

CITY OF EL SEGUNDO

LOCAL COASTAL PROGRAM

MASTER
TABLE OF CONTENTS

	<u>Page</u>
I. INTRODUCTION	1
II. BACKGROUND	2
III. ISSUE IDENTIFICATION	3
IV. CITY OF EL SEGUNDO COASTAL ZONE SPECIFIC PLAN.	23
V. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL SEGUNDO SUBMITTING THE CITY'S TOTAL LOCAL COASTAL PROGRAM TO THE COASTAL COMMISSION FOR APPROVAL	33
VI. PUBLIC PARTICIPATION/AGENCY COORDINATION	36
VII. APPENDICES:	
A. MUNICIPAL CODE ZONING EXCERPTS	37
B. AGENCY COMMENTS	47

Prepared by the Planning Department
February, 1980

Certified by City Council
July, 1980

I. INTRODUCTION

I. INTRODUCTION

The 1976 California Coastal Act requires that each city and county within the state's coastal zone prepare a Local Coastal Program (LCP). The LCP is defined by the Coastal Act as being the local government's land use plan, zoning ordinances and zoning districting maps designed to implement the policies and provisions of state coastal law. After certification of a local coastal program by the State Coastal Commission, primary authority for issuance of coastal development permits will be returned to the local government. The certified LCP then becomes binding on all private and governmental developments in the coastal zone.

II. BACKGROUND

II. BACKGROUND

In October of 1978, the City of El Segundo submitted its existing land use plans and ordinances as the total LCP for El Segundo. At that time, the City of El Segundo was advised by the Coastal Commission staff that due to the limited area of El Segundo in the coastal zone, and also due to Commission staffing limitations, review of the LCP would be delayed indefinitely.

In November of 1979, the City was contacted by the Regional Commission staff and was informed that the necessary staff capability had been acquired which would allow for the review of the El Segundo LCP. Accordingly, the City has reinitiated efforts to submit its LCP. The current submittal constitutes the results of those efforts and includes the City's Issue Identification, rationale for use of a Coastal Zone Specific Plan as the LCP and public access component. In addition, the City has incorporated an element which addresses uses of more than local importance.

Since the initial submission of the El Segundo plans and ordinances in October of 1978, new coastal legislation (AB 462 Mello) has been enacted which has resulted in a reduction of the remaining amount of land area in the coastal zone. Effective January 1, 1980 the El Segundo portion of the coastal zone includes only a narrow beach area of approximately 50 acres which is fully developed and occupied by energy facilities. The City of El Segundo consequently believes that there are very few issues which need to be addressed in the LCP.

III. ISSUE IDENTIFICATION

ISSUE IDENTIFICATION
TABLE OF CONTENTS

	<u>Page</u>
A. Area-Wide Description	3
B. Policy Group Evaluation	5
C. Policy Group Checklist	11
D. Summary of Key Issues	16
E. Attachments	17

III. ISSUE IDENTIFICATION

The Issue Identification portion of the LCP submittal is intended to:

1. Determine which policies of the Coastal Act are applicable to El Segundo;
2. Determine the extent to which existing local conditions, plans and ordinances are adequate to meet Coastal Act requirements; and
3. Determine potential conflicts between coastal policies and existing plans and development proposals.

The Issue Identification is comprised of the following elements:

- A. Area-wide Description
- B. Policy Group Evaluation
- C. Policy Group Checklist
- D. Summary of Key Issues

A. Area-Wide Description

1. Existing Conditions

The onshore portion of the coastal zone within El Segundo consists of a narrow ribbon of land approximately 200 yds. in width and .8 mile in length. The total land area included in this portion of the coastal zone is approximately 50 acres. The coastal zone in El Segundo is bounded inland by Vista del Mar Boulevard, on the north by the City of Los Angeles and on the south by the unincorporated El Porto community in the County of Los Angeles (see attachment #1).

At the present time, the land portion of the coastal zone in El Segundo is extensively developed with energy facilities. The two key existing land uses are the Southern California Edison (S.C.E.) electrical steam generating plant (approximately 33 acres) and the onshore portion of the El Segundo Marine Terminal (approximately 12 acres). In extreme southeastern corner of the coastal zone is an existing retail service station (1 acre).

Also, seaward of the S.C.E. and Chevron facilities there exists a very narrow, privately owned sandy

(3 acre) beach which is highly susceptible to erosion from both wave action and littoral currents. The County of Los Angeles maintains a bike path (on land leased from S.C.E. and Chevron) on the narrow sandy beach.

No vertical access to the shoreline exists in the El Segundo portion of the coastal zone, however, access is available immediately north of El Segundo through an existing state beach and county maintained parking lot. Also, vertical access to the shore is available immediately south of El Segundo in the El Porto area.

Although there is no direct vertical access to the shore in El Segundo, no point on the beach is more than 2100 feet from a vertical accessway.

Since the coastal area in El Segundo is already extensively developed, there is no prospect for obtaining additional vertical access. Such accessways would have limited utility since the adjacent inland portions of the coastal zone are used for energy production and there are no beach support facilities or parking in the inland area.

In addition to onshore energy developments, the Chevron Company maintains an offshore tanker facility (fixed point mooring system) for loading and offloading of petroleum products as part of the El Segundo Marine Terminal.

2. Existing Land Use Proposals

The adopted land use element of the El Segundo General Plan designates the entire coastal zone within the City as heavy manufacturing. This land use classification is designed for industrial type uses and the land use element notes a large amount of land (in the City) is being used for energy related uses such as the refining and storing of petroleum. The land use designation for this area is illustrated in Attachment #2.

3. Existing Zoning Ordinances

Virtually the entire coastal zone area is designated as M-2 heavy manufacturing by the El Segundo Municipal Code. A very small area (1 acre) in the southeast portion of the coastal zone has an M-1 light manufacturing zone district designation (see Attachment #3 existing zoning).

The M-2 zone district allows for certain types of commercial uses but is designed primarily for intensive manufacturing uses such as oil production. The M-1 zone district is designed for less intensive types of industrial uses but also allows certain commercial uses.

The two zone district designations identified above are consistent with the adopted General Plan land use designations.

B. Policy Group Evaluation

1. Shoreline Access (30210, 30211, 30212)

Unimpeded lateral access along the narrow sandy shoreline in El Segundo is available to the public. Although the beach area is privately owned by S.C.E. and Chevron, the beachfront has been made available for open use by the public. A portion of the beach is leased by the County of Los Angeles for a right-of-way for a county bike path (discussed under recreational facilities).

2. Recreation and Visitor-Serving Facilities (30212.5, 30213, 30220, 30223, 30250(c))

Coastal Act policies which address recreation and visitor-serving facilities require distribution of adequate beach support facilities, and provision of lower cost visitor facilities in the coastal zone.

In El Segundo, the only visitor-serving facility is the county maintained bike path which traverses the entire length of beach in this area. The bike path which enhances lateral access along the shoreline provides an important north-south connection and is used extensively by both bicyclists and joggers. The bike path is 14 feet in width (7 feet in each direction) and connects with the county bike path in the north in the City of Los Angeles and in the south with the county bike path in El Porto.

There are no beach parking facilities in the El Segundo portion of the coastal zone. However, the County of Los Angeles maintains parking lots adjacent to both the northerly and southerly end of the El Segundo beach. The northerly parking lot adjacent to the El Segundo beach area in the City of Los Angeles contains 150 spaces. The parking facility adjacent to the southerly portion of the El Segundo beach includes 256 spaces. Parking in both lots is often available free of charge, however, the County of Los Angeles may levy a \$2.00 fee during periods of seasonal demand.

The existing recreation and beach support facilities (bike path and parking lots) in and adjacent to the El Segundo coastal zone appear to be adequate to implement those portions of the Coastal Act which address recreation and visitor-serving facilities.

3. Housing (30213)

There is no existing residential development in the El Segundo coastal zone and no potential for any new residential development. Housing is not an issue in the El Segundo coastal zone. Therefore, Section 30213 of the Coastal Act does not apply in this area.

4. Water and Marine Resources (30230, 30231, 30236)

Coastal Act policies which address water and marine resources require that particular attention be given to areas of special biological or economic significance. There are no such areas in the coastal zone in El Segundo. Additionally, these policies of the Coastal Act specify that the biological productivity and quality of coastal waters shall be maintained and that adverse effects of wastewater discharges shall be minimized.

Both the S.C.E. and Chevron facilities discharge wastes into offshore coastal waters. The discharge facilities for S.C.E. consist of two outfalls, one 1900 feet in length and one 2100 feet in length; both at a depth of 20 feet. The Chevron petroleum processing distribution facility maintains a single outfall system of 550 feet in length, also at a depth of 20 feet. In addition to thermal effects as a result of cooling water, the materials discharged include processed wastes, metal cleaning wastes and boiler blow down. Both facilities are subject to the requirements of the National Pollution Discharge Elimination System (N.P.D.E.S.) and, both facilities are required to comply with permits issued by the Regional Water Quality Board pursuant to N.P.D.E.S.

Discharges from both facilities appear to have only a marginal effect on coastal water quality given the overall existing degraded nature of water quality in Santa Monica Bay.

5. Diking, Dredging, Filling: Shoreline Structures (30233, 30235)

The entire shoreline in El Segundo is subject to periodic damage from both wave action and littoral drift. Prior to December, 1977, the sandy portion of the beach in El Segundo was possibly 250 feet in depth (see Attachment #4). During the period from December, 1977

to February, 1978 the beach area along the entire shoreline in El Segundo was severely eroded by storm surf. The sandy beach was virtually eliminated and was reduced in width at some locations to 10 feet or less. This erosion resulted in extensive damage to the previously existing bike path (see Attachment #5) and posed a serious threat to Southern California Edison facilities, prompting S.C.E. to apply for emergency permits to install a rock revetment along 300 feet to 400 feet of adjacent shoreline. In February of 1978, S.C.E. placed 204,000 tons of rock barrier along the seaward side of their El Segundo facilities (see Attachment #6).

Coastal Act policies which refer to diking, dredging, filling and shoreline structures are clearly applicable to El Segundo. Both the Coastal Act and the Coastal Erosion Policy of the State Resources Agency specify that shoreline protective structures should be allowed when necessary to protect coastal dependent land uses and public access facilities. It is the position of the City that a permanent solution to the coastal erosion problem can only be achieved on an area-wide or regional basis. Although shoreline protective structures may be required in El Segundo for the protection of existing beach and energy facilities, a long term solution is beyond the scope of the El Segundo L.C.P.

6. Commercial Fishing and Recreational Boating (30224, 30234, 30255)

There are no existing commercial fishing and recreational boating facilities in El Segundo and, there is no potential for their establishment. Thus, commercial fishing and recreational boating is not an issue in El Segundo.

7. Environmentally Sensitive Habitat Areas (30240)

There are no environmentally sensitive habitat areas in the El Segundo portion of the coastal zone. Thus, the Coastal Act policies which require the protection of environmentally sensitive habitat areas are not relevant to this area.

8. Agriculture (30241, 30242)

There are no areas devoted to agriculture in El Segundo, therefore, the Coastal Act policies on agriculture do not apply.

9. Hazard Areas (30253(1) and (2))

The intent of Coastal Act policies which apply to hazard areas are to minimize risks in geologic, flood

and fire hazard areas and assure stability and not require bluff alteration in bluff and cliff areas. There are no such areas in El Segundo. Thus, Coastal Act hazard policies are not applicable. However, the beachfront area is highly susceptible to damage by wave action and littoral drift as discussed above under Section 5.

10. Forestry and Soil Resources (30243)

There are no forestry and soil resources in this area of the coastal zone. Thus the policies of the Coastal Act that refer to the protection of forestry and soil resources are not applicable in El Segundo.

11. Locating and Planning New Development (30244, 30250, 30252, 30253(3) and (4)

Those provisions of the Coastal Act which address the locating and planning of new development have only limited applicability in El Segundo due to the fact the area is already extensively developed. The only new development in this location will probably consist of modifications of existing energy facilities or minor improvements incidental to existing facilities.

12. Visual Resources and Special Communities (30251, 30253(5)

All areas of the coastal zone possess certain visual resources. However, due to the fact the coastal zone in El Segundo is almost completely developed, the sections of the Coastal Act which address visual resources and special communities have limited applicability.

The City of El Segundo adopted General Plan, land use element contains policies which apply to industrial areas and which do address scenic and visual qualities. The City believes that existing City plans are fully adequate to implement Coastal Act policies regarding scenic and visual resources.

13. Public Works (30254)

Both infrastructure and transportation systems (Vista del Mar Boulevard) in the El Segundo portion of the coastal zone are fully developed. The Coastal Act policy regarding public works therefore does not apply.

14. Industrial and Energy Facilities (30250(b), 30260, 30264, 30232, 30255)

The existing S.C.E. and Chevron energy facilities in El Segundo have been established for several years.

The remaining amount of vacant land upon which these facilities could be expanded is extremely limited. Consequently, the only new onshore projects anticipated at these locations are modifications of existing facilities or minor improvements incidental to existing facilities. For example, a helipad had at one time been considered on the northern portion of the S.C.E. site. However, even a minor project such as this would require initial approval from the City of El Segundo.

Coastal Act requirements contained in Section 30413(b) and (c) specify that the State Commission is required to designate specific areas of the coastal zone that are not suitable for the siting of new power plants or related facilities. This was done initially in September, 1978 in a Coastal Commission report entitled, "DESIGNATION OF COASTAL ZONE AREAS WHERE CONSTRUCTION OF AN ELECTRICAL POWER PLANT WOULD PREVENT ACHIEVEMENT OF THE OBJECTIVES OF THE CALIFORNIA COASTAL ACT OF 1976".

This report was updated once in September, 1979 in a document entitled, "STAFF RECOMMENDATION ON REVISIONS TO THE COMMISSION DESIGNATION OF COASTAL AREAS WHERE POWER PLANTS WOULD BE INCONSISTENT WITH COASTAL ACT OBJECTIVES", and will be periodically updated (once every two years).

It is herein recognized that both of the above reports were intended primarily to address construction of new power plants rather than expansion of existing energy facilities. However, neither report designated El Segundo as a location where new power plant construction should not occur.

A separate but related draft report prepared by the California Energy Commission entitled, "FEASIBILITY OF EXPANSION OF EXISTING COASTAL ZONE POWER PLANTS", appears to be directly applicable to energy facilities in El Segundo and states that "...with regard to the S.C.E. energy facility available land essentially prohibits onsite expansion of any kind except re-powering..."

On the basis of the above reports, it may be reasonably concluded that energy facility expansion in the coastal zone would not be inconsistent with the relevant policy provisions of Chapter 3 of the Coastal Act.

Section 30232 of the Coastal Act requires protection against spillage of crude oil, gas, petroleum products and hazardous substances. In El Segundo, minor oil spills occasionally occur as a result of tanker offloading. However, oil spillage control and clean up

measures have been developed to a high degree of efficiency by the oil industry in this location. And, the petroleum processing distribution facility at this location (Chevron) is equipped on-site to respond to and clean oil spills of up to 250 barrels. Larger spills require the use of more extensive cleaning equipment. In addition to on-site oil spill contingency plans, Chevron is a member of two private consortiums (the Clean Coastal Waters Consortium and the Southern California Petroleum Contingency Organization) whose purpose is to plan for and respond to the containment and clean up of moderate to large scale oil spills in Southern California. Additionally the U. S. Coast Guard maintains an oil spill contingency network which also is designed to respond to oil spills.

