# VI. ALTERNATIVES TO THE PROPOSED PROJECT

The CEQA Guidelines require that EIRs include the identification and evaluation of a reasonable range of alternatives that are designed to reduce the significant environmental impacts of the project while still meeting the general project objectives. The CEQA Guidelines also set forth the intent and extent of alternatives analysis to be provided in an EIR. Those considerations are discussed below.

# **Alternatives to the Proposed Project**

Section 15126.6(a) of the CEQA Guidelines states: "An EIR shall describe a range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project, and evaluate the comparable merits of the alternatives. An EIR need not consider every conceivable alternative to a project. Rather it must consider a reasonable range of potentially feasible alternatives that will foster informed decision making and public participation. An EIR is not required to consider alternatives which are infeasible. The lead agency is responsible for selecting a range of project alternatives for examination and must publicly disclose its reasoning for selecting those alternatives. There is no ironclad rule governing the nature or scope of the alternatives to be discussed other than the "rule of reason."

### **Purpose**

Section 15126.6(b) of the CEQA Guidelines states: "Because an EIR must identify ways to mitigate or avoid the significant effects that a project may have on the environment, the discussion of alternatives shall focus on alternatives to the project or its location which are capable of avoiding or substantially lessening any significant effects of the project, even if these alternatives would impede to some degree the attainment of project objectives, or would be more costly."

## **Selection of a Reasonable Range of Alternatives**

Section 15126.6(c) of the CEQA Guidelines states: "The range of potential alternatives to the proposed project shall include those that could feasibly accomplish most of the basic objectives of the project and could avoid or substantially lessen one or more of the significant effects. The EIR should briefly describe the rationale for selecting the alternatives to be discussed. The EIR should also identify any alternatives that were considered by the lead agency but were rejected as infeasible during the scoping process and briefly explain the reasons underlying the lead agency's determination. Additional information explaining the choice of alternatives may be included in the administrative record. Among the factors that may be used to eliminate alternatives from detailed consideration in an EIR are: (i) failure to meet most of the basic project objectives, (ii) infeasibility, or (iii) inability to avoid significant environmental impacts."

### **Overview of Selected Alternatives**

Alternatives were analyzed for both the Sepulveda/Rosecrans Site Rezoning and the Plaza El Segundo Development. The alternatives to be analyzed in comparison to the Sepulveda/Rosecrans Site Rezoning include:

Alternative 1: No Project Alternative

Alternative 2: Reduced Traffic Generation Alternative

Alternative 3: Alternate Land Use Alternative

Alternative 4: Rezoning of Plaza El Segundo Development Site Only

The alternatives to be analyzed in comparison to the Plaza El Segundo Development include:

Alternative 5: No Project Alternative

Alternative 6: Reduced Traffic Generation Alternative

Alternative 7: Alternate Land Use Alternative

# **Alternatives Rejected as Being Infeasible**

As described above, Section 15126.6(c) of the CEQA Guidelines requires EIRs to identify any alternatives that were considered by the lead agency but were rejected as infeasible during the scoping process, and briefly explain the reasons underlying the lead agency's determination. Alternatives involving residential development were dismissed as being infeasible for two reasons. First, it may not be possible to remediate the Sepulveda/Rosecrans Rezoning Site to the levels required in order to development residential uses. In the event that it is possible, it is likely cost prohibitive. Second, the City of El Segundo does not permit residential developments east of Sepulveda Boulevard because the City cannot adequately support residential development in this area with City services.

## **Assumptions and Methodology**

The anticipated means for implementation of the alternatives can influence the assessment and/or probability of impacts for those alternatives. For example, a project may have the potential to generate impacts, but considerations in project design may also afford the opportunity to avoid or reduce such impacts. The alternatives analysis is presented as a comparative analysis to the proposed project, and assumes that all applicable mitigation measures proposed for the project would apply to each alternative. Impacts associated with the alternatives are compared to project-related impacts and are classified as greater, less, or essentially similar to (or comparable to) the level of impacts associated with the proposed project.

The following alternatives analysis compares the potential environmental impacts of four alternatives with those of the Sepulveda/Rosecrans Site Rezoning and three alternatives with those of the Plaza El

Segundo Development for each of the environmental topics analyzed in detail in Section IV (Environmental Impact Analysis) of the EIR.

# SEPULVEDA/ROSECRANS SITE REZONING ALTERNATIVES

# 1. No Project Alternative

Sepulveda/Rosecrans Site Rezoning Project the proposed No Alternative, 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 include: 1) 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, Learned Lumber) 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. 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.

## **Aesthetics**

Under the Sepulveda/Rosecrans Site Rezoning No Project Alternative, the Sepulveda/Rosecrans Rezoning Site would remain in its present condition, with the exception of the Plaza El Segundo portion. The remaining vacant buildings (e.g., General Chemical facilities) and the other active uses (Air Products, Learned Lumber) located on the Sepulveda/Rosecrans Rezoning site would remain in their present locations. These uses would continue to be visible from the surrounding street system (e.g., Sepulveda Blvd., Rosecrans Blvd., and Nash Street). Upon completion of the soil and groundwater remediation, views of the Sepulveda/Rosecrans Rezoning Site would be primarily of a large open area with varying types of vegetation. The Sepulveda/Rosecrans Rezoning Site would not be redeveloped and therefore, no additional lighting sources would be added on the Sepulveda/Rosecrans Rezoning Site or around the site perimeter. No additional lighting and/or glare impacts would occur as a result of the No Project Alternative. Therefore, aesthetic impacts would be less than the proposed Sepulveda/Rosecrans Site Rezoning Project.

## Air Quality

Under the Sepulveda/Rosecrans Site Rezoning No Project Alternative, the Sepulveda/Rosecrans Rezoning Site would not be developed with up to 850,000 square feet of commercial/retail and other uses as specified under the proposed Commercial Center (C-4) zoning. No construction activities

would occur and therefore, no short-term air quality impacts would be generated. The existing uses on the Sepulveda/Rosecrans Rezoning Site (Air Products and Learned Lumber) would continue to operate in their existing conditions. These operations would continue to generate some air emissions; however, these emissions would be the same as those generated under the proposed Sepulveda/Rosecrans Site Rezoning Project. No additional sources of air emissions would be added under the No Project Alternative. No additional traffic would be generated and additional stationary sources (e.g., generators, etc.) would not be required. Therefore, long-term air quality impacts associated with the Sepulveda/Rosecrans Site Rezoning No Project Alternative would be less than the air quality impacts associated with the proposed Sepulveda/Rosecrans Site Rezoning project and would avoid the significant and unavoidable impacts of the proposed Sepulveda/Rosecrans Site Rezoning with respect to construction and operational air emissions.

# **Biological Resources**

Under the Sepulveda/Rosecrans Site Rezoning No Project Alternative, the Sepulveda/Rosecrans Rezoning Site would not be developed with up to 850,000 square feet of commercial/retail and other uses as specified under the proposed Commercial Center (C-4) zoning. The existing uses on the Sepulveda/Rosecrans Rezoning Site would be remain in their present locations and would not be modified in any way. No endangered mammal, bird, reptile, amphibian, fish, or invertebrate species have been identified on the Sepulveda/Rosecrans Rezoning Site. However, sensitive species, including the white-tailed kite, loggerhead shrike, burrowing owl and Belding's savannah sparrow, are known to or are believed to utilize the Sepulveda/Rosecrans Rezoning Site. As no development would occur, no grading or construction activities would occur on the Sepulveda/Rosecrans Rezoning Site which could impact any sensitive or species and/or their habitat. Although the general biological assessment of the Sepulveda/Rosecrans Rezoning Site identified the potential for vernal pools to occur with the Sepulveda/Rosecrans Rezoning Site, a follow on investigation ruled out the possibility of vernal pools. The Sepulveda/Rosecrans Site Rezoning No Project Alternative would avoid potential impacts on the site related to jurisdictional wetlands. Therefore, biological impacts associated with the Sepulveda/Rosecrans Site Rezoning No Project Alternative would be less than the biological impacts associated with the proposed Sepulveda/Rosecrans Site Rezoning Project.

## Geology and Soils

Under the Sepulveda/Rosecrans Site Rezoning No Project Alternative, the Sepulveda/Rosecrans Rezoning Site would not be developed with up to 850,000 square feet of commercial/retail and other uses as specified under the proposed Commercial Center (C-4) zoning. The existing site uses would remain in their present locations and no modifications of any kind would occur. The Sepulveda/Rosecrans Rezoning Site is not located in an area at risk of impacts from liquefaction, slope instability, subsidence, or expansive soil. As no grading or construction activities would occur under this alternative, no erosion impacts are anticipated. However, portions of the Sepulveda/Rosecrans Rezoning Site may be left bare of vegetation upon the completion of the remediation activities

associated with the site cleanup. The exposed soils may be susceptible to erosional forces such as wind and rain. This is a long-term soils impact which is greater than the erosion impacts identified under the proposed Sepulveda/Rosecrans Site Rezoning project.

There are no known active faults located on the Sepulveda/Rosecrans Rezoning Site or in the immediate vicinity and therefore, the Sepulveda/Rosecrans Site Rezoning project would not expose people to surface fault rupture impacts. However, the Sepulveda/Rosecrans Rezoning Site would be susceptible to seismic ground shaking effects. No structures would be constructed which could be occupied by individuals and therefore, people would not be exposed to impacts associated with seismic shaking on the Sepulveda/Rosecrans Rezoning Site. With the exception of soil erosion impacts, geology and soils impacts associated with the Sepulveda/Rosecrans Site Rezoning No Project Alternative would be less than the impacts associated with the proposed Sepulveda/Rosecrans Site Rezoning Project.

# Hydrology

Under the Sepulveda/Rosecrans Site Rezoning No Project Alternative, no new construction would occur on the Sepulveda/Rosecrans Rezoning Site. Soil remediation would continue on a portion of the site and the existing active uses (Air Products and Learned Lumber) would remain in their present locations with no modifications. The increase in pervious surfaces associated with the removal of the former uses would increase the amount of water absorbed. The stormwater runoff would continue to be contained on site in the existing unlined natural depressions. No new sources of contaminated runoff (oil from parked cars, etc) would be anticipated under the No Project Alternative. Impacts to hydrology/water quality under the Sepulveda/Rosecrans Site Rezoning No Project Alternative would be less than those under the proposed Sepulveda/Rosecrans Site Rezoning project.

# Hazards and Hazardous Materials

Under the Sepulveda/Rosecrans Site Rezoning No Project Alternative, the Sepulveda/Rosecrans Rezoning Site would not be developed with up to 850,000 square feet of commercial/retail and other uses permitted under the proposed Commercial Center (C-4) zoning. Ongoing characterization and remediation activities would continue on the Honeywell, Inc. portion of the Sepulveda/Rosecrans Rezoning Site. However, no characterization and remediation activities would occur on the remainder of the Sepulveda/Rosecrans Rezoning Site. The existing soil and groundwater contamination would remain as is until some future date. No new sources of contamination are anticipated as no new construction and/or operation activities would occur. The impacts associated with the No Action Alternative would be greater than those identified under the proposed Sepulveda/Rosecrans Site Rezoning because only a portion of the Sepulveda/Rosecrans Rezoning Site would be characterized and remediated.

### Land Use

Under the Sepulveda/Rosecrans Site Rezoning No Project Alternative, the zoning on the Sepulveda/Rosecrans Rezoning Site would not be changed to the proposed Commercial Center (C-4) zone. Instead the Sepulveda/Rosecrans Rezoning Site would retain its Industrial General Plan designations and zoning classifications. The existing active uses (Air Products and Learned Lumber) on the Sepulveda/Rosecrans Rezoning Site are compatible with this zoning and no impact with respect to land use compatibility or consistency with local and regional plans and policies would occur. Therefore, the impacts associated with the Sepulveda/Rosecrans Site Rezoning No Project Alternative would be less than the impacts associated with the proposed Sepulveda/Rosecrans Site Rezoning Project.

#### **Noise**

Under the Sepulveda/Rosecrans Site Rezoning No Project Alternative, the development of the Sepulveda/Rosecrans Rezoning Site with up to 850,000 square feet of commercial/retail and other uses as identified under the proposed Commercial Center (C-4) zoning would not occur. The existing uses would remain in their present locations with no modifications of any kind. No grading or construction activities would occur under the No Project Alternative, and therefore no short-term construction noise Some short-term noise impacts may be associated with the ongoing impacts are anticipated. remediation activities on the Plaza El Segundo portion of the Sepulveda/Rosecrans Rezoning Site. These noise impacts would be the same as the noise impacts for remediation under the proposed Sepulveda/Rosecrans Site Rezoning project. Since the Sepulveda/Rosecrans Rezoning Site would not be developed with commercial/retail uses, no noise impacts are anticipated as a result of increased vehicle traffic, loading dock activities, parking lot activities (slamming doors, car alarms, etc), or general noise associated with large numbers of people. Therefore, noise impacts associated with the Sepulveda/Rosecrans Site Rezoning No Project Alternative would be less than the noise impacts anticipated under the proposed Sepulveda/Rosecrans Site Rezoning project and would avoid the significant and unavoidable impacts of the Sepulveda/Rosecrans Site Rezoning with respect to construction noise.

# Population, Housing, and Employment

Under the Sepulveda/Rosecrans Site Rezoning No Project Alternative, there would be no increase in population, housing demands, or employment within the City of El Segundo. No residential units would be constructed under the No Project Alternative and therefore, housing impacts would be the same as the proposed Sepulveda/Rosecrans Site Rezoning project. Since no construction activities would occur and no new development is proposed, no increase in employment is anticipated. The existing uses on the Sepulveda/Rosecrans Rezoning Site would remain in their present locations and the number of individuals employed by these uses would remain the same. Since the site would not be developed with commercial/retail uses, no short-term construction jobs or retail jobs would be

generated. Therefore, impacts associated with the No Project Alternative would be less than the proposed Sepulveda/Rosecrans Site Rezoning project.

#### **Public Services**

#### Fire Protection

Under the Sepulveda/Rosecrans Site Rezoning No Project Alternative, the Sepulveda/Rosecrans Rezoning Site would not be developed with up to 850,000 square feet of commercial/retail and other uses as identified in the proposed Commercial Center (C-4) zoning. The existing uses would remain in their present locations and no modifications would occur. Since no new uses are proposed for the Sepulveda/Rosecrans Rezoning Site and some previous uses have been removed, the demands for fire protection services would decrease. The potential need for new or altered fire protection facilities under the Sepulveda/Rosecrans Site Rezoning No Project Alternative would be lower than identified under the proposed Sepulveda/Rosecrans Site Rezoning project.

## Police Protection

Under the Sepulveda/Rosecrans Site Rezoning No Project Alternative, the Sepulveda/Rosecrans Rezoning Site would not be developed with up to 850,000 square feet of commercial/retail and other uses as identified in the proposed Commercial Center (C-4) zoning. The existing uses would remain in their present locations and no modifications would occur. Since no new uses are proposed for the Sepulveda/Rosecrans Rezoning Site and some previous uses have been removed, the demands for fire protection services would decrease. The potential need for new or altered police facilities under the Sepulveda/Rosecrans Site Rezoning No Project Alternative would be lower than identified under the proposed Sepulveda/Rosecrans Site Rezoning project.

# Transportation and Traffic

Under the Sepulveda/Rosecrans Site Rezoning No Project Alternative, no additional traffic would be generated. The existing uses on the Sepulveda/Rosecrans Rezoning Site would remain in their present locations and there would be no change in current operations. Traffic generated by these uses would remain unchanged. No new uses would be constructed on the Sepulveda/Rosecrans Rezoning Site and therefore, no new traffic trips would be generated. The level of traffic anticipated is reflected as the "Future Without Project" condition in Section IV.L of this EIR. Under this future condition, a total of twelve intersections would be significantly impacted. This is four less than under the proposed Sepulveda/Rosecrans Site Rezoning project. Therefore, traffic impacts associated with the Sepulveda/Rosecrans Site Rezoning No Project Alternative would be less than the traffic impacts anticipated under the proposed Sepulveda/Rosecrans Site Rezoning project and would avoid the significant and unavoidable impacts of the proposed Sepulveda/Rosecrans Site Rezoning with respect to traffic.

### **Utilities**

#### Sewer

Under the Sepulveda/Rosecrans Site Rezoning No Project Alternative, no sewage would be generated above current levels. The existing uses on the Sepulveda/Rosecrans Rezoning Site would remain in their present locations and would continue to generate sewage. The 850,000 square feet of commercial/retail and other uses permitted under the Commercial Center (C-4) zoning would not be constructed. No additional development would be constructed on the Sepulveda/Rosecrans Rezoning Site and no new sewage would be generated. Therefore, sewage impacts under the Sepulveda/Rosecrans Site Rezoning No Project Alternative would be less than the impacts anticipated under the proposed Sepulveda/Rosecrans Site Rezoning project.

