



# **CITY OF EL SEGUNDO HOUSING ELEMENT UPDATE INITIAL STUDY**

November 2021

**Planning and Building Safety Department**  
350 Main Street  
El Segundo, CA 90245 (310) 524-2380

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# I. INTRODUCTION

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## A. INTRODUCTION AND REGULATORY GUIDANCE

An Initial Study (IS) is conducted by a lead agency to determine if a project may have a significant effect on the environment (CEQA Guidelines Section 15063[a]). If there is substantial evidence that a project may have a significant effect on the environment, an Environmental Impact Report (EIR) must be prepared, in accordance with California Environmental Quality Act (CEQA) Guidelines Section 15064(a). However, if the lead agency determines the impacts are, or can be reduced to, less than significant, a Mitigated Negative Declaration (MND) or Negative Declaration (ND) may be prepared instead of an EIR (CEQA Guidelines Section 15070[b]). Pursuant to CEQA Guidelines Section 15070, a MND or ND is appropriate when the project's Initial Study identifies potentially significant effects, but:

- a. Revisions to the project plan were made that would avoid or reduce the effects to a point where clearly no significant effects would occur; and
- b. There is no substantial evidence that the project, as revised, may have a significant effect on the environment.

This IS prepared by the City of El Segundo (including an attached Environmental Checklist form) determined that the proposed project will not have a significant environmental effect, and the preparation of an EIR is not required. This IS/ND has been prepared in accordance with Section 15070 of the State California Environmental Quality Act (CEQA) Guidelines.

## B. LEAD AGENCY

The lead agency is the public agency with primary responsibility over a proposed project. In accordance with CEQA Guidelines Section 15051(b)(1), "the lead agency will normally be the agency with general governmental powers." The project would be approved and carried out by the City of El Segundo. Therefore, based on the criteria described above, the City of El Segundo, Development Services Department is the lead agency for the proposed project.

## C. PURPOSE AND DOCUMENT ORGANIZATION

The City is proposing to implement the Housing Element 2021-2029 Update (project). The purpose of this IS/ND is to evaluate the potential environmental effects and the document is divided into the following sections:

### I. INTRODUCTION

This section provides an introduction and describes the purpose and organization of this document.

II. INITIAL STUDY CHECKLIST

This section includes the project background and a detailed description of the project. This section describes the environmental setting for each of the environmental subject areas; evaluates a range of impacts classified as “no impact,” “less than significant impact,” “less than significant impact with mitigation incorporated,” or “potentially significant impact” in response to the environmental checklist and provides an environmental determination for the project.

III. REFERENCES

This section identifies resources used in the preparation of the IS/ND.

**A. PROJECT DESCRIPTION**

**1. Project Title:**

City of El Segundo Housing Element Update

**2. Lead Agency Name and Address:**

City of El Segundo  
Development Services Department  
350 Main Street  
El Segundo, CA 90245

**3. Lead Agency Contact Person and Phone Number:**

Paul Samaras, AICP, Principal Planner, (310) 524-2340

**4. Project Location:**

El Segundo, California  
County of Los Angeles

The City of El Segundo Housing Element update would apply to the entire geographic area located within the boundaries of the City of El Segundo (City), located in the southern portion of Los Angeles County approximately 20 miles southwest of downtown Los Angeles. **Figure 1, Regional Location Map** shows the boundaries of the City within the region.

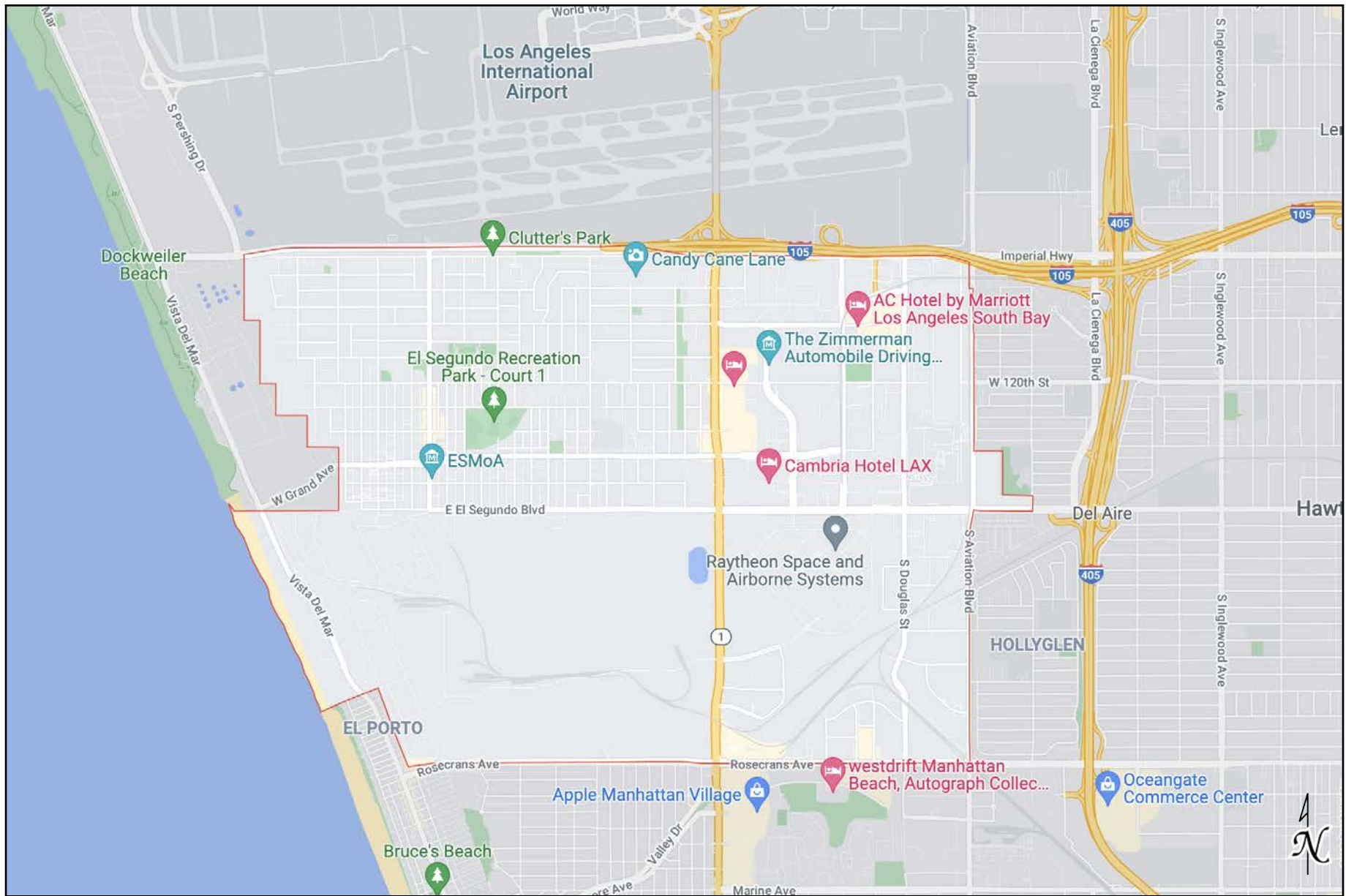
**5. Applicant's Name and Address:**


City of El Segundo  
Development Services Department  
350 Main Street  
El Segundo, CA 90245

**6. General Plan Land Use Designation:**

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No changes to the underlying General Plan designations are proposed. The El Segundo General Plan provides for a range of land use designations/zones in the City that can accommodate residential units. Multiple residential General Plan land use designations within the City provide opportunities for development of housing projects, including: Single-Family Residential, Two-Family Residential, Multi-Family Residential, Neighborhood Commercial, Downtown Commercial, Downtown Specific Plan, Medium Density Residential, Pacific Coast Commons Mixed-Use 1, Pacific Coast Commons Mixed-Use 2, and 540 East Imperial Avenue Specific Plan.



 City of El Segundo Boundary

Source: Google Maps, October 2021

Figure 1  
Regional Vicinity Location Map

**7. Zoning Designation:**

The Housing Element proposes the addition of RHNA Mixed Use Overlay and RHNA Overlay zoning to specific parcels currently zoned as Commercial (CO, C-2, C-3), Residential (R-3), Parking, and Downtown Specific Plan. No changes to the underlying zoning designations are proposed.

Multiple residential zoning designations within the City provide opportunities for development of housing projects, including Single-Family Residential (R-1), Two-Family Residential (R-2), Multi-Family Residential (R-3), Neighborhood Commercial (C-2), Downtown Commercial (C-RS), Downtown Specific Plan (DSP), and Medium Density Residential (MDR) Overlay Zone. The Pacific Coast Commons Specific Plan (PCCSP) includes two mixed-use districts that allow residential: PCC Mixed-Use 1 (PCC MU-1) and PCC Mixed-Use 2 (PCC MU-2). The 540 East Imperial Ave Specific Plan (EIASP) permits a mix of single family and multi-family residential units. Caretaker units are permitted in conjunction with development in the City's Smoky Hollow Specific Plan West (SH-W) and East (SH-E) zones.

**8. Description of Project:**

The project is the adoption and implementation of the El Segundo Housing Element Update (project). The El Segundo Housing Element consists of the following major components:

1. An assessment of past housing achievements.
2. An analysis of the City's population, household and employment base, and the characteristics of the City's housing stock.
3. An updated evaluation of housing need.
4. Preparation of an inventory of potential housing sites in the community.
  - a. An examination of governmental and non-governmental constraints on the production, maintenance, and affordability of housing.
  - b. Preparation of a Housing Program to address El Segundo's identified housing needs, including proposed housing goals, policies and programs.
5. An assessment of fair housing, as required by AB 686, which states that cities need to "affirmatively further fair housing" by "taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity" for persons of color, persons with disabilities, and other protected classes.

**Regional Housing Needs Allocation (RHNA)**

In accordance with Government Code § 65584, projected housing needs for each city and county in the Southern California region are prepared by Southern California Association of Governments (SCAG) under a process known as the Regional Housing Needs Assessment (RHNA). The RHNA allocates regional housing needs by income level among member jurisdictions.

California law established the planning period for the current RHNA from June 30, 2021 to October 15, 2029. SCAG's allocation for El Segundo is 492 units. The 492 housing units for El Segundo are out



of the anticipated total construction need of 1,341,928 units in the SCAG region (812,060 of which are in the Los Angeles County). The allocation of 492 units for El Segundo is broken down into the four categories as follows: 189 very low-income households, 88 low-income households, 84 moderate-income households, and 131 above-moderate income households.

For the 2021-2029 Housing Element update, SCAG allocated the City a RHNA of 492, including 189 very low income and 88 low income units. The City had a shortfall for the 2014-2021 planning period. The shortfall requires the City to accommodate an additional 18 very low income and 11 low income units, for a total of 521 units. The City’s RHNA allocation by income category is shown in **Table 1, El Segundo Regional Housing Needs Assessment (2021-2029)**.

**Table 1**  
**El Segundo Regional Housing Needs Assessment (2021-2029)**

Income Category	5 <sup>th</sup> Cycle Carryover	6 <sup>th</sup> Cycle RHNA	Total RHNA	Percent
Extremely Low/Very Low*	18	189	207	39.7%
Low*	11	88	99	19.0%
Moderate	0	84	84	16.1%
Above Moderate	0	131	131	25.1%
<b>Total</b>	<b>29</b>	<b>492</b>	<b>521</b>	<b>100%</b>

Note: The City has a RHNA allocation of 207 very low-income units (inclusive of extremely low-income units). Pursuant to State law (AB 2634), the City must project the number of extremely low-income housing needs based on Census income distribution or assume 50% of the very low-income units as extremely low. Assuming an even split, the City’s RHNA allocation of 207 very low-income units may be divided into 104 very low and 103 extremely low-income units. However, for purposes of identifying adequate sites for the RHNA allocation, State law does not mandate the separate accounting for the extremely low-income category.

\*Includes the 5<sup>th</sup> Cycle Housing Element shortfall of 18 extremely/very low and 11 low-income units.

Source: Southern California Association of Governments (SCAG), 6<sup>th</sup> Cycle Final RHNA Allocation Plan, 2021.

**Methods to Accommodate the RHNA Allocation**

In addition to the proposed programs, goals and policies, the anticipated Accessory Dwelling Units, projects entitled and pending projects were used to illustrate how the City of El Segundo intends on accommodating the RHNA allocation.

**Anticipated Accessory Dwelling Units (ADUs)**

New State laws passed since 2017 have substantially relaxed the development standards and procedures for the construction of Accessory Dwelling Units (ADUs). In response to AB 881, the City amended the ADU ordinance in 2019 to comply with new State law, including allowing for Junior ADUs. Between January 2018 and November 2020, the City’s ADU permitting trend is as follows:

- 2018 – 13 ADUs
- 2019 – 13 ADUs
- 2020 – 8 ADUs (as of November 2020)

Based on this trend, the City projects an average of 10 ADUs annually. These ADUs are permitted by right and the Housing Element does not propose or result in any modifications to the existing by right ADU allowance(s). The Housing Element includes a program to proactively facilitate ADU development. Based on annual averages and increased City efforts, the City conservatively anticipates

80 ADUs during the eight-year planning period from 2021 and 2029. Affordability of the potential ADUs, shown in **Table 2, Projection of ADU Activities**, is based on SCAG’s Regional Accessory Dwelling Unit Affordability Analysis as approved by HCD.

**Table 2  
Projection of ADU Activities**

Income Level	# of Units	SCAG Affordability Distribution
Extremely Low Income	12	15%
Very-Low Income	2	2%
Low Income	34	43%
Moderate Income	5	6%
Above Moderate Income	27	34%
<b>Total</b>	<b>80</b>	<b>100%</b>

Source: SCAG Regional Accessory Dwelling Unit Affordability Analysis 2020

**Entitled Projects**

203 Richmond Street

The 203 Richmond Street project was approved by the Planning Commission on July 8, 2021. The project consists of one 0.24-acre parcel (4136-024-017) located at the, now closed, City jail and accompanying surface parking. The project includes the development of three above moderate-income units. The 203 Richmond Street project is in the Downtown Specific Plan (DSP) with an allowed density of 12.5 units per acre. The site is bordered by DSP-zoned parcels to the north, east, and south, and R-3 zoned parcels to the west. This project is expected to be completed within the 6th cycle Housing Element planning period. The Housing Element does not propose or result in this project approval. The 203 Richmond Street project is detailed in **Table 3, Entitled Projects**.

209 Richmond Street

This project is comprised of one market rate (above moderate) unit to be constructed at 209 Richmond Street. The Planning Commission approved the project on July 8, 2021. The project consists of two parcels (4136-024-008, 4136-024-009) totaling 0.16 acres. The project is located in the DSP zone and is currently used for retail. The Housing Element does not propose or result in this project approval. This project is detailed in **Table 3, Entitled Projects**.

**Table 3  
Entitled Projects**

Parcel Number	Acres	Address	Zone	Allowed Density	Existing Use	Affordability	Total Capacity
4136-024-017	0.24	203 Richmond St	DSP	12.5	Old City Jail/Open-air parking lot	Above Moderate	3
4136-024-008 4136-024-009	0.16	209 Richmond St	DSP	12.5	Retail (Haydenshapes Surfboards)	Above Moderate	1

Source: City of El Segundo Housing Element Update, 2021.

### **Pending Projects**

The Pacific Coast Commons Specific Plan (PCCSP) was submitted to the City in May 2019 and is currently going through the entitlement process. The Housing Element does not propose or result in this project approval. The PCCSP would include approximately 6.4 gross acres and allows for up to 263 new housing units and 11,252 square feet of new commercial/retail uses. The Specific Plan proposes five new land use districts, including two mixed-use districts allowing residential development, PCC Mixed-Use 1 (PCC MU-1) and PCC Mixed-Use 2 (PCC MU-2). The PCCSP proposes to include about 32 lower income units as part of the project.

#### *Pacific Coast Commons Mixed-Use 1*

A total of 120 units are proposed in PCC MU-1. The Housing Element does not propose or result in this project approval. PCC MU-1 allows for a density of up to 97 units per acre. This district specifically allows for multi-family residential (apartments) and commercial development. The existing parking lot serving the Aloft hotel will be demolished to accommodate the proposed residential and commercial uses. All residential uses in the Specific Plan are comprised of lower income and above moderate-income units. PCC MU-1 can accommodate 120 units, including 15 lower income units and 105 above moderate-income units. PCC MU-1 sites are presented in Table 4.

#### *Pacific Coast Commons Mixed-Use 2*

PCC MU-2 allows multi-family residential (apartments and condominiums) and commercial development. This district is currently a parking lot serving the Fairfield Inn and Suites hotel. The parking lot will be demolished and replaced with the proposed residential and commercial uses. PCC MU-2 can accommodate 143 units, including 17 lower income units and 126 above moderate-income units. Of the 143 units, 137 are apartments and 6 are townhomes. The Housing Element does not propose or result in this project approval. PCC MU-2 sites are shown in **Table 4, Pacific Coast Commons Specific Plan**.

### **Residential Sites Inventory**

An important component of the El Segundo Housing Element is the identification of sites for future housing development, and an evaluation of the adequacy of those sites in fulfilling the City's share of regional housing needs. To accomplish this, all city parcels were surveyed to determine their development capacity. Due to the lack of vacant and underutilized sites in El Segundo, the City has selected candidate sites for rezoning. Each site was analyzed in light of the development standards for its proposed zoning designation. All parcels in El Segundo were evaluated through a process of elimination based on required criteria set by the State (HCD).