C. POLICY GROUP CHECKLIST

Policy Groups	Not Appl.	Exist. Cond.	Local Policies	Local Land Use	Local Zoning	Other Actions	Remarks
1. SHORELINE ACCESS (S30210 30211, 30212) Development not to interfere with public right of access; provision for dedication of accessways.		+					Lateral access exists, vertical access is not possible within El Segundo but is available immediately north and south of the El Segundo beach.
2. RECREATION AND VISITOR-SERVING FACILITIES (S30212.5, 30213, 30220-30223, 30250(C)) Distribute public facilities; provide lower cost visitor facilities; protect oceanfront areas for coastal recreation; give priority to commercial recreation; reserve upland support areas; locate visitor facilities at selected points.	X						
3. HOUSING (S30213) Protect low- and moderate-income housing; new housing to conform to housing element.							
4. WATER AND MARINE RESOURCES (S30230, 30231, 30236) Maintain, restore marine resources and coastal water quality; control discharges Control runoff. Prevent groundwater depletion, interference with reclamation. Maintain riparian buffers and limit dams or alterations of streams.		+				+	Discharges are subject to compliance with N.P.D.E.S. permits.

POLICY GROUPS

Not Appl.	Exist Cond.	Local Policies	Local Land Use Zoning	Other Actions	Remarks
-----------	-------------	----------------	-----------------------	---------------	---------

	+			+	Remedial actions to prevent or halt erosion may be initiated on a case-by-case basis.
--	---	--	--	---	---

5. DIKING, DREDGING, FILLING, SHORELINE STRUCTURES (S30233, 30235)

Limit diking, dredging, filling of all coastal waters, especially certain wetlands; control spoils disposal.

Limit shoreline structures (seawalls, cliff retaining walls).

6. COMMERCIAL FISHING AND RECREATIONAL BOATING (S30224, 30234, 30255) X

Encourage increased recreational boating use; upgrade and protect commercial fishing facilities; give priority to coastal-dependent facilities.

7. ENVIRONMENTALLY SENSITIVE HABITAT AREAS (S30240) X

Protect environmentally sensitive habitat areas; prevent adverse impacts from development adjacent to them.

8. AGRICULTURE (S30241, 30242) X

Maintain prime agricultural land and minimize conflicts by establishing stable boundaries, limiting conversions in urban fringe areas, limiting land division, etc.

Do not convert other agriculture land unless infeasible or for concentrating development.

POLICY GROUPS

Not Exist Local Local Other
Appl. Cond. Policies Land Use Zoning Actions
Remarks

9. HAZARD AREAS (S30253 (1) and (2) X

Minimize risks in geologic, flood and fire hazard areas; assure stability and not require bluff alteration in bluff and cliff areas.

10. FORESTRY AND SOILS RESOURCES (S30243) X

Protect productivity of timberlands, limit conversions and land divisions.

11. LOCATING AND PLANNING NEW DEVELOPMENT (S30244, 30250, 30252, 30253 (3) and (4)

Mitigation for development near affecting archeological or paleontological resource.

Locate development in or near existing developed areas; or in other areas where services exist and no adverse impacts; minimize energy consumption, vehicle miles, be consistent with air quality standards.

Limit land divisions outside developed areas.

Maintain access to the coast by providing better transit, non-auto and parking opportunities.

Relate new development to adequate local and on-site recreation so as not to overload coastal recreational areas.

+ + + + +
Virtually no additional land area remains for new development.

POLICY GROUPS	NOT Appl.	Exist. Cond.	Local Policies	Local Land Use	Local Zoning	Other Actions	Remarks
12. VISUAL RESOURCES AND SPECIAL COMMUNITIES (S30251, 30253(5)) Protect coastal scenic and visual qualities; site and design development to protect public views, minimize landform alteration, be compatible. Protect special coastal communities and neighborhoods.		+	+	+	+		Visual resources for industrial development are addressed in the adopted General Plan.
13. PUBLIC WORKS (S30254) Sewer and water: Limit capacity, service system, special district boundaries to serve development consistent with Coastal Act. Where capacity is limited, reserve portion for essential uses and recreation. Transportation: Design to serve development, but maintain rural Highway 1 as scenic, 2-lanes. Where capacity is limited, reserve portion for essential uses and recreation.							
14. INDUSTRIAL AND ENERGY FACILITIES (S30250(b), 30260-30264, 30232, 30255) Tanker facilities LNG terminals. Offshore, on shore oil and gas facilities		+	+	+	+		Both the S.C.E. Power Plant and the Chevron Marine Terminal are key coastal dependent uses.

POLICY GROUPS

Not Appl.	Exist Cond.	Local Policies	Local Land Use	Local Zoning	Other Actions	Remarks
----------------------	------------------------	---------------------------	---------------------------	-------------------------	--------------------------	----------------

Refineries.

Power plants.

D. Summary of Key Issues

The key issues involved in the El Segundo Local Coastal Program are:

1. Shoreline Access
2. Beach Erosion
3. Energy Facilities

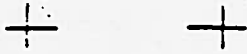
ISSUE IDENTIFICATION
LIST OF ATTACHMENTS

	<u>Page</u>
1. Location Map	17
2. General Plan - Land Use Element Map	18
3. Zoning Map	19
4. Accreted Beach	20
5. Storm Damage	21
6. Rock Revetment	22