#### Water

Under the Sepulveda/Rosecrans Site Rezoning No Project Alternative, no water would be consumed above current levels. The existing uses on the Sepulveda/Rosecrans Rezoning Site would remain in their present locations and would continue to consume water. The 850,000 square feet of commercial/retail and other uses proposed under the Commercial Center (C-4) zoning would not be constructed. No additional development would be constructed on the Sepulveda/Rosecrans Rezoning Site and no additional water would be consumed. Therefore, water impacts under the Sepulveda/Rosecrans Site Rezoning No Project Alternative would be less than the impacts anticipated under the proposed Sepulveda/Rosecrans Site Rezoning project.

#### Solid Waste

Under the Sepulveda/Rosecrans Site Rezoning No Project Alternative, no solid waste would be generated above current levels. The existing uses on the Sepulveda/Rosecrans Rezoning Site would remain in their present locations and would continue to generate solid waste. The 850,000 square feet of commercial/retail and other uses proposed under the Commercial Center (C-4) zoning would not be constructed. No additional development would be constructed on the Sepulveda/Rosecrans Rezoning Site and no additional solid waste would be generated. Therefore, solid waste impacts under the Sepulveda/Rosecrans Site Rezoning No Project Alternative would be less than the impacts anticipated under the proposed Sepulveda/Rosecrans Site Rezoning project.

#### Natural Gas

Under the Sepulveda/Rosecrans Site Rezoning No Project Alternative, no natural gas would be consumed above current levels. The existing uses on the Sepulveda/Rosecrans Rezoning Site would remain in their present locations and would continue to consume natural gas. The 850,000 square feet of commercial/retail and other uses permitted under the proposed Commercial Center (C-4) zoning would not be constructed. No additional development would be constructed on the

Sepulveda/Rosecrans Rezoning Site and no additional natural gas would be consumed. Therefore, natural gas impacts under the Sepulveda/Rosecrans Site Rezoning No Project Alternative would be less than the impacts anticipated under the proposed Sepulveda/Rosecrans Site Rezoning project.

# **Electricity**

Under the Sepulveda/Rosecrans Site Rezoning No Project Alternative, no electricity would be consumed above current levels. The existing uses on the Sepulveda/Rosecrans Rezoning Site would remain in their present locations and would continue to consume electricity. The 850,000 square feet of commercial/retail and other uses permitted under the proposed Commercial Center (C-4) zoning would not be constructed. No additional development would be constructed on the Sepulveda/Rosecrans Rezoning Site and no additional electricity would be consumed. Therefore, electricity impacts under the Sepulveda/Rosecrans Site Rezoning No Project Alternative would be less than the impacts anticipated under the proposed Sepulveda/Rosecrans Site Rezoning project.

#### Cultural Resources

Under the Sepulveda/Rosecrans Site Rezoning No Project Alternative, development of the Sepulveda/Rosecrans Rezoning Site with up to 850,000 square feet of commercial/retail and other uses as identified in the proposed Commercial Center (C-4) zoning would not occur. The Sepulveda/Rosecrans Rezoning Site would remain in its present condition with the exception of the ongoing characterization and remediation activities occurring on the Plaza El Segundo portion. No archaeological or paleontological resources have been identified on the Sepulveda/Rosecrans Rezoning Site and only one potential historic resource has been identified. This potential historic resource is the foundation of the foundry located on the H. Kramer portion of the Sepulveda/Rosecrans Rezoning Site. Since no grading and/or construction activities are proposed under the No Project Alternative and the characterization and remediation activities would not occur on that portion of the Sepulveda/Rosecrans Rezoning Site, no impacts to this resource would occur. No other historic resources are known to exist on the site. Therefore, impacts to cultural resources under the Sepulveda/Rosecrans Site Rezoning No Project Alternative would be less than the impacts identified under the proposed Sepulveda/Rosecrans Site Rezoning project.

#### 2. Reduced Traffic Generation Alternative

Under the proposed Sepulveda/Rosecrans Site Rezoning Reduced Traffic Generation Alternative, the standards of the proposed C-4 zone would be modified to limit the mix of land uses permitted within the 70.8 net 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 Rezoning Site would remain the same (850,000 total square feet), but the mix of 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. All other components of the proposed Sepulveda/Rosecrans Site Rezoning, including the construction of new roadways, relocation of railroad rights-of-way, and stormwater retention basin would remain the same as the proposed Sepulveda/Rosecrans Site Rezoning under this alternative.

#### Aesthetics

Under the Sepulveda/Rosecrans Site Rezoning Reduced Traffic Generation Alternative, the Sepulveda/Rosecrans Rezoning Site would still be permitted to be developed with up to 850,000 square feet of commercial/retail uses as specified under the proposed C-4 zone. However, the mix of uses would be different on the Plaza El Segundo portion of the Sepulveda/Rosecrans Rezoning Site. The views of the Sepulveda/Rosecrans Rezoning Site would be similar to the views under the proposed Sepulveda/Rosecrans Site Rezoning project because the maximum height, style, lighting standards, and size of the development would not change. Therefore, the impacts associated with the Sepulveda/Rosecrans Site Rezoning Reduced Traffic Generation Alternative would be the same as those identified under the proposed Sepulveda/Rosecrans Site Rezoning project.

# Air Quality

Under the Sepulveda/Rosecrans Site Rezoning Reduced Traffic Generation Alternative, Sepulveda/Rosecrans Rezoning Site would be permitted to be developed with up to 850,000 square feet of commercial/retail uses under the proposed C-4 zone. However, the allowed mix of uses would be modified in order to reduce the amount of traffic generated. Short-term construction-related air quality impacts associated with the Reduced Traffic Generation Alternative would be comparable to the construction-related air quality impacts under the proposed Sepulveda/Rosecrans Site Rezoning project because the same area of land would be disturbed in order for construction to proceed and the size of the development would be the same. These impacts would be significant and unavoidable under the alternative. However, during operation of the Sepulveda/Rosecrans Site Rezoning project, the number of vehicle trips anticipated would be less during the p.m. peak hour and on a daily basis. anticipated that approximately 2,346 vehicle trips during the p.m. peak hour and 25,859 vehicle trips on a daily basis would be generated under the Reduced Traffic Generation Alternative. This decrease in vehicle trips from the proposed Sepulveda/Rosecrans Site Rezoning project would reduce the amount of air emissions produced by vehicles utilizing the development on a daily basis, but this reduction would not be sufficient to reduce emission levels below SCAQMD threshold because projected emissions from the proposed Sepulveda/Rosecrans Site Rezoning are substantially above the thresholds. Therefore, the long-term air quality impacts associated with the Sepulveda/Rosecrans Site Rezoning Reduced Traffic Generation Alternative would be slightly less than the air quality impacts associated with the proposed Sepulveda/Rosecrans Site Rezoning project, but would remain significant and unavoidable.

# **Biological Resources**

The development of the Sepulveda/Rosecrans Site Rezoning Reduced Traffic Generation Alternative would change the mix of uses permitted on the Sepulveda/Rosecrans Rezoning Site, but it would not alter the amount of site preparation and grading activities that would be required. Site preparation and grading activities would require the removal of the existing vegetation and habitat that is located on the Sepulveda/Rosecrans Rezoning Site. There are no endangered mammal, bird, reptile, amphibian, fish or invertebrate species on the Sepulveda/Rosecrans Rezoning Site. However, sensitive species such as white-tailed kite, loggerhead shrike, burrowing owl and Belding's savannah sparrow were observed or could potentially use the Sepulveda/Rosecrans Rezoning Site. Construction and operation activities have the potential to impact these species. These impacts are similar to those identified under the proposed Sepulveda/Rosecrans Site Rezoning project.

Although the general biological assessment for the Sepulveda/Rosecrans Rezoning Site identified the potential for vernal pools to occur, a follow on investigation ruled out the possibility of vernal pools. The Sepulveda/Rosecrans Site Rezoning Reduced Traffic Generation Alternative potentially impact jurisdictional wetlands. This impact would be similar to the proposed Sepulveda/Rosecrans Site Rezoning project.

# Geology and Soils

Development of the Sepulveda/Rosecrans Rezoning Site under the Sepulveda/Rosecrans Site Rezoning Reduced Traffic Generation Alternative would be similar to the proposed Sepulveda/Rosecrans Site Rezoning project; however the mix of uses would be slightly different. The Sepulveda/Rosecrans Rezoning Site is not at risk of impacts from liquefaction, slope instability, subsidence, or expansive soils. There are no known surface faults located on the Sepulveda/Rosecrans Rezoning Site; however, the Sepulveda/Rosecrans Rezoning Site would still be susceptible to seismic ground shaking and would be required to comply with the California Building Code and its local amendments. The Sepulveda/Rosecrans Rezoning Site would be susceptible to wind and water erosion during construction activities. Additionally, portions of the site may contain high levels of methane. Therefore, geology and soil impacts for the Reduced Traffic Generation Alternative would be similar to those identified under the proposed Sepulveda/Rosecrans Site Rezoning project.

# **Hydrology**

Under the Sepulveda/Rosecrans Site Rezoning Reduced Traffic Generation Alternative, the Sepulveda/Rosecrans Rezoning Site would be permitted to be developed with up to 850,000 square feet of commercial/retail uses; however, the mix of uses would be different. All other aspects of this alternative would remain the same as the proposed Sepulveda/Rosecrans Site Rezoning project. This would result in the same amount of impermeable surfaces as under the proposed Sepulveda/Rosecrans Site Rezoning project. Stormwater retention basin(s) would be constructed on-site to contain runoff from the Sepulveda/Rosecrans Site Rezoning project. Potential sources of contaminated runoff (e.g.,

oil from parked cars) would be the same as those previously discussed. Any development under this alternative would also be required to comply with all the requirements of the Standard Urban Stormwater Mitigation Plan. Therefore, hydrology/water quality impacts associated with the Sepulveda/Rosecrans Site Rezoning Reduce Traffic Generation Alternative would be the same as those under the proposed Sepulveda/Rosecrans Site Rezoning project.

#### Hazards and Hazardous Materials

Under the Sepulveda/Rosecrans Site Rezoning Reduced Traffic Generation Alternative, the soil and groundwater contamination on the Sepulveda/Rosecrans Rezoning Site would continue to be characterized and remediated. Similar to the proposed Sepulveda/Rosecrans Site Rezoning project, areas would be remediated prior to construction for a specific project taking place. Additionally, the Reduced Traffic Generation Alternative would not utilize or transport hazardous materials beyond typical maintenance items (paints, fertilizer, etc) or those items typically sold in a "home improvement" type store. Therefore, hazards and hazardous materials impacts under the Sepulveda/Rosecrans Site Rezoning Reduced Traffic Generation Alternative would be similar to those identified under the proposed Sepulveda/Rosecrans Site Rezoning project.

#### Land Use

The proposed uses on the Sepulveda/Rosecrans Rezoning Site under the Sepulveda/Rosecrans Site Rezoning Reduced Traffic Generation Alternative would be similar to those identified under the proposed Sepulveda/Rosecrans Site Rezoning project. These uses are not consistent with the Sepulveda/Rosecrans Rezoning Site's existing Industrial General Plan designation and zoning classifications. However, these uses would be consistent with the proposed C-4 zoning. Similar to the proposed Sepulveda/Rosecrans Site Rezoning project, the Reduced Traffic Generation Alternative would also be compatible with the surrounding land uses, and would be consistent with all applicable land use policies. Therefore, land use impacts under the Sepulveda/Rosecrans Site Rezoning Reduced Traffic Generation Alternative would be similar to those under the proposed Sepulveda/Rosecrans Site Rezoning project.

#### Noise

Under the Sepulveda/Rosecrans Site Rezoning Reduced Traffic Generation Alternative, the Sepulveda/Rosecrans Rezoning Site would also be permitted to be developed with up to 850,000 square feet of commercial/retail space; however, the allowed mix of uses would be different. Since the size of the development and amount of grading required would be similar, short-term noise impacts from grading and construction activities are anticipated to be the same as those identified for the proposed Sepulveda/Rosecrans Site Rezoning project. However, long term noise impacts associated with vehicle trips, parking lot noise (car alarms, slamming doors, etc) would be slightly less because of the reduced number of cars on the Sepulveda/Rosecrans Rezoning Site. Noise generated by delivery trucks would be similar because the size and quantity of delivery trucks on the Sepulveda/Rosecrans Rezoning Site is

not expected to significantly change. Therefore, the short-term construction impacts would be similar to the proposed Sepulveda/Rosecrans Site Rezoning project and would be significant and unavoidable. The long-term operational noise impacts of the alternative would be slightly less than the proposed Sepulveda/Rosecrans Site Rezoning.

# Population, Housing, and Employment

The Sepulveda/Rosecrans Site Rezoning Reduced Traffic Generation Alternative would generate shortterm employment opportunities in the construction industry during the development of specific projects. However, for reasons discussed Section IV.J of this EIR, these construction jobs are not anticipated to increase the population or housing demands in the local region. Additionally, it is anticipated that the Reduced Traffic Generation Alternative would generate the same number of employees as the proposed Sepulveda/Rosecrans Site Rezoning project: 1,904. These employees are also anticipated to come from the surrounding area and would not increase the permanent population within the City of El would Segundo and not increase the demands for housing. Therefore. the population/housing/employment impacts associated with the Sepulveda/Rosecrans Site Rezoning Reduced Traffic Generation Alternative would be similar to those identified under the proposed Sepulveda/Rosecrans Site Rezoning project.

#### **Public Services**

#### Fire Protection

Even though the specific mix of uses under the Sepulveda/Rosecrans Site Rezoning Reduced Traffic Generation Alternative would be different than those under the proposed Sepulveda/Rosecrans Site Rezoning, the size of the development would be the same: approximately 850,000 square feet of commercial/retail uses. Since the total size and type of the development would be unchanged, the demand on fire protection services is anticipated to remain the same. Therefore, the potential need for new or altered fire protection facilities associated with the Sepulveda/Rosecrans Site Rezoning Reduced Traffic Generation Alternative would be the same as identified under the proposed Sepulveda/Rosecrans Site Rezoning project.

#### Police Protection

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Even though the specific mix of uses under the Sepulveda/Rosecrans Site Rezoning Reduced Traffic Generation Alternative would be different than those under the proposed Sepulveda/Rosecrans Site Rezoning, the size of the total development would be the same: approximately 850,000 square feet of commercial/retail uses. Since the total size and type of the development would be unchanged, the

Based upon total commercial development of 850,000 square feet permitted under the proposed C-4 zone and 2.24 employees per 1,000 square feet (Los Angeles Unified School District, School Fee Justification Studies, September, 2002).

demand on police protection services is anticipated to remain the same. Therefore, the potential need for new or altered police protection facilities associated with the Sepulveda/Rosecrans Site Rezoning Reduced Traffic Generation Alternative would be the same as identified under the proposed Sepulveda/Rosecrans Site Rezoning project.

### Transportation and Traffic

Under the Sepulveda/Rosecrans Site Rezoning Reduced Traffic Generation Alternative, the total permitted square footage (850,000 square feet) within the Sepulveda/Rosecrans Rezoning Site under the proposed C-4 zone would remain the same, but the zoning standards would be modified to limit the specific mix of uses. Under this alternative, it is estimated that the development on the Sepulveda/Rosecrans Rezoning Site would generate a total of approximately 25,859 daily trips, 1,033 trips in the a.m. peak hour, 2,346 trips during the p.m. peak hour, and 3,379 trips during the Saturday mid-day peak period.

Of the 25 study intersections analyzed, it is anticipated that the Sepulveda/Rosecrans Site Rezoning Reduce Traffic Generation Alternative would significantly impact 13 intersections during the a.m. peak hour, p.m. peak hour, or Saturday mid-day peak, or combinations thereof (see Table VI-1). The same number of impacted intersections and the same specific intersections as identified would be impacted under the alternative as under the proposed Sepulveda/Rosecrans Site Rezoning project. Therefore, traffic impacts associated with the Sepulveda/Rosecrans Site Rezoning Reduced Traffic Generation Alternative would be the same as those associated with the proposed Sepulveda/Rosecrans Site Rezoning and would be significant and unavoidable.