#### *Candidate Sites*

The City has selected 27 candidate sites. The City is proposing the addition of a RHNA housing overlay (RHNA-O) and RHNA mixed-use overlay (RHNA MU-O) to the sites' General Plan and zoning. The Housing Element does not effectuate these overlay zones, rather, these are recommended legislative

actions that would be implemented separately and after the adoption of the Housing Element. Currently, the sites are designated and zoned for commercial, parking, residential, and office uses. The current General Plan designations and zoning would remain, with overlays added, which would allow property owners to have the option to develop under either set of standards (the underlying General Plan and zoning or the overlay).

A complete list of the current and proposed general plan and zoning designations are included in **Table 5, Candidate Sites**. **Figure 2, Candidate Sites** shows the location of the candidate sites.

The RHNA housing overlay (RHNA-O) allows residential units to be built at a minimum density of 30 units per acre and a maximum density of 40 units per acre, while the RHNA MU-O allows a minimum density of 40 units per acre and a maximum density of 50 units per acre. Potential units were calculated based on the minimum density allowed. The candidate rezone sites can accommodate a total of 548 units at a minimum density or 792 units at maximum density on 14.7 acres of land.

**Table 4  
Pacific Coast Commons Specific Plan**

Parcel Number	Acres	Address	Current GP	Current Zone	Proposed GP	Proposed Zone	Max. Density	Existing Use	Lower Income Units	Above Mod. Income Units	Total Capacity
4139-025-075	0.2	PCH/Holly Ave	General Commercial	C-3	PCCSP	MU-1	97	Surface Parking	3	13	16
4139-025-073	0.6	Indiana St/E Holly Ave	General Commercial	C-3	PCCSP	MU-1	97	Surface Parking	4	43	47
4139-025-074	0.4	Indiana St/E Holly Ave	General Commercial	C-3	PCCSP	MU-1	97	Surface Parking	4	30	34
4139-025-076	0.3	E Holly Ave/N PCH	General Commercial	C-3	PCCSP	MU-1	97	Surface Parking	4	19	23
4139-024-057	0.7	E Mariposa/N PCH	Parking	P	PCCSP	MU-2	80	Surface Parking	6	48	54
4139-024-058	1.1	E Mariposa/N PCH	Parking	P	PCCSP	MU-2	80	Surface Parking	11	78	89
<b>Total</b>	<b>3.3</b>								<b>32</b>	<b>231</b>	<b>263</b>

**Table 5  
Candidate Sites**

Site ID	Parcel Number	Acres	Address	Current GP	Current Zone	Proposed GP	Proposed Zone	Min. Density	Max. Density	Total Capacity (Min.)	Total Capacity (Max.)
1	4135-011-005	0.3	406 E Grand Ave	Neighborhood Commercial	C-2	Mixed Use Overlay	MU-O	40	50	13	17
2	4135-011-024	0.2	412 E Grand Ave	Neighborhood Commercial	C-2	Mixed Use Overlay	MU-O	40	50	6	8
3	4135-011-003	0.2	418 E Grand Ave	Neighborhood Commercial	C-2	Mixed Use Overlay	MU-O	40	50	7	8
4	4135-011-023	0.3	430 E Grand Ave	Neighborhood Commercial	C-2	Mixed Use Overlay	MU-O	40	50	13	17
5	4135-017-900	0.6	210 Penn St	Multi-Family Residential	R-3	Overlay	O	30	40	19	25
6	4135-022-025	0.3	817 E Franklin Ave	Parking	P	Overlay	O	30	40	9	12
7	4135-022-026	0.2	Maryland St/ Franklin Ave	Parking	P	Overlay	O	30	40	4	6
8	4135-022-027	0.2	Maryland St/ Franklin Ave	Parking	P	Overlay	O	30	40	4	6
9	4135-022-028	0.2	Maryland St/ Franklin Ave	Parking	P	Overlay	O	30	40	4	6

**Table 5  
Candidate Sites**

Site ID	Parcel Number	Acres	Address	Current GP	Current Zone	Proposed GP	Proposed Zone	Min. Density	Max. Density	Total Capacity (Min.)	Total Capacity (Max.)
10	4135-022-035	2.8	205 Lomita	Multi-Family Residential	R-3	Mixed Use Overlay	MU-O	40	50	113	141
11	4135-023-023	0.5	717 E Grand Ave	Multi-Family Residential	R-3	Mixed Use Overlay	MU-O	40	50	19	24
12	4136-017-046	0.6	361 Richmond St	Downtown Specific Plan	DSP	Mixed Use Overlay	MU-O	40	50	22	28
13	4136-024-018	0.3	223 W Franklin Ave	Multi-Family Residential	R-3	Mixed Use Overlay	MU-O	40	50	11	14
14	4139-017-004	0.3	1755 E Sycamore Ave	Corporate Office	CO	Mixed Use Overlay	MU-O	40	50	10	13
15	4139-017-040	1.8	835 N Pacific Coast Highway	Corporate Office	CO	Mixed Use Overlay	MU-O	40	50	72	91
16	4139-017-043	0.9	1804 E Sycamore	General Commercial	C-3	Mixed Use Overlay	MU-O	40	50	34	43
17	4139-018-001	0.7	703 N Pacific Coast Highway	General Commercial	C-3	Mixed Use Overlay	MU-O	40	50	28	34

**Table 5  
Candidate Sites**

Site ID	Parcel Number	Acres	Address	Current GP	Current Zone	Proposed GP	Proposed Zone	Min. Density	Max. Density	Total Capacity (Min.)	Total Capacity (Max.)
18	4139-018-012	0.3	739 N Pacific Coast Highway	General Commercial	C-3	Mixed Use Overlay	MU-O	40	50	13	16
19	4139-018-003	0.3	755 N Pacific Coast Highway	General Commercial	C-3	Mixed Use Overlay	MU-O	40	50	13	16
20	4139-025-075	0.2	PCH/Holly Ave	General Commercial	C-3	Mixed Use Overlay	PCCSP, PCC MU-1	40	97	8	16
21	4139-025-073	0.6	Indiana St/Holly Ave	General Commercial	C-3	Mixed Use Overlay	PCCSP, PCC MU-1	40	97	23	47
22	4139-025-074	0.4	Indiana St/Holly Ave	General Commercial	C-3	Mixed Use Overlay	PCCSP, PCC MU-1	40	97	17	34
23	4139-025-076	0.3	Holly Ave/PCH	General Commercial	C-3	Mixed Use Overlay	PCCSP, PCC MU-1	40	97	11	23
24	4139-0245-057	0.7	Mariposa/PC H	Parking	P	Mixed Use Overlay	PCCSP, PCC MU-1	40	80	27	54
25	4139-024-058	1.1	Mariposa/PC H	Parking	P	Mixed Use Overlay	PCCSP, PCC MU-1	40	80	44	89



**Table 5  
Candidate Sites**

Site ID	Parcel Number	Acres	Address	Current GP	Current Zone	Proposed GP	Proposed Zone	Min. Density	Max. Density	Total Capacity (Min.)	Total Capacity (Max.)
26	4136-024-017	0.2	203 Richmond St	Downtown Specific Plan	DSP	Mixed Use Overlay	–	0	12.5	3	3
27	4136-024-008	0.2	209 Richmond St	Downtown Specific Plan	DSP	Mixed Use Overlay	–	0	12.5	1	1
<b>Total</b>		<b>14.7</b>								<b>548</b>	<b>792</b>

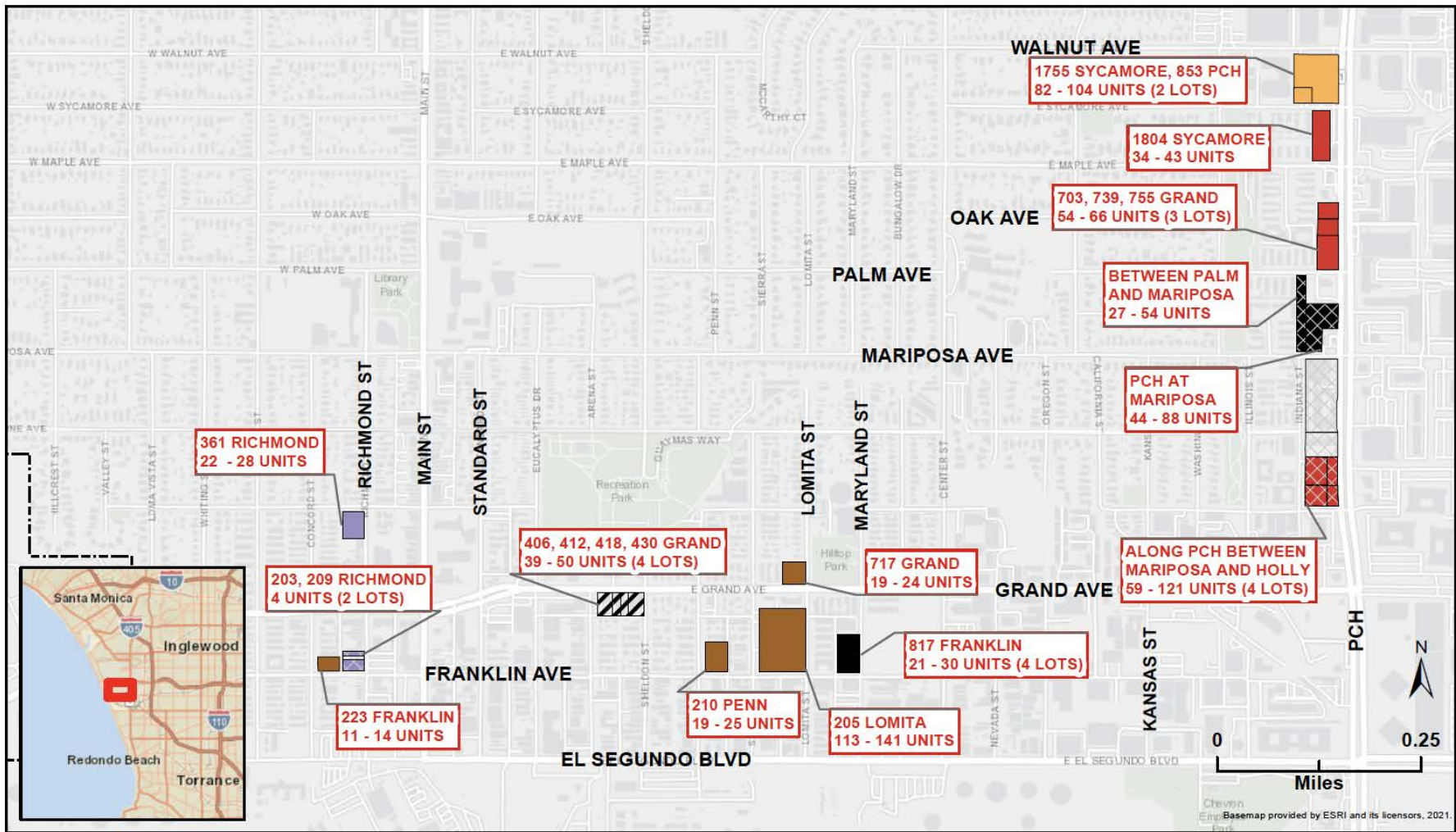


Figure 2  
Site Inventory Map - Minimum and Maximum Dwelling Units

**9. Surrounding Land Uses and Setting:**

Various, Citywide

The sites are surrounded by urbanized development including land designated for Two-Family Residential, Multi-Family Residential, Commercial, Urban Mixed Use, and Corporate land uses.

**10. Other Public Agencies Whose Approval Is Required:**

The California Department of Housing and Community Development reviews and determines whether the Housing Element Update complies with State of California law. No other approvals by outside public agencies are required.

**11. Have California Native American Tribes Traditionally and Culturally Affiliated with the Project Area Requested Consultation Pursuant to Public Resources Code Section 21080.3.1:**

The City of El Segundo typically initiates consultation with the Gabrielino-Tongva Tribe, Gabrielino/Tongva Nation, Gabrielino Tongva Indians of California Tribal Council, Gabrielino/Tongva San Gabriel Band of Mission Indians, and San Gabriel Band of Mission Indians—Kizh Nation and their designated tribal representatives. On October 21, 2021, the City sent letters to the above listed tribes to elicit input in the Housing Element update and requested information regarding tribal cultural resources within the City. None of the Native American Tribes contact have requested consultation.

**B. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

The environmental factors that would be potentially affected by this project and are mitigated to a less than significant impact are indicated below.

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Aesthetics                | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality                        |
| <input type="checkbox"/> Biological Resources      | <input type="checkbox"/> Cultural Resources                 | <input type="checkbox"/> Energy                             |
| <input type="checkbox"/> Geology/Soils             | <input type="checkbox"/> Greenhouse Gas Emissions           | <input type="checkbox"/> Hazards & Hazardous Materials      |
| <input type="checkbox"/> Hydrology/Water Quality   | <input type="checkbox"/> Land Use/Planning                  | <input type="checkbox"/> Mineral Resources                  |
| <input type="checkbox"/> Noise                     | <input type="checkbox"/> Population/Housing                 | <input type="checkbox"/> Public Services                    |
| <input type="checkbox"/> Recreation                | <input type="checkbox"/> Transportation/Traffic             | <input type="checkbox"/> Tribal Cultural Resources          |
| <input type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Wildfire                           | <input type="checkbox"/> Mandatory Findings of Significance |


**C. DETERMINATION**

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because of the incorporated mitigation measures and revisions in the

project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

  
 \_\_\_\_\_  
 Signature

11-24-2021  
 \_\_\_\_\_  
 Date

\_\_\_\_\_  
 Paul Samaras

\_\_\_\_\_  
 Principal Planner

**D. EVALUATION OF ENVIRONMENTAL IMPACTS**

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources cited. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards.
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect, and construction as well as operational impacts.
- 3) A “Less Than Significant Impact” applies when the proposed project would not result in a substantial and adverse change in the environment. This impact level does not require mitigation measures.
- 4) “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect is significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 5) “Potentially Significant Unless Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The initial study must describe the mitigation measures and briefly explain how they reduce the effect to a less than significant level.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>1. AESTHETICS.</b> Except as provided in Public Resources Code Section 21099 would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcrops, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Environmental Setting**

**Scenic Vistas and Scenic Resources**

The City’s General Plan does not define any designated scenic vistas or resources in the City. The General Plan includes an Open Space designation applied to areas that are preserved as usable or visual open space both publicly- and privately-owned. The Open Space Element states that open space provides visual relief from urban development and helps shape the urban form.

**Visual Character**

As stated in the Land Use Element, the City of El Segundo is a unique City that has very distinct and identifiable areas. These distinct areas include residential, the Civic Center, older industrial areas, and office and commercial uses. The western boundary of the City includes 0.8 miles of shoreline along the Santa Monica Bay. With the exception of the shoreline area, the City is fully developed with urbanized uses.

**Light and Glare**

The City is developed with established existing sources of light and glare, such as streetlights and parking lights, walkway lights, lighted recreational facilities, and light emitted from residential and nonresidential buildings. The City is surrounded by other urbanized development on all sides. Many of the City’s residential neighborhoods are surrounded or flanked with commercial, light manufacturing uses, and highway uses which may create greater lighting effects.

**Regulatory Setting**

Regulations exist at state and local levels that guide development and influence the physical form and aesthetic character of the City and include:

- California Scenic Highway Program
- El Segundo General Plan
- El Segundo Municipal Code

**Checklist Discussion*****a) & c) No Impact.***

The 2021-2029 Housing Element Update in and of itself does not propose or authorize any projects or development plan. The Housing Element sets forth the City's policies and detailed programs for meeting existing and future housing needs as determined by the RHNA process, for conserving and enhancing affordable housing, providing adequate housing sites, and for increasing affordable housing opportunities for extremely low/very-low, low, moderate, and above moderate income persons and households.

Future development would be required to adhere to all city design guidelines and standards including the Zoning Ordinance, General Plan policies, and any additional specific development guidelines for a particular area. The City's General Plan and Zoning Ordinance would be amended to include the RHNA housing overlay (RHNA-O) and RHNA mixed-use overlay (RHNA MU-O). The Zoning Ordinance amendments would specify development standards for each zoning overlay district to ensure quality development in the community.

No sites are proposed in Open Space designated areas. All future projects would be developed on sites that are zoned for residential, office, commercial, and mixed-use areas. No areas currently designated as open space would be converted to urban uses and no development would be permitted to encroach on open space.

All future projects would be treated as individual projects and may be subject to specific environmental analysis. Nevertheless, there are no policies in the Housing Element which either permit or promote development in areas that aren't currently developed with existing uses. There are no policies or programs in the Housing Element that would directly affect scenic vistas nor any that would degrade the visual character of the City. The project would therefore have **no impact**.

***b) No Impact.***

There are no state scenic highways in the vicinity of El Segundo. Therefore, there would be **no impact**.

***d) No Impact.***

As previously stated, the 2021-2029 Housing Element Update in itself does not propose or authorize any projects or development plan. Future development would occur in areas that are currently urbanized and commonly experience the impacts of existing light sources. Additionally, speculating about the precise nature of potential future development in accordance with the overlay standards would not yield any meaningful information. Future development would likely replace existing development and would therefore not introduce additional light and glare impacts. Future development in the City would be

required to be designed and constructed in accordance with the El Segundo Zoning Ordinance to prevent spillover light effects or the use of materials that would create new glare. Therefore, the Housing Element 2021-2029 Update would have **no impact** on light and glare.