ATTACHMENT #1
LOCATION MAP

PACIFIC

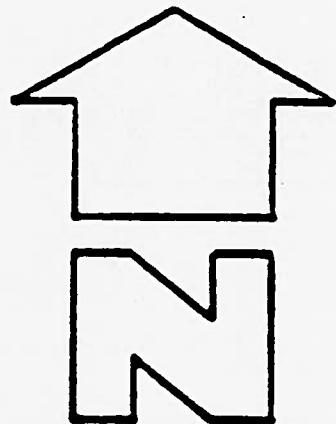


MARINE TERMINAL

OCEAN

SHORELINE AREA

POWER PLANT



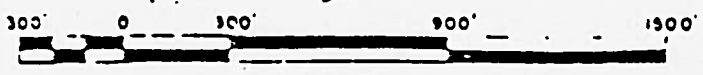
ATTACHMENT #2
EXISTING LAND USE

CITY BOUNDARY LINE

SERVICE STATION

45th ST

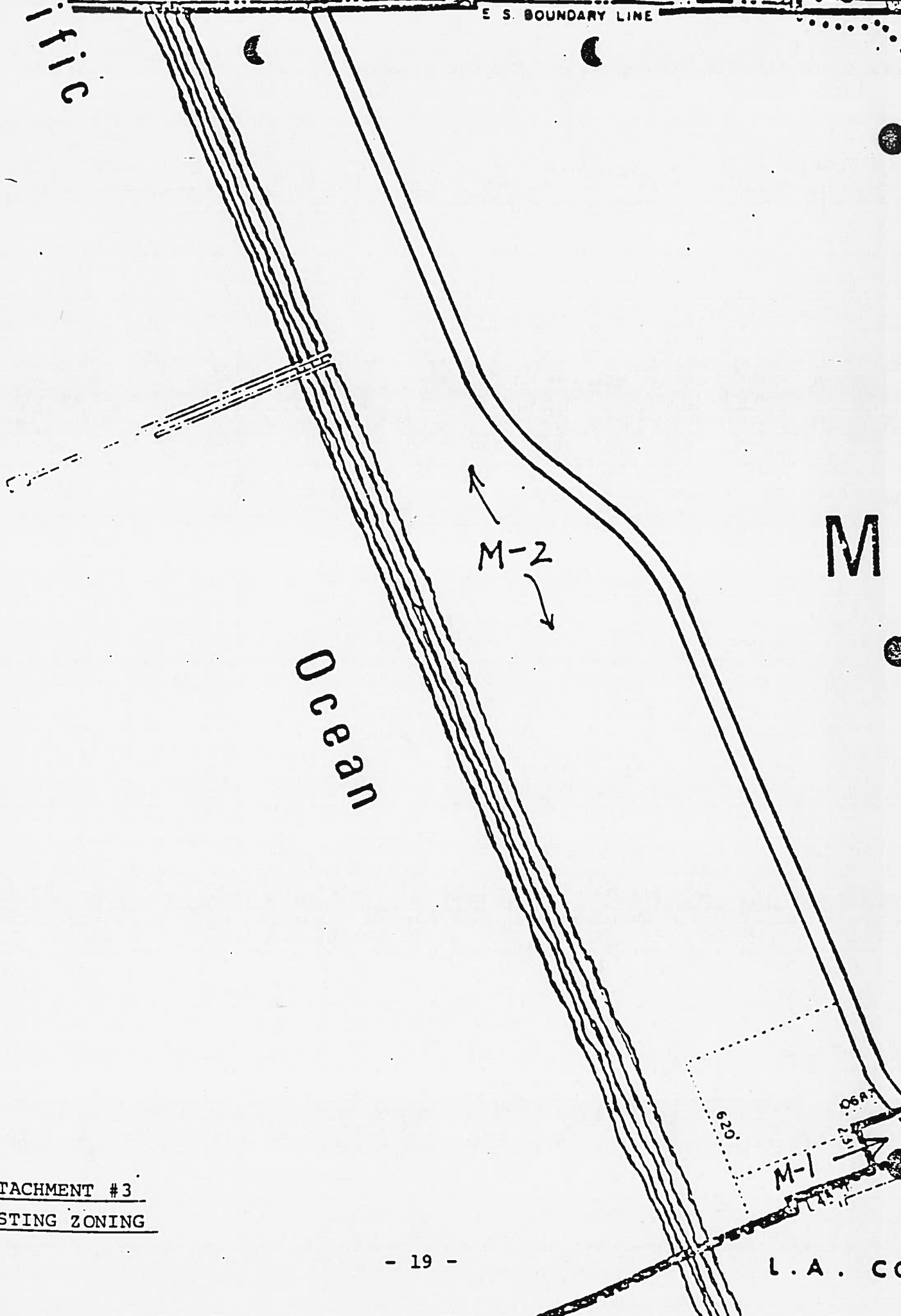
L. A. COUNTY



SCALE

ific

E S. BOUNDARY LINE



M

Ocean

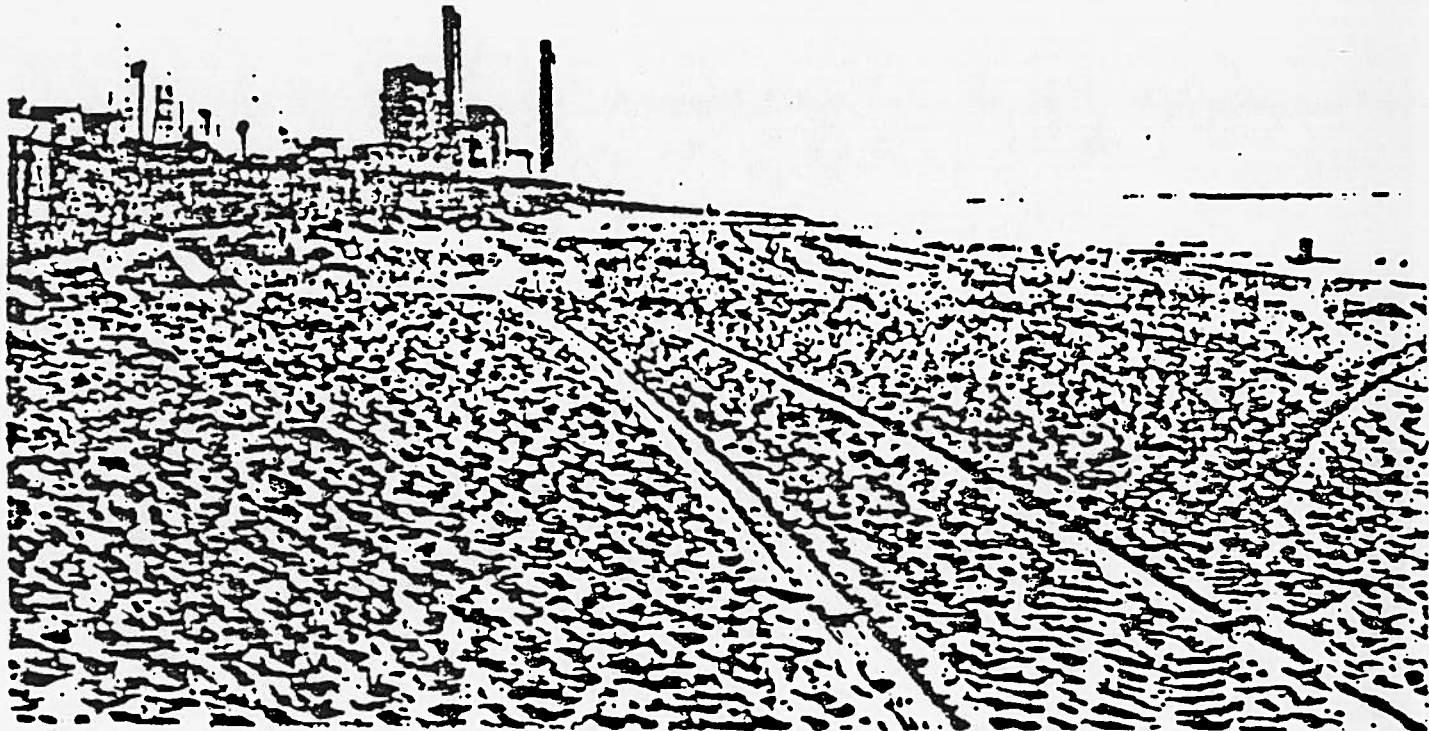
M-2

M-1

0687

020

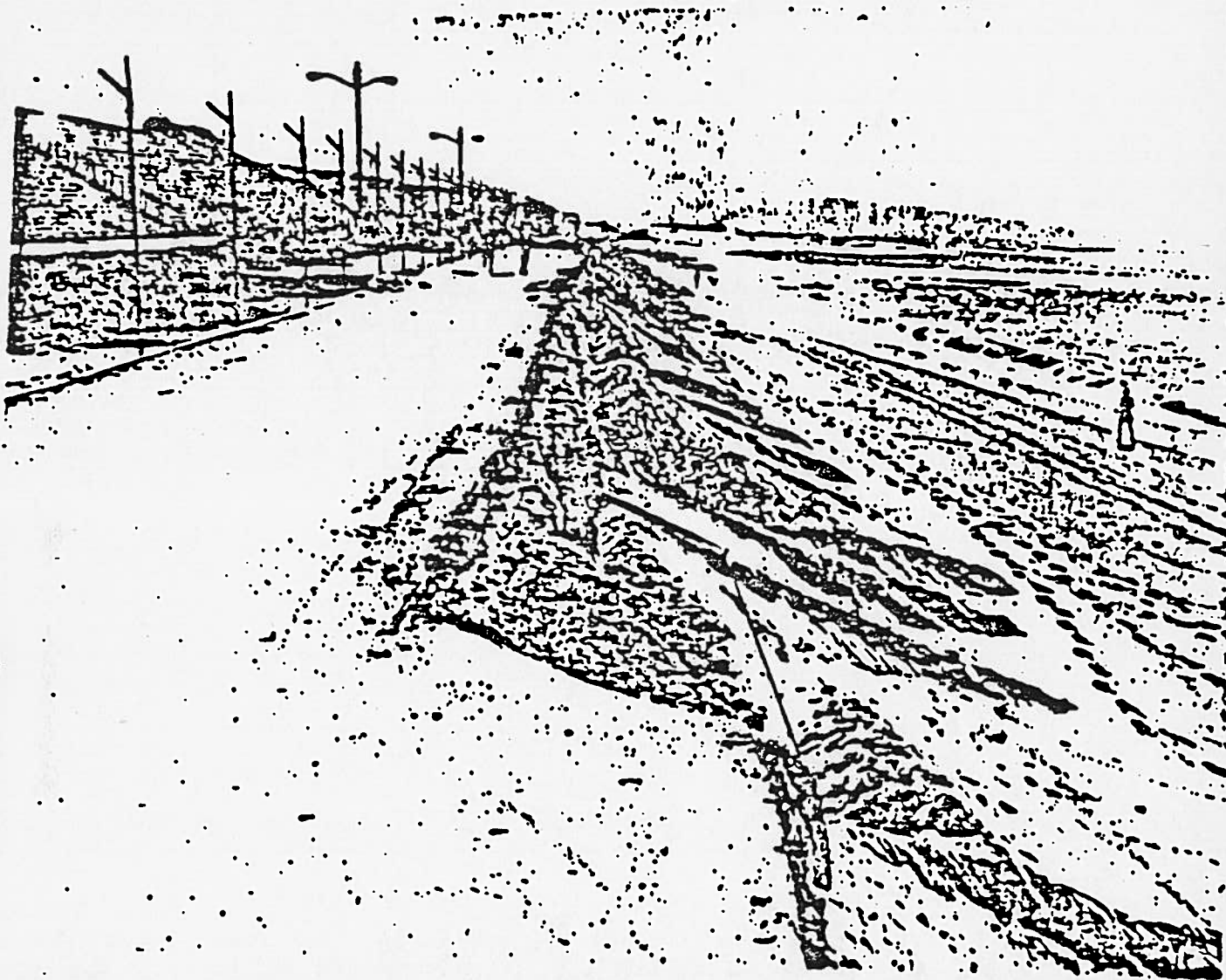
ATTACHMENT #3
EXISTING ZONING



This photograph shows the beach condition just northerly of the Chevron, U.S.A. Oil Pier before construction of the bike path. Note how wide this beach was at that time.

Picture was taken in 1973.

ATTACHMENT #4
ACCRETED BEACH



Bike path at the area between southerly city
boundary
(El Segundo/El Porto Beach) and chevron U. S. A.
oil pier. Note that the bike path was partially
damaged and a sand fill was placed as a bedding
material for a protective rock wall.

Picture taken on January 25, 1978

ATTACHMENT #5

STORM DAMAGE



Beach erosion in the vicinity of Southern California Edison Company Steam-electric generating plant. Note that the shoreline was retreating and a temporary rock revetment was placed to protect the beach.

Picture taken on January 25, 1978

ATTACHMENT #6
ROCK REVETMENT

IV. CITY OF EL SEGUNDO
COASTAL ZONE SPECIFIC PLAN

Prepared by the
El Segundo Planning Department
February, 1980

IV. CITY OF EL SEGUNDO COASTAL ZONE SPECIFIC PLAN

TABLE OF CONTENTS

	<u>Page</u>
1. INTRODUCTION	23
2. PURPOSE	23
3. SCOPE	23
4. METHODOLOGY AND FORMAT	23
5. AREA DESCRIPTION/EXISTING LAND USES & CONDITIONS	24
A. Power Plant	24
B. El Segundo Marine Terminal	25
C. Shoreline Area	25
D. Service Station	26
6. ANALYSIS OF COASTAL ACT POLICIES/LAND USE PROPOSALS/ IMPLEMENTING ACTIONS	26
A. Power Plant	26
B. El Segundo Marine Terminal	27
C. Shoreline Area	28
D. Service Station	30
7. PUBLIC ACCESS COMPONENT	31
8. USES OF MORE THAN LOCAL IMPORTANCE	31
9. APPENDIX - COASTAL ZONE SPECIFIC PLAN MAP	32

IV. CITY OF EL SEGUNDO COASTAL ZONE SPECIFIC PLAN

1. Introduction

The City of El Segundo has determined that given the limited amount of land area remaining in the coastal zone in El Segundo and the limited number of coastal planning issues indicated by the Issue Identification that the best approach to resolution of the few planning issues involved is the creation of a specific plan district coterminous with the El Segundo coastal zone. Specific plan districts are authorized by Section 65450 of Planning and Zoning law of the State of California.

2. Purpose

The creation of a specific plan district for the El Segundo coastal zone will achieve the following four basic objectives:

- A. Implementation of relevant Coastal Act policy provisions;
- B. Preparation of more definitive land use proposals for the coastal zone area;
- C. Continued orderly development of coastal dependent energy facilities as well as the protection of existing coastal zone resources;
- D. Incorporation of other L.C.P. Regulations and Coastal Act requirements such as the inclusion of a public access component and consideration of uses of more than local importance.

3. Scope

As determined by the Issue Identification phase of the L.C.P. submittal, several indicated coastal issues are either addressed by other local or State regulations or are beyond the scope of the El Segundo L.C.P. The coastal zone specific plan therefore addresses only the three key issues of access, coastal erosion and energy facilities.

4. Methodology and Format

The adopted L.C.P. Regulations indicate that a common methodology or approach should be used in the preparation of local coastal programs to ensure that all Coastal Act policies are appropriately considered.

As noted in the Local Coastal Program Manual "The common methodology requirements of the L.C.P. Regulations apply whether or not the local government finds it necessary to make substantive revisions in existing plans."

The Local Coastal Program Manual further indicates that whatever approach is utilized in the L.C.P. submitted, the local government must "...evaluate its plan proposals for conformity with the Coastal Act...".

The City proposes to meet the common methodology requirements of the L.C.P. Regulations through the development of a specific plan district for the coastal zone. The specific plan district will, when adopted by the City and approved by the Coastal Commission, serve as the total local coastal program for El Segundo and will supersede existing adopted land use plans and zoning ordinances.

The balance of the coastal zone specific plan is organized in the following manner. Section 5 describes existing land uses and conditions in the coastal zone. A list and analysis of Coastal Act policies considered to be most relevant to El Segundo is contained in Section 6 as are proposed land uses and implementing actions. Section 7 addresses the public access component requirements of the Coastal Act. A discussion of uses of more than local importance is included in Section 8. The appendix included in Section 9 contains a proposed specific plan map for the coastal zone.

5. Area Description/Existing Land Uses and Conditions

As indicated by the Issue Identification phase of the L.C.P. submittal, recent coastal legislation (AB-462) resulted in a reduction of the overall size of the geographic area of the El Segundo coastal zone. Effective January, 1980, the coastal zone in El Segundo consists of approximately 50 acres of land area. The linear extent of beach frontage is slightly less than one mile and the coastal zone in this area is approximately 200 yards in width. The coastal zone is dominated by two key coastal dependent energy facilities including a power plant and marine terminal. In addition, the coastal zone is comprised of a very narrow sandy beach area seaward of the existing energy facilities and a retail service station in the extreme southeastern corner of the coastal zone.

Each of the existing land uses is described in greater detail below:

A. Southern California Edison Electrical Generating Station (Power Plant)

The S.C.E. electrical generating station consists of four generating units which produce a combined total of 1,020,000 KW's. The El Segundo facility is situated on approximately 33 acres. The El Segundo facility functions as an integral part of Edison's system-wide electrical service to the major portion of Southern California. S.C.E. has indicated that the current site

is fully utilized with respect to present state of the art electrical generating facilities. However, S.C.E. has also indicated that possible modifications to the facility may occur at some time in the future due to changed operating or maintenance requirements, modernization or new pollution regulations.

An important constraint to expansion is the limited availability of land in the coastal zone.

B. El Segundo Marine Terminal

The onshore portion of the El Segundo Marine Terminal includes approximately 12.5 acres of land and contains pumping stations, a refinery effluent water separator, and a salt-water intake pump house.

Offshore the Chevron Corporation operates a tanker berthing system on State-leased property. The terminal is used for both loading and off-loading of crude oil and various petroleum products.

Chevron has indicated that the present facilities occupy nearly all of the available land area. Therefore, significant on-site expansion is unlikely.

C. Shoreline Area

The narrow sandy shoreline seaward of the existing energy facilities is privately owned by S.C.E. and Chevron; however lateral access to the public is available from each end of the beach and no point on the beach is further than 2100 feet from a vertical access way. The County of Los Angeles maintains a bike path on land leased from S.C.E. and Chevron. The bike path augments lateral access along the shore and is used extensively by bicyclists, joggers and pedestrians.

The County Flood Control District was permitted to construct a concrete storm drain terminus facility aligned with Grand Avenue in the shoreline area in 1974. The outlet structure is 7'6" wide by 4'3" high and is designed to be completely buried during the summer months but with a longitudinal exposure during the winter of approximately 20 feet.

Prior to 1977 the shoreline area was possibly 250 feet or more in depth. However, the beach was severely eroded by storm surf in the winter of 1977-78. The bike path in place at that time was heavily damaged and the sandy beach area was reduced in width in some locations to 10 feet or less.

The severe erosion which occurred as a result of the storm surf also posed a hazard to the energy facilities immediately inland of the sandy beach area. Eventually, the S.C.E. Company was prompted to install 204,000 tons of rock revetment along the shoreline area to prevent any further deterioration of the beach.

Even with the existing rock revetment in place a serious erosion hazard continues to exist for the beach and adjacent energy developments.

D. Service Station

A retail gasoline service station exists in the extreme southeast corner of the coastal zone. The site is approximately (1) acre in size and is adjacent to the S.C.E. Power Plant and the coastal zone boundary.

6. Analysis of Coastal Act Policies/Land Use Proposals/Implementing Actions

A. Southern California Edison Electrical Generating Station (Power Plant)

1. Relevant Coastal Act Policies:

Coastal Act policies determined to be most applicable to this site by the Issue Identification are as follows:

Section 30255. Which gives coastal dependent development priority on/or near the shoreline.

Section 30260. Which permits long term growth for coastal dependent industrial facilities located or expanded within existing sites when consistent with other Coastal Act policies.

Section 30235. Which states shoreline protective devices shall be permitted when required to serve coastal dependent uses or protect existing structures ... in danger from erosion.

In addition, other relevant Coastal Act policies are:

Section 30001.2. Wherein the legislature finds it may be necessary to locate electrical generating facilities and coastal dependent development "in the coastal zone in order to ensure that inland as well as coastal resources are preserved and that orderly economic development proceeds within the State."

Section 30413(b). Which requires the State Coastal Commission to designate areas where the siting of new power plants would be inconsistent with Coastal Act objectives.

2. Analysis:

It is apparent from a review of the above policies that the current S.C.E. Power Plant site is (a) a use of greater than local importance, (b) a suitable location for energy facility expansion (within the limits of space constraints), (c) a coastal dependent use which has a high priority under the Coastal Act.

3. Specific Plan Designation:

Based upon the relevant Coastal Act policies and subsequent analysis, the specific plan designates the Southern California Edison Electrical Generating Station as Power Plant (PP) with the following uses:

- a. Electrical Generating Station.
- b. Accessory buildings and uses customarily incidental to the above use when located on the same site with the main facility.
- c. On-site repowering consistent with policy and regulatory requirements of other State and Federal agencies.
- d. On-site modifications to existing facilities. The following height, bulk and setback requirements apply: M-2 zone district standards.

Note: The proposed land use designation for the power plant is illustrated in the specific plan map in Appendix 9.

B. El Segundo Marine Terminal

1. Relevant Coastal Act Policies:

The Coastal Act policies determined to be most applicable to this site are as follows:

Section 30255. Which gives coastal dependent development priority on/or near the shoreline.

Section 30260. Which permits long term growth for coastal dependent industrial facilities located or expanded within existing sites when consistent with other Coastal Act policies.

Section 30235. Which states shoreline protective devices shall be permitted when required to serve coastal dependent uses or protect existing structures... in danger from erosion.

In addition, other relevant Coastal Act policies not included in the Issue Identification are:

Section 30001.2. Wherein the legislature finds it may be necessary to locate electrical generating facilities and coastal dependent development "in the coastal zone in order to ensure that inland as well as coastal resources are preserved and that orderly economic development proceeds within the State."

2. Analysis:

The above indicated Coastal Act policies make it clear that: (a) the El Segundo Marine Terminal is a use

of more than local importance, and (b) the Marine Terminal is a coastal dependent use which has a priority under the Coastal Act.

3. Specific Plan Designation:

On the basis of the above Coastal Act policies, and subsequent analysis, the specific plan designates the El Segundo Marine Terminal as Marine Terminal (MT) with the following uses permitted:

- a. Petroleum refineries, together with all plants and facilities incidental to the operation thereof in connection with the manufacture of all present and future by-products of oil, gas, gasoline and other hydrocarbon substances.
- b. Petroleum storage, processing, transportation and distribution of oil, gas, gasoline and other hydrocarbon substances.
- c. Accessory buildings and other structures incidental to the normal operation of a marine terminal.
- d. On-site modification or expansion of existing facilities.
- e. The following height, bulk and setback requirements apply: M-2 zone district standards.

Note: The proposed land use designation for the El Segundo Marine Terminal is depicted in the specific plan map in Appendix 9.

C. Shoreline Area

1. Relevant Coastal Act Policies:

The policies determined to be most relevant to this area by the Issue Identification are as follows:

Section 30210. Which requires maximum access... and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners and natural resource areas from over use.

Section 30235. Which states shoreline protective devices shall be permitted when required to protect existing structures or public beaches in danger from erosion.

2. Analysis:

The applicable Coastal Act policies place a very high priority on maximum access to the shore and protection of the beach area.

3. Specific Plan Designation:

Based upon the relevant Coastal Act policies and subsequent analysis, the specific plan designates the shoreline area (SA) with the following uses permitted:

- a. Beach facilities constructed, owned and maintained by the County of Los Angeles or other such public agency or district as may be authorized to construct, own and maintain such facilities for the use of the general public; including but not limited to:
 - i. Lifeguard towers and appurtenant structures.
 - ii. Bike path, bike racks.
 - iii. Trash containers.
 - iv. Picnic Tables.
 - v. Rest room facilities.
- b. Permanent or temporary beach shelters provided that such shelters shall be at least 50 percent open on the seaward side and that permanent shelters are so placed and constructed that the floor thereof is at an elevation no lower than 15 feet above mean sea level (North American Datum, 1929).
- c. Seawalls, revetments, other structural devices, where necessary to prevent shoreline erosion as a result of wave action or littoral currents.
 - i. Such protective devices shall not obstruct or interfere with the passage of the public along the beach.
 - ii. Such protective devices shall be designed to eliminate or mitigate, to the maximum extent feasible, adverse impacts on adjacent beach areas, shoreline sand supply and transport.
- d. Above or below grade facilities required as part of the operation of coastal dependent energy facilities (marine terminal and electrical generating plant).
 - i. Such facilities shall be designed in a manner so as not to interfere with the passage of the public along the beach.