# **Utilities**

Sewer

Under the Sepulveda/Rosecrans Site Rezoning Reduced Traffic Generation Alternative, the standards and total permitted square footage (850,000 square feet) within the Sepulveda/Rosecrans Rezoning Site under the proposed C-4 zone would remain the same, but the mix of uses would be modified. Table VI-2 shows the estimated amount of sewage that would be generated under this alternative. The proposed Sepulveda/Rosecrans Site Rezoning project would generate an estimated 277,375 gallons per day of sewage, which is 7,000 gpd less than the Reduced Traffic Generation Alternative. As a result, sewer impacts created by the Sepulveda/Rosecrans Site Rezoning Reduced Traffic Generation Alternative would be greater than those associated with the proposed Sepulveda/Rosecrans Site Rezoning project.

Table VI-2 Sepulveda/Rosecrans Site Rezoning Reduced Traffic Generation Alternative Estimated Sewage Generation

		Generation Rate								
Land Use	Size (sf)	(gallons/1,000 sf/day) <sup>1</sup>	Total (gallons/day)							
Shopping Center – Retail	425,000	325	138,125							
Plaza El Segundo Site										
Shopping Center	165,000	325	53,625							
Large Scale Retail	185,000	325	60,125							
Grocery Store	50,000	150	7,500							
Fast Food Restaurant	10,000	1,000	10,000							
Full Service Restaurant	15,000	1,000	15,000							
		Total	284,375							
1. Los Angeles County Sanitat	1. Los Angeles County Sanitation Districts									

## Water

The Sepulveda/Rosecrans Site Rezoning Reduced Traffic Generation Alternative would create more of an impact on water consumption than the proposed Sepulveda/Rosecrans Site Rezoning project. As shown in Table VI-3, the Reduced Traffic Generation Alternative would consume 341,250 gallons per day compared to the proposed Sepulveda/Rosecrans Site Rezoning project's consumption of 322,850 gallons per day. This is approximately 18,400 gallons more per day. Therefore, water impacts from the Sepulveda/Rosecrans Site Rezoning Reduced Traffic Generation Alternative would be greater than those of the proposed Sepulveda/Rosecrans Site Rezoning project.

Table VI-3
Sepulveda/Rosecrans Site Rezoning Reduced Traffic Generation Alternative Estimated Water
Consumption

Land Use	Size (sf)	Generation Rate (gallons/1,000 sf/day) <sup>1</sup>	Total (gallons/day)						
Shopping Center – Retail	425,000	390	165,750						
Plaza El Segundo Site									
Shopping Center	165,000	390	64,350						
Large Scale Retail	185,000	390	72,150						
Grocery Store	50,000	180	9,000						
Fast Food Restaurant	10,000	1,200	12,000						
Full Service Restaurant	15,000	1,200	18,000						
·		Total	341,250						
1. Los Angeles County Sanitation	Districts (120% of sewag	ge generation rates)							

Table VI-1

Intersection Capacity Utilization Summary – Sepulveda/Rosecrans Site Rezoning Reduced Traffic Generation Alternative

Intersection	Peak Hour	W/O I	Project	W	ith Proje	ect		O Projec Lumulati		With F	Project + (	Cumulative	% Change
		ICU	LOS	ICU	LOS	Impact	ICU	LOS	Impact	ICU	LOS	Impact	<b>B</b> -
El Segundo Blvd &	AM	0.907	Е	0.915	E	0.008	1.045	F	0.138*	1.053	F	0.146*	5%
Sepulveda Blvd	PM	1.010	F	1.083	F	0.073*	1.210	F	0.200*	1.281	F	0.271*	26%
_	SAT	0.513	Α	0.618	В	0.105	0.562	Α	0.049	0.667	В	0.154	68%
El Segundo Blvd & Nash St.	AM	0.364	Α	0.369	Α	0.005	0.481	Α	0.117	0.486	A	0.122	4%
C	PM	0.370	Α	0.382	Α	0.012	0.532	Α	0.162	0.548	Α	0.178	9%
El Segundo Blvd & Douglas	AM	0.622	В	0.637	В	0.015	0.775	С	0.153	0.790	С	0.168	9%
St.	PM	0.732	C	0.856	D	0.124	0.924	E	0.192*	1.048	F	0.316*	<b>39</b> %
El Segundo Blvd & Aviation	AM	0.884	D	0.906	Е	0.022*	1.444	F	0.560*	1.467	F	0.583*	4%
Blvd	PM	0.926	E	0.976	E	0.050*	1.441	F	0.515*	1.490	F	0.564*	9%
	SAT	0.492	Α	0.559	Α	0.067	0.631	В	0.139	0.697	В	0.205	32%
Hughes Way & Sepulveda	AM	0.571	A	0.594	Α	0.023	0.685	В	0.114	0.708	С	0.137	17%
Blvd	PM	0.580	Α	0.598	Α	0.018	0.710	C	0.130	0.729	C	0.149	13%
	SAT	0.310	Α	0.337	Α	0.027	0.344	Α	0.034	0.369	Α	0.059	42%
Hughes Way & Allied Way	AM	0.122	A	0.139	Α	0.017	0.122	A	0.000	0.139	A	0.017	100%
	PM	0.080	Α	0.125	Α	0.045	0.080	Α	0.000	0.125	Α	0.045	100%
Plaza El Segundo Entrance	AM	0.581	A	0.764	С	0.183	0.691	В	0.110	0.873	D	0.292	62%
& Sepulveda Blvd	PM	0.547	Α	0.673	В	0.126	0.677	В	0.130	0.743	C	0.196	34%
Southerly Entrance &	AM	0.660	В	0.561	Α	-0.099	0.771	С	0.111	0.650	В	-0.010	neg.
Sepulveďa Blvd	PM	0.625	В	0.625	В	0.000	0.757	C	0.132	0.757	C	0.132	0%
Park Place & Nash St.	AM	0.120	A	0.642	В	0.522	0.120	A	0.000	0.642	В	0.522	100%
	PM	0.455	Α	1.078	F	0.623*	0.455	Α	0.000	1.078	F	0.623*	100%
Park Place & Douglas St.	AM	0.233	A	0.368	Α	0.135	0.294	A	0.061	0.386	A	0.153	60%
G	PM	0.443	Α	0.943	E	0.500*	0.506	Α	0.063	1.005	F	0.562*	89%
Rosecrans Ave. & Sepulveda	AM	0.875	D	0.817	D	-0.058	1.042	F	0.167*	0.950	E	0.075*	neg.
Blvd	PM	1.035	F	1.090	F	0.055*	1.219	F	0.184*	1.275	F	0.240*	23%
	SAT	0.606	В	0.650	В	0.044	0.626	В	0.020	0.657	В	0.051	61%
Rosecrans Ave & Village	AM	0.307	A	0.295	Α	-0.012	0.328	Α	0.021	0.316	A	0.009	neg.
Dr.	PM	0.656	В	0.622	В	-0.034	0.721	C	0.065	0.687	В	0.031	neg.
	SAT	0.345	Α	0.343	Α	-0.002	0.361	Α	0.016	0.364	Α	0.019	16%

Rosecrans Ave. & Park	AM	0.261	Α	0.308	Α	0.047	0.282	Α	0.021	0.334	A	0.073	71%
Way/Nash St	PM	0.516	Α	0.503	Α	-0.013	0.576	Α	0.060	0.564	Α	0.048	neg.
Rosecrans Ave & Market	AM	0.347	Α	0.378	Α	0.031	0.373	Α	0.026	0.405	A	0.058	55%
Pl/Apollo St	PM	0.699	В	0.719	C	0.020	0.764	C	0.065	0.774	C	0.075	13%
Rosecrans Ave &	AM	0.557	Α	0.632	В	0.075	0.598	Α	0.041	0.673	В	0.116	65%
Continental Way	PM	1.044	F	1.168	F	0.124*	1.126	F	0.082*	1.250	F	0.206*	60%
Rosecrans Ave & Douglas	AM	0.711	С	0.820	D	0.109	0.812	D	0.101	0.922	E	0.211*	<b>52</b> %
St.	PM	0.714	C	1.035	F	0.321*	0.887	D	0.173	1.209	F	0.495	65%
Rosecrans Ave & Aviation	AM	0.637	В	0.683	В	0.046	0.771	С	0.134	0.808	D	0.171	22%
Blvd	PM	0.853	D	0.941	E	0.088*	1.178	F	0.325*	1.266	F	0.413*	21%
	SAT	0.878	D	0.997	E	0.119*	0.972	E	0.094*	1.091	F	0.213*	<b>56</b> %
Rosecrans Ave & Hindry	AM	0.580	Α	0.612	В	0.032	0.659	В	0.079	0.689	В	0.109	28%
Ave	PM	0.746	C	0.864	D	0.118	0.938	E	0.192*	1.056	F	0.310*	38%
	SAT	0.705	C	0.853	D	0.148	0.743	C	0.038	0.853	D	0.148	74%
Rosecrans Ave & I-405 SB	AM	0.789	С	0.849	D	0.060	0.920	E	0.131*	0.981	E	0.192*	32%
Off Ramp	PM	0.808	D	0.908	E	0.100*	1.041	F	0.233*	1.138	F	0.330*	29%
Rosecrans Ave & I-405 NB	AM	0.619	В	0.562	Α	-0.057	0.614	В	-0.005	0.659	В	0.040	neg.
On/Off Ramp	PM	0.575	Α	0.684	В	0.109	0.763	C	0.188	0.868	D	0.293	36%
Hindry Ave & I-405 SB	AM	0.579	Α	0.592	Α	0.013	0.550	Α	-0.029	0.563	A	-0.016	neg.
On/Off Ramp	PM	0.497	Α	0.565	Α	0.068	0.665	В	0.168	0.699	В	0.202	17%
Marine Ave & Sepulveda	AM	1.025	F	1.059	F	0.034*	1.173	F	0.148*	1.207	F	0.182*	19%
Blvd	PM	0.974	E	1.011	F	0.037*	1.139	F	0.165*	1.190	F	0.216*	24%
	SAT	0.747	C	0.852	D	0.105	0.793	C	0.046	0.898	D	0.151	70%
Marine Ave & Aviation Blvd	AM	0.826	D	0.833	D	0.007	0.967	E	0.141*	0.973	E	0.147*	4%
	PM	0.889	D	0.909	E	0.020*	1.108	F	0.219*	1.125	F	0.236*	7%
	SAT	0.716	C	0.739	C	0.023	0.789	C	0.073	0.811	D	0.095	23%
Manhattan Beach Blvd &	AM	1.085	F	1.107	F	0.022*	1.256	F	0.171*	1.278	F	0.193*	11%
Sepulveda Blvd	PM	1.267	F	1.292	F	0.025*	1.462	F	0.195*	1.486	F	0.219*	11%
Manhattan Beach Blvd &	AM	1.477	F	1.485	F	0.008	1.631	F	0.154*	1.640	F	0.163*	6%
Aviation Blvd	PM	1.512	F	1.532	F	0.020*	1.776	F	0.264*	1.795	F	0.283*	7%

## Solid Waste

Solid waste impacts associated with the Reduced Traffic Generation Alternative would be less than those associated with the proposed Sepulveda/Rosecrans Site Rezoning project. The long-term operation of the proposed Sepulveda/Rosecrans Site Rezoning project would generate approximately 4,250 pounds of solid waste per day. As shown in Table VI-4, the Reduced Traffic Generation Alternative would generate the same amount of solid waste per day. Therefore, solid waste impacts from the Sepulveda/Rosecrans Site Rezoning Reduced Traffic Generation Alternative would be same as the proposed Sepulveda/Rosecrans Site Rezoning project.

Table VI-4
Sepulveda/Rosecrans Site Rezoning Reduced Traffic Generation Alternative Estimated Solid
Waste Generation

Land Use	Size (sf)	Generation Rate (lbs/1,000 sf/day) <sup>1</sup>	Total (lbs/day)						
Shopping Center – Retail	425,000	5	2,125						
Plaza El Segundo Site									
Shopping Center	165,000	5	825						
Large Scale Retail	185,000	5	925						
Grocery Store	50,000	5	250						
Fast Food Restaurant	10,000	5	50						
Full Service Restaurant	15,000	5	75						
		Total	4,250						
1. City of Los Angeles Bureau	of Sanitation, "Solid Waste Gen	eration, " 1981							

# Natural Gas

The Sepulveda/Rosecrans Site Rezoning Reduced Traffic Generation Alternative would consume the same amount of natural gas on a daily basis as the proposed Sepulveda/Rosecrans Site Rezoning project (Table VI-5). Therefore, this alternative would have similar natural gas impacts as the proposed Sepulveda/Rosecrans Site Rezoning project.

Table VI-5
Sepulveda/Rosecrans Site Rezoning Reduced Traffic Generation Alternative Estimated Natural
Gas Consumption

		Generation Rate								
Land Use	Size (sf)	(cubic feet/sf/month) <sup>1</sup>	Total (cubic feet/day)							
Shopping Center – Retail	425,000	2.9	41,083							
Plaza El Segundo Site										
Shopping Center	165,000	2.9	15,950							
Large Scale Retail	185,000	2.9	17,883							
Grocery Store	50,000	2.9	4,833							
Fast Food Restaurant	10,000	2.9	967							
Full Service Restaurant	15,000	2.9	1,450							
		Total	82,166							
1. Los Angeles County Sanitat	1. Los Angeles County Sanitation Districts									

# **Electricity**

The Sepulveda/Rosecrans Site Rezoning Reduced Traffic Generation Alternative would consume approximately 39,321 kilowatt hours of electricity per day. The proposed Sepulveda/Rosecrans Site Rezoning project would consume approximately 40,090 kilowatt hours of electricity per day. This is an increase of approximately 769 kilowatt hours per day. Therefore, the electricity impacts associated Sepulveda/Rosecrans Site Rezoning Reduced Traffic Generation Alternative would be greater that those produced by the proposed Sepulveda/Rosecrans Site Rezoning project.

Table VI-6
Sepulveda/Rosecrans Site Rezoning Reduced Traffic Generation Alternative Estimated Electricity
Consumption

		Generation Rate	Total						
Land Use	Size (sf)	(kilowatt hours/sf/year) <sup>1</sup>	(kilowatt hours/day)						
Shopping Center – Retail	425,000	13.55	15,777						
Plaza El Segundo Site									
Shopping Center	165,000	13.55	6,125						
Large Scale Retail	185,000	13.55	6,868						
Grocery Store	50,000	53.30	7,301						
Fast Food Restaurant	10,000	47.45	1,300						
Full Service Restaurant	15,000	47.45	1,950						
		Total	39,321						
1. SCAQMD. CEQA Air Quality I	1. SCAQMD. CEQA Air Quality Handbook. 1993.								

#### **Cultural Resources**

Under the Sepulveda/Rosecrans Site Rezoning Reduced Traffic Generation Alternative, development of the Sepulveda/Rosecrans Rezoning Site with up to 850,000 square feet of commercial/retail uses as identified in the proposed C-4 zone would occur but with a different mix of uses. No archaeological or

paleontological resources have been identified on the Sepulveda/Rosecrans Rezoning Site and only one potential historic resource has been identified. This potential historic resource is the foundation of the foundry located on the H. Kramer portion of the Sepulveda/Rosecrans Rezoning Site. Grading and construction activities on this portion of the Sepulveda/Rosecrans Rezoning Site could potentially impact this identified resource. Additionally, grading and construction activities on the Sepulveda/Rosecrans Rezoning Site could uncover unknown archaeological and paleontological resources. Therefore, cultural resources impacts associated with the Sepulveda/Rosecrans Site Rezoning Reduced Traffic Generation Alternative would be similar to those identified under the proposed Sepulveda/Rosecrans Site Rezoning project.

#### 3. Alternate Land Use

Under the proposed Sepulveda/Rosecrans Site Rezoning Alternate Land Use Alternative, the existing zoning of the Sepulveda/Rosecrans Rezoning Site would be modified to allow development of proposed Sepulveda/Rosecrans Rezoning Site with industrial uses at a maximum 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 and represents a reduction in the development density permitted under the existing zoning of the 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.

#### Aesthetics

Under Sepulveda/Rosecrans Site Rezoning Alternate Land Use Alternative, the Sepulveda/Rosecrans Rezoning Site would be developed with up to 1,548,000 square feet of industrial park uses. This development would be of a much larger scale than the proposed Sepulveda/Rosecrans Site Rezoning. While industrial uses on the Sepulveda/Rosecrans Rezoning Site have existed in the past and some are still present today, the development under this alternative would be of a much larger scale. Views of the existing project site would be replaced by views of an industrial complex. This increase in the size of the development would also increase the amount of light and glare in the area. Therefore, impacts to aesthetics under the Sepulveda/Rosecrans Site Rezoning Alternate Land Use Alternative would be greater than under the proposed Sepulveda/Rosecrans Site Rezoning project.