**Mitigation Measures**

None required.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>2. AGRICULTURE AND FORESTRY RESOURCES.</b> Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forestland or conversion of forestland to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to nonagricultural use or conversion of forestland to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Environmental Setting**

The City of El Segundo is an urban environment designated for residential, commercial, and manufacturing uses and is essentially built out. There is no land within the City of El Segundo designated or zoned for agricultural use, farmland, forest, or timber production nor are there any existing agricultural, farmland, forest or timber production uses. Pursuant to the Farmland Mapping and Monitoring Program, the City is designated as Urban and Built Up Land and Non-Agricultural or Natural Vegetation (California Department of Conservation 2018).

**Checklist Discussion**

**a), b), c), d), e) No Impact.**

The Housing Element update does not propose or authorize any development. The project would not convert any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to a non-agricultural use. No land within the City of El Segundo is subject to the Williamson Act contract. As mentioned above, the City of El Segundo does not have any land that is designated or zoned for forest use or timber production. Additionally, there are no nearby agricultural sites that would be affected by development within El Segundo. The project would have **no impact** on agricultural or forest resources.

**Mitigation Measures**

None required.



	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>3. AIR QUALITY.</b> Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Environmental Setting**

Both the U.S. Environmental Protection Agency (USEPA) and the California Air Resources Board (CARB) have established ambient air quality standards for common pollutants. Ambient air quality standards are set to protect public health and are levels of pollutants which represent safe levels that avoid specific adverse health effects. The ambient air quality standards cover what are called “criteria” pollutants because the health and other effects of each pollutant are described in criteria documents. The major criteria pollutants are ozone, carbon monoxide, nitrogen dioxide, and particulate matter. Both federal and state ambient air quality standards apply, as established by the U.S. Environmental Protection Agency (USEPA) and state air quality agencies (CALEPA for California). California air quality standards are generally more stringent than federal standards.

The City of El Segundo is within the South Coast Air Basin (basin). In Los Angeles County, the South Coast Air Quality Management District (SCAQMD) is the agency responsible for protecting the public health and welfare through the administration of federal and state air quality laws and policies. This regional agency regulates air quality through its permit authority over most types of stationary emission sources and through its planning and review process.

**Attainment Designations**

Specific geographic areas that do not meet federal air quality standards (National Ambient Air Quality Standards [NAASQS]) or state air quality standards (California Ambient Air Quality Standards [CAAQS]) for a particular air quality pollutant are in “nonattainment” areas for the pollutant. The current federal and state attainment status for the basin is provided in **Table 6, Federal and State Air Quality Designations in the South Coast Air Basin.**

**Table 6  
South Coast Air Basin Attainment Status**

Pollutant	Standard <sup>1</sup>	Averaging Time	Designation <sup>2</sup>	Attainment Date <sup>3</sup>
1-Hour Ozone	NAAQS	1979 1-Hour (0.12 ppm)	Nonattainment (Extreme)	2/6/2023 (not attained) <sup>4</sup>
	CAAQS	1-Hour (0.09 ppm)	Nonattainment	N/A
8-Hour Ozone <sup>5</sup>	NAAQS	1997 8-Hour (0.08 ppm)	Nonattainment (Extreme)	6/15/2024
	NAAQS	2008 8-Hour (0.075 ppm)	Nonattainment (Extreme)	7/20/2032
	NAAQS	2015 8-Hour (0.070 ppm)	Nonattainment (Extreme)	8/3/2038
	CAAQS	8-Hour (0.070 ppm)	Nonattainment	Beyond 2032
CO	NAAQS	1-Hour (35 ppm)	Attainment (Maintenance)	6/11/2007 (attained)
	CAAQS	8-Hour (9 ppm)	Attainment	6/11/2007 (attained)
NO <sub>2</sub> <sup>6</sup>	NAAQS	1-Hour (0.1 ppm)	Unclassifiable/Attainment	N/A (attained)
	NAAQS	Annual (0.053 ppm)	Attainment (Maintenance)	9/22/1998 (attained)
	CAAQS	1-hour (0.18 ppm) Annual (0.030 ppm)	Attainment	-
SO <sub>2</sub> <sup>7</sup>	NAAQS	1-Hour (75 ppb)	Designations Pending (expect Uncl./Attainment)	N/A (attained)
	NAAQS	24-Hour (0.14 ppm) Annual (0.03 ppm)	Unclassifiable/Attainment	3/19/1979 (attained)
PM10	NAAQS	1987 24-Hour (150 µg/m <sup>3</sup> )	Attainment (Maintenance) <sup>8</sup>	7/26/2013 (attained)
	CAAQS	24-Hour (50 µg/m <sup>3</sup> ) Annual (20 µg/m <sup>3</sup> )	Nonattainment	N/A
PM2.5 <sup>9</sup>	NAAQS	2006 24-Hour (35 µg/m <sup>3</sup> )	Nonattainment (Serious)	12/31/2019
	NAAQS	1997 Annual (15.0 µg/m <sup>3</sup> )	Attainment	8/24/2016
	NAAQS	2021 Annual (12.0 µg/m <sup>3</sup> )	Nonattainment (Serious)	12/31/2025
	CAAQS	Annual (12.0 µg/m <sup>3</sup> )	Nonattainment	N/A
Lead	NAAQS	3-Months Rolling (0.15 µg/m <sup>3</sup> )	Nonattainment (Partial) <sup>10</sup>	12/31/2015

Notes:

Source: <http://www.aqmd.gov/docs/default-source/clean-air-plans/air-quality-management-plans/naaqs-caaqs-feb2016.pdf>

<sup>1</sup> NAAQS = National Ambient Air Quality Standards, CAAQS = California Ambient Air Quality Standards

<sup>2</sup> U.S. EPA often only declares Nonattainment areas; everywhere else is listed as Unclassifiable/Attainment or Unclassifiable.

<sup>3</sup> A design value below the NAAQS for data through the full year or smog season prior to the attainment date is typically required for attainment demonstration.

<sup>4</sup> 1-hour O3 standard (0.12 ppm) was revoked, effective June 15, 2005 ; however, the Basin has not attained this standard based on 2008-2010 data and is still subject to anti-backsliding requirements.

**Table 6**  
**South Coast Air Basin Attainment Status**

<p><sup>5</sup> 1997 8-hour O3 standard (0.08 ppm) was reduced (0.075 ppm), effective May 27, 2008; the revoked 1997 O3 standard is still subject to anti-backsliding requirements.</p> <p><sup>6</sup> New NO2 1-hour standard, effective August 2, 2010; attainment designations January 20, 2012; annual NO2 standard retained.</p> <p><sup>7</sup> The 1971 annual and 24-hour SO2 standards were revoked, effective August 23, 2010; however, these 1971 standards will remain in effect until one year after U.S. EPA promulgates area designations for the 2010 SO2 1-hour standard. Area designations are still pending, with Basin expected to be designated Unclassifiable /Attainment.</p> <p><sup>8</sup> Annual PM10 standard was revoked, effective December 18, 2006; 24-hour PM10 NAAQS deadline was 12/31/2006; SCAQMD request for attainment redesignation and PM10 maintenance plan was approved by U.S. EPA on June 26, 2013, effective July 26, 2013.</p> <p><sup>9</sup> Attainment deadline for the 2006 24-Hour PM2.5 NAAQS (designation effective December 14, 2009) is December 31, 2019 (end of the 10th calendar year after effective date of designations for Serious nonattainment areas). Annual PM2.5 standard was revised on January 15, 2013, effective March 18, 2013, from 15 to 12 µg/m3. Designations effective April 15, 2015, so Serious area attainment deadline is December 31, 2025.</p> <p><sup>10</sup> Partial Nonattainment designation – Los Angeles County portion of Basin only for near-source monitors. Expect redesignation to attainment based on current monitoring data.</p>
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**Air Quality Management Plan**

Every three (3) years the SCAQMD prepares a new Air Quality Management Plan (AQMP), updating the previous plan and having a 20-year horizon. On March 23, 2017 CARB approved the 2016 AQMP. The 2016 AQMP is a regional blueprint for achieving the federal air quality standards and healthful air. The 2016 AQMP includes both stationary and mobile source strategies to ensure that rapidly approaching attainment deadlines are met, that public health is protected to the maximum extent feasible, and that the region is not faced with burdensome sanctions if the Plan is not approved or if the NAAQS are not met on time.

The California Environmental Quality Act (CEQA) requires a discussion of any inconsistencies between a proposed project and applicable General Plans and Regional Plans (CEQA Guidelines Section 15125). The regional plan that applies to the proposed project includes the SCAQMD Air Quality Management Plan (AQMP). The SCAQMD CEQA Handbook states that "New or amended General Plan Elements (including land use zoning and density amendments), Specific Plans, and significant projects must be analyzed for consistency with the AQMP." Strict consistency with all aspects of the plan is usually not required. A proposed project would be consistent with the AQMP if it furthers one or more policies and does not obstruct other policies.

**Sensitive Receptors**

CARB and the Office of Environmental Health Hazard Assessment (OEHHA) have identified the following groups of individuals as the most likely to be affected by air pollution: the elderly over 65, children under 14, infants (including in utero in the third trimester of pregnancy), and persons with cardiovascular and chronic respiratory diseases such as asthma, emphysema, and bronchitis. Some land uses are considered more sensitive to air pollution than others due to the types of population groups or activities involved and are referred to as sensitive receptors. Examples of these sensitive receptors are residences, schools, hospitals, and daycare centers.

**Regulatory Setting**

Regulations exist at federal, state, and local levels with regard to air quality and include:

- Federal Clean Air Act
- California Clean Air Act
- State Implementation Plan
- California Energy Code
- Regional Air Quality Strategy
- South Coast Air Quality Management District Rules and Regulations

### Checklist Discussion

#### a) *Less Than Significant Impact.*

The proposed project is an update to the City of El Segundo Housing Element. SCAG's Regional Housing Needs Allocation (RHNA) for the City for the 2021-2029 planning period is 521 units. To meet the RHNA requirements, the Housing Element identifies possible housing sites to address El Segundo's RHNA obligation. These sites consist of entitled/approved/pipeline projects, accessory dwelling units (ADUs), and candidate/new sites.

The City would add overlay designations to the General Plan and zoning of the candidate sites that would result in an increase in the current density allowed on the site or an increase in population on sites previously not designated for residential uses. The overlay designations on these sites also require changes to the City's General Plan Map and Zoning Map. Therefore, the estimated population for the candidate sites would be higher than the population forecasted for these sites in the General Plan since that estimate was based on a different use or density. Although the Housing Element would result in slightly higher population than those estimated in the General Plan, the increased residential density of the future development of the Housing Element is in response to SCAG forecasts in relation to the City's RHNA and SCAG's Regional Council recently approved and fully adopted the Connect SoCal (2020–2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS)). Although the 2016 AQMP does not include the emissions of the additional population growth associated with the Housing Element, as the AQMP is based on population, employment, and VMT in the South Coast Air Basin region as projected by SCAG and operation of the new land uses associated with the Housing Element would not cumulatively contribute to the nonattainment designations of the South Coast Air Basin, the Housing Element would be consistent with the AQMP.

Therefore, the project would have a **less than significant** impact on implementation of the applicable air quality plan.

#### b), c) *Less Than Significant Impact.*

##### Short-Term (Construction) Emissions

Future development consistent with the General Plan could result in an increase in criteria pollutants during construction activities, such as excavation and grading, exhaust emissions of construction equipment, and the use of typical construction materials such as asphalt and other construction materials that tend to volatilize into the atmosphere.

Information regarding each specific development project accommodated under the Housing Element (such as construction timeline, earthworks information, amount and type of construction equipment etc.) would be needed in order to quantify the level of impact associated with construction activity.

Construction activities associated with the buildout of the future development of the Housing Element are anticipated to occur sporadically over an approximately 9-year period (i.e., 2021-2029) or longer. Future development would be comprised of multiple smaller development projects, each having its own construction timeline and activities. The individual construction projects would be subject to regulatory measures including Rule 403 for fugitive dust control, Rule 1113 for architectural coatings, and other applicable SCAQMD regulatory measures as well as applicable policies and implementation measures of the General Plan Update. In addition, potential mitigation could be imposed at the project level including extension of construction schedules and/or use of special equipment etc. In addition to compliance with SCAQMD rules, the construction activity associated with each individual project would also be subject to all applicable policies and implementation measures contained in the City's Zoning Code. Adherence to applicable regulations and policies would contribute to minimizing construction-related criteria air pollutant emission. Additionally, any future project resulting from adoption and implementation of the Housing Element would be required to comply with SCAQMD's and El Segundo's regulations, which include implementation of dust control measures.

**Long-Term (Operational) Emissions**

Future residential development would potentially increase population in the City and expose existing sensitive receptors to pollutant concentrations. The potential operational air quality impacts of future residential projects largely would be associated with motor vehicle trips generated by the proposed developments. Since most of the anticipated development sites would result in the replacement of existing development with new housing and mixed-use projects, the increase in the number of vehicle trips is not expected to be significant. Additionally, public transit routes are located along major roadways in the City including Imperial Highway, Grand Avenue, El Segundo Boulevard, Main Street, Pacific Coast Highway, and Aviation Boulevard. Additionally, the City is served by the Metro Green Line. The development sites are located along or within walking distance of these major transportation corridors with existing transit stops. This placement of development sites is intended to encourage transit use and reduce auto dependency. Any minor increase in vehicle trips generated would only marginally increase daily emissions of ozone precursors and particulate matter (PM<sub>10</sub> and PM<sub>2.5</sub>) and would likely be below SCAQMD established thresholds for consideration of a significant impact.

**Conclusion**

The project is the adoption of the City of El Segundo's Housing Element 2021-2029 Update. Any individual development project would be subject to environmental review pursuant to CEQA and the City's local procedures to determine if any long-term air quality impacts would occur from the operation of a specific new development. As such, the project would not result in a cumulatively considerable net increase of any criteria pollutant in which the project region is in nonattainment under the federal and state ambient air quality standard. Therefore, the project would have a **less than significant impact** in the region's nonattainment criteria pollutants and exposure of sensitive receptors to substantial pollutant concentrations.

**d) *Less Than Significant Impact.***

**Short-Term (Construction) Emissions**

Future residential development construction activities could result in minor amounts of odor compounds associated with diesel heavy equipment exhaust and architectural coatings. These compounds would be

emitted in various amounts at various locations during construction and potentially effect nearby sensitive receptors. However, odors are highest near the source and would quickly dissipate away from the source. Such odors are temporary and generally occur at magnitudes that would not affect a substantial number of people. Therefore, impacts related to construction-generated odors would be **less than significant**.

**Long-Term (Operational) Emissions**

Typical long-term operational characteristics of residential development are not associated with the creation of odors nor anticipated to generate odors affecting a substantial number of people. Implementation of the Housing Element 2021-2029 would result in possible construction of additional residential units. The Housing Element 2021-2029 would not create uses that, in the long-term operation, would be typically associated with the creation of such odors, nor are they anticipated to generate odors affecting a substantial number of people. Therefore, impacts related to odors generated from residential operations from the Housing Element 2021-2029 would be **less than significant**.

**Mitigation Measures**

None required.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>4. BIOLOGICAL RESOURCES.</b> Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands a (including, but not limited to marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Environmental Setting**

The City of El Segundo is a dense and urban community with very limited vacant land. The City is bounded by urban development to the north, east, and south. The western boundary of the City includes 0.8 miles of shoreline along the Santa Monica Bay. With the exception of the shoreline area, the City is fully developed with urbanized uses.

The General Plan includes an Open Space designation applied to areas that are public parks or private land reserved for open spaces. However, all these lands are either developed with park uses or utility infrastructure and surrounded by urbanized areas.

Although there are areas within El Segundo that contain sensitive habitat for the coastal habitat for the El Segundo Blue Butterfly, these areas are located in coastal areas. As described in the General Plan Conservation Element, the El Segundo Blue Butterfly is listed on the federal endangered species list, and is dependent upon and rarely strays from coastal buckwheat plants. At this time, the butterfly occurs on a 1.96 acre preserve adjacent to and maintained by the Chevron Refinery and in the dune area under the flight path of the Los Angeles International Airport.

The shoreline is classified as Estuarine and Marine Wetland on the U.S. Fish and Wildlife Service's National Wetlands Inventory. One area of the City is shown as Freshwater Emergent Wetland. This area is located in the western area of the City on undeveloped land near the Hyperion Water Treatment Plant. There are several areas south of Grand Avenue and west of Vista Del Mar that are classified as Freshwater Ponds. Other than these areas, there are no sensitive habitats, riparian habitats, or wetlands in the City.

The City has ordinances related to the removal of City street trees by private individuals but does not have a tree preservation policy or ordinance.

### **Regulatory Setting**

Regulations exist at federal, state, and local levels with regard to biological resources and include:

- Federal Endangered Species Act
- Federal Migratory Bird Treaty Act
- Federal Clean Water Act
- California Endangered Species Act
- California Fish and Game Code
- Natural Community Conservation Planning Act
- Porter-Cologne Water Quality Control Act
- City of El Segundo General Plan
- City of El Segundo Municipal Code (Title 9, Chapter 3)

### ***Checklist Discussion***

#### ***a) b) c) d)      Less than Significant Impact.***

The project is the adoption of the City of El Segundo Housing Element 2021-2029. The General Plan Housing Element is a policy document that addresses the housing need in the City; no actual development is proposed as part of the Housing Element. The project would not result in the approval of any physical improvements.