- e. Below grade pipelines to service the marine terminal and/or the electrical generating station.
- f. Storm drain outlet structures.
- g. The following height, bulk and setback limits apply in the area designated (SA).
 - i. Maximum height 20ft. above finished grade.
 - ii. Bulk: none.
 - iii. Setbacks: none.

Note: Shoreline Area Designation.

- a. Uses other than those specifically identified above may be allowed by conditional use permit when it can be demonstrated that such uses are consistent with the general intent of (SA) specific plan classification.
- b. It is anticipated that very few, if any, structures will be developed in the shoreline area in the future. The susceptibility of the shoreline area to coastal erosion will preclude any significant new development.
- c. The proposed land use designation for the shoreline area is illustrated in the specific plan map in Appendix 9.

D. Retail Service Station

1. Relevant Coastal Act Policies:

The Coastal Act policy determined to be most relevant to this site is as follows: Section 30255. Which gives coastal dependent development priority on/or near the shoreline.

2. Analysis:

The existing use is not coastal dependent, but is adjacent to coastal dependent uses. If the present use is phased out, the site could be used as a small expansion area for the adjacent power plant.

3. Specific Plan Designation:

Based upon the relevant Coastal Act policies and subsequent analysis, the specific plan designates the existing retail gasoline service station as service station (SS) with the following uses permitted:

- a. Retail gasoline service station.
- b. Uses normally associated with the operation of a service station including replacement of existing facilities.
- c. Uses accessory to a service station.
- d. Any use allowed by the PP designation indicated above.
- e. The following height, bulk and setback standards apply: M-1 zone district standards.

Note: The proposed land use designation for the service station is illustrated in the specific plan map in Appendix 9.

7. Public Access Component

Pursuant to Section 30500(a) of Chapter 6 of the Coastal Act and Section 00042 of the L.C.P. Regulations, a specific public access component is required in all L.C.P.s.

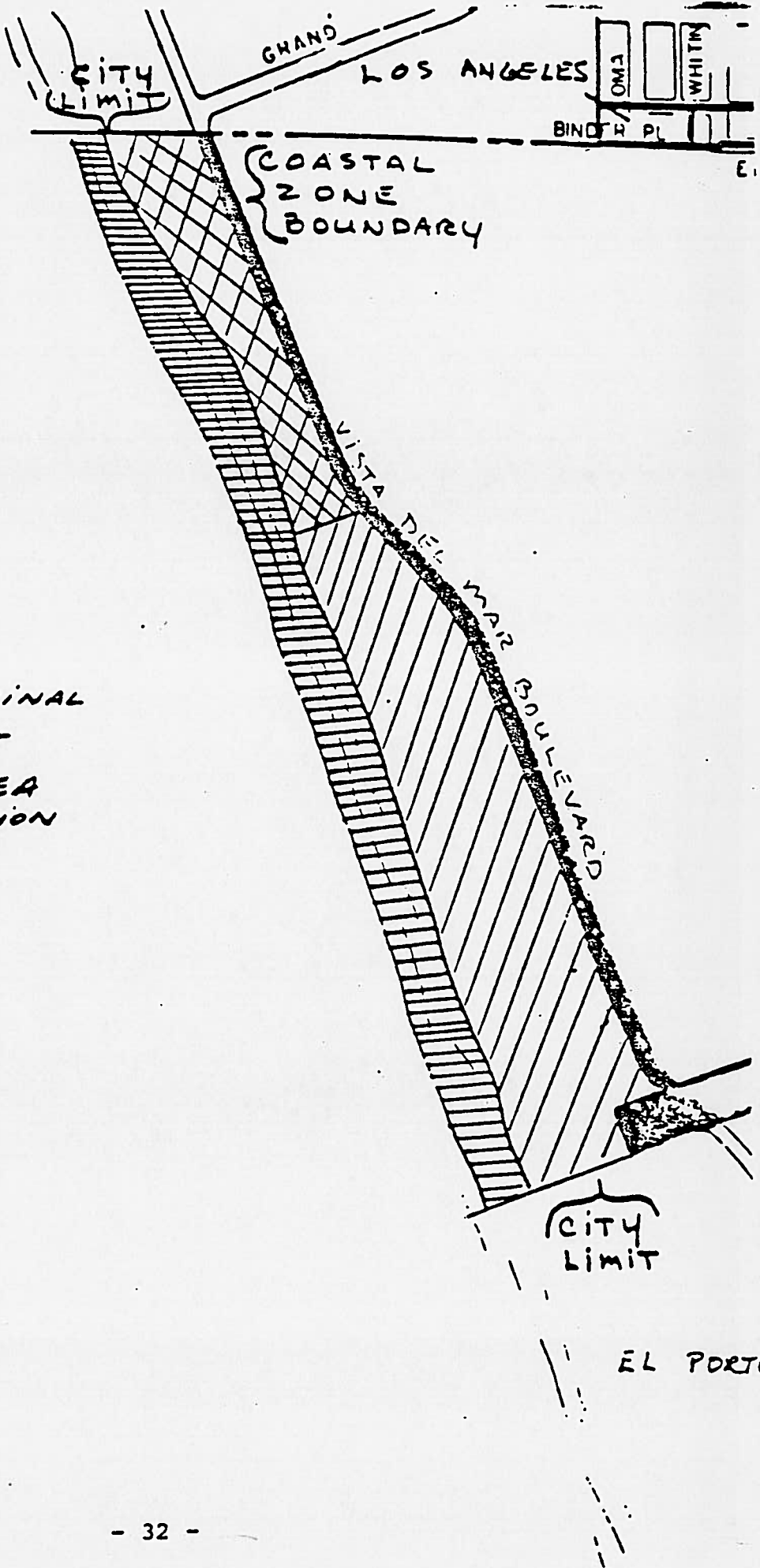
The proposed shoreline area designation presented in Section VI-C of the El Segundo coastal zone specific plan constitutes the City public access component pursuant to the above L.C.P. Regulations and Coastal Act requirements.

8. Uses Of More Than Local Importance




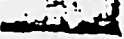
Section 30501(c) of the Coastal Act and Section 00041 of the L.C.P. Regulations require that uses of more than local importance be considered in the preparation of local coastal programs. Energy facilities, such as those located in El Segundo are identified by the L.C.P. Regulations as uses of more than local importance. These uses have been extensively analyzed during the preparation of the El Segundo coastal zone specific plan.

The City believes therefore that uses of more than local importance have been adequately addressed.

9. APPENDIX



PROPOSED
LAND USE
DESIGNATIONS

-  MARINE TERMINAL
-  POWER PLANT
-  SHORELINE AREA
-  SERVICE STATION

COASTAL ZONE
SPECIFIC PLAN MAP
CITY OF EL SEGUNDO

V. A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF EL SEGUNDO SUBMITTING THE CITY'S TOTAL
LOCAL COASTAL PROGRAM TO THE COASTAL COMMISSION
FOR APPROVAL

RESOLUTION NO. 3005

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL SEGUNDO SUBMITTING THE CITY'S TOTAL LOCAL COASTAL PROGRAM TO THE COASTAL COMMISSION FOR APPROVAL.

WHEREAS, the El Segundo City Council and Planning Commission have held three public hearings on the Local Coastal Program for El Segundo; and

WHEREAS, appropriate public notice of all public hearings was published; and

WHEREAS, appropriate notice of the existence of all Local Coastal Program documents has been given to the community and public agencies and said documents have been available for public review throughout the planning process and more than 60 days prior to the adoption of the Local Coastal Program; and

WHEREAS, as a result of the review of and public hearings conducted on the Local Coastal Program by the El Segundo City Council and Planning Commission, the following facts have been established:

1. Only a very small area of the City remains in the coastal zone.
2. Of the remaining land within the coastal zone, virtually the entire area is presently developed for industrial or energy type uses.
3. Any new developments in the coastal zone will be limited to modifications of existing facilities or limited shoreline recreational development.
4. Both the land use element of the adopted General Plan and existing City Ordinances designate the entire coastal zone area for industrial type uses.
5. Existing land uses are consistent with both the adopted General Plan and existing ordinances.
6. Unrestricted public access currently is available to the public along the shoreline and existing bikepath in El Segundo.
7. Adequate public parking facilities are available adjacent to both the northerly and southerly ends of the beach in El Segundo.

NOW, THEREFORE, BE IT RESOLVED that after due consideration of the above facts, the City Council and Planning Commission hereby find as follows:

1. There is extremely limited potential for additional development in the coastal zone in El Segundo.
2. The primary land uses in the coastal zone are coastal dependent as defined by the Coastal Act and have a high priority under the Coastal Act.
3. In order to provide for the continued orderly and balanced development of onshore energy facilities in El Segundo and ensure the provision of continued maximum access to the shore, the creation of a specific plan district is necessary.
4. As proposed, the coastal zone specific plan district is consistent with and adequate to implement the policy provisions of Chapter 3 of the California Coastal Act of 1976.

NOW, THEREFORE, BE IT FURTHER RESOLVED that in view of the above facts and findings, the El Segundo City Council and Planning Commission hereby adopt the El Segundo Coastal Zone Specific Plan as the total Local Coastal Program for the City and hereby request the California Coastal Commission to certify the Local Coastal Program as submitted.

PASSED, APPROVED and ADOPTED this 1st day of
JULY, 1980.

R. K. Van Vranken
Mayor of the City of El Segundo,
California

ATTEST:

Salvia O. Burrows
City Clerk

(SEAL)

CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS
CITY OF EL SEGUNDO)

I, Valerie A. Burrowes, City Clerk of the City of El Segundo, California
and ex-officio Clerk of the City Council of said city, do hereby certify and attest
the foregoing to be a full, true and correct copy of the original _____

RESOLUTION NO. 3005

on file in my office and that I have carefully compared the same with the original.

I further certify that the foregoing resolution was duly adopted

at a regular meeting of the City Council of the City of El Segundo held on the 1st

day of July, 19 80 by the following vote:

Councilmen

Ayes: Balmer, Bue, Johnson, Siadek,

and Mayor Van Vranken

Noes: None

Absent: None

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official
seal of the City of El Segundo, California this 8th day of July 1980

Valerie A. Burrowes
City Clerk of the City of
El Segundo, California

BY Bill D. ...
Deputy

(SEAL)

VI. PUBLIC PARTICIPATION/AGENCY COORDINATION

VI. PUBLIC PARTICIPATION/AGENCY COORDINATION

As part of the effort of the City of El Segundo to provide maximum public participation, a total of three public hearings were conducted during preparation of the Local Coastal Program submittal. Although there are no permanent residents in the coastal zone in El Segundo, notice of the preparation of the L.C.P. was sent to private property owners in the coastal zone.

As required by the adopted Local Coastal Program Regulations, the City has also taken appropriate action to notify adjoining local governments and other governmental agencies who may be affected, including all those agencies listed in Appendix A of the Local Coastal Program Manual.

In addition, proposed El Segundo L.C.P. documents have been made available to any interested persons and agencies upon request.

VII. APPENDICES:

Appendix (A.) (Municipal Code
Zoning Excerpts)

(A)

MUNICIPAL CODE
ZONING EXCERPTS

SPECIAL REPRINT

of

TITLE 20

EL SEGUNDO MUNICIPAL CODE

ZONING

January 1, 1968

Rev. March 9, 1977

20.40.010 Permitted uses
20.40.020 Limitations on permitted uses

PERMITTED USES in the M-1 zone are those uses which are permitted and as hereinafter provided and allowed by this chapter subject to the provisions of this title governing off-street parking and loading space requirements.

(1) Any use permitted in the CM zone except a dwelling, provided, however, a dwelling shall be permitted on the same lot or site on which a factory is located, which dwelling is used exclusively by a contractor or superintendent of the factory and his family.

B. Hospitals (including emergency hospitals) are permitted on lots or homes for the treatment of convalescent persons, children, aged persons, alcoholics, the wounded of the

Chapter 20.40

LIGHT MANUFACTURING (M-1) ZONE*

Sections:

20.40.010 Permitted uses.

20.40.020 Limitations on permitted uses.

- (1) Automobile repair, and letter work.
- (2) Automobile painting provided all painting, sanding and buffing shall be conducted wholly within an enclosed building.
- (3) Battery recharging.
- (4) Best building, except remodeling.
- (5) Bottling plants.
- (6) Breweries.
- (7) Building materials storage yards.
- (8) Carpet cleaning plants.
- (9) Casting (die investment).
- (10) Cleaning and dyeing plants.
- (11) Contract storage yards.
- (12) Contracting, remodeling of.

*Prior ordinance history: Ords. 507, 570, 592, 629 and 649.

- 20.40.030 Height.
- 20.40.040 Front yard.
- 20.40.050 Side yards.

20.40.010 PERMITTED USES. In the M-1 zone the following uses only are permitted and as hereinafter provided and allowed by this chapter, subject to the provisions of this title governing off-street parking and loading space requirements:

- (1) Any use permitted in the C-M zone, except:
 - A. Dwellings, provided, however, a dwelling shall be permitted on the same lot or site on which a factory is located, which dwelling is used exclusively by a caretaker or superintendent of the factory and his family;
 - B. Hospitals (industrial emergency hospitals are permitted);
 - C. Institutions or homes for the treatment of convalescent persons, children, aged persons, alcoholics, the wounded or the mentally infirm;
- (2) Auction houses or stores;
- (3) Automobile assembly, body and fender works, dismantling and used parts storage when operated and maintained wholly within an entirely enclosed building;
- (4) Automobile painting, provided all painting, sanding and baking shall be conducted wholly within an enclosed building;
- (6) Battery rebuilding;
- (7) Boat building, except shipbuilding;
- (8) Bottling plants;
- (9) Breweries;
- (10) Building materials storage yards;
- (11) Carpet cleaning plants;
- (12) Casting (die, investment);
- (13) Cleaning and dyeing plant;
- (14) Contractor's storage yard;
- (15) Cosmetics, manufacture of;

20.40.010 ZONING

- (16) Creameries and dairy products manufacturing;
- (17) Distributing plants;
- (18) Draying, freighting or trucking yards or terminals;
- (19) Electric or neon sign manufacturing;
- (20) Equestrian establishments, including academies, schools, amusements and riding stables, subject to the issuance of a conditional use permit;
- (21) Feed and fuel yards;
- (22) Flour mills;
- (23) Food products manufacturing, storage and processing of, except lard, pickles, sauerkraut, sausages or vinegar;
- (24) Frozen food lockers;
- (25) Fruit and vegetable canning, preserving and freezing;
- (26) Garment manufacture;
- (27) Hatcheries, and sale of baby chicks;
- (28) Ice and cold storage plants;
- (29) Laundries;
- (30) Lumber yards;
- (31) Manufacture of prefabricated buildings:
- (31.1) Milling, chemical;
- (32) Mills, planing, except that burning operations shall require a conditional use permit as set forth in Chapters 20.74 through 20.82;
- (33) Newspapers, printers;
- (34) Paint mixing, provided a boiling process is not employed, no tank farm is permitted and above surface thinner storage is limited to two hundred gallons;
- (35) Pipe line booster or pumping plant in connection with water, oil, petroleum, gas, gasoline or other petroleum products;
- (36) Plastics, fabrication from;
- (37) Poultry and rabbit slaughter, including custom dressing.
- (38) Public utility service yards or electric transmission substation;
- (39) Rubber, fabrication of products made from finished

(2) Segundo 12-16-72)

57R

rubber;

- (40) Sheet metal shops;
- (41) Shoe manufacture;
- (42) Soap manufacture, cold mix only;
- (43) Stone monuments and tombstone works;
- (44) Storage space for transit and transportation equipment, except freight classification yards;
- (45) Textile manufacture;
- (46) Tile, manufacture of wall and floor tile and related small tile products;
- (47) Tinsmiths;
- (48) Tire rebuilding, recapping and retreading;
- (49) Transfer, moving and storage of furniture and household goods;
- (50) Truck repairing, overhauling and rental;
- (51) Vacuum metalization. (Prior code § 34.55).