### Air Quality

Under the Sepulveda/Rosecrans Site Rezoning Alternate Land Use Alternative, the Sepulveda/Rosecrans Rezoning Site would be permitted to be developed with up to 1,548,000 square feet of industrial park uses. Extensive grading activities would be required to prepare the Sepulveda/Rosecrans Rezoning Site for construction activities. The amount of grading required would

be greater than the amount required under the proposed Sepulveda/Rosecrans Site Rezoning, thereby increasing the amount of air emissions generated. Due to the size of the proposed industrial development, construction activities would also take a longer period of time to complete. Therefore, short-term air quality impacts would be greater under the Alternate Land Use Alternative than under the proposed Sepulveda/Rosecrans Site Rezoning project. Air quality impacts associated with vehicles during the operation of the industrial uses under the Alternate Land Use Alternative are anticipated to be less due to the decrease in the amount of vehicle trips generated by the land use. However, operation of the industrial uses could potentially generate more emissions (including diesel emissions from increased truck traffic) than the proposed Sepulveda/Rosecrans Site Rezoning depending upon the actual type of development. Therefore, air quality impacts, both from construction and operation, would be greater under the Sepulveda/Rosecrans Site Rezoning Alternate Land Use Alternative than under the proposed Sepulveda/Rosecrans Site Rezoning project and would be significant and unavoidable.

# **Biological Resources**

No endangered mammal, bird, reptile, amphibian, fish or invertebrate species have been identified on the Sepulveda/Rosecrans Rezoning Site. However, sensitive species, including the white-tailed kite, loggerhead shrike, burrowing owl and Belding's savannah sparrow, are known to or could potentially utilize the area. Development of the Sepulveda/Rosecrans Rezoning Site under the Sepulveda/Rosecrans Site Rezoning Alternate Land Use Alternative would require the removal of vegetation and grading of the Sepulveda/Rosecrans Rezoning Site which would eliminate areas utilized by these species. While the types of construction activities to be performed would be similar to those identified under the proposed Sepulveda/Rosecrans Site Rezoning project, they would occur for a longer period of time under the Alternate Land Use Alternative. Therefore, construction impacts to biological resources would be greater under the Sepulveda/Rosecrans Site Rezoning Alternate Land Use Alternative than under the proposed Sepulveda/Rosecrans Site Rezoning project.

Although the general biological assessment for the Sepulveda/Rosecrans Rezoning site identified the potential for vernal pools to occur, a follow on investigation ruled out the possibility of vernal pools. The Sepulveda/Rosecrans Site Rezoning Alternate Land Use Alternative would have the potential to impact jurisdictional wetlands. This impact would be similar to the proposed Sepulveda/Rosecrans Site Rezoning project.

### Geology and Soils

Development of the Sepulveda/Rosecrans Rezoning Site under the Sepulveda/Rosecrans Site Rezoning Alternate Land Use Alternative would be permitted to include 1,548,000 square feet of industrial park. The Sepulveda/Rosecrans Rezoning Site is not at risk of impacts from liquefaction, slope instability, subsidence, or expansive soils. There are no known surface faults located on the Sepulveda/Rosecrans Rezoning Site; however, the Sepulveda/Rosecrans Rezoning Site would still be susceptible to seismic ground shaking and would be required to comply with the California Building Code and its local

amendments. During construction activities the Sepulveda/Rosecrans Rezoning Site would be susceptible to erosion from wind and water. Portions of the project site may have high levels of methane. Geology and soil impacts associated with the Sepulveda/Rosecrans Site Rezoning Alternate Land Use Alternative would be similar to those identified under the proposed Sepulveda/Rosecrans Site Rezoning project.

# Hydrology

Under the Sepulveda/Rosecrans Site Rezoning Alternate Land Use Alternative, the development of the Sepulveda/Rosecrans Rezoning Site would include up to 1,548,000 square feet of industrial park uses. Additionally, the road through the Sepulveda/Rosecrans Rezoning Site would be constructed, but in a different configuration. This would result in an increased amount of impermeable surfaces over the proposed Sepulveda/Rosecrans Site Rezoning project. Stormwater retention basin(s) would be constructed to contain runoff on-site. The development(s) under this alternative would also be required to comply with all the requirements of the Standard Urban Stormwater Mitigation Plan. Additionally, potential sources of water contamination would be greater because of the potential use of uncommon chemicals in industrial plants. Hydrology/water quality impacts associated Sepulveda/Rosecrans Site Rezoning Alternate Land Use Alternative would be greater than those under the proposed Sepulveda/Rosecrans Site Rezoning project.

#### Hazards and Hazardous Materials

Under Sepulveda/Rosecrans Site Rezoning Alternate Land Use Alternative, Sepulveda/Rosecrans Rezoning Site would be permitted to be developed with up to 1,548,000 square feet of industrial park uses. Prior to construction of the industrial park uses, the Sepulveda/Rosecrans Rezoning Site would be characterized as to the type and extent of contamination present and remediated. Upon remediation of the specific area, construction would proceed. Therefore, impacts from soil/groundwater contamination associated with previous uses would be the same as those identified under the proposed Sepulveda/Rosecrans Site Rezoning project. However, due to the nature of the proposed development under the Alternate Land Use Alternative, new soil/groundwater contamination could occur as a result of accident conditions within the industrial park. These impacts would be greater than those associated with the proposed Sepulveda/Rosecrans Site Rezoning project.

#### Land Use

Under the Sepulveda/Rosecrans Site Rezoning Alternate Land Use Alternative, the zoning for the Sepulveda/Rosecrans Rezoning Site would be amended to allow light industrial uses throughout the site that is currently zoned Light Industrial (M-1) and Heavy Industrial (M-2). The existing uses (Air Products and Learned Lumber) would remain on the Sepulveda/Rosecrans Rezoning Site in their present locations. The 1,548,000 square feet of industrial park uses would be permitted with appropriate setbacks from both Sepulveda Boulevard and Rosecrans Avenue. The proposed uses would be compatible with the existing zoning for the Sepulveda/Rosecrans Rezoning Site and would be

compatible with the uses in the surrounding area. Development of the Sepulveda/Rosecrans Rezoning Site with industrial uses would also be consistent with all applicable regional and local plans and policies. Therefore, impacts associated with the Sepulveda/Rosecrans Site Rezoning Alternate Land Use Alternative would be similar to those identified under the proposed Sepulveda/Rosecrans Site Rezoning project.

#### Noise

Land Under the Sepulveda/Rosecrans Site Rezoning Alternate Use Alternative. the Sepulveda/Rosecrans Rezoning Site would be permitted to be developed with up to 1,548,000 square feet of industrial park uses. Short-term noise impacts from grading and construction activities are anticipated to be greater than those identified for the proposed Sepulveda/Rosecrans Site Rezoning project because while the same types of construction activities would occur, the duration of the construction would be longer. However, long-term noise impacts associated with vehicle trips, parking lot noise (car alarms, slamming doors, etc) would be less because of the reduced number of cars on the Sepulveda/Rosecrans Rezoning Site. Noise associated with increased truck traffic would be greater than the proposed site rezoning. Therefore, the short-term construction impacts would be greater to the proposed Sepulveda/Rosecrans Site Rezoning project and significant and unavoidable and the long-term operational noises would be slightly less.

# Population, Housing, and Employment

Development of the Sepulveda/Rosecrans Rezoning Site with up to 1,548,000 square feet of industrial park uses under the Alternate Land Use Alternative is anticipated to generate both construction and industrial type jobs. The types of construction jobs anticipated under this alternative would be similar to those under the proposed Sepulveda/Rosecrans Site Rezoning project and would not be permanent or long-term in nature. Operation of industrial park would provide approximately 5,248 jobs. These jobs require more skilled labor than the proposed retail development and would attract people from outside of the immediate area. This would also increase the demand for housing in the area. Therefore, the impact to population, housing, and employment would be greater under the Sepulveda/Rosecrans Site Rezoning Alternate Land Use Alternative, than under the proposed Sepulveda/Rosecrans Site Rezoning.

#### **Public Services**

Fire Protection

Under the Sepulveda/Rosecrans Site Rezoning Alternate Land Use Alternative, the Sepulveda/Rosecrans Rezoning Site would be permitted to be developed with up to 1,548,000 square feet of industrial uses. These industrial uses may increase the demand on fire protection services due to the nature of the development. Therefore, the potential need for new or altered fire protection facilities

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<sup>3.39</sup> employees per 1,000 square feet, Los Angeles Unified School District, School Facilities Fee Plan.

associated with the Sepulveda/Rosecrans Site Rezoning Alternate Land Use Alternative would be greater than identified under the proposed Sepulveda/Rosecrans Site Rezoning project.

#### Police Protection

Under the Sepulveda/Rosecrans Site Rezoning Alternate Land Use Alternative, the Sepulveda/Rosecrans Rezoning Site would be permitted to be developed with up to 1,548,000 square feet of industrial uses. These industrial uses may decrease the amount of police protection services required since fewer visitors would be present on the Sepulveda/Rosecrans Rezoning Site. Therefore, the potential need for new or altered police protection facilities associated with the Sepulveda/Rosecrans Site Rezoning Alternate Land Use Alternative would be less than identified under the proposed Sepulveda/Rosecrans Site Rezoning project.

### Transportation and Traffic

Under Sepulveda/Rosecrans Use Alternative. the the Site Rezoning Alternate Land Sepulveda/Rosecrans Rezoning Site would be permitted to be developed with up to 1,548,000 square feet of industrial park. Under this alternative, it is estimated that the development on the Sepulveda/Rosecrans Rezoning site would generate a total of approximately 10,774 daily trips, 1,300 in the a.m. peak hour, 1,331 trips in the p.m. peak hour, and 542 trips during the Saturday mid-day peak hour. This is less traffic than would be produced by the proposed Sepulveda/Rosecrans Site Rezoning. However, an increase in the amount of truck traffic in the area is anticipated under this alternative. Under this alternative, 9 intersections would still be significantly impacted during the a.m peak hour, p.m. peak hour or Saturday mid-day peak hour, or combinations thereof (Table VI-7). This is four less significantly impacted intersections than under the proposed Sepulveda/Rosecrans Site Rezoning. Therefore, traffic impacts associated with the Sepulveda/Rosecrans Site Rezoning Alternate Land Use Alternative would be less than the proposed Sepulveda/Rosecrans Site Rezoning project.

### **Utilities**

### Sewer

Under the Sepulveda/Rosecrans Site Rezoning Alternate Land Use Alternative, the Sepulveda/Rosecrans Rezoning Site would be permitted to be developed with up to 1,548,000 square feet of industrial park. Table VI-8 shows the estimated amount of sewage that would be generated under this alternative. The proposed Sepulveda/Rosecrans Site Rezoning project would generate an estimated 277,375 gallons per day of sewage, which 238,675 gpd more than the Alternate Land Use Alternative. As a result, sewer impacts created by the Sepulveda/Rosecrans Site Rezoning Alternate Land Use Alternative would be less than those associated with the proposed Sepulveda/Rosecrans Site Rezoning project.

Table VI-7
Intersection Capacity Utilization Summary – Sepulveda/Rosecrans Site Rezoning Alternate Land Use Alternative

Intersection	Peak Hour	W/O I	Project	V	Vith Pro	ject		O Projec Cumulati		With 1	Project -	- Cumulative	% Change
		ICU	LOS	ICU	LOS	Impact	ICU	LOS	Impact	ICU	LOS	Impact	
El Segundo Blvd & Sepulveda	AM	0.907	E	0.915	E	0.008	1.045	F	0.138*	1.053	F	0.146*	5%
Blvd	PM	1.010	$\mathbf{F}$	1.052	F	0.042*	1.210	F	0.200*	1.251	F	0.241*	17%
	SAT	0.513	Α	0.525	Α	0.012	0.562	Α	0.049	0.574	Α	0.061	20%
El Segundo Blvd & Nash St.	AM	0.364	A	0.373	Α	0.009	0.481	A	0.117	0.490	Α	0.126	7%
G	PM	0.370	Α	0.373	Α	0.003	0.532	Α	0.162	0.536	Α	0.166	2%
El Segundo Blvd & Douglas St.	AM	0.622	В	0.629	В	0.007	0.775	С	0.153	0.783	С	0.161	5%
	PM	0.732	C	0.788	C	0.056	0.924	E	0.192*	0.981	E	0.249*	23%
El Segundo Blvd & Aviation	AM	0.884	D	0.912	Е	0.028*	1.444	F	0.560*	1.472	F	0.588*	5%
Blvd	PM	0.926	E	0.970	E	0.044*	1.441	F	0.515*	1.485	F	0.559*	8%
	SAT	0.492	Α	0.508	Α	0.016	0.631	В	0.139*	0.647	В	0.155	10%
Hughes Way & Sepulveda Blvd	AM	0.571	A	0.589	A	0.018	0.685	В	0.114	0.702	С	0.131	13%
3 1	PM	0.580	Α	0.584	Α	0.004	0.710	С	0.130	0.715	C	0.135	4%
	SAT	0.310	Α	0.313	Α	0.003	0.344	Α	0.034	0.346	Α	0.036	<b>6</b> %
Hughes Way & Allied Way	AM	0.122	A	0.139	A	0.017	0.122	A	0.000	0.139	A	0.017	100%
	PM	0.080	Α	0.103	Α	0.023	0.080	Α	0.000	0.103	Α	0.203	100%
Plaza El Segundo Entrance &	AM	0.581	A	0.770	С	0.189	0.691	В	0.110	0.881	D	0.300	63%
Sepulveda Blvd	PM	0.547	Α	0.600	Α	0.053	0.677	В	0.130	0.729	C	0.182	<b>29</b> %
Southerly Entrance & Sepulveda	AM	0.660	В	0.571	Α	-0.089	0.771	С	0.111	0.660	В	0.000	neg.
Blvd	PM	0.625	В	0.619	В	-0.006	0.757	С	0.132	0.751	C	0.126	neg.
Park Place & Nash St.	AM	0.120	A	0.615	В	0.495	0.120	Α	0.000	0.615	В	0.495	100%
	PM	0.455	Α	0.942	E	0.487*	0.455	Α	0.000	0.942	E	0.487*	100%
Park Place & Douglas St.	AM	0.233	Α	0.407	Α	0.174	0.294	Α	0.061	0.426	Α	0.193	68%
O	PM	0.443	Α	0.831	D	0.388	0.506	Α	0.063	0.894	D	0.451	86%
Rosecrans Ave. & Sepulveda	AM	0.875	D	0.849	D	-0.026	1.042	F	0.167*	0.981	E	0.106*	neg.
Blvd	PM	1.035	$\mathbf{F}$	1.084	F	0.049*	1.219	F	0.184*	1.268	F	0.233*	21%
	SAT	0.606	В	0.593	Α	-0.013	0.626	В	0.020	0.600	Α	-0.006	neg.
Rosecrans Ave & Village Dr.	AM	0.307	A	0.289	Α	-0.018	0.328	A	0.021	0.310	Α	0.003	neg.
	PM	0.656	В	0.618	В	-0.038	0.721	C	0.065	0.683	В	0.027	neg.
	SAT	0.345	A	0.311	A	-0.034	0.361	Α	0.016	0.311	A	-0.014	neg.