The proposed Housing Element sites are located in urbanized area that have been developed previously. Inasmuch as the Housing Element could indirectly result in residential development and improvement, the project could result in increased density in residential and mixed-use areas of the City. However, the City is largely built-out and the City's General Plan Land Use Element and zoning code focuses residential growth into urbanized portions of the City.

No development is proposed on or near the areas mapped as wetlands. Because the areas where potential development may occur have already been disturbed through urban development, no significant changes are anticipated in the diversity or number of species of plants or animals, or in the deterioration of existing wildlife habitat. No riparian habitat, wetlands, wildlife corridors or nurseries would be impacted.



Existing applicable federal, state, and/or local policies would prevent development in areas that support sensitive or special status species, federally protected wetlands, or migration corridors.

Accordingly, adoption of the Housing Element 2021-2029 would have a **less than significant impact** on biological resources, including candidate, sensitive, or special-status species; riparian habitat or other sensitive natural community; federally protected wetlands a (including, but not limited to marsh, vernal pool, coastal, etc.); or native resident or migratory fish or wildlife species, corridors, or nurseries.

**e) No Impact.**

The project is the adoption of the City of El Segundo Housing Element 2021-2029. The General Plan Housing Element is a policy document that addresses the housing need in the City; no actual development of land is proposed as part of the Housing Element. The City does not have a tree preservation ordinance for trees on private property. In the event future development requires the removal of trees on City property, as part of the approval process the developer would be required to comply with City policies related to tree removal and replacement. Therefore, the project would not conflict with tree preservation policies or ordinances and there would be **no impact**.

**f) No Impact.**

The City does not have a Habitat Conservation Plan nor Natural Community Conservation Plan. The General Plan Housing Element is a policy document that addresses the housing need in the City; no actual development or rezoning/redesignation of land is proposed as part of the Housing Element. As discussed above, the project would not result in the approval of any physical improvements and does not propose any changes non-urbanized areas. The areas of the City identified for potential development sites are located within fully developed, urban settings surrounded by office, commercial, and residential land uses void of native plant or animal life and limited cover and foraging habitat and the project would not significantly impact biological resources. There are no Habitat Conservation Plans or Natural Community Conservation Plans applicable to these areas. Therefore, the project would not conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan and **no impacts** would occur.

**Mitigation Measures**

None required.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>5. CULTURAL RESOURCES.</b> Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Environmental Setting**

The City of El Segundo was incorporated in 1917. The City has very distinct and identifiable areas. The City has a very strong residential base, which is a mixture of single-family, two-family, and multi-family residential structures. The Downtown area includes the Civic Center. Near the Downtown is the Smoky Hollow, an older industrial area that contains mostly older industrial buildings of one or two stories.

Areas south of El Segundo Boulevard and west of Pacific Coast Highway are mostly occupied by the Chevron Refinery, which occupies approximately one-third of the City. The Refinery also occupies a portion of the coastal zone, along with a Southern California Edison Generating Station. The beach area is publicly owned and accessible.

Areas of the City east of Pacific Coast Highway consist of a combination of industrial, office, and commercial uses. This area contains the large areas of development consisting of a mixture of office and research and development uses, as well as the U.S. Air Force Base.

**Regulatory Setting**

Regulations exist at federal, state, and local levels with regard to cultural resources and include:

- National Historic Preservation
- National Register of Historic Places
- Federal Native American Graves Protection and Repatriation Act
- California Register of Historic Resources
- CEQA Guidelines Section 15064.5
- California Native American Graves Protection and Repatriation Act
- California Public Resources Code Section 5097
- Assembly Bill 52
- Senate Bill 18
- El Segundo General Plan Conservation Element
- El Segundo Municipal Code

**Checklist Discussion****a), b) *Less Than Significant Impact.***

The Housing Element is a General Plan policy document that addresses housing need in the City. The Housing Element Update does not propose or authorize any specific development and would not result in physical alterations or improvements. Future development would occur in urban areas that are currently developed. It is unknown if or when any development would occur on the sites. Therefore, buildings that are not considered historic resources at this time, would need to be evaluated to determine if any are historic resources. It is unknown if there are any archaeological resources on the sites, which are located on previously developed and disturbed areas. In the unlikely event that future development does disturb archaeological resources, compliance with state regulations pertaining to discovery of archaeological resources would ensure that impacts are avoided. The project would result in a **less than significant impact**.

**c) *Less Than Significant Impact.***

The 2021-2029 Housing Element is a policy document and does not propose, permit, nor authorize any development. Future residential uses to meet the RHNA demand would be located in areas that are entirely urbanized and have experienced past grading or excavation. There are no specific development projects proposed for the project that would include excavation or grading. In the unlikely event that future development does disturb human remains, compliance with state regulations pertaining to discovery of human remains, including California Health and Safety Code Section 7050.5, which states that no further disturbance shall occur until the County Coroner has made a determination of the origin and disposition pursuant to Public Resources Code Section 5097.98, would ensue. The project would result in a **less than significant impact**.

**Mitigation Measures**

None required.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>6. ENERGY.</b> Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Environmental Setting**

**Electricity**

Electricity is provided to the City by Southern California Edison (SCE). SCE provides electric power to more than 15 million persons, within a service area encompassing approximately 50,000 square miles. SCE derives electricity from varied energy resources including: fossil fuels, hydroelectric generators, nuclear power plants, geothermal power plants, solar power generation, and wind farms. SCE also purchases from independent power producers and utilities, including out-of-state suppliers.

**Natural Gas**

Natural gas is provided to the City by Southern California Gas (SoCalGas).

**Regulatory Setting**

Regulations exist at federal, state, and regional levels with regard to energy and include:

- Federal Corporate Average Fuel Economy (CAFE) Standards
- Federal Energy Independence and Security Act
- California Building Energy Efficiency Standards (Title 24, Part 6)
- California Green Building Standards (Title 24, Part 11)
- California’s Renewable Portfolio Standard
- Senate Bill 350
- Senate Bill 100
- Assembly Bill 32 (California Global Warming Solutions Act of 2006) and Senate Bill 32
- Assembly Bill 1493 (Pavley I)
- Executive Order S-1-07 (California Low Carbon Fuel Standard)
- California Air Resources Board:
- Advanced Clean Car Regulation
- Airborne Toxic Control Measure to Limit Diesel-Fueled Commercial Motor Vehicle Idling
- Regulation to Reduce Emissions of Diesel Particulate Matter, Oxides of Nitrogen, and other Criteria Pollutants from In-Use Heavy-Duty Diesel-Fueled Vehicles
- Sustainable Communities Strategy (SB 375)

- Assembly Bill 758
- Senate Bill 1389
- City of El Segundo Climate Action Plan

### Checklist Discussion

#### a), b) *Less Than Significant Impact.*

The project is the adoption of the City of El Segundo Housing Element 2021-2029 Update. The General Plan Housing Element is a policy document that addresses the housing need in the City; no actual development is proposed as part of the Housing Element. The project would not directly result in the approval of any physical improvements. Therefore, no direct consumption of energy will occur. Inasmuch as the Housing Element could indirectly result in residential development and improvement, such development would be infill development on sites that currently consume energy. In general, infill and redevelopment results in more efficient consumption of electrical and natural gas energy as new structures would be constructed in accordance with current energy regulations, such as Title 24 standards and applicable CALGreen requirements which are stricter than previous, earlier regulations.

The City adopted a Climate Action Plan (CAP) in December 2017 that identifies the City's existing GHG emissions, existing sustainability efforts, and strategies and implementation measures to reduce greenhouse gases. The CAP includes policies and measures that emphasize smart growth, affordable housing, and Transit Oriented Development to increase housing density near public transit and incentivize walking and transit usage. The CAP includes policies aimed at increasing energy efficiency, reducing solid waste, increasing urban greening, and encourage energy generation and storage.

The City has adopted a Green Building Standards Code, which introduces sustainable construction practices in planning, design, energy, resource and water efficiency, material conservation and environmental quality. Policies and programs of this Housing Element would encourage and facilitate the redevelopment of underutilized residential and manufacturing sites within the City, including along primary transit corridors and some sites are near commercial uses. Residential development that is both pedestrian- and transit-oriented conserves energy by reducing the number of vehicular trips and efficient use of land and construction materials.

Lastly, the City is included in the South Bay Bicycle Master Plan, which is intended to guide the development and maintenance of a comprehensive bicycle network and set of programs and policies throughout the cities of El Segundo, Gardena, Hermosa Beach, Lawndale, Manhattan Beach, Redondo Beach, and Torrance for the next 20 years.

Furthermore, in accordance with state, regional, and local plans and polices, infill development sites including those located in proximity to transit, would reduce vehicle miles traveled resulting in a reduction in the consumption of petroleum-based fuels. Therefore, future development would not be expected to consume energy in wasteful, inefficient, or unnecessary way. As such, adoption of the Housing Element 2021-2029 would not conflict with or obstruct plans for renewable energy or energy efficiency. Accordingly, impacts would be **less than significant**.

### Mitigation Measures

None required.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>7. GEOLOGY AND SOILS.</b> Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning map, issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Environmental Setting**

**Faulting and Seismicity**

There are no major fault zones located within the City of El Segundo. However, there are several faults within the region that could have an impact on the City. Active faults that could affect the City include the Newport-Inglewood, Charnock, Santa Monica, Sierra Madre, and Palos Verdes Fault Zones. Other faults that could affect the City include the Verdugo, San Fernando, and San Andreas Faults. The San Andreas Fault is approximately 55 miles northeast of the City and is considered the most seismically active fault in

the southern California region. These faults are all close enough or expected to generate strong enough shaking that could affect the City. However, the level of seismicity in El Segundo, both as to maximum credible earthquake intensity and likely earthquake occurrences, is the same as for the rest of the Los Angeles Basin.

The City is not at significant hazard from surface rupture as the nearest fault is the Newport-Inglewood, which is 5 miles from the City.

**Terrain and Soil Conditions**

With the exception of a very small area adjacent to the Hyperion Water Reclamation Plant, the City is relatively flat; therefore, the risk of landsliding is low. Some areas of the City are located on sand dune formations with high groundwater tables. These soils are considered susceptible to liquefaction. Therefore, the City is at high to moderate risk for liquefaction.

**Paleontological Resources**

Based on prior paleontological investigations performed for the Crenshaw Transit Corridor Project and LAX Master Plan Final EIS/EIR, sensitive paleontological resources were identified in the vicinity of the City. Therefore, there is some potential and sensitivity for paleontological resources.

**Regulatory Setting**

Regulations exist at state and local levels with regard to geology and soils and include:

- California Alquist-Priolo Earthquake Fault Zoning Act
- California Seismic Hazards Mapping Act
- California Building Code
- El Segundo Building Code
- El Segundo General Plan Public Safety Element

**Checklist Discussion**

**a.i-ii) *Less Than Significant Impact.***

The project is the adoption of the City of El Segundo Housing Element 2021-2029 Update. The General Plan Housing Element is a policy document that addresses the housing need in the City; no actual development or rezoning/redesignation of land is proposed as part of the Housing Element. The project would not result in the approval of any physical improvements.

Indirect impacts could occur through potential future development. The Housing Element includes an inventory of sites that are adequate to accommodate the City's assigned share of regional housing need, but it does not propose development projects. As all areas of the City are essentially built-out, all future development would be infill and/or replacement of existing uses.

As southern California is seismically active, potential impacts associated with seismic hazards, including rupture of a fault, strong seismic shaking and seismic-related ground failure currently exist. Earthquakes that could affect the City would most likely originate from the Newport-Inglewood, Charnock, Santa Monica, Sierra Madre, Palos Verdes, Verdugo, San Fernando, and San Andreas Faults. These faults are

close enough in proximity or expected to generate strong enough shaking that could affect the City. As future development would only occur on sites currently or previously developed, impacts resulting from potential construction would be the same as under current conditions.

The General Plan addresses geology and soils in the Safety Element, and the City has adopted the California Building Code that includes provisions for construction in seismically active areas, and on different types of soils. The level of seismicity in El Segundo, both as to maximum credible earthquake intensity and likely earthquake occurrences, is approximately the same as for the Los Angeles Basin. Adherence to regulatory codes, such as Uniform Building Code (UBC) and California Building Code (CBC), would ensure that all new development would be built to adequately withstand strong seismic ground shaking through proper engineering and design. Depending on location and scope, may be required to prepare geologic reports to address potential geologic impacts associated with the development of the site. The City ensures compliance with development requirements at the time of building permits are issued.

Neither adoption of the Housing Element update nor any future development within the urban/developed core would result in potential impacts associated with seismic hazards that don't currently exist. Therefore, impacts related to geology and soil, such as faulting, groundshaking, and soil instability would be **less than significant**.

**a.iii) *Less than Significant Impact.***

Strong seismic ground shaking could result in liquefaction of poorly consolidated and saturated soils. Liquefaction occurs when water-saturated sediments are subjected to extended periods of shaking. The Safety Element of the El Segundo General Plan states that some areas of the City are located on sand dune formations with high groundwater tables. Although the Housing Element itself does not propose, permit nor authorize any development, meeting the required housing needs would require future development. Adherence to regulatory codes, such as UBC and CBC, would ensure new structures be built to adequately withstand liquefaction or ground failure associated with strong seismic ground shaking through proper engineering and design. This would limit the potential impact **to less than significant**.

**a.iv) *No Impact.***

The project would not result in the approval of any physical improvements. The City is relatively flat, therefore, the sites are all located in areas that are predominately flat. Therefore, the potential for seismically-induced landslides to occur is low. Though landslides in the urban area are unlikely, future development in the City would be required to adhere to all applicable UBC and CBC standards therefore, therefore there would be **no impact**.

**b) *Less than Significant Impact.***

The proposed project is the adoption of the Housing Element update which in and of itself does not authorize any future development. Moreover, soil erosion or loss of topsoil would generally not occur as the City is primarily built out. No specific development is proposed, and no changes to policies resulting in increased erosion would occur. Continued adherence to the standards of the existing CBC and compliance with the National Pollutant Discharge Elimination System (NPDES) permit and Storm Water Pollution Prevention Plan (SWPPP) requirements, as well as implementation of best management practices, would limit impacts related to soil erosion. Additionally, all future development would be



required to implement Best Management Practices (BMPs) for construction activities as specified by the California Storm Water Best Management Practices Handbook and/or the City's Storm Water BMP Manual. The BMPs include measures guiding the management and operation of construction sites to control and minimize the volume of surface runoff. These measures address procedures for controlling erosion and sedimentation and managing all aspects of the construction process. All development projects must comply with all City, state, and federal standards pertaining to stormwater run-off and erosion. As such, impacts would be **less than significant** related to erosion.

**c), d) *Less than Significant Impact.***

The project is the adoption of the City of El Segundo Housing Element 2021-2029 Update. The General Plan Housing Element is a policy document that addresses the housing need in the City; no actual development is proposed as part of the Housing Element Update. The project would not result in the approval of any physical improvements. New developments would be located on sites that have already been developed. It is unlikely that a new structure on a previously or currently occupied site designated for urban use would experience unstable conditions that were not previously encountered. Future risks would be similar those that currently exist. Additionally, proper engineering and adherence to required building standards, such as the UBC and CBC should ensure that impacts would be **less than significant**.

**e) *No Impact.***

The opportunity sites identified for potential future development in the Housing Element are all located within urban sites within the City. The City, including the opportunity sites are served by existing sewer infrastructure. No septic tanks would be required, and **no impact** would occur.

**f) *Less than Significant Impact.***

As previously stated, the General Plan Housing Element is a policy document that addresses housing need in the City; no actual development is proposed as part of the Housing Element. Therefore, its adoption would not, in itself, impact paleontological resources. Future development would be constructed on infill sites or other sites that are currently occupied with structures and have previously been graded. Although future development would not likely disturb paleontological resources, as required by El Segundo Municipal Code Appendix J Section J 104.2, Regular Grading Permit, an application for a regular grading permit shall include the limits and depths of cut and fill. Additionally, Appendix J Section J 104.2.3 Engineered Grading Requirements, any application for an engineered grading permit needs to include plans, specifications, and supporting data in the form of a soils engineering report and engineering geology report. Therefore, the City would have information available from plans and/or geotechnical evaluations would determine if redevelopment or construction would require deeper excavation than current conditions. As such, impacts would be **less than significant**.

**Mitigation Measures**

None required.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>8. GREENHOUSE GAS EMISSIONS.</b> Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Environmental Setting**

Global temperatures are moderated by naturally occurring atmospheric gases. These gases are commonly referred to as greenhouse gases (GHGs) because they function like a greenhouse, allowing solar radiation (sunlight) into the Earth’s atmosphere but prevent heat from escaping, thus warming the Earth’s atmosphere. GHGs, as defined under California’s Assembly Bill (AB) 32, include carbon dioxide (CO2), methane (CH4), nitrous oxide (N2O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), and sulfur hexafluoride (SF6). GHGs are emitted by natural processes and human (anthropogenic) activities. Anthropogenic GHG emissions are primarily associated with (1) the burning of fossil fuels during motorized transport, electricity generation, natural gas consumption, industrial activity, manufacturing, and other activities; (2) deforestation; (3) agricultural activity; and (4) solid waste decomposition. GHG emissions from human activities are the most significant driver of observed climate change since the mid-20th century.<sup>1</sup> Global climate change refers to changes in average climatic conditions over the entire Earth, including temperature, wind patterns, precipitation, and storms.

