily cease in these areas until the resources are properly assessed and subsequent recommendations are determined by a qualified archaeologist/paleontologist.</p>	

Environmental Impact	Mitigation Measures	Level of Impact After Mitigation
<p><u>Plaza El Segundo</u></p> <p>The records search provided above is in accordance with the mitigation measures for the Sepulveda/Rosecrans Site Rezoning that require site specific evaluation of potential cultural resources issues and no further analysis of this iss beyond that set forth in the preceding section would be required for the proposed Plaza El Segundo Development. The analysis demonstrates that construction of this component of the proposed Sepulveda/Rosecrans Site Rezoning would not result in new effects related to cultural resources that were not examined in the Program EIR for the proposed Sepulveda/Rosecrans Site Rezoning.</p> <p>As no known archaeological resources are known to exist on the Plaza El Segundo Site, no impacts to archaeological resources are anticipated. Therefore, it is not anticipated that any archaeological resources would be encountered during construction activities associated with the Plaza El Segundo.</p> <p>No paleontological resources are known to exist on the Plaza El Segundo Site. Therefore, no impacts to paleontological resources are anticipated as a result of the proposed Plaza El Segundo Development.</p> <p>No historic resources have been identified on the Plaza El Segundo Site. All structures associated with the former industrial uses have been demolished and the Plaza El Segundo site is currently undergoing soil characterization. Therefore, the Plaza El Segundo Development would not impact any historic resources and no mitigation measures are required.</p>	<p><u>Plaza El Segundo</u></p> <p>The following mitigation measure is required to ensure that any potential archaeological or paleontological resources encountered are handled appropriately and to ensure that impacts remain less than significant.</p> <p>N-4 In the event that archaeological or paleontological resources are encountered during the course of grading or construction, all development must temporarily cease in these areas until the resources are properly assessed and subsequent recommendations are determined by a qualified archaeologist/paleontologist.</p>	<p><u>Plaza El Segundo</u></p> <p>No cultural resource impacts are anticipated as a result of the proposed Plaza El Segundo Development. Mitigation was identified to ensure any impacts remain less than significant. Therefore, cultural resource impacts would be less than significant.</p>