Rosecrans Ave. & Park	AM	0.261	A	0.320	A	0.059	0.282	A	0.021	0.346	A	0.085	75%
Way/Nash St	PM	0.516	A	0.490	A	-0.026	0.576	A	0.060	0.555	A	0.039	neg.
Rosecrans Ave & Market	AM	0.347	A	0.405	A	0.058	0.373	A	0.026	0.437	A	0.090	71%
Pl/Apollo St	PM	0.699	В	0.672	В	-0.027	0.764	C	0.065	0.737	C	0.038	neg.
Rosecrans Ave & Continental	AM	0.557	Α	0.670	В	0.113	0.598	A	0.041	0.711	C	0.154	73%
Way	PM	1.044	F	1.152	F	0.108*	1.126	F	0.082*	1.234	F	0.190*	57%
Rosecrans Ave & Douglas St.	AM	0.711	С	0.848	D	0.137	0.812	D	0.101	0.950	Е	0.239*	58%
Ŭ .	PM	0.714	C	0.952	E	0.238*	0.887	D	0.173	1.126	F	0.412*	<b>58</b> %
Rosecrans Ave & Aviation Blvd	AM	0.637	В	0.719	С	0.082	0.771	С	0.134	0.837	D	0.200	33%
	PM	0.853	D	0.931	E	0.078*	1.178	F	0.325*	1.256	F	0.403*0.121*	19%
	SAT	0.878	D	0.906	E	0.028*	0.972	E	0.094*	0.999	E		22%
Rosecrans Ave & Hindry Ave	AM	0.580	A	0.637	В	0.057	0.659	В	0.079	0.714	С	0.134	41%
	PM	0.746	C	0.850	D	0.104	0.938	E	0.192*	1.041	F	0.295*	35%
	SAT	0.705	C	0.730	C	0.025	0.743	C	0.038	0.754	C	0.049	22%
Rosecrans Ave & I-405 SB Off	AM	0.789	С	0.899	D	0.110	0.920	Е	0.131*	1.030	F	0.241*	46%
Ramp	PM	0.808	D	0.853	D	0.045	1.041	F	0.233*	1.085	F	0.277*	16%
Rosecrans Ave & I-405 NB	AM	0.619	В	0.596	A	-0.023	0.614	В	-0.005	0.745	С	0.126	neg.
On/Off Ramp	PM	0.575	Α	0.651	В	0.076	0.763	C	0.188	0.836	D	0.261	28%
Hindry Ave & I-405 SB On/Off	AM	0.579	Α	0.586	A	0.007	0.550	Α	-0.029	0.556	A	-0.023	neg.
Ramp	PM	0.497	Α	0.556	Α	0.059	0.665	В	0.168	0.695	В	0.198	15%
Marine Ave & Sepulveda Blvd	AM	1.025	F	1.077	F	0.052*	1.173	F	0.148*	1.225	F	0.200*	26%
	PM	0.974	E	1.006	F	0.032*	1.139	F	0.165*	1.175	F	0.201*	18%
	SAT	0.747	C	0.760	C	0.013	0.793	C	0.046	0.806	D	0.059	22%
Marine Ave & Aviation Blvd	AM	0.826	D	0.839	D	0.013	0.967	E	0.141*	0.980	E	0.154*	8%
	PM	0.889	D	0.906	E	0.017	1.108	F	0.219*	1.115	F	0.226*	3%
	SAT	0.716	C	0.719	C	0.003	0.789	C	0.073	0.791	C	0.075	3%
Manhattan Beach Blvd &	AM	1.085	F	1.115	F	0.030*	1.256	F	0.171*	1.285	F	0.200*	15%
Sepulveda Blvd	PM	1.267	F	1.289	F	0.022*	1.462	F	0.195*	1.483	F	0.216*	10%
Manhattan Beach Blvd &	AM	1.477	F	1.488	F	0.011	1.631	F	0.154*	1.645	F	0.168*	8%
Aviation Blvd	PM	1.512	F	1.522	F	0.010	1.776	F	0.264*	1.786	F	0.274*	4%

Table VI-8
Sepulveda/Rosecrans Site Rezoning Alternate Land Use Alternative Estimated Sewage Generation

		Generation Rate								
Land Use	Size (sf)	(gallons/1,000 sf/day) <sup>1</sup>	Total (gallons/day)							
Industrial Park	1,548,000	25	38,700							
		Total	38,700							
1. Los Angeles County Sanitat	1. Los Angeles County Sanitation Districts									

#### Water

The Sepulveda/Rosecrans Site Rezoning Alternate Land Use Alternative would create less of an impact on water consumption than the proposed Sepulveda/Rosecrans Site Rezoning project. As shown in Table VI-9, the Alternate Land Use Alternative would consume 46,440 gallons per day compared to the proposed Sepulveda/Rosecrans Site Rezoning project's consumption of 322,850 gallons per day. This is approximately 276,410 gallons less per day. Therefore, water impacts from the Sepulveda/Rosecrans Site Rezoning Alternate Land Use Alternative would be less than those of the proposed Sepulveda/Rosecrans Site Rezoning project.

Table VI-9
Sepulveda/Rosecrans Site Rezoning Alternate Land Use Alternative Estimated Water
Consumption

Land Use	Size (sf)	Generation Rate (gallons/1,000 sf/day) <sup>1</sup>	Total (gallons/day)					
Industrial Park	1,548,000 30 46,440							
Total 46,440								
1. Los Angeles County Sanitation Districts (120% of sewage generation rates)								

### Solid Waste

Solid waste impacts associated with the Alternate Land Use Alternative would be greater than those associated with the proposed Sepulveda/Rosecrans Site Rezoning project. The long-term operation of the proposed Sepulveda/Rosecrans Site Rezoning project would generate approximately 4,250 pounds of solid waste per day. As shown in Table VI-10, the Alternate Land Use Alternative would generate approximately 96,750 pounds per day. Therefore, solid waste impacts from the Sepulveda/Rosecrans Site Rezoning Alternate Land Use Alternative would be greater than the proposed Sepulveda/Rosecrans Site Rezoning project.

Table VI-10 Sepulveda/Rosecrans Site Rezoning Alternate Land Use Alternative Estimated Solid Waste Generation

Land Use	Size (sf)	Generation Rate (lbs/1,000 sf/day) <sup>1</sup>	Total (lbs/day)						
Industrial Park	1,548,000	1,548,000 62.5 96,750							
Total 96,750									
1. City of Los Angeles Bureau	1. City of Los Angeles Bureau of Sanitation, "Solid Waste Generation," 1981								

### Natural Gas

The Sepulveda/Rosecrans Site Rezoning Alternate Land Use Alternative would consume approximately 1,246,708 cubic feet per day of natural gas. The proposed Sepulveda/Rosecrans Site Rezoning project is expected to consume 82,166 cubic feet of natural gas per day. This is an increase of approximately 1,164,542 cubic feet per day. Therefore, the Sepulveda/Rosecrans Site Rezoning Alternate Land Use Alternative would generate greater natural gas impacts than the proposed Sepulveda/Rosecrans Site Rezoning project.

Table VI-11
Sepulveda/Rosecrans Site Rezoning Alternate Land Use Alternative Estimated Natural Gas
Consumption

Land Use	Size (sf)	Generation Rate (cubic feet/1,000 sf/month) <sup>1</sup>	Total (cubic feet/day)	
Industrial Park	1,548,000	24,161	1,246,708	
Total 1,246,708				
1. MAAQI Computer Program				

## **Electricity**

The Sepulveda/Rosecrans Site Rezoning Alternate Land Use Alternative would consume approximately 44,532 kilowatt hours of electricity per day. The proposed Sepulveda/Rosecrans Site Rezoning project would consume approximately 40,090 kilowatt hours of electricity per day. This is an increase of approximately 4,442 kilowatt hours per day. Therefore, the electricity impacts associated with the Sepulveda/Rosecrans Site Rezoning Alternate Land Use Alternative would be greater than those produced by the proposed Sepulveda/Rosecrans Site Rezoning project.

Table VI-12
Sepulveda/Rosecrans Site Rezoning Alternate Land Use Alternative Estimated Electricity
Consumption

Land Use	Size (sf)	Generation Rate (kilowatt hours/sf/year) <sup>1</sup>	Total (kilowatt hours/day)	
Industrial Park	1,548,000	10.50	44,532	
		Total	44,532	
1. SCAQMD, CEQA Air Quality Handbook, 1993.				

#### Cultural Resources

Under Sepulveda/Rosecrans Site Rezoning Alternate Land Use Alternative, Sepulveda/Rosecrans Rezoning Site would be developed with up to 1,548,000 square feet of industrial park. No archaeological or paleontological resources have been identified on the Sepulveda/Rosecrans Rezoning Site and only one potential historic resource has been identified. This potential historic resource is the foundation of the foundry located on the H. Kramer portion of the Sepulveda/Rosecrans Grading and construction activities on this portion of the Sepulveda/Rosecrans Rezoning Site could potentially impact the above mentioned historic resource. Additionally, grading and construction activities on the Sepulveda/Rosecrans Rezoning Site could uncover archaeological and paleontological resources. Therefore, cultural resources impacts associated Sepulveda/Rosecrans Site Rezoning Alternate Land Use Alternative would be similar to those identified under the proposed Sepulveda/Rosecrans Site Rezoning project.

## 4. 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 Commercial Center land use designation and Commercial Center (C-4) 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.

Under this alternative, impacts would be the same as identified throughout this EIR for the proposed Plaza El Segundo Development. The only difference from the analysis presented in this EIR would relate to land use compatibility. Under the alternative, the uses adjacent to the proposed Plaza El Segundo Development would be industrial, rather than ultimately commercial, as would occur under the proposed Sepulveda/Rosecrans Rezoning. Placing commercial and industrial land uses adjacent to one another would not result in land use conflicts and no impacts related to land use compatibility would occur. Impacts of this alternative would be similar to the proposed Sepulveda/Rosecrans Site

Rezoning with respect to land use compatibility and the same as the proposed Plaza El Segundo Development for all other impacts.

# PLAZA EL SEGUNDO ALTERNATIVES

# 5. No Project Alternative

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

#### Aesthetics

Under the Plaza El Segundo No Project Alternative, the proposed 425,000 square foot shopping center would not be constructed. Upon completion of the characterization and remediation of the existing contamination on the Plaza El Segundo site, the Plaza El Segundo site would be left in its current condition. No development would occur on the Plaza El Segundo site. In the short-term, views of the Plaza El Segundo site would be of graded dirt with the unlined natural depressions (UNDs), railroad tracks, and distant buildings in the background. However, over time vegetation would reestablish itself in the graded areas and views would be of an open vegetated field/open space area. Since the proposed Plaza El Segundo would not be constructed, no additional sources of light or glare would be added to the area. Therefore, aesthetic impacts associated with the Plaza El Segundo No Project Alternative would be less than the proposed Plaza El Segundo Development.

# Air Quality

Under the Plaza El Segundo No Project Alternative, the Plaza El Segundo site would not be developed with a 425,000 square foot commercial/shopping center. The ongoing characterization and remediation activities would continue. No new construction activities would occur. Since no grading or construction activities would occur on the Plaza El Segundo site, no short-term air quality impacts typically associated with these activities would occur. Some short-term air quality impacts would potentially occur as a result of the remediation activities on the Plaza El Segundo site. These would be the same as those identified under the proposed Plaza El Segundo Development. No increase in the

amount of vehicle traffic would be expected to occur and no long-term air quality impacts would be anticipated from the maintenance of the Plaza El Segundo site in its undeveloped condition. Therefore, air quality impacts associated with the Plaza El Segundo No Project Alternative would be less than those associated with the proposed Plaza El Segundo Development and would avoid the significant and unavoidable impacts of the proposed Plaza El Segundo Development with respect to construction and operational emissions.

# **Biological Resources**

Under the Plaza El Segundo No Project Alternative, the Plaza El Segundo site would not be developed with 425,000 square feet of commercial/retail uses. The ongoing characterization and remediation activities would continue. No endangered mammal, bird, reptile, amphibian, fish or invertebrate species have been identified on the Plaza El Segundo site. However, sensitive species, such as the white-tailed kite, loggerhead shrike, burrowing owl and Belding's savannah sparrow, have been observed or could potentially utilize the Plaza El Segundo site. The ongoing remediation activities may impact these species through the loss of habitat. However, these impacts would be less than those associated with the proposed Plaza El Segundo Development.

Although the general biological assessment for the entire Sepulveda/Rosecrans Rezoning Site identified the potential for vernal pools to occur, a follow investigation ruled out the possibility of vernal pools. This alternative would avoid impacts related to jurisdictional wetlands within the proposed Plaza El Segundo Development Site. Therefore, impacts to jurisdictional wetlands associated with the Plaza El Segundo No Project Alternative would be lower than those identified under the proposed Plaza El Segundo Development.

### Geology and Soils

The Plaza El Segundo site is not at risk of impacts from liquefaction, slope instability, subsidence, or expansive soils. There are no known surface faults located on the Plaza El Segundo site; however, the Plaza El Segundo site would still be susceptible to seismic ground shaking. Upon the characterization and remediation of the existing contamination, the Plaza El Segundo site would be left in an undeveloped condition. No buildings or structures would be constructed and therefore, no people would be exposed to impacts associated with seismic ground shaking. Some erosion impacts would be anticipated as a result of exposed soils resulting from the remediation and previous demolition activities. However, these would not be as extensive as those anticipated under the proposed Plaza El Segundo Development. Therefore, impacts from geology and soils with respect to the Plaza El Segundo No Project Alternative would be less than the impacts associated with the proposed Plaza El Segundo Development.

# **Hydrology**

Under the Plaza El Segundo No Project Alternative, no new construction would occur on the Plaza El Segundo site. The previous uses on the site have been removed and characterization and remediation of the Plaza El Segundo site would continue. No new construction or development would occur. These activities would increase the amount of pervious surfaces on the Plaza El Segundo site, allowing for storm water to be soaked up by the soil. Additionally, storm water would also continue to be contained on-site within the unlined natural depressions. No new sources of contaminated runoff (oil from parked cars, etc.) would be anticipated under the No Project Alternative. Therefore, impacts to hydrology/water quality under the Plaza El Segundo No Project Alternative would be less than those anticipated under the proposed Plaza El Segundo Development.

## Hazards and Hazardous Materials

Under the Plaza El Segundo No Project Alternative, no new construction would occur. The ongoing characterization and remediation of the existing contamination would continue under the oversight of the applicable regulatory agency. No additional sources of contamination would be brought onto the Plaza El Segundo site (e.g., no construction materials, maintenance supplies, etc). Therefore, impacts from hazards and hazardous materials would be less than those associated with the proposed Plaza El Segundo Development.

#### Land Use

Under the Plaza El Segundo No Project Alternative, no development would occur on the Plaza El Segundo site. The characterization and remediation of the Plaza El Segundo site would continue under the guidance of the applicable regulatory agency. The zoning would not be changed to the proposed C-4 zone and would retain its Industrial General Plan designations and zoning classifications. The resulting open space would be compatible with the existing land uses in the vicinity of the Plaza El Segundo site and would be consistent with the local and regional plans and policies. Therefore, impacts associated with the Plaza El Segundo No Project Alternative would be less than those associated with the proposed Plaza El Segundo Development.

#### **Noise**

Under the Plaza El Segundo No Project Alternative, the Plaza El Segundo site would not be developed with 425,000 square feet of commercial/retail uses. The characterization and remediation of the Plaza El Segundo site would continue under the guidance of the applicable regulatory agency. Since no grading/construction activities would occur under the No Project Alternative, no short-term construction noise impacts are anticipated. Some short-term noise impacts may be associated with the ongoing remediation activities on the Plaza El Segundo site. These noise impacts would be the same as the noise impacts for remediation under the proposed Plaza El Segundo Development. Since the Plaza El Segundo site would not be developed with commercial/retail uses, no noise impacts are anticipated

as a result of increased vehicle traffic, loading dock activities, parking lot activities (slamming doors, car alarms, etc.), or general noise associated with large numbers of people. Therefore, noise impacts associated with the Plaza El Segundo No Project Alternative would be less than the noise impacts anticipated under the proposed Plaza El Segundo Development and would avoid the significant and unavoidable impacts of the proposed Plaza El Segundo Development related to construction noise.

# Population, Housing, and Employment

Under the Plaza El Segundo No Project Alternative, there would be no increase in population, housing, or employment demands within the City of El Segundo. No residential units would be constructed under the No Project Alternative and therefore, housing impacts would be similar to those identified under the proposed Plaza El Segundo Development. No increase in employment opportunities would occur as a result of the No Project Alternative. Since the Plaza El Segundo site would not be developed with commercial/retail uses, no short-term construction jobs or retail jobs would be generated. Therefore, impacts associated with the Plaza El Segundo No Project Alternative would be less than those anticipated under the proposed Plaza El Segundo Development.

#### **Public Services**

## Fire Protection

Under the Plaza El Segundo No Project Alternative, the Plaza El Segundo site would not be developed with 425,000 square feet of commercial/retail uses. The characterization and remediation of the existing contamination on the Plaza El Segundo site would continue under the guidance of the applicable regulatory agency. No new construction would occur. Since the existing site uses have been demolished and no new construction would occur, the level and intensity of fire protection services required would decrease. Therefore, to the potential need for new or altered fire protection facilities under the Plaza El Segundo No Project Alternative would be lower than under the anticipated under the proposed Plaza El Segundo Development.

### Police Protection

Under the Plaza El Segundo No Project Alternative, the Plaza El Segundo site would not be developed with 425,000 square feet of commercial/retail uses. The characterization and remediation of the existing contamination on the Plaza El Segundo site would continue under the guidance of the applicable regulatory agency. No new construction would occur. Since the existing site uses would be demolished and no new construction would occur, the level and intensity of police protection services required would decrease. Therefore, the potential need for new or altered police protection facilities under the Plaza El Segundo No Project Alternative would be lower than under the anticipated under the proposed Plaza El Segundo Development.