Regulatory Setting

Regulations exist at federal, state, regional, and local levels with regard to GHGs and include:

- Federal Clean Air Act
- Light Duty Vehicle Greenhouse Gas Emissions Standards and Corporate Average Fuel Economy Standards
- California Code of Regulations, Title 24, Part 6
- California Green Building Standards Code
- Executive Order S-3-05
- Assembly Bill 32 – Global Warming Solution Act of 2006
- Senate Bill 375
- Senate Bill 743
- Senate Bill 97

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<sup>1</sup> *United Nations Intergovernmental Panel on Climate Change, Climate Change 2013: The Physical Science Basis, Working Group I Contribution to the Fifth Assessment Report of the Intergovernmental Panel on Climate Change, 2013.*

- Executive Order B-30-15
- Senate Bill 32 and Assembly Bill 197
- Assembly Bill 1493 – Vehicular Emissions of Greenhouse Gases
- Assembly Bill 341
- Executive Order S-01-07
- Senate Bill 350
- Senate Bill 100
- California Air Resources Board: Scoping Plan

**Checklist Discussion**

**a) *Less Than Significant Impact.***

The project is the adoption of the City of El Segundo Housing Element 2021-2029 Update. The General Plan Housing Element is a policy document that addresses the housing need in the City; no actual development is proposed as part of the Housing Element. The project would not result in the approval of any physical improvements. The Housing Element includes an inventory of sites that are adequate to accommodate the City’s assigned share of regional housing need, but it does not propose development projects. Inasmuch as the Housing Element could indirectly result in residential development and improvement, the project could result in GHG emissions from construction activities, increased vehicle use, energy consumption, natural gas combustion, water usage (i.e., water transport energy consumption), and other building sources. Such emissions would incrementally contribute to the global GHG levels.

However, since the project would not directly result in the approval of any physical improvements, no direct generation of greenhouse gases would occur. Inasmuch as the Housing Element could indirectly result in residential development and improvement, such development would be infill development on sites that currently generate greenhouse gases. In general, infill and redevelopment results in fewer greenhouse gases as new structures would be constructed in accordance with current energy regulations, such as Title 24 standards and applicable CALGreen requirements which are stricter than previous, earlier regulations. The City adopted a Green Building Code, which introduces sustainable construction practices in planning, design, energy, resource and water efficiency, material conservation and environmental quality.

Policies and programs of this Housing Element would encourage and facilitate the redevelopment of underutilized residential and manufacturing sites within the City, including along primary transit corridors and some sites are near commercial uses. Residential development that is both pedestrian- and transit-oriented reduces greenhouse gas emissions by reducing the number of vehicular trips, vehicle miles traveled, and efficiently using land and construction materials.

Accordingly, future residential development supported by the Housing Element Update would be required to implement policies and programs that reduce GHG emissions through more energy efficient residential buildings sited proximate to transit opportunities. Therefore, the project would not generate significant greenhouse gas emissions or conflict with greenhouse gas plans and impacts would be **less than significant**.

**b) *Less Than Significant Impact.***

The Housing Element would not have the potential to conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of GHGs. The Housing Element’s consistency with applicable plans is discussed below.

**CARB Scoping Plan Consistency**

In November 2017, CARB released the 2017 Scoping Plan. This Scoping Plan incorporates, coordinates, and leverages many existing and ongoing efforts and identifies new policies and actions to accomplish the State’s climate goals, and includes a description of a suite of specific actions to meet the State’s 2030 GHG limit. In addition, Chapter 4 provides a broader description of the many actions and proposals being explored across the sectors, including the natural resources sector, to achieve the State’s mid and long-term climate goals.

Guided by legislative direction, the actions identified in the 2017 Scoping Plan reduce overall GHG emissions in California and deliver policy signals that will continue to drive investment and certainty in a low carbon economy. The 2017 Scoping Plan builds upon the successful framework established by the Initial Scoping Plan and First Update, while identifying new, technologically feasible, and cost-effective strategies to ensure that California meets its GHG reduction targets in a way that promotes and rewards innovation, continues to foster economic growth, and delivers improvements to the environment and public health, including in disadvantaged communities. The Plan includes policies to require direct GHG reductions at some of the State’s largest stationary sources and mobile sources. These policies include the use of lower GHG fuels, efficiency regulations, and the Cap-and Trade Program, which constrains and reduces emissions at covered sources.

As the latest, 2017 Scoping Plan builds upon previous versions. Project consistency with applicable strategies of both the 2008 and 2017 Plan are assessed in **Table 7, Consistency with CARB 2008 and 2017 Scoping Plan Policies and Measures** and **Table 8, Consistency with CARB 2017 Scoping Plan Policies and Measures**. As discussed below, the future development accommodated in the Housing Element is consistent with the applicable strategies of the CARB Scoping Plan.

**Table 7  
Consistency with CARB 2008 Scoping Plan Policies and Measures**

2008 Scoping Plan Measures to Reduce Greenhouse Gas Emissions	Project Compliance with Measure
California Light-Duty Vehicle Greenhouse Gas Standards – Implement adopted standards and planned second phase of the program. Align zero-emission vehicle, alternative and renewable fuel and vehicle technology programs with long-term climate change goals.	Consistent. These are CARB enforced standards; vehicles that access the future development sites of the Housing Element that are required to comply with the standards will comply with the strategy.
Energy Efficiency – Maximize energy efficiency building and appliance standards; pursue additional efficiency including new technologies, policy, and implementation mechanisms. Pursue comparable investment in energy efficiency from all retail providers of electricity in California.	Consistent. The future development projects accommodated under the Housing Element will be required to comply with the current Title 24 standards.

**Table 7**  
**Consistency with CARB 2008 Scoping Plan Policies and Measures**

<b>2008 Scoping Plan Measures to Reduce Greenhouse Gas Emissions</b>	<b>Project Compliance with Measure</b>
Low Carbon Fuel Standard – Develop and adopt the Low Carbon Fuel Standard.	Consistent. These are CARB enforced standards; vehicles that access the future development sites of the Housing Element that are required to comply with the standards will comply with the strategy.
Vehicle Efficiency Measures – Implement light-duty vehicle efficiency measures.	Consistent. These are CARB enforced standards; vehicles that access the future development sites of the Housing Element that are required to comply with the standards will comply with the strategy.
Medium/Heavy-Duty Vehicles – Adopt medium and heavy-duty vehicle efficiency measures.	Consistent. These are CARB enforced standards; vehicles that access the future development sites of the Housing Element that are required to comply with the standards will comply with the strategy.
Green Building Strategy – Expand the use of green building practices to reduce the carbon footprint of California’s new and existing inventory of buildings.	Consistent. The California Green Building Standards Code (proposed Part 11, Title 24) was adopted as part of the California Building Standards Code in the CCR. Part 11 establishes voluntary standards, that are mandatory in the 2019 edition of the Code, on planning and design for sustainable site development, energy efficiency (in excess of the California Energy Code requirements), water conservation, material conservation, and internal air contaminants. The future development accommodated in the Housing Element will be subject to these mandatory standards.
High Global Warming Potential Gases – Adopt measures to reduce high global warming potential gases.	Consistent. CARB identified five measures that reduce HFC emissions from vehicular and commercial refrigeration systems; vehicles that access the future development sites of the Housing Element that are required to comply with the measures will comply with the strategy.
Recycling and Waste – Reduce methane emissions at landfills. Increase waste diversion, composting, and commercial recycling. Move toward zero-waste.	Consistent. The state is currently developing a regulation to reduce methane emissions from municipal solid waste landfills. The future development of the Housing Element will be required to comply with City programs and regulations related to solid waste, which comply, with the 75 percent reduction required by 2020 per AB 341.
Water – Continue efficiency programs and use cleaner energy sources to move and treat water.	Consistent. The future development projects accommodated under the Housing Element will be required to comply with all applicable City ordinances and CAL Green requirements.
Source: CARB Scoping Plan (2008)	

**Table 8**  
**Consistency with CARB 2017 Scoping Plan Policies and Measures**

2017 Scoping Plan Recommended Actions to Reduce Greenhouse Gas Emissions	Project Compliance with Recommended Action
Implement Mobile Source Strategy: Further increase GHG stringency on all light-duty vehicles beyond existing Advanced Clean Car regulations.	Consistent. These are CARB enforced standards; vehicles that access the future development sites of the Housing Element that are required to comply with the standards will comply with the strategy.
Implement Mobile Source Strategy: At least 1.5 million zero emission and plug-in hybrid light-duty electric vehicles by 2025 and at least 4.2 million zero emission and plug-in hybrid light-duty electric vehicles by 2030.	Consistent. These are CARB enforced standards; vehicles that access the future development sites of the Housing Element that are required to comply with the standards will comply with the strategy.
Implement Mobile Source Strategy: Innovative Clean Transit: Transition to a suite of to-be-determined innovative clean transit options. Assumed 20 percent of new urban buses purchased beginning in 2018 will be zero emission buses with the penetration of zero-emission technology ramped up to 100 percent of new sales in 2030. Also, new natural gas buses, starting in 2018, and diesel buses, starting in 2020, meet the optional heavy-duty low-NOX standard.	Consistent. These are CARB enforced standards; vehicles that access the future development sites of the Housing Element that are required to comply with the standards will comply with the strategy.
Implement Mobile Source Strategy: Last Mile Delivery: New regulation that would result in the use of low NOX or cleaner engines and the deployment of increasing numbers of zero-emission trucks primarily for class 3-7 last mile delivery trucks in California. This measure assumes ZEVs comprise 2.5 percent of new Class 3–7 truck sales in local fleets starting in 2020, increasing to 10 percent in 2025 and remaining flat through 2030.	Consistent. These are CARB enforced standards; vehicles that access the future development sites of the Housing Element that are required to comply with the standards will comply with the strategy.
Implement SB 350 by 2030: Establish annual targets for statewide energy efficiency savings and demand reduction that will achieve a cumulative doubling of statewide energy efficiency savings in electricity and natural gas end uses by 2030.	Consistent. The future development projects accommodated under the Housing Element will be required to comply with the current Title 24 standards.
By 2019, develop regulations and programs to support organic waste landfill reduction goals in the SLCP and SB 1383.	Consistent. The future development of the Housing Element will be required to comply with City programs and regulations related to solid waste, which comply, with the 75 percent reduction required by 2020 per AB 341.
Source: CARB Scoping Plan (2017)	

*Executive Orders S-03-05 and B-30-15*

The future development accommodated under the Housing Element is consistent with the State’s Executive Orders S-3-05 and B-30-15, which are orders from the State’s Executive Branch for the purpose of reducing GHG emissions. These strategies call for developing more efficient land-use patterns to match population increases, workforce, and socioeconomic needs for the full spectrum of the population. The project includes elements of smart land use as it proposes the additional of overlays on specific sites within the City of El Segundo to accommodate forecasted population growth within the City. Furthermore,

the sites identified for future development within the Housing Element are well-served by transportation infrastructure.

Although the emissions levels of the future development accommodated under the Housing Element in 2050 cannot be reliably quantified, statewide efforts are underway to facilitate the State's achievement of that goal and it is reasonable to expect the emissions profile of the proposed uses would only decline as the regulatory initiatives identified by ARB in the First Update are implemented, and other technological innovations occur. As such, given the reasonably anticipated decline in emissions once fully constructed and operational, the future development accommodated under the Housing Element is consistent with the Executive Order's horizon-year goal.

Many of the emission reduction strategies recommended by ARB would serve to reduce the project's emissions level to the extent applicable by law and help lay the foundation "...for establishing a broad framework for continued emission reductions beyond 2020, on the path to 80 percent below 1990 levels by 2050," as called for in ARB's First Update to the AB 32 Scoping Plan. As such, the project's emissions trajectory is expected to follow a declining trend, consistent with the 2030 and 2050 targets and Executive Order S-3-05 and B-30-15.

### *SCAG's RTP/SCS*

SCAG's Regional Council approved and fully adopted the Connect SoCal (2020–2045 Regional Transportation Plan/Sustainable Communities Strategy) and the addendum to the Connect SoCal Program Environmental Impact Report in September 2020. Connect SoCal is a long-range visioning plan that builds upon and expands land use and transportation strategies established over several planning cycles to increase mobility options and achieve a more sustainable growth pattern. Connect SoCal is supported by a combination of transportation and land use strategies that help the region achieve state greenhouse gas emission reduction goals and federal Clean Air Act requirements, preserve open space areas, improve public health and roadway safety, support our vital goods movement industry and utilize resources more efficiently. By integrating the Forecasted Development Pattern with a suite of financially constrained transportation investments, Connect SoCal can reach the regional target of reducing greenhouse gases, or GHGs, from autos and light-duty trucks by 8 percent per capita by 2020, and 19 percent by 2035 (compared to 2005 levels).

The proposed project is the City of El Segundo Housing Element and requires the addition of overlay designations on proposed Housing Element opportunity sites, which requires changes to the City's General Plan Map and Zoning Map. The increased residential units accommodated under the Housing Element is in response to SCAG developing a Regional Housing Needs Allocation (RHNA) for the City of El Segundo for the City's 2021-2029 Housing Element planning period. As the City of El Segundo does not currently have an adequate number of sites with zoning in place to meet the RHNA requirements, the City identified possible housing sites to address El Segundo's RHNA obligation. These identified sites are the future development analyzed in this report and identified in the Housing Element.

The future sites identified in the Housing Element are all located in developed areas with existing roadway networks and near existing transit stops. Furthermore, the sites are located proximate to other surrounding existing residential, commercial, and institutional uses. Therefore, as the increased residential density of the future development of the Housing Element is in response to SCAG forecasts and the future development would be located in developed areas in proximity to existing transportation

networks, the Housing Element is considered to be consistent with the measures identified in the SCAG RTP/SCS.

Therefore, the Housing Element would not conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases. Furthermore, the future development accommodated in the Housing Element will be required to comply with applicable Green Building Standards and City of El Segundo's policies regarding sustainability (as dictated by the City's General Plan). Impacts would be **less than significant**.

**Mitigation Measures**

None required.



	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>9. HAZARDS AND HAZARDOUS MATERIALS.</b> Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles or a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Environmental Setting**

**Hazardous Materials**

Hazardous materials encompass a wide range of substances, some of which are naturally occurring and some of which are manufactured. Examples of hazardous materials include pesticides, herbicides, petroleum products, metals (e.g., lead, mercury, arsenic), asbestos, and chemical compounds used in manufacturing. Hazardous materials are used for a variety of purposes, including service industries, various small businesses, medical uses, schools, and households. Many chemicals used in household cleaning, construction, dry cleaning, film processing, landscaping, and automotive maintenance and repair are considered hazardous. Small-quantity hazardous waste generators include facilities such as automotive repair, dry cleaners, and medical offices. Hazardous materials could pose a substantial present

or future hazard to human health or the environment when improperly handled, disposed, or otherwise managed.

**Other Hazards**

According to CAL FIRE, the City of El Segundo is not located in a Very High Fire Hazard Severity Zone.

**Regulatory Setting**

Regulations exist at federal, state, and local levels with regard to hazards and hazardous materials and include:

- Comprehensive Environmental Response, Compensation, and Liability Act
- Resources Conservation and Recovery Act
- Hazardous Materials Transportation Act
- Federal Aviation Regulations Part 77
- California Code of Regulations
- Hazardous Materials Release Response Plans and inventory Act
- Emergency Response to Hazardous Materials Incidents
- California Government Code Section 65962.5
- Emergency Response to Hazardous Materials Incidents
- Los Angeles County 2019 All-Hazards Mitigation Plan
- City of El Segundo Fire Department CUPA Area Plan for Emergency Response to Hazardous Materials Incidents
- City of El Segundo General Plan
- City of El Segundo Municipal Code

**Checklist Discussion**

**a), b), c), d)    *Less Than Significant Impact.***

The project is the adoption of the City of El Segundo Housing Element 2021-2029. The Housing Element is a policy-level document that encourages the provision of a range of housing types and affordability levels and does not include specific development proposals or development entitlements. However, future development of residential units constructed consistent with the General Plan could create a significant hazard to future residents through the exposure to the routine transport, use, or disposal of hazardous materials into the environment; through the exposure to reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment; through the exposure of handling or emission of hazardous materials, or by locating residential development on a site included on a list pursuant to Government Code Section 65962.5.

The project would not result in the approval of any physical improvements. The Housing Element includes an inventory of sites that are adequate to accommodate the City's assigned share of regional housing need, but it does not propose development projects. Inasmuch as the Housing Element Update could indirectly result in residential development and improvement, each potential development site would be evaluated at the time of development proposal in accordance with the requirements of CEQA. As hazardous substances have properties that, above certain thresholds, are toxic to humans and/or the ecosystem,

multiple regulatory programs in place are designed to minimize the chance for unintended releases and/or exposures to occur.

The City of El Segundo Fire Department Certified Unified Program Agency (CUPA) Area Plan for Emergency Response to Hazardous Materials Incidents establishes specific emergency management policies and procedures for coordinating the El Segundo Fire Department (ESFD) integrated response to hazardous materials incidents. The Area Plan identifies local, state, and federal responsibilities during incidents involving the release or threatened release of hazardous substances. Additionally, the City of El Segundo and other state and local agencies, such as the Department of Toxic Substances Control and Los Angeles County Environmental Health and Quality Department regulate hazardous materials in coordination with one another. The County enforces Title 26, Division 6, *California Highway Patrol*, of the California Code of Regulations (CCR) to reduce impacts associated with accidental release from the transportation of hazardous materials on roads in Los Angeles County, and the potential for an increased demand for incident emergency response.