20.40.020 LIMITATIONS ON PERMITTED USES. Every use permitted in the M-1 zone shall be subject to the following conditions and limitations:

No operations and uses conducted on the premises shall be objectionable by reason of noise, odor, dust, mud, smoke, vibration or other similar causes. (Prior code § 34.56).

20.40.030 HEIGHT. A building or structure in an M-1 zone may be constructed to a height of seventy-five feet. (Prior code § 34.57).

20.40.040 FRONT YARD. Every lot in an M-1 zone need provide a front yard only when required by a precise plan, variance or conditional use permit. (Prior code § 34.58).

20.40.050 SIDE YARDS. Every lot in an M-1 zone need provide side yards only when required by a precise plan.

(M-2) ZONE

HEAVY MANUFACTURING ZONE 20.42.010

Chapter 20.42

HEAVY MANUFACTURING (M-2) ZONE*

Sections:

- 20.42.010 Permitted uses.
- 20.42.020 Uses requiring a conditional use permit.
- 20.42.030 Limitations on permitted uses.
- 20.42.040 Front yard.
- 20.42.050 Side yards.

20.42.010 **PERMITTED USES.** In an M-2 zone only the following uses are permitted, and as hereinafter provided and allowed by this chapter, subject to the provisions of this title governing off-street parking and loading space requirements:

(1) Any use permitted in the C-1, C-RS, C-2, C-3 and C-M zones when processed in accordance with Section 20.50.020 and Section 20.50.030;

(2) Any use first permitted in the M-1 zone, except that mobilehome parks are prohibited;

(3) Aircraft factories;

(4) Alcohol manufacture;

(5) Ammonia, bleaching powder or chlorine manufacture;

(6) Boiler works;

(7) Brick, tile, cement block or terra cotta manufacture;

(8) Concrete and concrete products manufacture;

(9) Farming and a dwelling in connection therewith;

580-11

(El Segundo 12-16-73)

HEAVY MANUFACTURING ZONE 20.42.020

- (10) Gas manufacture or storage;
- (11) Iron, steel, brass or copper fabrication plants;
- (12) Lampblack manufacture;
- (13) Natural gasoline processing and absorption plants;
- (14) Oil cloth or linoleum manufacture;
- (15) Plant, oil, shellac, turpentine or varnish manufacture;
- (16) Paper pulp manufacture;
- (17) Petroleum; drilling, operation and maintenance of oil or gas wells;
- (18) Petroleum, or its fluid products, wholesale storage of;
- (19) Petroleum refineries, together with all plants and facilities incidental to the operation thereof in connection with the manufacture of all present and future by-products of oil, petroleum, gas, gasoline and other hydrocarbon substances;
- (20) Petroleum storage, processing, transportation and distribution of oil, gas, gasoline and other hydrocarbon substances;
- (21) Plastics, manufacture of;
- (22) Roofing material manufacture;
- (23) Soap manufacture;
- (24) Soda and compound manufacture;
- (25) Steam electric generating station;
- (26) Stove or shoe polish manufacture;
- (27) Wool pulling or scouring;
- (28) Accessory buildings and uses customarily incidental to any of the above uses, when located on the same site with the main building. (Ord. 772 § 1, 1971; Ord. 731 § 1 (part), 1970; prior code § 34.60).

20.42.020 USES REQUIRING A CONDITIONAL USE PERMIT. Because of consideration of smoke, fumes, dust, odor, vibration or hazard, the establishment or operation of the following uses in the M-2 zone shall not be permitted unless a conditional use permit authorizing the use has been granted:

20.42.030-20.42.050 ZONING

- (1) Acid manufacture;
- (2) Asphalt refining or asphalt mixing plants;
- (3) Blast furnaces or coke ovens;
- (4) Cement, lime, gypsum or plaster of Paris manufacture;
- (5) Drop forge industries;
- (6) Explosives, manufacture or storage;
- (7) Freight classification yard;
- (8) Gas processing plants;
- (9) Glue, manufacture of;
- (10) Iron, steel, brass or copper foundry;
- (11) Oil extraction plants, other than petroleum products;
- (12) Rock crusher or distribution of rocks, sand or gravel other than quarries or other sources of raw materials;
- (13) Rubber, reclaiming or the manufacture of synthetic rubber or its constituents;
- (14) Smelting of tin, copper, zinc or iron ores;
- (15) Storage or baling of rags, paper, iron or junk;
- (16) Tar distillation or tar products manufacture;
- (17) Wineries. (Prior code § 34.61).

20.42.030 LIMITATIONS ON PERMITTED USES. Every use permitted shall be subject to the following conditions and limitations:

- (1) Conditions stipulated in connection with conditional use permits;
- (2) Any lot the rear line of which abuts upon the property in any "R" zone shall provide a five foot solid wall on the rear property line for screening purposes;
- (3) All operations conducted on the premises shall not be objectionable by reason of noise, odor, dust, smoke, mud, vibration, refuse or other similar causes. (Prior code § 34.62).

20.42.040 FRONT YARD. Every lot in an M-2 zone shall have a front yard only when required by a precise plan, variance or conditional use permit. (Prior code § 34.63).

20.42.050 SIDE YARDS. Every lot in an M-2 zone shall

have side yards only when required by a precise plan, variance or conditional use permit. (Prior code § 34.64).

- (17) Wineries. (Prior code § 34.61)
- (16) Termination of car products manufacture.
- (15) Storage or holding of cans, paper, iron or junk.
- (14) Smelting of tin, copper, zinc or iron ores.
- (13) Rubber, containing or the manufacture of synthetic rubber or its components.
- (12) Rubber, containing or the manufacture of synthetic other than quarters or other sources of raw materials.
- (11) Rock crusher or distribution of rocks, sand or gravel.
- (10) Oil extraction plants, other than petroleum products.
- (9) Iron, steel, brass or copper foundry.
- (8) Glass, manufacture of.
- (7) Gas processing plants.
- (6) Freight classification yard.
- (5) Explosives, manufacture or storage.
- (4) Drop lotter industries.
- (3) Cement, lime, gypsum or plaster of Paris manufacture.

20.42.030 LIMITATIONS ON PERMITTED USES. Every use permitted shall be subject to the following conditions and limitations:

- (1) Conditions stipulated in connection with conditional use permits.
- (2) Any lot the rear line of which abuts upon the property in any "R" zone shall provide a five foot solid wall on the rear property line for screening purposes.
- (3) All operations conducted on the premises shall not be objectionable by reason of noise, odor, dust, smoke, and vibration, refuse or other similar causes. (Prior code § 34.62)

20.42.040 FRONT YARD. Every lot in an M-2 zone shall have a front yard only when required by a precise plan, variance or conditional use permit. (Prior code § 34.63)

20.42.050 SIDE YARDS. Every lot in an M-2 zone shall

283

583

(El Segundo 4-13-76)

VII. APPENDICES:

Appendix (B.) (Agency Comments)

Southern California Edison Company

2800 EAST WILLOW STREET
P.O. BOX 2806
LONG BEACH, CALIFORNIA 90801

ROBERT L. JENSEN
COASTAL AREA MANAGER

December 12, 1979

TELEPHONE
(213) 435-1121



Mr. Gary W. Gleason
Coastal Planner
South Coast Regional Commission
P. O. Box 1450
666 East Ocean Boulevard, Room 3107
Long Beach, CA 90801

Dear Mr. Gleason:

I received your letter of November 16, 1979 listing some questions and concerns you have regarding Edison's existing El Segundo Generating Station prompted by the Regional Commission's preparation of the City of El Segundo's Local Coastal Plan (LCP).

Edison appreciates the opportunity to provide answers to such questions during the data gathering stage of the City of El Segundo's LCP. It is hoped that this input will be utilized by the South Coast Regional Commission in assisting them to formulate a LCP that can best achieve the broad policies of the Coastal Act.

The following is a summary of those questions you have asked and Edison's response to them:

1. A general description of the major components and function of Southern California Edison facility identified above.

The El Segundo Generating Station facility consists of four generating units which produce a combined total of 1,020,000 kW's. These generating units were completed during a 10 year period. The first unit was completed May 25, 1955 and the last unit on April 1, 1965. The El Segundo facility functions as an integral part of Edison's system-wide electrical network which provides electrical service to the major portion of Southern California.

2. The total number of acres which the facility occupies.

The total number of acres occupied by the facility is approximately 32.8 acres.

3. A description of any planned improvements at the site (such as the helipad which was at one time being considered) and any site constraints which might limit future development.

The current site is fully utilized with respect to present state of the art electric generating facilities. Edison may, in the future, construct additional facilities or modify the existing facilities because of air, water or solid waste pollution regulations, to modernize the principal generating facilities or their auxiliary systems or add facilities such as a helipad, seawall protection, etc. deemed appropriate because of changed operating or maintenance requirements.

4. An evaluation of the effectiveness of the rock revetment (placed in February 1978) in preventing beach erosion and possible damage to Edison's facilities.

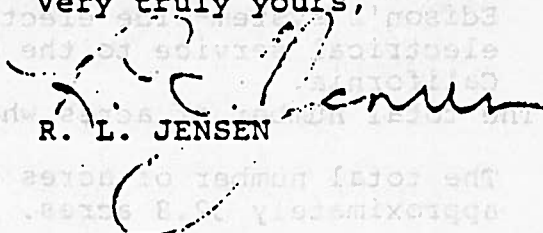
The rock revetment, in question, was initially installed as an emergency measure. Subsequently, the revetment was modified to make it permanent by adjusting the rocks and installing down drains. Currently, this revetment, as it exists, is serving its purpose effectively.

5. Any comments you may have regarding the El Segundo LCP.

The California Coastal Commission has not designated the property on which the El Segundo Generating Station is located nor the property around it as unsuitable for the construction of a power plant. While Edison does not have any immediate plans for expansion, it does anticipate future modification of these facilities. The City of El Segundo's LCP should recognize these possibilities and the fact that such action would be consistent with both the California Coastal Act and the Warren-Alquist State Energy Resources Conservation and Development Act.

The foregoing information has been provided through the cooperation of the various affected Edison departments in an effort to assist the Regional Coastal Commission and the City of El Segundo in formulating a viable LCP. If you require further assistance, please contact me at (213) 435-1121.

Very truly yours,


R. L. JENSEN



Chevron U.S.A. Inc.
P. O. Box 97, El Segundo, CA 90245

*Planned
Gary*



Manufacturing Department
El Segundo Refinery
C. P. Mehlum
General Manager
R. C. Humphrey
Manager-Operations
W. E. Larson
Manager-Technical
C. E. Warren
Manager-Maintenance
K. J. Collings
Manager-Employee Relations

December 11, 1979

El Segundo Local Coastal Program

Mr. M. J. Carpenter
California Coastal Commission
South Coast Regional Commission
P. O. Box 1450
Long Beach, California 90801

Attention: Mr. Gary W. Gleason
Coastal Planner

Gentlemen:

This is in response to a November 19 letter from Mr. Gary W. Gleason requesting information on the Chevron facilities in the area seaward of Vista del Mar Boulevard in the City of El Segundo. It is understood that this area will remain in the coastal zone after January 1, 1980. We further understand that the information requested will be used in your process of reviewing El Segundo's existing land use plans and zoning ordinances in conjunction with your eventual approval of a local coastal program for that city.

The land site area of the coastal zone contains approximately 12.5 acres (Exhibit A). The principle facilities include the marine terminal pumping stations (Exhibit B), a refinery effluent water separator (Exhibit B), and a saltwater intake pumphouse (Exhibit C). In addition to these onshore facilities, we operate a tanker berthing system on state leased property offshore (Exhibit A). The onshore pumping stations and the offshore tanker system are commonly referred to as the El Segundo Marine Terminal.

The El Segundo Marine Terminal is used for the loading and unloading of crude oil and various petroleum products between the refinery and oil tankers. Four separate berths are comprised in the offshore portion of the Marine Terminal. Berth No. 1 and Berth No. 2 are used to transfer special refined petroleum products. Berth No. 3 and Berth No. 4 are used to transfer heavy fuel oils and crude oil.

The refinery effluent water separator is used in the final polishing phase for industrial process water and storm water from the refinery before discharging into Santa Monica Bay. The major equipment includes a below ground water containment basin equipped with oil skimmers.

The saltwater intake system was previously used for cooling and dilution purposes but is currently not in service. It will be maintained for possible future use.