# Transportation and Traffic

Under the Plaza El Segundo No Project Alternative, no additional traffic would be generated by project activities. The characterization and remediation of the Plaza El Segundo site would continue under the guidance of the applicable regulatory agency. However, no new uses or the proposed roadway would be constructed on the Plaza El Segundo site. Therefore, no new traffic trips would be generated. Traffic impacts associated with the Plaza El Segundo No Project Alternative would be less than the proposed Plaza El Segundo Development project and would avoid the significant and unavoidable impacts of the proposed Plaza El Segundo with respect to traffic.

### **Utilities**

#### Sewer

Under the Plaza El Segundo No Project Alternative, no sewage would be generated above current levels. The 425,000 square feet of commercial/retail uses and the proposed roadway would not be constructed. The characterization and remediation of the Plaza El Segundo site would continue under the guidance of the applicable regulatory agency. No additional development would be constructed on the Plaza El Segundo site and no new sewage would be generated. Therefore, sewage impacts under the Plaza El Segundo No Project Alternative would be less than those anticipated under the proposed Plaza El Segundo Development.

#### Water

Under the Plaza El Segundo No Project Alternative, no water would be consumed above current levels. The 425,000 square feet of commercial/retail uses and the proposed roadway would not be constructed. The characterization and remediation of the Plaza El Segundo site would continue under the guidance of the applicable regulatory agency. No additional development would be constructed on the Plaza El Segundo site and no additional water would be consumed. Therefore, water impacts under the No Project Alternative would be less than those anticipated under the proposed Plaza El Segundo Development.

### Solid Waste

Under the Plaza El Segundo No Project Alternative, no solid waste would be generated above current levels. The 425,000 square feet of commercial/retail uses and the proposed roadway would not be constructed. The characterization and remediation of the Plaza El Segundo site would continue under the guidance of the applicable regulatory agency. No additional development would be constructed on the Plaza El Segundo site and no additional solid waste would be generated. Therefore, solid waste impacts under the No Project Alternative would be less than those anticipated under the proposed Plaza El Segundo Development.

### Natural Gas

Under the Plaza El Segundo No Project Alternative, no natural gas would be consumed above current levels. The 425,000 square feet of commercial/retail uses and the proposed roadway would not be constructed. The characterization and remediation of the Plaza El Segundo site would continue under the guidance of the applicable regulatory agency. No additional development would be constructed on the Plaza El Segundo site and no additional natural gas would be consumed. Therefore, natural gas impacts under the Plaza El Segundo No Project Alternative would be less than those anticipated under the proposed Plaza El Segundo Development.

# **Electricity**

Under the Plaza El Segundo No Project Alternative, no electricity would be consumed above current levels. The 425,000 square feet of commercial/retail uses and the proposed roadway would not be constructed. The characterization and remediation of the Plaza El Segundo site would continue under the guidance of the applicable regulatory agency. No additional development would be constructed on the Plaza El Segundo site and no additional electricity would be consumed. Therefore, electricity impacts under the Plaza El Segundo No Project Alternative would be less than those anticipated under the proposed Plaza El Segundo Development.

#### Cultural Resources

Under the Plaza El Segundo No Project Alternative, development of the Plaza El Segundo site with 425,000 square feet of commercial/retail uses and the proposed roadway would not occur. The characterization and remediation of the contamination on the Plaza El Segundo site would continue under the guidance of the applicable regulatory agency. No archaeological, paleontological, or historic resources have been identified on the Plaza El Segundo site. As no construction activities would occur, no unknown cultural resources are anticipated to be discovered. Therefore, impacts to cultural resources from the Plaza El Segundo No Project Alternative would be the same as those associated with the proposed Plaza El Segundo Development.

## 6. Reduced Traffic Generation Alternative

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 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 feet of 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) and storm water retention basin would remain the same as the proposed Plaza El Segundo Development under this alternative.

#### Aesthetics

Under the Plaza El Segundo Reduced Traffic Generation Alternative, the Plaza El Segundo site would still be developed with 425,000 square feet of commercial/retail uses; however, the mix of uses would be different in order to reduce the amount of traffic generated as specified above. The views of the Plaza El Segundo site would be similar to the views under the proposed Plaza El Segundo Development because the maximum height, style, lighting standards, and size of the development would not change. Therefore, the aesthetic impacts associated with the Plaza El Segundo Reduced Traffic Generation Alternative would be similar to those identified under the proposed Plaza El Segundo Development.

# Air Quality

Under the Plaza El Segundo Reduced Traffic Generation Alternative, the Plaza El Segundo site would still be developed with approximately 425,000 square feet of commercial/retail uses; however the mix of uses would be different in order to reduce the amount of traffic trips generated. construction-related air quality impacts associated with the Reduced Traffic Generation Alternative would be comparable to the construction-related air quality impacts identified under the proposed Plaza El Segundo Development because the same area of land would be disturbed in order for construction to proceed and the square footage of the development would be roughly the same size, and significant and unavoidable. However, during operation of the development, the number of vehicles trips anticipated would be reduced during the p.m. peak hour and in total daily traffic. This change in the mix of uses would reduce the level of traffic generated to approximately 1,477 vehicle trips during the p.m. peak hour and 16,645 vehicle trips on a daily basis. This decrease in vehicle trips over the proposed Plaza El Segundo Development would reduce the amount of air emissions generated by vehicles utilizing the Plaza El Segundo site on a daily basis, but would not be sufficient to reduce emission levels below SCAQMD significance thresholds. Therefore, the air quality impacts associated with the Plaza El Segundo Reduced Traffic Generation Alternative would be less than the air quality impacts associated with the proposed Plaza El Segundo Development, but would still be significant and unavoidable.

# **Biological Resources**

The development of the Plaza El Segundo Reduced Traffic Generation Alternative would change the mix of uses proposed for the Plaza El Segundo Site, but it would not alter the amount of site preparation and grading activities that would be required. Site preparation and grading activities would require the removal of the existing vegetation and habitat that is located on the Plaza El Segundo site. There are no endangered mammal, bird, reptile, amphibian, fish or invertebrate species on the Plaza El Segundo site. However, these activities would remove vegetation that may be utilized by white-tailed kite, loggerhead shrike, burrowing owl and Belding's savannah sparrow, which are sensitive species. These impacts would be similar to those identified under the proposed Plaza El Segundo Development.

Although the general biological assessment for the Sepulveda/Rosecrans Rezoning Site identified the potential for vernal pools to occur within the Plaza El Segundo site, a follow on investigation ruled out the possibility of vernal pools. The Plaza El Segundo Reduced Traffic Generation Alternative would impact jurisdictional wetlands. This impact would be similar to the proposed Plaza El Segundo Development.

# Geology and Soils

Under the Plaza El Segundo Reduced Traffic Generation Alternative, the Plaza El Segundo site would be developed with 425,000 square feet of commercial/retail uses, but with a different mix of those uses than under the proposed Plaza El Segundo Development. The Plaza El Segundo site is not at risk of impacts from liquefaction, slope instability, subsidence, or expansive soils. There are no known surface faults located on or in the vicinity of the Plaza El Segundo Site; however, the Plaza El Segundo site would still be susceptible to seismic ground shaking and would be required to comply with the California Building Code and its local amendments. While there is some methane present on the site, it is below levels that require any action. Geology and soil impacts for the Plaza El Segundo Reduced Traffic Generation Alternative would be similar to those identified under the proposed Plaza El Segundo Development.

# Hydrology

Under the Plaza El Segundo Reduced Traffic Generation Alternative, the Plaza El Segundo site would still be developed with 425,000 square feet of commercial/retail uses; however, the mix of uses would be different than those under the proposed Plaza El Segundo Development. This would result in the same amount of impermeable surfaces being constructed as under the proposed Plaza El Segundo Development. A stormwater retention basin would be constructed to contain runoff on-site. No new sources of water contamination (e.g., oil from parked cars) would be anticipated. Additionally, the development would be required to comply with all the requirements of the Standard Urban Stormwater Mitigation Plan. Therefore, hydrology/water quality impacts associated with the Reduced Traffic Generation Alternative would be similar to those under the proposed Plaza El Segundo Development.

### Hazards and Hazardous Materials

Under the Plaza El Segundo Reduced Traffic Generation Alternative, the existing contamination on the Plaza El Segundo site would continue to be characterized and remediated. Similar to the proposed Plaza El Segundo Development, the Plaza El Segundo site would be remediated prior to any construction activities taking place. Additionally, the Reduced Traffic Generation Alternative would not utilize or transport hazardous materials beyond typical maintenance items (paints, fertilizers, etc.) or those items typically sold in a "home improvement" store. Therefore, hazards and hazardous materials impacts under the Plaza El Segundo Reduced Traffic Generation Alternative would be similar those identified under the proposed Plaza El Segundo Development.

### Land Use

The proposed uses on the Plaza El Segundo site under the Reduced Traffic Generation Alternative would be similar to those identified under the proposed Plaza El Segundo Development. While these uses would not be consistent with the existing Industrial zoning, they would be consistent with the proposed C-4 zoning. The Reduced Traffic Generation Alternative would also be compatible with the surrounding land uses, and would be consistent with all applicable local and regional land use plans and policies. Therefore, land use impacts associated with the Plaza El Segundo Reduced Traffic Generation Alternative would be similar to those identified under the proposed Plaza El Segundo Development.

### Noise

Under the Plaza El Segundo Reduced Traffic Generation Alternative, the development on the Plaza El Segundo site would be 425,000 square feet with a different mix of uses than the proposed Plaza El Segundo Development. Therefore, noise impacts as a result of grading and construction activities would be similar for the Reduced Traffic Generation Alternative as they are under the proposed Plaza El Segundo Development and would be significant and unavoidable. However, noise impacts associated with the traffic generated by the development under the Reduced Traffic Generation Alternative would be slightly less than the proposed Plaza El Segundo. This is due to the decrease in the number of trips generated by the Reduced Traffic Generation Alternative development. Additionally, the impacts from on-site noise sources would be less than the proposed Plaza El Segundo Development.

# Population, Housing, and Employment

The Plaza El Segundo Reduced Traffic Generation Alternative would not create any residential units and therefore would not directly increase the population of the City of El Segundo. As shown in Table VI-13, the Reduced Traffic Generation Alternative would create approximately 952 jobs, which is the same as the proposed Plaza El Segundo Development. Therefore, population, housing, and employments impacts would be similar to those identified under the proposed Plaza El Segundo Development.

Table VI-13
Plaza El Segundo Reduced Traffic Generation Alternative Estimated Employment Generation

Type of Development	Size (gsf)	Employee Generation Factor <sup>1</sup>	Total Employees		
Retail – Shopping Center	350,000	2.24 employees/1,000 sq. ft	784		
Restaurant	25,000	2.24 employees/1,000 sq. ft	56		
Grocery Store	50,000	2.24 employees/1,000 sq. ft	112		
		Total	952		

<sup>1.</sup> Los Angeles Unified School District; School Fee Justification Studies for Los Angeles Unified School District, Table ES-1, September 2002.

### **Public Services**

#### Fire Protection

Even though the mix of uses under the Plaza El Segundo Reduce Traffic Generation Alternative would be different than those under the proposed Plaza El Segundo Development, the size of the total development would remain unchanged at 425,000 square feet of commercial/retail uses. Since the total size and type of the development would remain unchanged, the demand on fire protection services would be similar. Therefore, the potential need for new or altered fire protection facilities associated with the Plaza El Segundo Reduced Traffic Generation Alternative would be the same as under the proposed Plaza El Segundo Development.

#### Police Protection

Even though the mix of uses under the Plaza El Segundo Reduced Traffic Generation Alternative would be different than those under the proposed Plaza El Segundo Development, the size of the total development would remain unchanged at 425,000 square feet of commercial/retail uses. Since the total size and type of the development would remain unchanged, the demand on police protection services would be similar. Therefore, the potential need for new or altered police protection facilities associated with the Plaza El Segundo Reduced Traffic Generation Alternative would be the same as under the proposed Plaza El Segundo Development.

# Transportation and Traffic

Under the Plaza El Segundo Reduced Traffic Generation Alternative, the size of the proposed development would be the same, however, the mix of uses would be different in order to reduce the amount of traffic generated. Under this alternative, it is estimated that the development on the Plaza El Segundo site would generate a total of approximately 16,645 daily trips, with 779 a.m. peak hour trips, 1,477 p.m. peak hour trips, and 2,205 Saturday mid-day peak period trips.

Of the 25 study intersections analyzed, it is anticipated that the Plaza El Segundo Reduced Traffic Generation Alternative would significantly impact six intersections during the a.m. peak hours, p.m. peak hour, Saturday mid-day peak hour, or combinations thereof (see Table VI-14). This is one less impacted intersection than would be impacted under the proposed Plaza El Segundo project. Therefore, traffic impacts associated with the Plaza El Segundo Reduced Traffic Alternative would be less than those under the proposed Plaza El Segundo project.

### **Utilities**

Sewer

Sewer impacts associated with the Reduced Traffic Generation Alternative would be greater than the proposed Plaza El Segundo Development.. The Reduced Traffic Generation Alternative would

generate approximately 146,250 gallons per day (gpd) of sewage (Table VI-15). The proposed Plaza El Segundo Development would generate approximately 139,250 gpd, which is 7,000 gpd less than the Plaza El Segundo Reduced Traffic Generation Alternative. As a result, sewer impacts generated by the Plaza El Segundo Reduced Traffic Generation Alternative would be greater than those associated with the proposed Plaza El Segundo Development.

Table VI-14

Intersection Capacity Utilization Summary – Plaza El Segundo Reduced Traffic Generation Alternative

Intersection	Peak	W/O I	Project	V	Vith Pro	ject	W/O Pro	oject + Cu	mulative	With Pro	oject + Cu	mulative	% Change
	Hour												o o
		ICU	LOS	ICU	LOS	Impact	ICU	LOS	Impact	ICU	LOS	Impact	
El Segundo Blvd &	AM	0.882	D	0.905	E	0.023*	1.022	F	0.140*	1.045	F	0.163*	14%
Sepulveda Blvd	PM	0.985	E	1.062	F	0.077*	1.183	F	0.198*	1.258	F	0.273*	27%
	SAT	0.499	Α	0.608	В	0.109	0.547	Α	0.048	0.657	В	0.158	70%
El Segundo Blvd & Nash St.	AM	0.356	Α	0.362	Α	0.006	0.469	Α	0.113	0.477	Α	0.121	7%
_	PM	0.361	Α	0.386	Α	0.025	0.521	Α	0.160	0.552	Α	0.191	16%
El Segundo Blvd & Douglas	AM	0.603	В	0.617	В	0.014	0.757	С	0.154	0.771	С	0.168	8%
St.	PM	0.711	C	0.776	C	0.065	0.903	E	0.192*	0.968	E	0.257*	25%
El Segundo Blvd & Aviation	AM	0.862	D	0.888	D	0.026	1.422	F	0.560*	1.449	F	0.587*	5%
Blvd	PM	0.901	E	0.931	E	0.030*	1.418	F	0.517*	1.448	F	0.547*	5%
	SAT	0.478	Α	0.521	Α	0.043	0.617	В	0.139	0.659	В	0.181	23%
Hughes Way & Sepulveda	AM	0.556	Α	0.606	В	0.050	0.669	В	0.113	0.719	С	0.163	31%
Blvd	PM	0.564	Α	0.590	Α	0.026	0.694	В	0.130	0.721	С	0.157	17%
	SAT	0.303	Α	0.370	Α	0.067	0.336	Α	0.033	0.394	Α	0.091	64%
Hughes Way & Allied Way	AM	0.119	Α	0.151	Α	0.032	0.119	Α	0.000	0.151	Α	0.032	100%
	PM	0.078	Α	0.129	Α	0.051	0.078	Α	0.000	0.129	Α	0.051	100%
Plaza El Segundo Entrance	AM	0.566	Α	0.707	C	0.141	0.675	В	0.109	0.817	D	0.251	57%
& Sepulveda Blvd	PM	0.532	Α	0.687	В	0.155	0.662	В	0.130	0.817	D	0.285	54%
Southerly Entrance &	AM	0.644	В	0.577	Α	-0.067	0.755	С	0.111	0.666	В	0.022	neg.
Sepulveda Blvd	PM	0.610	В	0.681	В	0.071	0.742	С	0.132	0.813	D	0.203	35%
Park Place & Nash St.	AM	0.109	A	0.109	A	0.000	0.109	Α	0.000	0.109	Α	0.000	neg.
	PM	0.175	Α	0.175	Α	0.000	0.175	Α	0.000	0.175	Α	0.000	neg.
Park Place & Douglas St.	AM	0.233	A	0.243	A	0.010	0.293	Α	0.060	0.303	A	0.070	14%
	PM	0.440	Α	0.455	Α	0.015	0.502	Α	0.062	0.518	Α	0.078	21%
Rosecrans Ave. & Sepulveda	AM	0.852	D	1.017	F	0.165*	1.018	F	0.166*	1.184	F	0.332*	<b>50</b> %
Blvd	PM	1.008	F	1.085	F	0.077*	1.192	F	0.184*	1.231	F	0.223*	17%
	SAT	0.587	Α	0.950	E	0.363*	0.608	В	0.021	0.950	E	0.363*	94%
Rosecrans Ave & Village	AM	0.299	A	0.318	A	0.019	0.321	A	0.022	0.339	A	0.040	45%
Dr.	PM	0.637	В	0.686	В	0.049	0.702	С	0.065	0.751	С	0.114	43%
	SAT	0.337	Α	0.392	Α	0.055	0.353	Α	0.016	0.409	Α	0.072	<b>78</b> %