Other programs establish remediation requirements for sites where contamination has occurred. If development sites are determined to contain contaminants, proper remediation will be required in accordance with these regulatory programs. Furthermore, the types of hazardous materials used, stored, and generated by residential uses consist of typical household cleaners, solvents, and fuel waste oils, etc., which are well regulated by federal and state laws. Therefore, adoption of the Housing Element 2021-2029 would not create a significant hazard to the public or the environment with regard to the handling, use, storage, release, or emissions of hazardous materials, including in proximity to schools. Accordingly, impacts related to hazardous materials would be **less than significant**.

**e) *Less Than Significant Impact.***

Los Angeles International Airport is located adjacent to the City's northern border across Imperial Highway. The Los Angeles County Airport Land Use Commission (ALUC) prepared the Los Angeles County Airport Land Use Plan (ALUP), revised on December 1, 2004. The ALUP provides for the orderly expansion of Los Angeles County's public use airports and the areas surrounding them. It is also intended to provide for the adoption of land use measures that minimize the public's exposure to excessive noise and safety hazards. In formulating the ALUP, the Los Angeles County ALUC established provisions for safety, noise insulation, and the regulation of building height in areas adjacent to each of the county's public airports.

The project is the adoption of the City of El Segundo Housing Element 2021-2029 Update. The General Plan Housing Element is a policy document that addresses the housing need in the City; no actual development of land is proposed as part of the Housing Element. The project would not result in the approval of any physical improvements. As all areas of the City are essentially built-out, all future development would be infill and/or replacement of existing uses. As future development would only occur on sites currently or previously developed, impacts resulting from construction of new housing on the candidate sites would be the same as under current conditions.

Therefore, neither adoption of the Housing Element update nor any future development within the urban/developed core would result in potential impacts associated with airport hazards or noise that don't currently exist. Therefore, impacts related to airport hazards and noise would be **less than significant**.

**f) No Impact.**

As stated in the General Plan Public Safety Element, the City has an Emergency Operations Plan, which outlines responsibilities and procedures the City would follow in the event of an emergency or City-wide disaster. Future construction and development activities that may indirectly occur from the Housing Element, would be performed consistent with City engineering and fire safety standards, and are not expected to physically interfere with the Emergency Operations Plan. Therefore, there would be **no impact**.

Potential future residential and/or mixed-use development supported by the Housing Element would not interfere with adopted emergency response or evacuation plan because such projects are not anticipated to alter street locations or access. All new development in the City is required to comply with existing fire codes and ordinances regarding emergency access, such as widths, surfaces, vertical clearance, brush clearance, and allowable grades. None of the projects would result in such an increase in population on the site that traffic would impede evacuation routes. Therefore, adoption of the Housing Element 2021-2029 Update would not impede or conflict with any adopted emergency response or evacuation plans, and the project would have **no impact** on emergency response or evacuation plans.

**g) No Impact.**

According to CAL FIRE, the City of El Segundo is not located in a Very High Fire Hazard Severity Zone. Therefore, none of the Housing Element sites are located within the Very High Fire Hazard Severity Zone. The Housing Element sites would not be subject to any more risk than other development in the City not located within a Very High Fire Hazard Severity Zone. Therefore, there would be **no impact** related to wildfire.

**Mitigation Measures**

None required.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>10. HYDROLOGY AND WATER QUALITY.</b> Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i) result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

**Environmental Setting**

**Groundwater**

The City is located within the West Coast Groundwater Basin. Since 1962, the West Coast Basin has been an adjudicated groundwater basin, and the amount of groundwater extracted is limited by court judgment. The City no longer withdraws from this groundwater source as it receives its water from the West Basin Municipal Water District. West Basin purchases imported water from the Metropolitan Water District of Southern California and wholesales the imported water to cities and private companies in southwest Los Angeles County, including El Segundo.

**Surface Water**

The City is bounded to the west by the Pacific Ocean. No surface waters of resource exist in the City.

**Flooding**

The Federal Emergency Management Agency (FEMA) is mandated by the National Flood Insurance Act of 1968 and the Flood Disaster Protection Act of 1973 to evaluate flood hazards and provide Flood Insurance Rate Maps (FIRMs) for local and regional planners to promote sound land use and floodplain development. Further, the Flood Disaster Protection Act requires owners of all structures in identified Special Flood Hazard Areas to purchase and maintain flood insurance as a condition of receiving Federal or federally related financial assistance, such as mortgage loans from federally insured lending institutions. The National Flood Insurance Reform Act of 1994 further strengthened the National Flood Insurance Program (NFIP) by providing a grant program for State and community flood mitigation projects. The act also established a system (Community Rating System - CRS) for crediting communities that implement measures to protect the natural and beneficial functions of their floodplains, as well as managing the erosion hazard.

The only area of El Segundo located in a flood zone is the 0.8-mile frontage along the Pacific Ocean, which is considered a Special Flood Hazard Area.

**Regulatory Setting**

Regulations exist at federal, state, regional, and local levels with regard to hydrology and water quality and include:

- Clean Water Act/National Pollutant Discharge Elimination System Requirements
- National Flood Insurance Program
- NPDES Construction General Permit
- NPDES Groundwater Permit
- NPDES Municipal Permit
- Porter-Cologne Water Quality Control Act
- Water Quality Control Plan for the San Diego Basin
- Los Angeles County 2019 All-Hazards Mitigation Plan
- City of El Segundo General Plan
- City of El Segundo Municipal Code

**Checklist Discussion****a) *Less Than Significant Impact.***

The General Plan Housing Element is a policy document that addresses the housing need in the City; no actual development of land is proposed as part of the Housing Element. The Housing Element includes an inventory of sites that are adequate to accommodate the City's assigned share of regional housing need, but it does not propose actual development projects.

Future residential development would either be through replacement, infill or upgrade, no undeveloped areas would be developed. The federal Clean Water Act and California's Porter-Cologne Water Quality Control Act are the primary laws related to water quality. Regulations set forth by the U.S. EPA and the

State Water Resources Control Board have been developed to fulfill the requirements of this legislation. U.S. EPA's regulations include the National Pollutant Discharge Elimination System (NPDES) permit program, which controls sources that discharge pollutants into waters of the United States (e.g., streams, lakes, bays, etc.). These regulations are implemented at the regional level by water quality control boards, which for the El Segundo area is the Los Angeles Regional Water Quality Control Board (RWQCB).

Proposed projects are required to comply with the City's NPDES permit and local policies and ordinances regarding urban runoff and water quality. In practical terms, the requirements seek to reduce water pollution by both reducing the volume of stormwater runoff and the amount of pollutants that are contained within the runoff. The methods used to achieve these objectives vary from site to site, but can include measures such as a reduction in impervious surfaces, onsite detention facilities, biofiltration swales, settlement/debris basins, etc. Therefore, future development supported by the Housing Element would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality. As such, impacts would be **less than significant**.

**b) *Less Than Significant Impact.***

The City is located within the West Coast Groundwater Basin. The City receives its water from the West Basin Municipal Water District and does not pump any groundwater. As stated in the West Basin Municipal Water District's 2015 Urban Water Management Plan (UWMP), their estimated 2020 water supply consists of: 19 percent groundwater; 52 percent imported water; 12 percent recycled water; 17 percent water conservation savings; and less than 1 percent desalinated water.

West Basin Municipal Water District's groundwater supply is extracted from the West Coast Groundwater Basin, which covers approximately 140 square miles and underlies much of the West Basin service area, including El Segundo. Because the basin is adjudicated (i.e., the amount to be extracted each year has been determined by a court decision), the rights to the amount of groundwater extracted each year remain virtually the same. The Water Replenishment District of Southern California (WRD) is responsible for maintaining and replenishing the basin. Natural replenishment of the basin's groundwater supply occurs through the underflow from the Central Groundwater Basin and limited local precipitation. Artificial replenishment of the basin, which is the responsibility of the WRD, occurs through a mix of imported and recycled water. Groundwater recharge through surface spreading occurs at the following locations: Montebello Forebay Spreading Grounds adjacent to Rio Hondo and the San Gabriel River, within the unlined portion of the San Gabriel River, and behind the Whittier Narrows Dam in the Whittier Narrows Reservoir.

Although the City is largely build-out, future residential development would potentially increase population in the City. However, new homes would be constructed to meet California Green Building Standards Code, which establishes standards requiring water conserving fixtures and conservation features. Therefore, although the project would result in an increase in housing units and population in the City, new development would incorporate water efficient fixtures and would only result in a nominal increase in water demand. This nominal increase would not significantly decrease groundwater supplies. Additionally, development would occur on sites previously developed with impervious surfaces. Therefore, development resulting from the Housing Element would not increase impervious surface area overall, and substantial changes to groundwater infiltration would not occur.

Any future site plans would be reviewed by the City to include site-specific design measures that would allow for infiltration as part of erosion and runoff prevention. Future development projects would not

contribute to the depletion of groundwater supplies and would not substantially interfere with groundwater recharge. Therefore, this impact would be **less than significant**.

**c) i), ii), iii), iv) *Less Than Significant Impact.***

The proposed project is the City of El Segundo Housing Element, which proposes the addition of overlay designations on proposed Housing Element opportunity sites. This addition would require changes to the City's General Plan Map and Zoning Map. The Housing Element Update includes an inventory of sites that are adequate to accommodate the City's assigned share of regional housing need, but it does not propose development projects. As the sites would be infill or replacement on smaller lots, future grading and vegetation removal would not result in the exposure of large amounts of soil to erosion during construction activities.

All future development would be required to comply with codes that address stormwater runoff control. New housing projects would be required to adhere to water quality and runoff regulations including those set forth by the National Pollution Discharge Elimination System (NPDES) Construction General Permit and the City's grading regulations and ordinance. As such, development projects are required to implement Best Management Practices (BMPs) for construction activities as specified by the California Storm Water Best Management Practices Handbook, and/or the City's Minimum Best Management Practices and Storm Water BMP Manual. The BMPs include measures guiding the management and operation of construction sites to control and minimize the potential contribution of pollutants to storm runoff from these areas. These measures address procedures for controlling erosion and sedimentation and managing all aspects of the construction process to ensure control of potential water pollution sources. All development projects must comply with all City, state, and federal standards pertaining to stormwater run-off and erosion.

In addition, given that the City is primarily build-out, future residential development would not be expected to result in increased in impervious surface area, substantial changes to drainage patterns, or changes to groundwater infiltration. Accordingly, impacts related to the alteration of drainage patterns would be **less than significant**.

**d) *Less than Significant Impact.***

The City is located adjacent to the Pacific Ocean, which could create tsunamis. However, this tsunami hazard area does not extend into any part of the City that is developed. Development resulting from the Housing Element would occur on previously developed sites in the City.

The City does not contain large bodies of water that would be subject to seiche. Accordingly, impacts related to the risk from tsunamis or seiche would be **less than significant**.

**e) *Less Than Significant Impact.***

The project is the adoption of the City of El Segundo Housing Element 2021-2029. The project would not result in the approval of any physical improvements. The Housing Element includes an inventory of sites that are adequate to accommodate the City's assigned share of regional housing need, but it does not propose development projects. Inasmuch as the Housing Element Update could indirectly result in residential development and improvement, such development would be subject to regulations and policies specifically designed to prevent surface and groundwater water quality and hydrology effects as well as



prevent flooding. Therefore, future development supported by the Housing Element would not conflict with water quality or groundwater management plans and impacts related to hydrology and water quality would be **less than significant**.

**Mitigation Measures**

None required.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>11. LAND USE AND PLANNING.</b> Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Environmental Setting**

The City of El Segundo has a total land area of 5.4 square miles. The City of El Segundo is located in the southern portion of Los Angeles County, approximately 20 miles southwest of downtown Los Angeles. The City is bordered on the north by the Los Angeles International Airport; on the west by the Pacific Ocean; to the south by the City of Manhattan Beach; and to the east by the 405 Freeway. These barriers isolate El Segundo’s residential and downtown communities from other South Bay communities.

As stated in the Land Use Element, the City of El Segundo is a unique City that has very distinct and identifiable areas. These distinct areas include residential, the Civic Center, older industrial areas, and office and commercial uses. The western boundary of the City includes 0.8 miles of shoreline along the Santa Monica Bay. With the exception of the shoreline area, the City is fully developed with urbanized uses. The City has a very strong residential base, which is a mixture of single-family, two-family, and multi-family residential. The City’s stock of 7,463 dwelling units is characterized by a relatively even balance between single and multi-family residences.

Regulatory Setting

Regulations exist at state and local levels with regard to land use and include:

- California Planning and Zoning Law, Government Code Sections 65000 et seq.
- Southern California Association of Governments Connect SoCal Plan
- City of El Segundo General Plan
- City of El Segundo Municipal Code

**Checklist Discussion**

**a) No Impact.**

Projects with the potential to divide a community include highways, railways, and large building or infrastructure projects that change the street grid. The project is the adoption of the City of El Segundo Housing Element 2021-2029. The project would not result in the approval of any physical improvements or development projects. The Housing Element policies guide housing, emphasizing provision of affordable housing and a range of housing types and locations. The Housing Element includes an inventory of sites that are adequate to accommodate the City’s assigned share of regional housing need, but it does not

propose development projects. Future residential development would be primarily infill both through redevelopment of an existing site or the development of higher density mixed use projects. As such, adoption of the Housing Element 2021-2029 would not physically divide an established community and **no impact** would occur.

**b) *Less Than Significant Impact.***

The proposed project is the City of El Segundo Housing Element and requires the addition of overlay designations on proposed Housing Element opportunity sites. Although the project requires changes to the City's General Plan Map and Zoning Map for the overlay designations, the project by itself would not result in the approval of any physical improvements. As the Housing Element is a mandatory element of the General Plan, it must be consistent with it. The Housing Element includes an inventory of sites that are adequate to accommodate the City's assigned share of regional housing need, but it does not propose development projects.

Future development would follow the City's standard procedures for review, including public notice, environmental review, and consideration of design and neighborhood context. The identified opportunity sites could be developed in the future with or without the Housing Element. New residential development would be required to comply with all applicable plans and regulations including the General Plan and the City's Municipal Code. All development projects are subject to environmental review as appropriate in compliance with CEQA prior to approval. Project and site-specific concerns would be evaluated and addressed as development projects for specific sites are proposed. As such, impacts related to conflicts with land use plans, policies, and regulations would be **less than significant**.

**Mitigation Measures**

None required.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>12. MINERAL RESOURCES.</b> Would the project:				
a) Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The City has been associated with petroleum resource development dating back to its founding in 1911. The City is partially underlain by the El Segundo Oil Field, where over 14 million barrels of oil and condensate were produced locally between 1935 and 1992. Production has steadily declined since 1967.

According to the Department of Conservation, there are no active mines in El Segundo and the City is not shown as containing mineral resources.

Regulations and responsible agencies exist at the state level with regard to mineral resources and include:

- Surface Mining and Reclamation Act of 1975
- Division of Oil, Gas, and Geothermal Resources
- Division of Mines and Geology

**Checklist Discussion**

a), b) **No Impact.**

No portion of the City is delineated as a mineral resource or mineral resource recovery site in the City’s General Plan. There are no active mines or mineral resource extraction occurring in the City and all of the Housing Element sites are currently developed with land uses that are not related to mining or mineral extraction. Due to lack of resources available and the urban nature of the City, **no impact** would occur.

**Mitigation Measures**

None required.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>13. NOISE.</b> Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Noise Fundamentals**

Sound is described in terms of amplitude (i.e., loudness) and frequency (i.e., pitch). The standard unit of sound amplitude measurement is the decibel (dB). The dB scale is a logarithmic scale that describes the physical intensity of the pressure vibrations that make up any sound. The pitch of the sound is related to the frequency of the pressure vibration. Since the human ear is not equally sensitive to a given sound level at all frequencies, a special frequency-dependent rating scale has been devised to relate noise to human sensitivity. The A-weighted dB scale (dBA) provides this compensation by emphasizing frequencies in a manner approximating the sensitivity of the human ear.

Noise, on the other hand, is typically defined as unwanted sound audible at such a level that the sound becomes an undesirable by-product of society’s normal day-to-day activities. Sound becomes unwanted when it interferes with normal activities, causes actual physical harm, or results in adverse health effects. The effects of noise on people can be placed into four general categories:

- Subjective effects (e.g., dissatisfaction, annoyance);
- Interference effects (e.g., communication, sleep, and learning interference);
- Physiological effects (e.g., startle response); and
- Physical effects (e.g., hearing loss).

The definition of noise as unwanted sound implies that it has an adverse effect, or causes a substantial annoyance, to people and their environment. However, not every unwanted audible sound interferes with normal activities, causes harm, or has adverse health effects. For unwanted audible sound (i.e., noise) to be considered adverse, it must occur with sufficient frequency and at such a level that these adverse impacts are reasonably likely to occur.

### **Vibration Fundamentals**

Vibration can result from a source (e.g., train operations, motor vehicles, machinery equipment, etc.) causing the adjacent ground to move and creating vibration waves that propagate through the soil to the foundations of nearby buildings. This effect is referred to as groundborne vibration. The peak particle velocity (PPV) or the root mean square (RMS) velocity is usually used to describe vibration levels. PPV is defined as the maximum instantaneous peak of the vibration level, while RMS is defined as the square root of the average of the squared amplitude of the vibration level. PPV is typically used for evaluating potential building damage, while RMS velocity in decibels (VdB) is typically more suitable for evaluating human response.