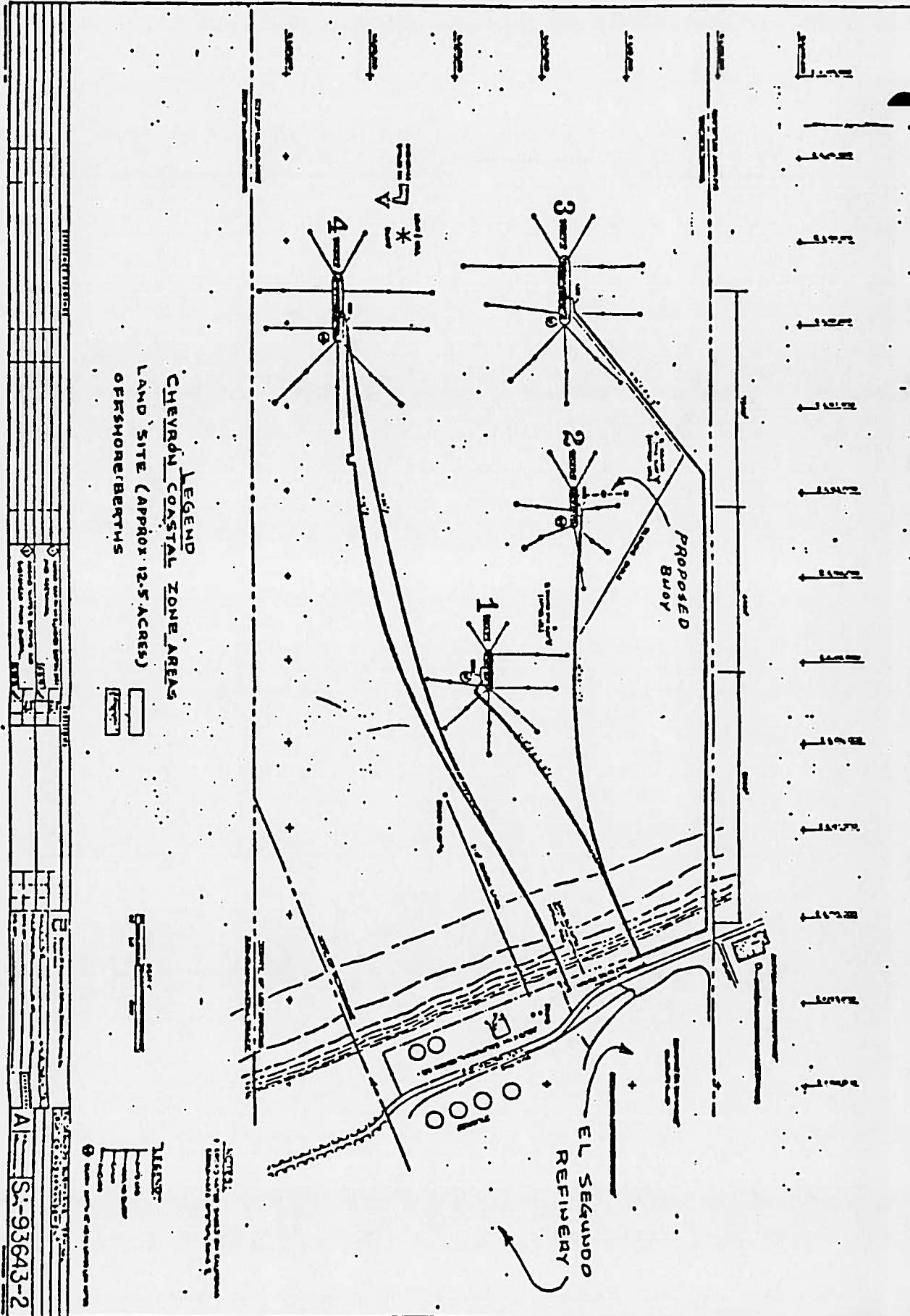
No major improvements are anticipated for either the onshore or offshore areas. The present facilities onshore occupy nearly all of the available land area. We will file an application for an additional offshore mooring buoy at Berth No. 2 and would expect to complete the installation in the first quarter of 1980. Possible future modifications for the onshore pumping stations might include additional heat exchange and pump capacity.

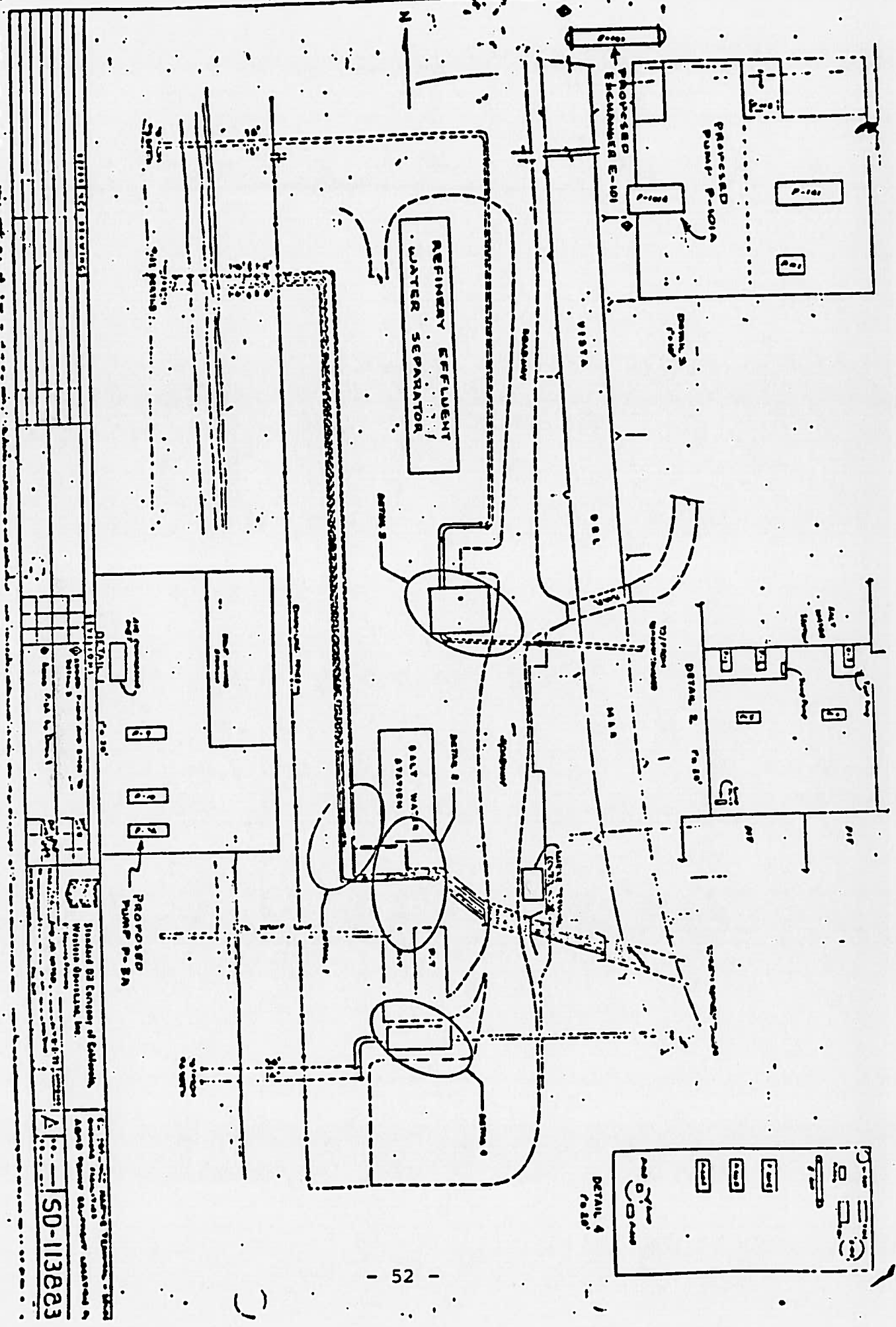
We concur with the plans to transfer coastal management to the City of El Segundo. We appreciate your past assistance in coastal matters and desire to cooperate wherever possible.

Very truly yours,

DAG:cp
Attachments

cc:Mr. Ed Loverde
City of El Segundo



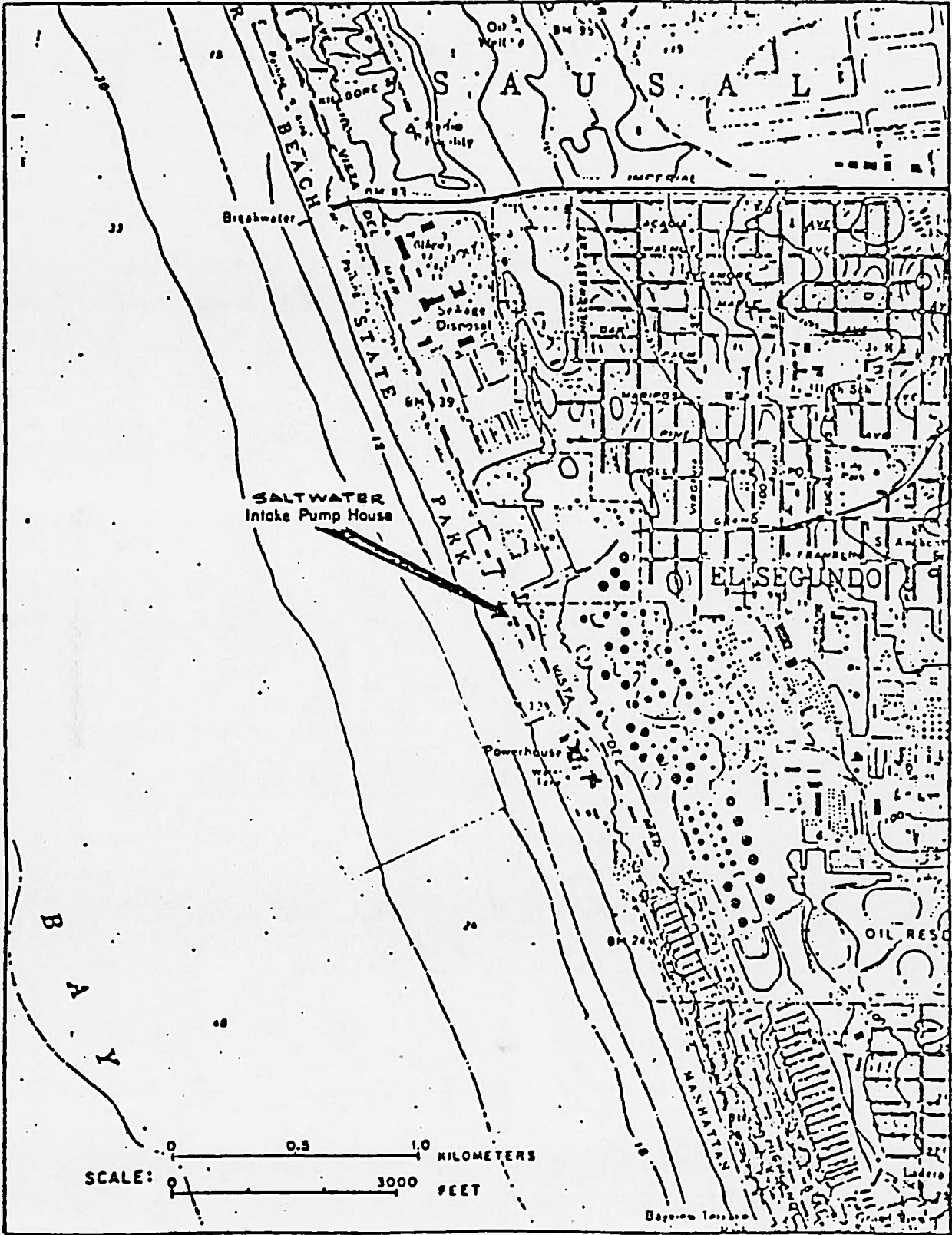


DETAIL 1	Co. 20'	Standard 82 Control of Catalyst	Scale 1/4" = 1'-0"
DETAIL 2	Co. 20'	Standard 82 Control of Catalyst	Scale 1/4" = 1'-0"
DETAIL 3	Co. 20'	Standard 82 Control of Catalyst	Scale 1/4" = 1'-0"
DETAIL 4	Co. 20'	Standard 82 Control of Catalyst	Scale 1/4" = 1'-0"
DETAIL 5	Co. 20'	Standard 82 Control of Catalyst	Scale 1/4" = 1'-0"
DETAIL 6	Co. 20'	Standard 82 Control of Catalyst	Scale 1/4" = 1'-0"
DETAIL 7	Co. 20'	Standard 82 Control of Catalyst	Scale 1/4" = 1'-0"
DETAIL 8	Co. 20'	Standard 82 Control of Catalyst	Scale 1/4" = 1'-0"
DETAIL 9	Co. 20'	Standard 82 Control of Catalyst	Scale 1/4" = 1'-0"
DETAIL 10	Co. 20'	Standard 82 Control of Catalyst	Scale 1/4" = 1'-0"
DETAIL 11	Co. 20'	Standard 82 Control of Catalyst	Scale 1/4" = 1'-0"
DETAIL 12	Co. 20'	Standard 82 Control of Catalyst	Scale 1/4" = 1'-0"
DETAIL 13	Co. 20'	Standard 82 Control of Catalyst	Scale 1/4" = 1'-0"
DETAIL 14	Co. 20'	Standard 82 Control of Catalyst	Scale 1/4" = 1'-0"
DETAIL 15	Co. 20'	Standard 82 Control of Catalyst	Scale 1/4" = 1'-0"
DETAIL 16	Co. 20'	Standard 82 Control of Catalyst	Scale 1/4" = 1'-0"
DETAIL 17	Co. 20'	Standard 82 Control of Catalyst	Scale 1/4" = 1'-0"
DETAIL 18	Co. 20'	Standard 82 Control of Catalyst	Scale 1/4" = 1'-0"
DETAIL 19	Co. 20'	Standard 82 Control of Catalyst	Scale 1/4" = 1'-0"
DETAIL 20	Co. 20'	Standard 82 Control of Catalyst	Scale 1/4" = 1'-0"

EXHIBIT B

SD-113823

EXHIBIT C



CALIFORNIA COASTAL COMMISSION
SOUTH COAST REGIONAL COMMISSION

46 E. OCEAN BOULEVARD, SUITE 3107
BOX 1450
LUNG BEACH, CALIFORNIA 90801
(213) 590-5071 (714) 846-0648



August 12, 1980

To: Commissioners and Interested People
From: M. J. Carpenter, Executive Director
South Coast Regional Commission
Subject: City of El Segundo Total Local Coastal Program,
Certification of Land Use Plan and Implementation,
Staff Summary and Recommendation

1. Administrative Action

The application has been reviewed and is complete. Public hearing is scheduled for September 8, 1980

2. Applicant

The City of El Segundo
350 Main Street
El Segundo, CA 90245

3. Project Location

- (a) County of Los Angeles
- (b) City of El Segundo
- (c) Coastal Zone within the City limits

STAFF SUMMARY & RECOMMENDATION
 CITY OF EL SEGUNDO TOTAL LOCAL COASTAL
 PROGRAM -- CERTIFICATION OF LAND USE
 PLAN & IMPLEMENTING ACTIONS

TABLE OF CONTENTS

	<u>Page</u>
I. <u>Introduction</u>	1
II. <u>Organization of the LCP</u>	1
III. <u>Area Description</u>	1
IV. <u>Prior Permits/Relevant Commission Decisions</u>	2
V. <u>Public Participation/Agency Comments</u>	2
VI. <u>Policy Group Analysis</u>	3
A. Shoreline Access	3
B. Recreation & Visitor-Serving Facilities	4
C. Housing	6
D. Water & Marine Resources	6
E. Diking, Dredging, Filling, Shoreline Structures ..	6
F. Commercial Fishing & Recreational Boating	8
G. Environmentally Sensitive Habitat Areas	8
H. Agriculture	8
I. Hazard Areas	8
J. Forestry & Soil Resources	9
K. Locating & Planning New Development	9
L. Visual Resources & Special Communities	10
M. Public Works	11
N. Industrial & Energy Development	11
VII. <u>Land Use Plan - Staff Recommendation for Approval</u>	16
VIII. <u>Land Use Plan - Findings</u>	16
IX. <u>Implementing Actions - Staff Recommendation for Approval</u> ...	19
X. <u>Implementing Actions - Findings</u>	20
XI. <u>Post Certification</u>	21

I. Introduction

In October of 1978, the City of El Segundo submitted its existing land use plans and ordinances as the total LCP for El Segundo. At that time, the City of El Segundo was advised by the Coastal Commission staff that due to the limited area of El Segundo in the coastal zone, and also due to Commission staffing limitations, review of the LCP would be delayed indefinitely. The City staff indicated that the delay in Coastal Commission review of the LCP would be acceptable.

In November of 1979, the City staff was contacted by the Regional Commission and was informed that the necessary staff capability had been acquired which would allow for the review of the El Segundo LCP. Accordingly, the City reinitiated efforts to submit its LCP.