D A 0 D 1	A 3 /	0.054	Α.	0.075	Α.	0.001	0.075	Α	0.001	0.001	Α	0.047	FF0/
Rosecrans Ave. & Park	AM	0.254	A	0.275	A	0.021	0.275	A	0.021	0.301	A	0.047	55%
Way/Nash St	PM	0.501	Α	0.558	A	0.057	0.561	A	0.060	0.618	В	0.117	49%
Rosecrans Ave & Market	AM	0.338	Α	0.368	Α	0.030	0.364	Α	0.026	0.394	Α	0.056	54%
Pl/Apollo St	PM	0.680	В	0.744	C	0.064	0.745	С	0.065	0.799	С	0.119	45%
Rosecrans Ave &	AM	0.542	Α	0.589	Α	0.047	0.582	Α	0.040	0.630	В	0.088	<b>55</b> %
Continental Way	PM	1.017	F	1.078	F	0.061*	1.099	F	0.082*	1.161	F	0.144*	43%
Rosecrans Ave & Douglas	AM	0.690	В	0.739	C	0.049	0.792	С	0.102	0.841	D	0.151	<b>32</b> %
St.	PM	0.693	В	0.784	C	0.091	0.867	D	0.174	0.958	E	0.265*	34%
Rosecrans Ave & Aviation	AM	0.619	В	0.648	В	0.029	0.753	С	0.134	0.772	С	0.153	12%
Blvd	PM	0.828	D	0.867	D	0.039	1.154	F	0.326*	1.192	F	0.364*	10%
	SAT	0.854	D	0.908	E	0.054*	0.948	E	0.094*	1.001	F	0.147	36%
Rosecrans Ave & Hindry	AM	0.564	A	0.582	A	0.018	0.641	В	0.077	0.661	В	0.097	21%
Ave	PM	0.726	C	0.774	C	0.048	0.916	E	0.190*	0.965	E	0.239*	21%
	SAT	0.686	В	0.744	C	0.058	0.724	C	0.038	0.744	C	0.058	34%
Rosecrans Ave & I-405 SB	AM	0.770	С	0.808	D	0.038	0.902	Е	0.132*	0.939	Е	0.169*	22%
Off Ramp	PM	0.789	C	0.842	D	0.053	1.022	F	0.233*	1.075	F	0.286*	19%
Rosecrans Ave & I-405 NB	AM	0.502	A	0.528	A	0.026	0.670	В	0.168	0.624	В	0.122	neg.
On/Off Ramp	PM	0.559	Α	0.596	Α	0.037	0.747	С	0.188	0.780	С	0.221	15%
Hindry Ave & I-405 SB	AM	0.563	Α	0.570	A	0.007	0.535	Α	-0.028	0.542	A	-0.021	neg.
On/Off Ramp	PM	0.482	Α	0.511	Α	0.029	0.653	В	0.171	0.667	В	0.185	8%
Marine Ave & Sepulveda	AM	0.998	E	1.023	F	0.025*	1.146	F	0.148*	1.171	F	0.173*	14%
Blvd	PM	0.948	$\mathbf{E}$	0.971	$\mathbf{E}$	0.023*	1.113	F	0.165*	1.145	F	0.197*	16%
	SAT	0.697	В	0.765	C	0.068	0.743	С	0.046	0.811	D	0.114	<b>60</b> %
Marine Ave & Aviation Blvd	AM	0.804	D	0.809	D	0.005	0.945	Е	0.141*	0.950	Е	0.146*	3%
	PM	0.865	D	0.877	D	0.012	1.085	F	0.220*	1.095	F	0.230*	4%
	SAT	0.668	В	0.682	В	0.014	0.739	C	0.071	0.754	C	0.086	17%
Manhattan Beach Blvd &	AM	1.057	F	1.073	F	0.016	1.227	F	0.170*	1.243	F	0.186*	9%
Sepulveda Blvd	PM	1.235	$\mathbf{F}$	1.250	F	0.015	1.429	F	0.194*	1.445	F	0.210*	8%
Manhattan Beach Blvd &	AM	1.438	F	1.445	F	0.007	1.594	F	0.156*	1.600	F	0.162*	4%
Aviation Blvd	PM	1.472	F	1.483	F	0.011	1.736	F	0.264*	1.747	F	0.275*	4%
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Table VI-15
Plaza El Segundo Reduced Traffic Generation Alternative Estimated Sewage Generation

Land Use	Size (sf)	Generation Rate (gallons/1,000 sf/day) <sup>1</sup>	Total (gallons/day)
Shopping Center	165,000	325	53,625
Large Scale Retail	185,000	325	60,125
Grocery Store	50,000	150	7,500
Fast Food Restaurant	10,000	1,000	10,000
Full Service Restaurant	15,000	1,000	15,000
		Project Total	146,250
1. Los Angeles County Sanitation	n Districts		_

#### Water

The Plaza El Segundo Reduced Traffic Generation Alternative would create more of an impact on water consumption than the proposed Plaza El Segundo Development. As shown in Table VI-16, the Reduced Traffic Generation Alternative would consume approximately 175,500 gallons of water per day compared to the proposed Plaza El Segundo Development which is estimated to consume approximately 167,100 gallons of water per day. Therefore, water impacts from the Plaza El Segundo Reduced Traffic Generation Alternative would be greater than those of the proposed Plaza El Segundo Development.

Table VI-16
Plaza El Segundo Reduced Traffic Generation Alternative Estimated Water Consumption

Land Use	Size (sf)	Generation Rate (gallons/1,000 sf/day) <sup>1</sup>	Total (gallons/day)
Shopping Center	165,000	390	64,350
Large Scale Retail	185,000	390	72,150
Grocery Store	50,000	180	9,000
Fast Food Restaurant	10,000	1,200	12,000
Full Service Restaurant	15,000	1,200	18,000
		Project Total	175,500
1. Los Angeles County Sanitat	tion Districts (120% of sewage g	reneration rates)	

#### Solid Waste

Solid waste impacts associated with the Plaza El Segundo Reduced Traffic Generation Alternative would be the same as those associated with the proposed Plaza El Segundo. Specifically, long-term operation of the proposed Plaza El Segundo Development would generate approximately 2,125 pounds of solid waste per day, whereas the Plaza El Segundo Reduced Traffic Generation Alternative would generate approximately 2,125 pounds of solid waste per day (Table VI-17). Therefore, solid waste

impacts from the Plaza El Segundo Reduced Traffic Generation Alternative would be the same as the proposed Plaza El Segundo and less than significant.

Table VI-17
Plaza El Segundo Reduced Traffic Generation Alternative Estimated Solid Waste Generation

Land Use	Size (sf)	Generation Rate (lbs/1,000 sf/day) <sup>1</sup>	Total (lbs/day)
		(1D3/1,000 31/tlay)	<u> </u>
Shopping Center	165,000	5	825
Large Scale Retail	185,000	5	925
Grocery Store	50,000	5	250
Fast Food Restaurant	10,000	5	50
Full Service Restaurant	15,000	5	75
		Project Total	2,125
1. City of Los Angeles Bureau	of Sanitation, "Solid Waste Gen	neration," 1981	

#### Natural Gas

The Plaza El Segundo Reduced Traffic Generation Alternative would have the same impact on natural gas consumption as compared to the proposed Plaza El Segundo Development. As shown in Table VI-18, this alternative would consume approximately 41,083 cubic feet per day (cf/day) of natural gas. As discussed in Section IV.M, Utilities, natural gas impacts associated with the proposed Plaza El Segundo would be less than significant. Since the Plaza El Segundo Reduced Traffic Generation Alternative would have the same natural gas impacts as the proposed Plaza El Segundo Development, these impacts would also be less than significant

Table VI-18
Plaza El Segundo Reduced Traffic Generation Alternative Estimated Natural Gas Consumption

Land Use	Size (sf)	Generation Rate (cubic feet/sf/month) <sup>1</sup>	Total (cubic feet/day)
Shopping Center	165,000	2.9	15,950
Large Scale Retail	185,000	2.9	17,883
Grocery Store	50,000	2.9	4,833
Fast Food Restaurant	10,000	2.9	967
Full Service Restaurant	15,000	2.9	1,450
		Project Total	41,083
1. SCAQMD, CEQA Air Qua	lity Handbook, 1993.		

## **Electricity**

The Plaza El Segundo Reduced Traffic Generation Alternative would consume less electricity than the proposed Plaza El Segundo Development. As seen in Table VI-19, the Reduced Traffic Generation Alternative would consume approximately 23,544 kilowatt hours per day of electricity as compared to the 24,313 kilowatt hours expected to be consumed per day under the proposed Plaza El Segundo Development. This is a decrease of 769 kilowatt hours per day. It is anticipated that SCE can

accommodate the electricity demands of the Plaza El Segundo Reduced Traffic Generation Alternative. Therefore, electricity impacts associated with this alternative would be less than the proposed Plaza El Segundo Development.

Table VI-19
Plaza El Segundo Reduced Traffic Generation Alternative Estimated Electricity Consumption

Land Use	Size (sf)	Generation Rate (kilowatt hours/sf/year) <sup>1</sup>	Total (kilowatt hours/day)
Shopping Center	165,000	13.55	6,125
Large Scale Retail	185,000	13.55	6,868
Grocery Store	50,000	53.30	7,301
Fast Food Restaurant	10,000	47.45	1,300
Full Service Restaurant	15,000	47.45	1,950
		Project Total	23,544
1. SCAQMD, CEQA Air Quality	Handbook, 1993.		

#### Cultural Resources

The Plaza El Segundo site has been previously disturbed from the past industrial uses. There are no known archaeological, paleontological or historic sites located on the Plaza El Segundo site. Due to the disturbed nature of the Plaza El Segundo site it is unlikely that any unknown cultural resources would be uncovered. Therefore, cultural resource impacts under the Plaza El Segundo Reduced Traffic Alternative would be similar to those identified under the proposed Plaza El Segundo Development.

### 7. Alternate Land Use Alternative

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. Storm water detention facilities would be provided that would be sufficient to handle storm water runoff generated under this alternative.

## Aesthetics

Under the Plaza El Segundo Alternate Land Use Alternative, the Plaza El Segundo site would be developed with up to 730,000 square feet of industrial park uses. This development would be of a much larger scale than the proposed Plaza El Segundo. While industrial uses on the Plaza El Segundo Site have existed in the past and some are still present today, the development under this alternative would be of a much larger scale. Views of the existing project site would be replaced by views of an industrial complex. This increase in the size of the development would also increase the amount of light and glare in the area. Therefore, impacts to aesthetics under the Plaza El Segundo Alternate Land Use Alternative would be greater than under the proposed Plaza El Segundo Development.

# Air Quality

Under the Plaza El Segundo Alternate Land Use Alternative, the Plaza El Segundo site would be developed with up to 730,000 square feet of industrial park uses. Extensive grading activities would be required to prepare the Plaza El Segundo site for construction activities. The amount of grading required would be greater than the amount required under the proposed Plaza El Segundo Development, thereby increasing the amount of air emissions generated. Due to the size of the proposed industrial development, construction activities would also take a longer period of time to complete. Therefore, short-term air quality impacts would be greater under the Alternate Land Use Alternative than under the proposed Plaza El Segundo Development and would be significant and unavoidable. Air quality impacts associated with the operation of the proposed development under the Alternate Land Use Alternative are anticipated to be less due to the decrease in the amount of vehicle traffic generated (although truck traffic would increase under this alternative), but would still be significant and unavoidable.

# **Biological Resources**

No endangered mammal, bird, reptile, amphibian, fish or invertebrate species have been identified on the Plaza El Segundo site. However, sensitive species, including the white-tailed kite, loggerhead shrike, burrowing owl and Belding's savannah sparrow, are known to or could potentially utilize the site. Development of the Plaza El Segundo site under the Plaza El Segundo Alternate Land Use Alternative would require the removal of vegetation and grading of the Plaza El Segundo site which may eliminate areas utilized by these species. While the types of construction activities to be performed would be similar to those identified under the proposed Plaza El Segundo Development, they would occur for a longer period of time under the Alternate Land Use Alternative. Therefore, impacts to sensitive biological resources would be greater under the Alternate Land Use Alternative than under the proposed Plaza El Segundo Development.

Although the general biological assessment for the Sepulveda/Rosecrans Rezoning Site identified the potential for vernal pools to occur within the Plaza El Segundo site, a follow on investigation ruled out the possibility of vernal pools. The Plaza El Segundo Reduced Alternative Land Use Alternative would impact jurisdictional wetlands. This impact would be similar to the proposed Plaza El Segundo Development.

## Geology and Soils

The development under the Plaza El Segundo Alternate Land Use Alternative would include up to 730,000 square feet of industrial park. The Plaza El Segundo site is not at risk of impacts from liquefaction, slope instability, subsidence, or expansive soils. There are no known surface faults located on the Plaza El Segundo site; however, the Plaza El Segundo site would still be susceptible to seismic ground shaking and would be required to comply with the California Building Code and its local amendments. Methane is present on parts of the Plaza El Segundo site, however the methane is

below levels that require any action. Some erosion impacts would be anticipated as a result of construction activities. Geology and soil impacts would be the similar for the Plaza El Segundo Alternate Land Use Alternative as those identified under the proposed Plaza El Segundo Development.

# Hydrology

Under the Plaza El Segundo Alternate Land Use Alternative, the development of the Plaza El Segundo site would include up to 730,000 square feet of industrial park uses. This would result in an increased amount of impermeable surfaces over the proposed Plaza El Segundo project. A stormwater retention basin would be constructed to contain runoff on the Plaza El Segundo site. The development under this alternative would also be required to comply with all the requirements of the Standard Urban Stormwater Mitigation Plan. Additionally, potential sources of water contamination would be greater because of the potential use of uncommon chemicals in industrial plants. Therefore, hydrology/water quality impacts associated with the Plaza El Segundo Alternate Land Use Alternative would be greater than those under the proposed Plaza El Segundo Development.

#### Hazards and Hazardous Materials

Under the Plaza El Segundo Alternate Land Use Alternative, the Plaza El Segundo site would be developed with up to 730,000 square feet of industrial park uses. Prior to construction of the industrial park uses, the Plaza El Segundo site would be characterized as to the type and extent of contamination present and remediated. Upon remediation of the area, construction would proceed. Therefore, impacts from contamination associated with previous uses would be the same as those identified under the proposed Plaza El Segundo Development. However, due to the nature of the proposed development under the Plaza El Segundo Alternate Land Use Alternative, new contamination could occur as a result of accident conditions within the industrial park. These impacts would be greater than those associated with the proposed Plaza El Segundo Development.

### Land Use

Under the Plaza El Segundo Alternate Land Use Alternative, the zoning for the Plaza El Segundo site would remain as Industrial (M-1 and M-2). The 730,000 square feet of industrial park uses would be built with appropriate setbacks from both Sepulveda Boulevard and Rosecrans Avenue. The proposed uses would be compatible with the existing zone for the site and would be compatible with the uses in the surrounding area. The development would also be consistent with all applicable regional and local plans and policies. Therefore, impacts associated with the Plaza El Segundo Alternate Land Use Alternative would be similar to those identified under the proposed Plaza El Segundo Development.