### **Environmental Setting**

Noise in El Segundo comes from transportation sources, including freeways, arterials, and roadways; Los Angeles International Airport; and non-transportation sources, such as industrial activities, commercial activities, and various community activities. The City is also bounded to the north by Interstate 105 (I-105). The noise environment in El Segundo is dominated by airport and vehicular traffic including vehicular generated noise along I-105, Imperial Highway, Pacific Coast Highway, and other primary and secondary arterials. In addition, a number of other sources contribute to the total noise environment. These noise sources include construction activities, power tools and gardening equipment, loudspeakers, auto repair, radios, children playing and dogs barking.

### **Regulatory Setting**

Various private and public agencies have established noise guidelines and standards to protect citizens from potential hearing damage and other adverse physiological and social effects associated with noise. Federal, state, regional, and local guidelines include the following:

- Federal Transit Administration and Federal Railroad Administration Standards
- Federal Aviation Administration Standards
- California Noise Control Act
- California Code of Regulations
- City of El Segundo General Plan
- City of El Segundo Municipal Code

### **Checklist Discussion**

#### **a), b) *Less Than Significant Impact.***

The proposed project is an update to the City of El Segundo Housing Element. The Housing Element includes an inventory of sites that are adequate to accommodate the City's assigned share of regional housing need, but it does not propose development projects. As no specific development projects are proposed by the project, no specific noise and vibration impacts can be evaluated. Indirect construction activity associated with future potential development could possibly result in temporary increases in noise levels. All construction activities would continue to be required to comply with the City's noise ordinance and undergo project-level CEQA review to analyze impacts related to noise when more specific project details are known. Such compliance would reduce noise levels associated with construction activities.

Noise sources associated with potential future development would include those typical of suburban areas (e.g., mechanical equipment, dogs/pets, landscaping activities, weekly garbage collection, cars parking). These noise sources are typically intermittent and short in duration and would be comparable to existing sources of noise experienced at surrounding residential uses. As most of the identified opportunity sites are located in established residential and mixed-manufacturing and residential districts with existing noise sources, potential increases would be below established thresholds for consideration of a significant impact.

Temporary construction activities as a result of future development could result in excessive groundborne vibration or groundborne noise. The exact nature of potential future construction that could occur is not known at this time; thus, construction noise levels cannot be estimated. However, all construction activities would be required to comply with the City's noise ordinance and discretionary projects would undergo project-level CEQA review to analyze impacts related to noise when more specific project details are known. Such compliance would reduce noise groundborne vibration and noise levels associated with construction activities. Impacts would be **less than significant**.

**c) *Less Than Significant Impact.***

Los Angeles International Airport is located adjacent to the City's northern border across Imperial Highway. The Los Angeles County Airport Land Use Commission (ALUC) prepared the Los Angeles County Airport Land Use Plan (ALUP), revised on December 1, 2004. The ALUP provides for the orderly expansion of Los Angeles County's public use airports and the areas surrounding them. It is also intended to provide for the adoption of land use measures that minimize the public's exposure to excessive noise and safety hazards. In formulating the ALUP, the Los Angeles County ALUC established provisions for safety, noise insulation, and the regulation of building height in areas adjacent to each of the county's public airports.

The project is the adoption of the City of El Segundo Housing Element 2021-2029 Update. The General Plan Housing Element is a policy document that addresses the housing need in the City; no actual development of land is proposed as part of the Housing Element. The project would not result in the approval of any physical improvements. As all areas of the City are essentially built-out, all future development would be infill and/or replacement of existing uses. As future development would only occur on sites currently or previously developed, impacts resulting from construction of new housing on the candidate sites would be similar as under current conditions.

Therefore, neither adoption of the Housing Element update nor any future development within the urban/developed core would result in potential impacts associated with airport noise that do not currently exist and this impact would be less than significant.

**Mitigation Measures.**

None required.

	Potentially Significant Impact	Less Than Significant Impact with the Incorporated Mitigation	Less Than Significant Impact	No Impact
<b>14. POPULATION AND HOUSING.</b> Would the project:				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Environmental Setting**

According to 2020 Department of Finance (DOF) estimates, the City has a total of 7,463 dwelling units. The 2000 Census reported that the City of El Segundo’s population was 16,033 persons, marking a population increase of over five percent since the 1990 Census. This growth rate was slightly less than the seven percent for Los Angeles County as a whole. Cities surrounding El Segundo, such as Manhattan Beach and Redondo Beach, experienced growth patterns similar to El Segundo, with decreases in population in the 1970s and modest increases in the 1980s. The 2010 Census reported that the population of El Segundo had increased to 16,654, representing an increase in the population of approximately four percent for the ten-year period from 2000 to 2010.

As of 2020, the Department of Finance (DOF) determined that the City's population numbered 16,777, an increase of less than one percent in the ten years since the 2010 U.S. Census. This rate of growth is lower than the rate of growth for Los Angeles County and in the middle of the spectrum in comparison to El Segundo’s adjacent communities.

**Regulatory Setting**

Regulations and plans exist at state, regional, and local levels related to populations and housing and include:

- California Government Code Section 65583 and 655849(a)(1)
- Senate Bill 375
- Southern California Association of Governments Connect SoCal
- Regional Housing Needs Assessment



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**Checklist Discussion****a) No Impact.**

The project is the adoption of the City of El Segundo Housing Element 2021-2029. The General Plan Housing Element is a policy document that addresses the housing need in the City; no actual development is proposed as part of the Housing Element. The Housing Element contains housing goals intended to encourage housing to meet the City's housing needs. The expectation is that as growth occurs consistent with the existing General Plan, housing would be provided to serve all income levels of the city, including both moderate- and low-income residents. The project would not result in the approval of any physical improvements. Although the project does not propose development projects itself, it identifies opportunity sites that are adequate to accommodate from 548 to 792 new housing units.

The City's population in 2020 was 16,777. The SCAG 2016-2040 RTP/SCS Final Growth Forecast by jurisdiction estimates the City to increase to 17,000 by 2035 and 17,300 by 2040. Based on the persons per household rate of 2.4 used by SCAG in the 2016-2040 RTP/SCS Final Growth Forecast, the development of 548 to 792 housing units would generate 1,316 to 1,901 new residents for a total City population ranging from 18,093 to 18,678 residents.

Although the Housing Element would result in a higher population than estimated by SCAG, the increased residential density of the future development of the Housing Element is in response to SCAG RHNA housing numbers distributed for the City. State housing law requires that the RHNA be consistent with the development pattern of the SCS (Connect SoCal) but does not specify any other requirements between the two plans.

Therefore, the Housing Element Update demonstrates that the state-mandated share of housing for the City can be accommodated and is consistent with development levels anticipated by regional and local planning documents. The Housing Element, as a policy document accommodates rather than inducing population growth and **no impact** would occur.

**b) No Impact.**

The project is the adoption of the City of El Segundo Housing Element 2021-2029. The General Plan Housing Element is a policy document that addresses the housing needs in the City. No actual development is proposed as part of the Housing Element Update. Government Code Section 65863 (No Net Loss Law) ensures development opportunities remain available throughout the planning period to accommodate a jurisdiction's regional housing need allocation (RHNA), especially for lower- and moderate- income households. Implementing the Housing Element would not result in any displacement. Therefore, **no impacts** would occur.

**Mitigation Measures**

None required.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>15. PUBLIC SERVICES.</b> Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:				
a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Environmental Setting**

**Fire Protection**

The El Segundo Fire Department (ESFD) provides fire protection and emergency medical services in the City. The ESFD maintains 14 firefighters on duty 24 hours a day, 7 days a week. The City has two fire stations: Fire Station 1, located at 314 Main Street and Fire Station 2, located at 2261 E. Mariposa Avenue. Fire Station 1 houses ESFD headquarters and six fighters responding on Engine 31, Rescue 31 and Battalion 31. Additionally, Fire Administration, Fire Prevention and Environmental Safety personnel work out of Fire Station 1, making it an important facility for fire and medical response, as well as other business services related to the Fire Department. Fire Station 2 has eight firefighters respond out of the station and staff Engine 32, Truck 32 and Rescue 32. The City is divided into two districts for fire response, with Pacific Coast Highway as the dividing line. Station 1 responds to calls west of Pacific Coast Highway and Station 2 responds east of Pacific Coast Highway. Depending on the nature of the emergency request, units may cross over into the other district and coordinate resources to assist in response activities.

**Police Protection**

The El Segundo Police Department (ESPD) provides police protection in the City. The department’s headquarters are located at 348 Main Street at the Civic Center Complex. The ESPD has an Administrative Services Bureau and a Field Operations Bureau. The Administrative Bureau manages multiple Divisions in the ESPD, including investigative, training, community engagement, and police records. The Field Operations Bureau consists of the Patrol Division and the Special Operations Division. The City is divided into two geographic patrol areas bisected by Pacific Coast Highway. The area west of Pacific Coast Highway is designated the West Command and the area east of Pacific Coast Highway is designated the East Command.

**Schools**

Schools in the City are administered by the El Segundo Unified School District, which provides kindergarten through twelfth grade public education services in El Segundo. Based on information in the school district’s Board of Education Goals for Our Future: 2020-2040, the District does not have any issues with capacity or inadequate facilities.

State Assembly Bill (AB) 2926 authorized school districts to assess all new development a fee to offset impacts proposed projects might have on the school facilities. Whenever possible, the Districts have requested that developers provide full impact mitigation on development. The establishment of special tax districts, full cost recovery agreements or the provision of relocatable classrooms in lieu of fees are just a few examples of such mitigation measures.

**Parks**

The City of El Segundo's Community Services Department includes the Parks and Facilities division, which is responsible for the developed parkland in the City. The City provides a wide variety of attractions and amenities including more than 26 recreational facilities, including 15 parks, athletic fields, recreational water amenities, a skate park, dog park and community garden. Additionally, the Department provides the recreation classes, special events, sports league information, older adult social activities, youth drama auditions and performance dates and performs landscape and tree maintenance year-round, provides public transportation, volunteer opportunities and community service programs. These parks and amenities are shown in **Table 9, El Segundo Recreational Facilities**. Additionally, the City owns the Lakes at El Segundo, an executive nine-hole golf course and two-story lighted driving range, complete with a pro shop, cafe and banquet facilities. Per the City's Rec and Parks Department, the City's parks currently provide approximately 3.5 acres of park space per 1,000 residents, which is within the State of California Parks Department standard of 3.0 acres per 1,000 residents.

**Table 9  
El Segundo Recreational Facilities**

<b>Park</b>	<b>Address</b>	<b>Amenities</b>
Acacia Park	600 Block of West Acacia Avenue	Grass Play Area, Park, Picnic Tables, Pool, Restrooms, Water Fountain
Campus El Segundo	2201 East Mariposa	Athletic Field, Available to Rent, Restrooms, Smoke-free, Soccer Fields, Water Fountain
Candy Cane Park	100 Block of Whiting Street	Grass Play Area, Kid-friendly, Park, Playground
Checkout Building	401 Sheldon Street	Accessible, Available to Rent, Facility, Parking, Pool, Restroom with Showers, Restrooms, Water Fountain
City of El Segundo Wisburn Unified School District Aquatics Center	2240 East Grand Avenue	Accessible, Available to Rent, Facility, Parking, Pool, Restroom with Showers, Restrooms, Water Fountain
Constitution Park	Washington Street between Sycamore Street & Maple Avenue	Grass Play Area, Park
El Segundo Dog Park	East Imperial Avenue between Sheldon Street and McCarthy court	Dog Friendly, Dog Water Fountain, Park, Smoke-free, Water Fountain
Freedom Park	Illinois Street between Mariposa Avenue and Holly Avenue	Grass Play Area, Park, Pet-friendly
George Brett Field	Northeast corner of Recreation Park	Athletic Field, Available to Rent, Ball field, Restrooms, Smoke-free
George E. Gordon Clubhouse	300 East Pine Avenue	Air Conditioning, Available to Rent, Facility, Restrooms, Smoke-free, Water Fountain
Hilltop Park	Corner of Maryland Street and Grand Avenue	Available to Rent, BBQ Grill, Park, Picnic Tables, Playground, Pool, Restrooms, Water Fountain

**Table 9**  
**El Segundo Recreational Facilities**

<b>Park</b>	<b>Address</b>	<b>Amenities</b>
Holly Valley Park	Corner of West Holly Avenue and Valley Street	Park, Picnic Tables, Playground
Imperial Strip & Memory Tree Row		Grass Play Area, Park, Pet-friendly
Imperial Strip & Memory Tree Row	Imperial Avenue between Hillcrest Avenue and Center Street	
Independence Park	Washington Street between Walnut Avenue and Sycamore Avenue	Park
Joslyn Center	339 Sheldon Street	Accessible, Air Conditioning, Facility, Parking, Pool Table, Restrooms, TV / Movie Room, Water Fountain
Kansas Park	Corner of Kansas Avenue and Holly Avenue	Grass Play Area, Park, Picnic Tables, Playground
Library Park	600 Block Main Street	Gazebo, Grass Play Area, Park, Water Fountain
Recreation Park	401 Sheldon Street	Accessible, Bag-O Courts, Ball field, Basketball Court, BBQ Grill, Dog Water Fountain, Fire Pit, Grass Play Area, Horseshoes, Park, Parking, Pickleball, Picnic Tables, Ping Pong Table, Playground, Pool, Restrooms, Shuffleboard, Smoke-free, Tennis Courts, Volleyball, Water Fountain
Recreation Park Softball Field	Holly Avenue and Eucalyptus Drive	Grass Play Area, Park
Richmond Steet Field	Corner of Virginia Street and Mariposa Avenue	Athletic Field, Available to Rent, Ball field, Water Fountain
Stevenson Field	Holly Avenue and Eucalyptus Drive	Athletic Field, Available to Rent, Ball field, Restrooms
Sycamore Park	Corner of Sycamore Avenue and California Street	BBQ Grill, Grass Play Area, Park, Picnic Tables, Playground, Water Fountain
Teen Center & Skate Park	405 Grand Avenue	Accessible, Available to Rent, Basketball Court, Facility, Fitness Center, Kid-friendly, Parking, Pool Table, Restrooms, Skate Park, Smoke-free, TV / Movie Room, Water Fountain
Urho Saari Swim Stadium – The Plunge	219 West Mariposa	Available to Rent, Facility, Pool, Restroom with Showers, Restrooms, Smoke-free, Water Fountain
Washington Park	Washington Street between Maple Avenue and Mariposa Avenue	Grass Play Area, Park, Picnic Tables, Playground

Source: City of El Segundo Rec and Parks, 2021

**Other Public Facilities**

The City has one library, the El Segundo Public Library, located at 111 West Mariposa Avenue. In addition to printed materials, the Library has a digital library, history room, photo archives, event rooms, and a

cultural development program. On November 19, 2019, the El Segundo City Council adopted Ordinance 1594 establishing a Public Art or In-Lieu Fee Requirement and a Cultural Development Fund. The requirement applies to certain commercial and industrial developments with a project cost exceeding \$2,000,000.

### Regulatory Setting

Regulations and policies exist the state and local level with regard to public services and include:

- California Mutual Aid Plan
- Senate Bill 50
- Quimby Act and Assembly Bill 1359
- City of El Segundo General Plan

### **Checklist Discussion**

#### **a) *Less Than Significant Impact.***

The Housing Element is a policy document that does not authorize specific development projects. However, implementation of the programs contained in the Housing Element could result in new housing that addresses the City's RHNA allocation and the City's policies addressing a range of housing needs including affordable housing. While the Housing Element update would not directly introduce new structures, future infill development and redevelopment could continue to occur to accommodate future demands.

The ESFD estimates fire protection needs based on growth as projected in the City's General Plan and Housing Element. It is anticipated that as new development and service levels would be consistent with existing projections. Additionally, as part of the planning and development review process, new residential development projects would be evaluated by the ESFD to determine the level of and demand for fire protection services that would be generated by each project. Therefore, impacts to fire protection services will be **less than significant**.

#### **b) *Less Than Significant Impact.***

The General Plan Housing Element is a policy document that addresses housing need in the City and does not include any specific development of land. Therefore, adoption would not, in itself, create increased demand for City of ESPD services. The possible increase in population that may occur from adoption of the Housing Element would not increase the demand for law enforcement protection service to the extent that new law enforcement protection facilities would be required. The demand for law enforcement services in El Segundo is determined not only by the needs of residents but also by employment in the City. Future residential development projects, consistent with the City's housing needs would be evaluated by the ESPD to determine the level of and demand for police protection services that would be generated by each project. Therefore, impacts to fire protection services will be **less than significant**.

#### **c) *Less Than Significant Impact.***

Implementation of the programs contained in the Housing Element should result in new housing that addresses the City's RHNA allocation and the City's policies addressing a range of housing needs including affordable housing. Planning for future school facilities is the responsibility of the school districts. The environmental effects of expansion, construction, and operation of additional school facilities would be evaluated by the El Segundo Unified School District.

In accordance with state law pursuant to Government Code Section 65996 and SB 50, California legislation holds that an acceptable method of offsetting a project's effect on the adequacy of school facilities is payment of a school impact fee prior to issuance of a building permit. Once paid, the school impact fees would serve as mitigation for any project-related impacts to school facilities. As such, the City is legally prohibited from imposing any additional mitigation related to school facilities, as payment of the school impact fees constitutes full and complete mitigation. Therefore, future development at identified opportunity sites would not result in substantial adverse physical impacts associated with the provision of new or physically altered school facilities. Impacts related to schools would be **less than significant**.