The City of El Segundo has determined that the most appropriate mechanism by which to achieve Coastal Act objectives was the preparation of a specific plan for the coastal zone area. A preliminary draft of the Coastal Zone Specific Plan was prepared by the City of El Segundo Planning Department in February, 1980. The preliminary draft Issue Identification and Coastal Zone Specific Plan were subsequently made available for both public and agency review and a total of three public hearings have been held on the LCP submitted by the City.

II. Organization of the LCP

The City of El Segundo LCP submittal consists of two elements, including an Issue Identification and Coastal Zone Specific Plan. The Issue Identification section of the submittal both identifies and summarizes coastal issues relevant to El Segundo.

The Coastal Zone Specific Plan provides detailed land use proposals as well as implementing ordinances for the City's coastal zone. The land use proposals contained in the Specific Plan are not inconsistent with the General Plan of the City and will supersede previously adopted City ordinances for the area.

III. Area Description

The El Segundo portion of the coastal zone consists of a narrow ribbon of land area approximately .8 mile in length and 200 yards in width at the widest point. The total area of the coastal zone in this location is approximately 50 acres. The coastal area is almost completely developed with energy facilities including an electrical generating station operated by Southern California Edison and a Marine Petroleum Transfer Terminal operated by Chevron. The remaining land area includes a very narrow shoreline highly susceptible to erosion and a small retail service station.

Offshore, the Chevron Company operates a Marine Tanker Terminal (fixed point mooring system) for loading and offloading petroleum products.

The El Segundo Coastal Zone Specific Plan recognizes the coastal dependent nature of the existing energy facilities in El Segundo and proposes land use designations which will, in general, allow for the onsite intensification or expansion of energy facilities.

The Coastal Zone Specific Plan also explicitly calls for the protection of the remaining sandy beach area and allows for the construction of shoreline protective structures where necessary to prevent further coastal erosion.

IV. Prior Permits/Relevant Commission Decisions

Since the new Coastal Act went into effect in January of 1977, the Regional Commission has considered and approved a total of 8 coastal permit applications. Significantly, three of these permits were for purposes of constructing shoreline protective structures and protecting existing energy facilities. The remainder of the coastal permit applications were for the development of public works projects and small projects incidental to the existing energy facilities.

None of these permits is considered to have been precedent setting and none were appealed to the State Coastal Commission.

V. Public Participation/Agency Comments

The City of El Segundo has held a total of three public hearings on the City's LCP. In addition, the City provided public notification of LCP public hearings in the local newspaper and made the draft LCP available on request for the minimum six week public review period. The City has in addition, made the draft LCP submittal available to both the principal landowners in the area (S.C.E. and Chevron).

During preparation of the draft Local Coastal Program for El Segundo, the City received written and/or verbal comments from the following agencies:

1. Southern California Edison
2. Chevron Corporation
3. California Regional Water Quality Control Board
4. State Lands Commission
5. Los Angeles County Department of Beaches

Due to the limited number of issues involved with the El Segundo LCP, small geographic area involved and also due to the fact that the area is essentially fully developed with energy facilities, only limited public interest has been evidenced.

VI. Policy Group Analysis

A. Shoreline Access

1. Applicable Coastal Policies

Sections 30211, 30212, 30212.5

SEC. 30211.

Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.

SEC. 30212.

Public access from the nearest public roadway to the shoreline and along the coast shall be provided in new development projects except where (1) it is inconsistent with public safety, military security needs, or the protection of fragile coastal resources, (2) adequate access exists nearby, or (3) agriculture would be adversely affected. Dedicated accessway shall not be required to be opened to public use until a public agency or private association agrees to accept responsibility for maintenance and liability of the accessway.

Nothing in this division shall restrict public access nor shall it excuse the performance of duties and responsibilities of public agencies which are required by Sections 66478.1 to 66478.11, inclusive, of the Government Code and by Section 4 of Article I of the California Constitution. (Amended by Cal. Stats. 1979, Ch. 919.)

SEC. 30212.5.

Whenever appropriate and feasible, public facilities, including parking areas or facilities, shall be distributed throughout an area so as to mitigate against the impacts, social and otherwise, of overcrowding or overuse by the public of any single area.

2. Existing Conditions and Plan Policies

At the present time there is no vertical access to the shoreline in El Segundo. Lateral access along the narrow sandy shoreline in El Segundo is available to the public. Although the beach area is privately owned by S.C.E. and Chevron, the beachfront has been made available for open use. The County of Los Angeles and both energy companies located here have entered into a long term lease agreement which provides for the maintenance of a bike path along the narrow beachfront.

Previously, access along the shoreline was unrestricted, however, in recent years erosion has severely damaged the shoreline, as noted in the discussion on Diking, Dredging, Filling and Shoreline Structures included in Section E below.

The El Segundo Coastal Zone Specific Plan calls for the designation of the narrow shoreline area as SA (Shoreline Area) and further calls for its protection as essentially open beach area consistent with the utilization of the shorefront by coastal dependent energy facilities.

3. Evaluation

As proposed, the El Segundo Coastal Zone Specific Plan and existing conditions are consistent with the relevant Coastal Act policies and are adequate to carry out the provisions of Chapter 3, Article 1 of the Coastal Act.

B. Recreation and Visitor Serving Facilities

1. Applicable Coastal Policies

Sections 30213, 30222, 30223

SEC. 30213 (in part)

Lower cost visitor and recreational facilities shall be protected, encouraged, and, where feasible, provided. Developments providing public recreational opportunities are preferred.

SEC. 0222,

The use of private lands suitable for visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation shall have priority over private residential, general industrial, or general commercial development, but not over agriculture or coastal-dependent industry.

SEC. 0221,

Upland areas necessary to support coastal recreational uses shall be reserved for such uses, where feasible.

2. Existing Conditions and Plan Policies

As noted in the El Segundo Coastal Zone Specific Plan, the only visitor-serving facility within the El Segundo portion of the coastal zone is the county maintained bike path which traverses the entire length of the beach in this area. The bike path is part of the South Bay Bike Trail and serves as an important north-south connection for both bicyclists and joggers. However, the bike path was heavily damaged by erosion during the winter storms of January, 1978 and January, 1980.

There is no space for public parking along the narrow shore area in El Segundo. The County of Los Angeles however, maintains parking lots adjacent to both the northerly and southerly end of the El Segundo beach. The northerly parking lot adjacent to the El Segundo beach area in the City of Los Angeles contains 150 spaces. The parking facility adjacent to the southerly portion of the El Segundo beach includes 256 spaces. These existing adjacent facilities are fully adequate to provide for public support parking for the El Segundo beach.

3. Evaluation

The Coastal Zone Specific Plan calls for the preservation of the shoreline consistent with the continued existence of coastal dependent energy facilities and makes note of the limited area of beach in El Segundo available for use by the public. As submitted, those portions of the Coastal Zone Specific Plan which refer to recreation and visitor-serving facilities are in conformance with the policy requirements of Chapter 3 of the Coastal Act.

C. Housing

- There is no existing residential development in the coastal zone in El Segundo and no land area available for such use, therefore, the Coastal Act policies which address housing are not applicable.

D. Water and Marine Resources

1. Applicable Coastal Policy

Section 30231

SEC. 30231.

The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.

2. Existing Conditions and Plan Policies

As noted in the Issue Identification for El Segundo, both the S.C.E. and Chevron facilities discharge wastes into offshore coastal waters. Offshore discharges from both facilities are regulated by the Regional Water Quality Control Board according to the requirements of the National Pollution Discharge Elimination System (N.P.D.E.S.). With regard to Water and Marine Resources, it should be noted in addition that Section 30401 of the Coastal Act limits the Commission's authority to supersede ... the authority of an existing State agency.

3. Evaluation

Existing State and Federal regulations addressing Water and Marine Resources in El Segundo are adequate to meet the objectives and purposes of Chapter 3, Section 30231 of the Coastal Act.

E. Diking, Dredging, Filling, Shoreline Structures

1. Applicable Coastal Policies

Sections 30233, 30235

(Cont'd)

SEC. 30211.

(a) The diking, filling, or dredging of open coastal waters, wetlands, estuaries, and lakes shall be permitted in accordance with other applicable provisions of this division, where there is no feasible less environmentally damaging alternative, and where feasible mitigation measures have been provided to minimize adverse environmental effects.

SEC. 30235.

Revetments, breakwaters, groins, harbor channels, seawalls, cliff retaining walls, and other such construction that alters natural shoreline processes shall be permitted when required to serve coastal-dependent uses or to protect existing structures or public beaches in danger from erosion and when designed to eliminate or mitigate adverse impacts on local shoreline sand supply. Existing marine structures causing water stagnation contributing to pollution problems and risks should be phased out or upgraded where feasible.

2. Existing Conditions and Plan Proposals

Subject to periodic damage from both wave action and littoral currents, the El Segundo shoreline has been heavily damaged on several occasions in the last three to four years. As noted in the Issue Identification, the beach was severely eroded during the winter storm surf of 1978. Earlier this year, the beach was again damaged by storm surf accompanied by high tides. The most recent storm in February of this year completely severed the bike path and in certain locations reduced the beach to 0 ft. in width.

The earlier storm in 1978 necessitated the placement of 204,000 tons of rock revetment to prevent further erosion and help stabilize the beach. The more recent storm earlier this year required the placement of 3,000 tons of rock and 3,000 tons of sand in order to offset the substantial depletion of sand supply.

3. Evaluation

The Coastal Erosion Policy of the State Resources Agency as well as the Coastal Act specify that shoreline protective structures should be allowed when

necessary to protect coastal dependent land uses (such as energy facilities) and public access facilities.

The El Segundo Issue Identification correctly identifies shoreline erosion as being an issue of greater than local significance. The City's Coastal Zone Specific Plan states that shoreline structures and beachfront protective devices will be allowed where necessary to provide protection for existing energy facilities and the bike path. However, the Coastal Zone Specific Plan in allowing for seawalls, revetments and other structural devices necessary to prevent shoreline erosion, specifically states that such protective devices shall not obstruct or interfere with the passage of the public along the beach.

Thus, the plan incorporates enough flexibility to allow for the protection of the beach while maintaining public access where feasible, therefore, the plan is fully consistent with Section 30235 and 30233(a) of Chapter 3 of the Act.

F. Commercial Fishing and Recreational Boating

There are no commercial fishing and recreational boating areas located in the coastal zone in El Segundo, thus Sections 30224, 30234 and 30255 of the Coastal Act are not applicable.

G. Environmentally Sensitive Habitat Areas

There are no environmentally sensitive habitat areas in the coastal zone in El Segundo, thus Sections 30240(a) and (b) of the Coastal Act are inapplicable.

H. Agriculture

There are no areas of the coastal zone in El Segundo devoted to agriculture, therefore Sections 30241 and 30242 of the Coastal Act are not relevant.

I. Hazard Areas

1. Applicable Coastal Policies

Section 30253

New development shall:

(2) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.

2. Existing Conditions and Plan Proposals

As discussed in Section E above, the entire length of shoreline in El Segundo, due to potential for erosion, could be considered to be a hazard area. The Coastal Zone Specific Plan submitted by the City of El Segundo allows for the construction of shoreline structures which will serve to control erosion.

3. Evaluation

The City Issue Identification and Specific Plan both identify the beachfront in El Segundo as a hazardous area highly susceptible to coastal erosion. This issue is however, fully addressed under Item E above, (Diking, Dredging, Filling and Shoreline Structures).

J. Forestry and Soil Resources

There are no forestry and soil resources in the El Segundo coastal zone, thus Section 30243 of the Coastal Act is not relevant.

K. Locating and Planning New Development

1. Applicable Coastal Policies

Sections 30250, 30253

SEC. 30250.

(a) New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources.

SEC. 30253.

New development shall:

(3) be consistent with requirements imposed by an air pollution control district or the State Air Resources Control Board as to each particular development.

2. Existing Conditions and Plan Proposals

Due to the fact that the coastal zone in El Segundo is virtually completely developed, the provisions of the Coastal Act which relate to locating and planning new development have only limited applicability.

3. Evaluation

The only new developments expected to occur within the El Segundo portion of the coastal zone are minor modifications of existing energy facilities, minor public works projects, or possibly construction of shoreline protective structures.

New energy facilities in El Segundo will be required to comply with the requirements of the local air pollution control district or State Air Resources Board.

As proposed, the El Segundo Coastal Zone Specific Plan is consistent with Sections 30250 and 30253 of Chapter 3 of the Coastal Act.

L. Visual Resources and Special Communities

1. Applicable Coastal Policies

Section 30251

SEC. 30251.

The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore

and enhance visual quality in visually degraded areas.

2. Existing Conditions and Plan Proposals

As discussed above, the coastal zone in El Segundo is almost completely developed with energy facilities. Since there will be limited new development in this area of the coast, those sections of the Coastal Act which address scenic and visual resources have only marginal applicability. Scenic and visual resources are not addressed by the Coastal Zone Specific Plan,

however, as the Issue Identification section of the LCP notes, the existing City General Plan land use element contains policies which apply to industrial areas and which do address scenic and visual qualities. The City of El Segundo has indicated in the Issue Identification section of the LCP that existing City plans are fully adequate to protect scenic and visual resources in the coastal zone.

3. Evaluation

All of the proposals contained in the El Segundo Coastal Zone Specific Plan are consistent with Section 30251 of the Coastal Act which addresses scenic and visual resources. Existing City plans which address scenic and visual resources are adequate to meet the objectives of Section 30251 of Chapter 3 of the Coastal Act.

M. Public Works

All public works necessary to serve the coastal zone in El Segundo are existing. Therefore, Section 30254 of the Coastal Act is not relevant.

N. Industrial and Energy Development

1. Applicable Coastal Policies

Sections 30001.2*, 30232, 30250(b), 30255, 30260, 30261(a), 30263(a) 1 & 2, 30264, 30413(b) & (c)

30001.2*

The legislature further finds and declares that, notwithstanding the fact electrical generating facilities, refineries, and coastal-dependent developments, including ports, and commercial fishing facilities, offshore petroleum and gas development, and liquefied natural gas facilities, may have significant adverse effects on coastal resources or coastal access, it may be necessary to locate such developments in the coastal zone in order to ensure that inland as well as coastal resources are preserved and that orderly economic development proceeds within the state.

SEC. 3022.

Protection against the spillage of crude oil, gas, petroleum products, or hazardous substances shall be provided in relation to any development or transportation of such materials. Effective containment and cleanup facilities and procedures shall be provided for accidental spills that do occur.

SEC. 3024.

(b) Where feasible, new hazardous industrial development shall be located away from existing developed areas.

SEC. 3055.

Coastal-dependent developments shall have priority over other developments on or near the shoreline. Except as provided elsewhere in this division, coastal-dependent developments shall not be sited in a wetland.

SEC. 3024.

Coastal-dependent industrial facilities shall be encouraged to locate or expand within existing sites and shall be permitted reasonable long-term growth where consistent with this division. However, where new or expanded coastal-dependent industrial facilities cannot feasibly be accommodated consistent with other policies of this division, they may nonetheless be permitted in accordance with this section and Sections 3061 and 3062 if (1) alternative locations are infeasible or more environmentally damaging; (2) to do otherwise would adversely affect the public welfare; and (3) adverse environmental effects are mitigated to the maximum extent feasible.