#### Noise

Under the Plaza El Segundo Alternate Land Use Alternative, the Plaza El Segundo site would be developed with up to 730,000 square feet of industrial park uses. Short-term noise impacts from grading and construction activities are anticipated to be greater than those identified for the proposed

Plaza El Segundo Development because the amount of grading and size of development would be larger. However, long-term noise impacts associated with vehicle trips, parking lot noise (car alarms, slamming doors, etc) would be less because of the reduced number of cars on the Plaza El Segundo site, although truck traffic would increase under this Alternative. Therefore, the short-term construction impacts would be greater than the proposed Plaza El Segundo Development and the long-term operational noises would be slightly less.

# Population, Housing, and Employment

The Plaza El Segundo Alternate Land Use Alternative would involve the construction of a 730,000 square foot industrial park and would not involve the construction of any residential units. Therefore, this alternative would not directly increase the population of the City of El Segundo. As shown in Table VI-20, the Alternate Land Use Alternative would create approximately 2,475 jobs. These jobs are anticipated to be more skilled than the retail jobs under the proposed Plaza El Segundo and would attract workers from outside of the local area, thereby increasing the impact on the existing housing. The impact to population, housing and employment under the Plaza El Segundo Alternate Land Use Alternative would be greater than the impact under the proposed Plaza El Segundo.

Table VI-20
Plaza El Segundo Alternate Land Use Alternative Estimated Employment Generation

		<b>Employee Generation Factor</b>							
Type of Development	Size (gsf)	(employees/1,000 square feet) <sup>1</sup>	<b>Total Employees</b>						
Industrial Park	730,000	3.39	2,475						
		Total	2,475						
1. Los Angeles Unified School District, School Fee Justification Studies for Los Angeles Unified School District, Table ES-1,									
September 2002.									

# **Public Services**

# Fire Protection

Under the Plaza El Segundo Alternate Land Use Alternative, the Plaza El Segundo site would be developed with up to 730,000 square feet of industrial uses. These industrial uses may increase the demand on fire protection services due to the nature of the development. Therefore, the potential need for new or altered fire protection facilities associated with the Plaza El Segundo Alternate Land Use Alternative would be greater than identified under the proposed Plaza El Segundo Development.

#### Police Protection

Under the Plaza El Segundo Alternate Land Use Alternative, the Plaza El Segundo site would be developed with up to 730,000 square feet of industrial uses. These industrial uses may decrease the amount of police protection services required since fewer people would be present on the Plaza El Segundo site. Therefore, on the potential need for new or altered police protection facilities associated

with the Plaza El Segundo Alternate Land Use Alternative would be lower than identified under the proposed Plaza El Segundo Development.

# Transportation and Traffic

Under the Plaza El Segundo Alternate Land Use Alternative, the Sepulveda/Rosecrans Rezoning Site would be developed with up to 730,000 square feet of industrial park uses. Under this alternative, it is estimated that the development would generate approximately 5,081 daily trips, 613 a.m. peak hour trips, 628 p.m. peak hour trips, and 256 Saturday mid-day peak period trips. This is less traffic than would be produced under the proposed Plaza El Segundo Development, although truck traffic would increase under this Alternative. However, under this alternative, three intersections would be significantly impacted during the a.m. peak hour, p.m. peak hour, Saturday mid-day peak hour, or combination thereof (Table VI-21). This is four fewer than would be significantly impacted under the proposed Plaza El Segundo Development. Therefore, traffic impacts associated with the Plaza El Segundo Alternate Land Use Alternative would be lower than the proposed Plaza El Segundo Development.

## **Utilities**

### Sewer

Sewer impacts associated with the Plaza El Segundo Alternate Land Use Alternative would be less than the proposed Plaza El Segundo Development. The Alternate Land Use Alternative would generate approximately 18,250 gallons per day of sewage (Table VI-22), while the proposed Plaza El Segundo Development would generate 139,250 gpd. This is approximately 121,000 gallons per day of sewage less than the proposed Plaza El Segundo Development. Therefore, sewage impacts associated with the Plaza El Segundo Alternate Land Use Alternative would be less than the proposed Plaza El Segundo Development.

Table VI-22
Plaza El Segundo Alternate Land Use Alternative Estimated Sewage Generation

Land Use	Size (sf)	Generation Rate (gallons/1,000 sf/day) <sup>1</sup>	Total (gallons/day)						
Industrial Park	730,000	25	18,250						
		Project Total	18,250						
1. Los Angeles County Sanitat	1. Los Angeles County Sanitation Districts								

Table VI-21
Intersection Capacity Utilization Summary – Plaza El Segundo Alternate Land Use Alternative

Intersection	Peak Hour	W/O I	Project	W	ith Proj	ect		O Projec Cumulativ		With Pro	With Project + Cumulative		
		ICU	LOS	ICU	LOS	Impact	ICU	LOS	Impact	ICU	LOS	Impact	Change
El Segundo Blvd &	AM	0.882	D	0.890	D	0.008	1.022	F	0.140*	1.031	F	0.149*	6%
Sepulveda Blvd	PM	0.985	E	1.001	F	0.016	1.183	F	0.198*	1.200	F	0.215*	8%
_	SAT	0.499	Α	0.507	Α	0.008	0.547	Α	0.048	0.556	Α	0.057	16%
El Segundo Blvd & Nash St.	AM	0.356	A	0.363	Α	0.007	0.469	Α	0.113	0.478	Α	0.122	7%
- C	PM	0.361	Α	0.377	Α	0.016	0.521	Α	0.160	0.542	Α	0.181	12%
El Segundo Blvd & Douglas	AM	0.603	В	0.615	В	0.012	0.757	С	0.154	0.768	С	0.165	7%
St.	PM	0.711	C	0.744	C	0.033	0.903	E	0.192*	0.936	E	0.225*	15%
El Segundo Blvd & Aviation	AM	0.862	D	0.881	D	0.019	1.422	F	0.560*	1.441	F	0.579*	3%
Blvd	PM	0.901	E	0.918	E	0.017	1.418	F	0.517*	1.435	F	0.534*	3%
	SAT	0.478	Α	0.485	Α	0.007	0.617	В	0.139	0.623	В	0.145	4%
Hughes Way & Sepulveda	AM	0.556	A	0.578	Α	0.022	0.669	В	0.113	0.691	В	0.135	16%
Blvd	PM	0.564	A	0.568	Α	0.004	0.694	В	0.130	0.699	В	0.135	4%
	SAT	0.303	Α	0.305	Α	0.002	0.336	Α	0.033	0.338	Α	0.035	6%
Hughes Way & Allied Way	AM	0.119	A	0.139	Α	0.020	0.119	Α	0.000	0.139	Α	0.020	100%
	PM	0.078	Α	0.106	Α	0.028	0.078	Α	0.000	0.106	Α	0.028	100%
Plaza El Segundo Entrance	AM	0.566	A	0.663	В	0.097	0.675	В	0.109	0.773	C	0.207	47%
& Sepulveda Blvd	PM	0.532	Α	0.636	В	0.104	0.662	В	0.130	0.766	C	0.234	44%
Southerly Entrance &	AM	0.644	В	0.568	Α	-0.076	0.755	C	0.111	0.657	В	0.013	neg.
Sepulveda Blvd	PM	0.610	В	0.658	В	0.048	0.742	C	0.132	0.790	C	0.180	27%
Park Place & Nash St.	AM	0.109	A	0.109	Α	0.000	0.109	Α	0.000	0.109	Α	0.000	neg.
	PM	0.175	Α	0.175	Α	0.000	0.175	Α	0.000	0.175	Α	0.000	neg.
Park Place & Douglas St.	AM	0.233	A	0.236	Α	0.003	0.293	Α	0.060	0.297	Α	0.064	6%
_	PM	0.440	Α	0.443	Α	0.003	0.502	Α	0.062	0.505	Α	0.065	5%
Rosecrans Ave. & Sepulveda	AM	0.852	D	1.031	F	0.179*	1.018	F	0.166*	1.197	F	0.345*	52%
Blvd	PM	1.008	F	1.031	F	0.023*	1.192	F	0.184*	1.215	F	0.207*	11%
	SAT	0.587	Α	0.608	В	0.021	0.608	В	0.021	0.628	В	0.041	49%
Rosecrans Ave & Village	AM	0.299	A	0.305	Α	0.006	0.321	Α	0.022	0.326	Α	0.027	19%
Dr.	PM	0.637	В	0.670	В	0.033	0.702	C	0.065	0.735	C	0.098	34%
	SAT	0.337	Α	0.346	A	0.009	0.353	A	0.016	0.362	A	0.025	36%

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Rosecrans Ave. & Park	AM	0.254	Α	0.281	Α	0.027	0.275	Α	0.021	0.306	Α	0.052	60%
Way/Nash St	PM	0.501	Α	0.524	Α	0.023	0.561	Α	0.060	0.584	Α	0.083	28%
Rosecrans Ave & Market	AM	0.338	Α	0.374	Α	0.036	0.364	Α	0.026	0.399	Α	0.061	57%
Pl/Apollo St	PM	0.680	В	0.712	C	0.032	0.745	C	0.065	0.778	C	0.098	34%
Rosecrans Ave &	AM	0.542	Α	0.598	Α	0.056	0.582	Α	0.040	0.638	В	0.096	58%
Continental Way	PM	1.017	F	1.058	F	0.041*	1.099	F	0.082*	1.140	F	0.123*	33%
Rosecrans Ave & Douglas	AM	0.690	В	0.734	C	0.044	0.792	C	0.102	0.836	D	0.146	30%
St.	PM	0.693	В	0.726	C	0.033	0.867	D	0.174	0.900	D	0.207	16%
Rosecrans Ave & Aviation	AM	0.619	В	0.647	В	0.028	0.753	C	0.134	0.772	C	0.153	12%
Blvd	PM	0.828	D	0.854	D	0.026	1.154	F	0.326*	1.180	F	0.352*	7%
	SAT	0.854	D	0.863	D	0.009	0.948	E	0.094*	0.956	D	0.102*	8%
Rosecrans Ave & Hindry	AM	0.564	Α	0.586	Α	0.022	0.641	В	0.077	0.663	В	0.099	22%
Ave	PM	0.726	С	0.757	C	0.031	0.916	E	0.190*	0.949	$\mathbf{E}$	0.223*	15%
	SAT	0.686	В	0.690	В	0.004	0.724	C	0.038	0.727	C	0.041	7%
Rosecrans Ave & I-405 SB	AM	0.770	C	0.815	D	0.045	0.902	E	0.132*	0.945	E	0.175*	25%
Off Ramp	PM	0.789	С	0.806	D	0.017	1.022	F	0.233*	1.037	F	0.248*	6%
Rosecrans Ave & I-405 NB	AM	0.502	Α	0.528	Α	0.026	0.670	В	0.168	0.688	В	0.186	10%
On/Off Ramp	PM	0.559	Α	0.577	Α	0.018	0.747	C	0.188	0.764	C	0.205	8%
Hindry Ave & I-405 SB	AM	0.563	Α	0.565	Α	0.002	0.535	Α	-0.028	0.537	Α	-0.026	neg.
On/Off Ramp	PM	0.482	Α	0.502	Α	0.020	0.653	В	0.171	0.663	В	0.181	6%
Marine Ave & Sepulveda	AM	0.998	E	1.023	F	0.025*	1.146	F	0.148*	1.171	F	0.173*	14%
Blvd	PM	0.948	E	0.964	E	0.016	1.113	F	0.165*	1.129	F	0.181*	9%
	SAT	0.697	В	0.733	C	0.036	0.743	C	0.046	0.779	C	0.082	44%
Marine Ave & Aviation Blvd	AM	0.804	D	0.810	D	0.006	0.945	E	0.141*	0.950	Е	0.146*	3%
	PM	0.865	D	0.873	D	0.008	1.085	F	0.220*	1.088	F	0.223*	1%
	SAT	0.668	В	0.698	В	0.030	0.739	C	0.071	0.771	C	0.103	31%
Manhattan Beach Blvd &	AM	1.057	F	1.070	F	0.013	1.227	F	0.170*	1.240	F	0.183*	7%
Sepulveda Blvd	PM	1.235	F	1.245	F	0.010	1.429	F	0.194*	1.440	F	0.205*	5%
Manhattan Beach Blvd &	AM	1.438	F	1.444	F	0.006	1.594	F	0.156*	1.599	F	0.161*	3%
Aviation Blvd	PM	1.472	F	1.477	F	0.005	1.736	F	0.264*	1.740	F	0.268*	1%

## Water

The Plaza El Segundo Alternate Land Use Alternative would create less of an impact on water consumption than the proposed Plaza El Segundo Development. As shown in Table VI-23, the Alternate Land Use Alternative would consume approximately 21,900 gallons of water per day compared to the proposed Plaza El Segundo Development which is estimated to consume approximately 167,100 gallons of water per day. This is a difference of approximately 145,200 gallons of water per day. Therefore, water impacts associated with the Plaza El Segundo Alternate Land Use Alternative would be less than those of the proposed Plaza El Segundo Development.

Table VI-23
Plaza El Segundo Alternate Land Use Alternative Estimated Water Consumption

Land Use	Size (sf)	Generation Rate (gallons/1,000 sf/day) <sup>1</sup>	Total (gallons/day)	
Industrial Park	730,000	30	21,900	
Project Total 21,900				
1. Los Angeles County Sanitation Districts (120% of sewage generation rates)				

### Solid Waste

Solid waste impacts associated with the Plaza El Segundo Alternate Land Use Alternative would be greater than those associated with the proposed Plaza El Segundo Development. The long term operation of the Plaza El Segundo project would generate approximately 2,125 pounds of solid waste per day. As shown in Table VI-24, the Alternate Land Use Alternative would generate approximately 45,625 pounds per day. Therefore, solid waste impacts from the Plaza El Segundo Alternate Land Use Alternative would be greater than the proposed Plaza El Segundo Development.

Table VI-24
Plaza El Segundo Alternate Land Use Alternative Estimated Solid Waste Generation

Land Use	Size (sf)	Generation Rate (lbs/1,000 sf/day) <sup>1</sup>	Total (lbs/day)	
Industrial Park	730,000	62.5	45,625	
Project Total 45,625				
1. City of Los Angeles Bureau of Sanitation, "Solid Waste Generation," 1981.				

## Natural Gas

The Plaza El Segundo Alternate Land Use Alternative would have a greater impact on natural gas consumption than the proposed Plaza El Segundo Development. As shown in Table VI-25, this alternative would consume approximately 587,918 cubic feet/day of natural gas compared to the 41,083 cubic feet anticipated to be consumed under the proposed Plaza El Segundo Development. Therefore,

natural gas impacts associated with the Plaza El Segundo Alternate Land Use Alternative would be greater than the proposed Plaza El Segundo Development.

Table VI-25
Plaza El Segundo Alternate Land Use Alternative Estimated Natural Gas Consumption

		Generation Rate	
Land Use	Size (sf)	(cubic feet/1,000 sf/month) <sup>1</sup>	Total (cubic feet/day)
Industrial Park	730,000	24,161	587,918
		Project Total	587,918
1. MAAQI Computer Program	1		

# **Electricity**

The Plaza El Segundo Alternate Land Use Alternative would consume less electricity than the proposed Plaza El Segundo Development. As seen in Table VI-26, the Alternate Land Use Alternative would consume approximately 21,000 kilowatt hours per day of electricity as compared to the 24,313 kilowatt hours anticipated to be consumed per day under the proposed Plaza El Segundo Development. It is anticipated that SCE can accommodate the electricity demands of the Alternate Land Use Alternative. Therefore, electricity impacts associated with this alternative would be less than those associated with the proposed Plaza El Segundo Development.

Table VI-26
Plaza El Segundo Alternate Land Use Alternative Estimated Electricity Consumption

Land Use	Size (sf)	Generation Rate (kilowatt hours/sf/year) <sup>1</sup>	Total (kilowatt/hours/day)
Industrial Park	730,000	10.50	21,000
Project Total 21,000			
1. SCAQMD, CEQA Air Quality Handbook, 1993.			

#### **Cultural Resources**

The Plaza El Segundo site has been previously disturbed from the past uses associated with the Plaza El Segundo site. There are no known archaeological, paleontological, or historic sites that have been identified on the Plaza El Segundo site. Cultural resource impacts would be the same as those discussed under the proposed Plaza El Segundo Development. Due the Plaza El Segundo site's previously disturbed condition, no cultural resources are anticipated to be discovered during construction activities. Therefore, cultural resource impacts associated with the Plaza El Segundo Alternate Land Use Alternative would be the same as those under the proposed Plaza El Segundo project.

## 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. 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.