**d) *Less Than Significant Impact.***

The General Plan Housing Element is a policy document that addresses housing need in the City and does not include any specific development of land. Future development to meet projected population would be infill in established neighborhoods. The project would potentially increase residents in the City. At least a portion of these residents would patronize the various public parks and recreation facilities in the City. In 2010, the City adopted Resolution No. 4687 to establish development impact fees that require payments for new development projects to provide funding to offset the costs of the City to provide police, fire, library, and parks services and facilities. Pursuant to this Development Impact Fee Program, developers of residential projects resulting from the Housing Element would pay a fair share of impact fees based on the fee category and adopted Development Impact Fee rates. As such, with payment of the required development impact fees related to parks and recreation in combination, residential development resulting from the Housing Element would meet the anticipated demand for neighborhood and regional parks or other recreational facilities. Therefore, impacts would be **less than significant**.

**e) *Less Than Significant Impact.***

The General Plan Housing Element is a policy document that addresses housing need in the City and does not include any specific development of land. Library services are provided by City and the library is funded by the City. The City would continue to fund the El Segundo Library from taxes collected for that purpose. Impacts from potential future development on the library will be **less than significant**.

**Mitigation Measures**

None required.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>16. RECREATION.</b> Would the project:				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities, such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Environmental Setting**

Please refer to Environmental Setting above Section 15 – Parks.

**Checklist Discussion**

a), b) *Less Than Significant Impact.*

Please refer to discussion above Section 15.d – Parks.

**Mitigation Measures**

None required.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>17. TRANSPORTATION.</b> Would the project:				
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The following information summarized in this section of the IS/ND is based on the *City of El Segundo 2021 Housing Element Transportation Analysis*, November 2021. This report is incorporated by reference and is provided in Appendix A of this IS/ND.

**Environmental Setting**

**Existing Street System**

Regional access to the study area is provided by the El Segundo Freeway (I-105), the San Diego Freeway (I-405), Pacific Coast Highway (CA-1) and Imperial Highway. Local access within the City is provided by several major streets, including Aviation Boulevard, Douglas Street, Nash Street, Continental Boulevard, Pacific Coast Highway, Washington Street, California Street, Center Street, Sheldon Street, Main Street, Virginia Street, Vista Del Mar, Imperial Avenue, Maple Avenue, Mariposa Avenue, Grand Avenue, El Segundo Boulevard, and Rosecrans Avenue. Major streets serving the study area include Pacific Coast Highway and Aviation Boulevard in the north-south direction. Regional access to and from the study area is provided by I-105 (El Segundo Freeway) north of the city.

**Transit Service**

The project study area is served by a variety of public transit options, including local and regional bus lines, as well as the LA Metro rail system. The Metro 125 and Metro 232 local bus routes contains multiple stops on Rosecrans Avenue, Pacific Coast Highway, Grand Avenue, and other adjoining major streets in the city of El Segundo. Torrance Transit (Route 8), Beach Cities Transit Line (Route 109), and Metro Rail C (Green) Line also serves the area.

**Existing Bicycle and Pedestrian Facilities**

The City of El Segundo provides marked, Class-II bicycle lanes along Rosecrans Avenue east of Pacific Coast Highway, Grand Avenue, and Imperial Highway. The study area is a mature network of streets and extensive pedestrian facilities, including sidewalks, crosswalks, and pedestrian safety features.



Approximately 10- to 16-foot sidewalks are provided on arterials throughout the study area. Narrower sidewalks are present on most collector and local streets in the study area.

**Regulatory Setting**

Regulations and policies exist at the state, regional, and local levels as follows:

- Senate Bill 743
- CEQA Guidelines Section 15064.7I
- South Bay Bicycle Master Plan
- City of El Segundo General Plan Circulation Element

**Checklist Discussion**

**a) *Less Than Significant Impact.***

The Housing Element was reviewed for consistency with the El Segundo Circulation Element and the South Bay Bicycle Master Plan.

The Circulation Element is the City’s mobility planning document aimed at providing a safe, convenient, and cost-efficient circulation system. It lays out location of routes, operational policies, and operating levels of service for the City’s existing transportation system. The Circulation Element identifies a system capable of responding to planned growth that is consistent with the policies. The Circulation Element identifies physical improvements that would be needed to attain the Plan’s goals and objectives, as well as alternative techniques -such as transportation system and transportation demand management- to improve the City’s circulation system. The Housing Element’s proposed land use was reviewed and compared to existing and future conditions resulting from the Housing Element, including circulation and pedestrian, bicycle, and transit accessibility. The Circulation Element considers public transit as an appropriate alternative for the City under the conditions that housing and/or employment is concentrated. The Housing Element is consistent with the reviewed goals and policies of the Circulation Element.

The South Bay Bicycle Master Plan is a plan that strives to create a bicycle-oriented South Bay region in which bicycling is a safe, convenient, attractive, and viable transportation option for all levels of bicycling abilities. The Plan outlines the goals, objectives, and policies that can make the streets safer for bicyclists and everyone utilizing the streets, including expanding the bikeway network by approximately 21 miles with best design practices, and increase bicycle education and awareness for all road users. The Housing Element meets the goals and objectives set forth in the Bicycle Master Plan and would not conflict with the City’s ability to implement the proposed facilities. The bicycle points of access in the Master Plan will be provided through proposed Class-II bicycle lanes along Rosecrans Avenue and El Segundo Boulevard, as well as Class-III bicycle lanes along Grand Avenue and bike friendly design along Imperial Highway. The Housing Element would not preclude implementation of any goals, policies and projects and so would be consistent with The South Bay Bicycle Master Plan.

A project/plan would not be shown to result in an impact merely based on whether a project/plan would not implement an adopted plan, ordinance or policy. Rather, it is the intention of this threshold test to ensure that proposed development does not conflict with nor preclude the City from implementing adopted plans, ordinances or policies. Furthermore, under CEQA, a project/plan is considered consistent

with an applicable plan if it is consistent with the overall intent of the plan and would not preclude the attainment of its primary goals. A project/plan does not need to be in perfect conformity with each and every policy. Finally, any inconsistency with an applicable plan, ordinance or policy is only a significant impact under CEQA if the plan, ordinance, or policy was adopted for the purpose of avoiding or mitigating an environmental effect and if the inconsistency itself would result in a direct physical impact on the environment. The Housing Element features and location (primarily in the center of the City) generally support multimodal transportation options and would be consistent with policies, plans, and programs that support alternative transportation, including the Circulation Element and the South Bay Bicycle Master Plan. Therefore, implementation of the Housing Element would have a **less than significant impact**.

**b) *Less Than Significant Impact.***

The project is the adoption of the City of El Segundo Housing Element 2021-2029. The project does not propose any specific development projects as the Housing Element only identifies opportunity sites that are feasible for development. These sites are located on developed lots and would not change the existing street grid if developed.

The majority of the sites are served by a variety of public transit options, including local and regional bus lines (Metro 125 and Metro 232 local bus routes contains multiple stops on Rosecrans Avenue, Pacific Coast Highway, Grand Avenue, and other adjoining major streets in the city of El Segundo), Torrance Transit (Route 8), Beach Cities Transit Line (Route 109), and Metro Rail C (Green) Line as well as the LA Metro rail system.

Inasmuch as the Housing Element Update could indirectly result in residential development and improvement, the development would occur primarily in residential and mixed-use areas of the City designated in the General Plan for housing or mixed-use. Therefore, development within these sites and their associated transportation impacts have already been accounted for in association with the adopted land use plan and Circulation Element. In addition, any future development projects supported by the Housing Element Update would be evaluated at the project proposal stage and subject to the state, regional, and local plans, and the policies therein. Therefore, impacts would be **less than significant**.

**c), d) *Less Than Significant Impact.***

The General Plan Housing Element does not include any specific development of land. Any new development proposed under the project would require that access locations be designed to City standards and to provide adequate sight distance, sidewalks, crosswalks, and pedestrian movement controls that meet the City's requirements to protect pedestrian safety. Street trees and other potential impediments to adequate driver and pedestrian visibility would be required to be minimal and the City would require that pedestrian entrances separated from vehicular driveways provide access from the adjacent streets. As a result, the Housing Element would not substantially increase hazards or conflicts due to a geometric design feature, or result in inadequate emergency access. Therefore, implementation of the Housing Element would have a **less than significant impact**.

**Mitigation Measures**

None required.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p><b>18. TRIBAL CULTURAL RESOURCES.</b> Consultation with a California Native American tribe that has requested such consultation may assist a lead agency in determining whether the project may adversely affect tribal cultural resources, and if so, how such effects may be avoided or mitigated. Whether or not consultation has been requested, would the project cause a substantial adverse change in a site, feature, place, cultural landscape, sacred place, or object, with cultural value to a California Native American tribe, which is any of the following:</p>				
<p>a. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:</p>				
<p>i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Environmental Setting**

Assembly Bill 52 (AB 52, Gatto. Native Americans: California Environmental Quality Act) and CEQA Public Resources Code Section 21080.31, subdivisions (b), (d)), requires a lead agency to consult with any California Native American tribe that requests consultation and is traditionally and culturally affiliated with the geographic area of a proposed project.

California Government Code Section 65352.3 (adopted pursuant to the requirements of Senate Bill (SB) 18) requires local governments to contact, refer plans to, and consult with tribal organizations prior to making a decision to adopt or amend a general or specific plan, or to designate open space that includes Native American Cultural Places. The tribal organizations eligible to consult have traditional lands in a local government’s jurisdiction, and are identified, upon request, by the Native American Heritage Commission (NAHC). As noted in the California Office of Planning and Research’s Tribal Consultation Guidelines (2005), “the intent of SB 18 is to provide California Native American tribes an opportunity to participate in local land use decisions at an early planning stage, for the purpose of protecting, or mitigating impacts to cultural places.”

Regulatory Setting

The regulation that guides the consideration and treatment of tribal cultural resources is:

- Assembly Bill 52
- Senate Bill 18

**Checklist Discussion**

a) i), ii) ***No Impact.***

The Housing Element is a policy document consistent with the General Plan. The project is the adoption of the City of El Segundo Housing Element 2021-2029. The project would not result in the approval of any physical improvements. The Housing Element will not, in and of itself, result in impacts to tribal cultural resources. Therefore, **no impact** would occur.

Pursuant to Assembly Bill 52, California tribes now have the ability to establish, through a formal notice letter, a standing request to consult with a lead agency regarding any proposed project subject to CEQA in the geographic area with which the tribe is traditionally and culturally affiliated. The Native American Heritage Commission has authority to verify the tribes' cultural affiliation. A lead agency must provide written notification to requesting tribes on its notice list within 14 days of a decision to undertake a project or a determination that a project application is complete. Notice to the tribes must include a brief project description, the project location, and the lead agency's contact information. A tribe then has 30 days to request consultation. If the tribe does not respond in that period or writes to decline consultation, the lead agency has no further obligation. The City of El Segundo typically initiates consultation with the Gabrielino-Tongva Tribe, Gabrielino/Tongva Nation, Gabrielino Tongva Indians of California Tribal Council, Gabrielino/Tongva San Gabriel Band of Mission Indians, and San Gabriel Band of Mission Indians—Kizh Nation and their designated tribal representatives. On October 21, 2021, the City sent letters to the above listed tribes to elicit input in the Housing Element update and requested information regarding tribal cultural resources within the City. The City did not receive any requests for consultation on the project.

**Mitigation Measures**

None required.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>19. UTILITIES AND SERVICE SYSTEMS.</b> Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Environmental Setting**

**Water**

Water service in the City is provided by the City of El Segundo's Water Division, which is a partner of the West Basin Municipal Water District (WBMWD). The WBMWD provides wholesale potable water to 17 cities, serving approximately 900,000 people. According to the West Basin Municipal Water District's 2015 Urban Water Management Plan (UWMP), water supply in the City in 2020 consists of: 19% groundwater; 52% imported water; 12% recycled water; 17% water conservation savings; and less than 1% desalinated water. The City has an Urban Water Management Plan, which it updates every 5 years. The City's UWMP must be updated every 5 years, and the City is in the process of preparing the 2020 UWMP.

**Wastewater**

Wastewater in the City is treated by the Sanitation District of Los Angeles County (the Sanitation District) at two facilities: the Hyperion Treatment Plant (HTP) and the Joint Water Pollution Control Plant (JWPCP). The City of El Segundo has an agreement with the City of Los Angeles that permits an average flow of 2.75 MGD of wastewater treatment and disposal capacity. Before discharge, the treated wastewater is

disinfected with hypochlorite and sent to the Pacific Ocean through a network of outfalls. These outfalls extend 2 miles off the Palos Verdes Peninsula to a depth of 200 feet. The JWPCP must comply with its current National Pollutant Discharge Elimination System (NPDES) Permit, which regulates the plant's discharges. The City has a System Evaluation and Capacity Assurance Plan and Rehabilitation and Replacement Program that evaluates the City's existing sewer system and recommends improvements to the system to serve the City's future needs.

Senate Bill 1087 also mandates priority sewage collection and treatment service to housing developments providing units affordable to lower-income households.

### **Dry Utilities**

Southern California Edison (SCE) and Southern California Gas Company (SoCalGas) provide electricity and natural gas services in the City.

### **Solid Waste**

Solid waste disposal in the City is provided by EDCO, a private company. EDCO provides residential and commercial pickup, including green waste disposal, recycling, and bulky item pickup. In 2011, AB 341 was adopted establishing a policy goal that 75% of statewide solid waste should be reduced, recycled, or composted by 2020. This is an expansion of previous state goals to divert 50% of community-wide waste. This measure complies with state goals of waste reduction.

### **Checklist Discussion**

#### **a), b), c), d), e) *Less Than Significant Impact.***

The Housing Element itself does not propose specific developments nor does it conflict with any other element of the General Plan. Given the built-out character of El Segundo, most residential areas are already served with water and wastewater infrastructure and solid waste services. Existing water delivery, wastewater collection infrastructure and solid waste disposal is available to all properties located in the residential sites inventory.

The City of El Segundo projected water supply for 2035 is 17,750-acre feet per year (AFY), and the current projected demand for water supply in 2035 during a single dry year is 17,250 AFY. Implementation of the Housing Element would result in an additional net water demand ranging from 80.3 to 116.8 AFY, which would be within the single dry year supply.

The City of El Segundo sewer flow is 2.66 mgd of which 1.17 mgd is conveyed to the Hyperion Plant with the remaining volume conveyed to other facilities of the Sanitation District of Los Angeles County. The City of El Segundo's capacity is 2.75 mgd; therefore, the remaining capacity on the system is 0.9 mgd. Implementation of the Housing Element would result in an additional net wastewater generation ranging from 0.06 to 0.08 mgd.

Therefore, the City has adequate water and wastewater capacity to accommodate the RHNA of 548 to 792 new housing units identified in the Housing Element. Any new development in the City would continue to comply with all provisions of the NPDES program as well as federal, state, and local management and reduction statutes and regulations related to solid waste. The City has established specific standards for potential improvements and facilities required to serve new development, including curb/gutter and

drainage facilities, sidewalks, paved streets, landscaping, undergrounding utilities, and water and sewer service. Such improvements are required as a condition of the subdivision map, or if there is no required map, improvements are required as part of the building permit process. Therefore, implementation of the Housing Element would have a **less than significant impact**.

**Mitigation Measures**

None required.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>20. WILDFIRE:</b> If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Environmental Setting**

The City of El Segundo is completely developed with urban uses and is not located in a Very High Fire Hazard Severity Zone. The closest State-designated fire hazard zone is at the Ballona Wetlands, more than 2.5 miles from the City and open space areas around the Inglewood Oil Fields and Kenneth Hahn State Recreation Area, more than 5 miles away from the City. Both Very High Fire Hazard Severity Zones are separated from the City by urbanized development, including Los Angeles International Airport and I-405.

**Regulatory Setting**

Regulations exist at federal, state, and local levels with regard to wildfire include:

- Los Angeles County 2019 All-Hazards Mitigation Plan
- City of El Segundo General Plan

**Checklist Discussion**

**a), b), c), d) No Impact.**

According to CAL FIRE, the City of El Segundo is not located in a Very High Fire Hazard Severity Zone. The closest State-designated fire hazard zone is at the Ballona Wetlands, more than 2.5 miles from the City and open space areas around the Inglewood Oil Fields and Kenneth Hahn State Recreation Area, more than 5 miles away from the City. None of the Housing Element sites are located within or near a Very High Fire Hazard Severity Zone. Therefore, there would be **no impact** related to wildfire and emergency



response or evacuation plans, exposure to pollutant concentrations, exacerbated fire risk, or flooding or landslides as a result of post-fire slope instability.

**Mitigation Measures**

None required.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>21. MANDATORY FINDINGS OF SIGNIFICANCE.</b> Would the project:				
a) Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Checklist Discussion**

**a) No Impact.**

The Housing Element is a General Plan policy document that addresses housing need in the City; no actual development or rezoning/re-designation of land is proposed as part of the Housing Element. The Housing Element does not authorize any development. Therefore, its adoption would not significantly degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of major periods of California history or prehistory. Therefore, **no impact** would occur.

**b) Less Than Significant Impact.**

The proposed project involves the adoption of the City’s General Plan Housing Element, which guides future housing. No specific development projects would occur as a result of the Housing Element; and no redesignation/rezoning of land is proposed. Therefore, adoption of the Housing Element, in itself, would not result in cumulative impacts. Therefore, impacts would be **less than significant**.

**c) *Less Than Significant Impact.***

Future development supported by the Housing Element would be required to comply with numerous required measures related to human safety and the quality of the environment, as described throughout this document. Therefore, adoption of the Housing Element 2021-2029 would result in no environmental effects that would cause substantial direct or indirect adverse effects on human beings and impacts would be **less than significant**.

**Mitigation Measures**

None required.