SPL 30261

(a) Multicompany use of existing and new tanker facilities shall be encouraged to the maximum extent feasible and legally permissible, except where to do so would result in increased tanker operations and associated onshore development incompatible with the land use and environmental goals for the area. New tanker terminals outside of existing terminal areas shall be situated as to avoid risk to environmentally sensitive areas and shall use a mooring system, unless an alternative type of system can be shown to be environmentally preferable for a specific site. Tanker facilities shall be designed to (1) minimize the total volume of oil spilled, (2) minimize the risk of collision from movement of other vessels, (3) have ready access to the most effective feasible containment and recovery equipment for oil spill, and (4) have onshore deballasting facilities to receive any fouled ballast water from tankers where operationally or legally required.

SPL 30263

(a) New or expanded refineries or petrochemical facilities not otherwise consistent with the provisions of this division shall be permitted if (1) alternative locations are not feasible or are environmentally damaging; (2) adverse environmental effects are mitigated to the maximum extent feasible;

SPL 30264

Notwithstanding any other provision of this division, except subdivisions (b) and (c) of Section 2041, new or expanded thermal electric generating plants may be constructed in the coastal zone if the proposed coastal site has been determined by the State Energy Resources Conservation and Development Commission to have greater relative merit pursuant to the provisions of Section 25516.1 than available alternative sites and related facilities for an applicant's service area which have been determined to be acceptable pursuant to the provisions of Section 25516.

SEC. 2511.

(b) The commission shall, prior to January 1, 1978, and after one or more public hearings, designate those specific locations within the coastal zone where the location of a facility as defined in Section 25110 would prevent the achievement of the objectives of this division; provided, however, that specific locations that are presently used for such facilities and reasonable expansion thereof shall not be so designated. Each such designation shall include a description of the boundaries of such locations, the objectives of this division which would be so affected, and detailed findings concerning the significant adverse impacts that would result from development of a facility in the designated area. The commission shall consider the conclusions, if any, reached by the State Energy Resources Conservation and Development Commission in its most recently promulgated comprehensive report issued pursuant to Section 25309. The commission shall transmit a copy of its report prepared pursuant to this subdivision to the State Energy Resources Conservation and Development Commission.

(c) The commission, after it completes its initial designations in 1978, shall prior to January 1, 1980, and once every two years thereafter, revise and update the designations specified in subdivision (b) of this section. Such revisions shall be effective on January 1, 1980, or on January 1 of the first even-numbered year following adoption of the revisions. The provisions of subdivision (b) of this section shall not apply to any sites and related facilities specified in any notice of intention to file an application for certification filed with the State Energy Resources Conservation and Development Commission pursuant to Section 25112 prior to designation of additional locations made by the commission pursuant to this subdivision.

2. Existing Conditions and Plan Proposals

Two major energy installations currently exist in the coastal zone in El Segundo; both are described in detail in the City's Coastal Zone Specific Plan. The larger of the two facilities is the S.C.E. electrical generating station which produces a total of 1,020,000 KW's. The smaller energy facility is the onshore portion of the Chevron Marine Tanker Terminal. Offshore the Chevron Company maintains a fixed point mooring system as part of the Marine Terminal for on- and off-loading of petroleum products.

The El Segundo Coastal Zone Specific Plan correctly acknowledges the coastal dependent nature of the existing energy facilities and explicitly designates most of the coastal zone as either (MT) Marine Terminal or (PP) Power Plant.

Both the El Segundo Issue Identification and Coastal Zone Specific Plan also point out the fact that both the S.C.E. electrical generating station and the Chevron Tanker Terminal are uses of greater than local importance, are given a high priority by the Coastal Act and are subject to a variety of other State and federal regulatory requirements.

3. Evaluation

The existing Chevron Tanker Terminal and S.C.E. electrical facility have been in place for many years. Both are coastal dependent uses. The Coastal Act indicates that in general where energy facilities currently exist, preference should be given to the onsite intensification of existing facilities rather than the construction of entirely new facilities. Moreover, the legislature has found that it may be necessary to locate certain energy facilities in the coastal zone due to their obvious importance to economic development of the State.

Coastal Act policies dealing with industrial development and energy facilities also specify that other impacts of energy installations be addressed; including oil spills, wastewater discharges and in certain cases air quality emissions. Based on the information contained in the City of El Segundo Coastal Zone Specific Plan these impacts are regulated by other State and federal agencies.

Subsequent to the preparation of the El Segundo LCP, the California Energy Commission completed a staff report on energy facility siting in the coastal zone entitled, "Opportunities to Expand Coastal Power Plants in California." A draft of this report was referred to in the El Segundo LCP. With respect to the S.C.E. facility, the study concludes that a key constraint is onsite lack of space.

As submitted, the El Segundo Coastal Zone Specific Plan is consistent with the policy provisions of Chapter 3 and other Chapters of the Coastal Act relating to industrial and energy development.

VII. Land Use Plan - Staff Recommendation for Approval

The staff recommends that the Commission adopt the following resolution and findings of approval:

The South Coast Regional Commission hereby recommends approval of the land use plan portion of the El Segundo Coastal Zone Specific Plan as submitted and based on the findings set forth below, on the grounds that, as submitted, the land use plan phase of the El Segundo Local Coastal Program is in conformity with Chapter 3 of the California Coastal Act of 1976, contains the specific access component as required by Public Resources Code, Section 30500(a), is consistent with the previous applicable decisions of the Commission, and is consistent with the requirements of the California Environmental Quality Act.

A. Conditions

None.

VIII. Land Use Plan - Findings

Staff Note: Since this staff summary contains both the policy analysis and staff recommendations, many of the findings below are identical to remarks made in Section IV. of this document. To avoid redundancy the entire analysis is not repeated, but referenced.

A. Coastal Policies Adequately Addressed

1. The following Coastal Act Policies have been adequately addressed either by the land use plan portion of the Coastal Zone Specific Plan or were adequately addressed by existing conditions and other local plans and policies as described in the LCP submittal.
 - (a) Access
 - (b) Recreation and Visitor-Serving Facilities
 - (e) Diking, Dredging, Filling, Shoreline Structures (erosion)

- (n) Industrial and Energy Facilities
- (i) Hazard Areas
- (k) Locating and Planning New Development
- (l) Visual Resources and Special Communities
- (m) Public Works

B. Coastal Act Policies Not Applicable

The following Coastal Act policy groups are not applicable or have been adequately addressed by other State or Federal laws as stated in the El Segundo Local Coastal Program submittal.

- (c) Housing
- (d) Water and Marine Resources
- (f) Commercial Fishing and Recreational Boating
- (g) Environmentally Sensitive Habitat Areas
- (h) Agriculture
- (j) Forestry and Soil Resources

C. Consistency With Prior Commission Decisions

Refer to Section IV above, "Prior Permits/Relevant Commission Decisions."

D. Consistency With CEQA

Staff Note: Pursuant to SB 1873 which, amended the California Environmental Quality Act, the Coastal Commission is the lead agency in terms of meeting CEQA requirements for local coastal programs. In addition to making a finding that the LCP is in full compliance with CEQA, the Commission must make a finding that the least environmentally damaging feasible alternative is chosen. Of the two alternatives considered by the City in its preparation of the LCP, the Coastal Zone Specific Plan was determined to be the least environmentally damaging alternative.

With regard to City of El Segundo LCP consistency with CEQA, the staff recommends that the Regional Commission adopt the following finding.

"The land use plan portion of the El Segundo Coastal Zone Specific Plan meets the requirements of Section 21080.5(d)(i) of the Public Resources Code, which requires that an activity will not be approved or adopted as proposed if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse impact which the activity may have on the environment."

E. Specific Findings

Staff Note: Access, erosion and energy facilities were determined by the Issue Identification portion of the El Segundo LCP to be the key areas of concern. With regard to these three key issues, it is recommended that the Regional Commission adopt the following specific findings.

1. Access

The Regional Commission hereby finds that the City of El Segundo Coastal Zone Specific Plan by its designation of the immediate beachfront area as (SA) Shoreline Area is clearly consistent with Coastal Act Policies which require that maximum public access to and along the shoreline be provided.

While the (SA) designation does allow for the construction of facilities and structures to serve contiguous energy facilities, and for the construction of structures to prevent depletion of beach sand supply, the (SA) designation also specifies that, to the extent feasible, these developments should not interfere with the passage of the public along the beach.

The key access facility in this section of the coastal zone is the existing bike path; and to the extent feasible, the plan provides for the continued existence of the bike path.

Thus, the Regional Commission finds that land use plan portion of the El Segundo Coastal Zone Specific Plan, as submitted, contains the specific access component required by P.R.C. Section 30500(a) and adequately addresses all the public access provisions of Chapter 3 of the Coastal Act.

2. Erosion

The Regional Commission hereby finds that through its designation of the immediate beachfront as (SA) Shoreline Area, the City has, to the extent possible, adequately addressed the issue of shoreline erosion. The Regional Commission considers the El Segundo Coastal Zone Specific Plan to be correct in its identification of beach erosion as a problem which needs to be addressed on a comprehensive or area-wide basis. However, until a regional solution to the problem of shoreline erosion is found for Santa Monica Bay, the construction of shoreline protective structures on a case-by-case basis may be essential. The (SA) designation of the El Segundo Coastal Zone Specific Plan calls for this type of immediate approach to the problem of coastal erosion.

The Regional Commission finds that as submitted, the land use plan portion of the El Segundo Coastal Zone Specific Plan adequately addresses the Coastal Act Policies which cover Diking, Dredging, Filling and Shoreline Structures included in Chapter 3 of the Coastal Act.

3. Energy

Most of the 50 acres included within the El Segundo Coastal Zone is designated as (PP) Power Plant. By allowing this designation for the S.C.E. electrical steam generating plant, the El Segundo Coastal Zone Specific Plan limits the use of the site to energy facility and energy related developments required for the continued operation of the electrical power plant.

In addition to the S.C.E. energy facility designation of (PP), the El Segundo Coastal Zone Specific Plan designates the onshore portion of the Chevron Marine Terminal as (MT) Marine Terminal. The Chevron facility actually consists of an onshore as well as offshore development. The land use plan by designating the Chevron site as (MT) will allow for the continued functioning of the marine terminal.

The land use designations of (MT) for the Chevron site and (PP) for the S.C.E. facility, acknowledge the strategic importance for refineries and electrical generating facilities to the economic development of the State.

The Regional Commission thus finds the land use plan portion of the El Segundo Coastal Zone Specific Plan, as submitted, to be consistent with Coastal Act requirements regarding coastal dependent uses and to be fully consistent with the policy provisions of Chapter 3 of the Coastal Act regarding Industrial and Energy Development.

IX. Implementing Actions - Staff Recommendation for Approval

The staff recommends that the Regional Commission adopt the following resolution; conditions and findings of approval:

The South Coast Regional Commission hereby recommends approval of the implementing actions section of the El Segundo Coastal Zone Specific Plan, as herein modified by the conditions and findings set forth below, on the grounds, that as conditioned, the ordinances, maps and

other implementing actions conform with and are adequate to carry out the provisions of the certified land use plan as provided in Section 30513(a).

The conditions of approval as set forth below are standard conditions required for the City to assume coastal permit issuing authority, are procedural and do not change the substantive content contained in the City of El Segundo LCP submittal.

A. Conditions

1. The City of El Segundo shall amend the procedures for permits and appeals provided in Chapter 7 as necessary to conform with post-certification regulations adopted by the Commission, including provisions for appealable developments. The City shall amend the Municipal Code, for areas within the coastal zone, with respect to "Zoning Changes", to provide that such changes must be certified by the Commission. In addition, the City of El Segundo shall amend that section of the Municipal Code which refers to Violations and Enforcement, to indicate that, in the coastal zone, the provisions of Chapter 9 of the Coastal Act (PRC Sections 30800 et seq.) shall apply and shall take precedence over City code.
2. The City shall submit a certified copy of all code amendments and map changes necessary to implement these conditions to the Executive Director of the Commission for verification, as provided in Section 00140 of the Commissions LCP Regulations.

X. Implementing Actions - Findings

Staff Note: The standard of adequacy for the Implementing Actions is not the Coastal Act or the policy provisions contained therein, but the certified land use plan. The land use plan cannot be fully certified prior to State Commission action. Therefore, with respect to Implementing Actions, the Regional Commission staff recommends that the Regional Commission make the following findings based upon the approved land use plan which the Regional Commission has recommended the State Commission certify.

Although not explicitly stated as such, the Regional Commission staff considers that Section 6 of the Coastal Zone Specific Plan contains an appropriate statement of "purpose" or "intent" section for each respective zone district in the plan.

A. Access

The El Segundo Coastal Zone Specific Plan in its designation of Shoreline Area as (SA) provides for maximum public access by allowing for new development only when such development will not interfere with the passage of the public along the beach. As submitted, the S.A. designation is adequate to carry out and implement the provisions of the adopted land use plan.

B. Erosion

The land use plan portion of the El Segundo LCP submittal designates the shoreline as (SA). The specific plan designation and the development criteria set forth therein are designed to provide for maximum beach access and protection of the shore area. The very limited developments which will be permitted are essential to serve public recreation needs or are required to prevent further deterioration of the beach. Thus, the implementing actions contained in the Specific Plan district will be adequate to carry out the provisions of the proposals contained in the certified land use plan.

C. Energy

The El Segundo LCP submittal gives most of the coastal zone an energy land use designation of either (MT) Marine Terminal or (PP) Power Plant. The implementing actions included in the Specific Plan are designed primarily to allow for onsite expansion or intensification of energy developments consistent with space constraints of the respective sites. Height, setback and bulk requirements are those allowed by the City's M-2 zone, except that in the (SA) designated lands, energy development will be limited to stringent development criteria set forth therein designed to not restrict public access.

The Regional Commission finds therefore that as submitted, the implementing actions contained in the El Segundo Coastal Zone Specific Plan are adequate to carry out the provisions of the corresponding land use designations contained in the certified land use plan.

XI. Post Certification

Permit and Appeals Jurisdiction

After an LCP certification becomes effective, coastal permit authority within that jurisdiction is delegated to the local government. However, pursuant to Section 30519 of the Coastal Act, the Commission retains permit authority (with certain exceptions) after LCP certification over developments occurring

on tidelands, submerged lands and public trust lands. In addition, Section 30603 defines certain areas and types of development for which projects may be appealed to the Commission. Appeal jurisdiction is retained for example on lands within 100 feet of streams or wetlands, lands subject to the public trust, lands within 300 feet of coastal bluffs, beaches or estuaries and lands between the sea and the "first public road paralleling the sea."

With respect to El Segundo, application of the post-LCP certification guidelines appear to be clear. The first public road paralleling the sea in El Segundo corresponds with the inland extent of the coastal zone boundary which in this location is Vista del Mar Boulevard. A post-LCP certification permit and appeal jurisdiction map will be adopted by the State Coastal Commission in conjunction with approval of the LCP.

In El Segundo, subsequent to certification, all of the coastal zone will be in the appealable area. Lands in public trust and submerged lands will remain in the Commission permit jurisdiction on a permanent basis.

Additional information regarding post-certification permit and appeals jurisdiction are contained in Sections 30519(a) and (b) and Section 30603(a) as well as the Local Coastal Program Implementation Regulations.

sws

XI. Post Certification

Permit and Appeals Jurisdiction