



NOTICE OF PREPARATION

OF AN ENVIRONMENTAL IMPACT REPORT AND PUBLIC SCOPING MEETING

City Project No.:	Environmental Assessment No. EA 1311, General Plan Amendment No. GPA 21-01, Zone Change No. ZC 21-01, and Specific Plan Amendment No. SPA 21-01
Project Name:	El Segundo Downtown Specific Plan Update
Project Address:	Downtown El Segundo (see Figures 1 and 2 for project location and project area boundary)
Public Comment Period:	January 12, 2023 through February 13, 2023
Public Scoping Meeting:	February 2, 2023 from 5:30 PM to 7:00 PM
Public Scoping Meeting Location:	City Hall Council Chambers 350 Main Street, El Segundo 90245

Pursuant to Section 21165 of the California Public Resources Code and Section 15050 of the California Environmental Quality Act (CEQA) Guidelines, the City of El Segundo (City) is the Lead Agency for the preparation of a Programmatic Environmental Impact Report (PEIR) for the proposed El Segundo Downtown Specific Plan Update Project (Specific Plan/project). In accordance with CEQA Guidelines Section 15082, the City has prepared this Notice of Preparation (NOP) to provide responsible and trustee agencies, the Office of Planning and Research, and the County Clerk with sufficient information describing the project and its potential environmental effects to enable the responsible agencies to make a meaningful response to this NOP.

The City is requesting your agency's specific and detailed input regarding the scope and content of the environmental information related to your agency's statutory responsibility that must be included in the Draft PEIR. Pursuant to CEQA Guidelines Section 15083, this NOP also serves to facilitate consultation with any persons or organizations that may be concerned with the environmental effects of the Project. Additionally, this NOP serves as a notice for the public Scoping Meeting, which is held to expedite and facilitate the consultation process. The City of El Segundo has reviewed the above project and has prepared an Initial Study in accordance with California Environmental Quality Act (CEQA) Guidelines Section 15070.

Project Location. The Specific Plan Update area (project area) is in Downtown El Segundo, in the northwest quadrant of the City of El Segundo. The project area is approximately 43.8 acres in size. The project area is irregular in shape with portions extending to Eucalyptus Drive to the east, El Segundo Boulevard to the south, Concord Street to the west, and Mariposa Avenue to the north. The project area is currently developed with a wide range of commercial, residential, and public uses. The project area location is shown in **Figure 1, Regional Location** and **Figure 2, Specific Plan Update Project Boundary**.

Project Description Overview. The project is a revision to the existing El Segundo Downtown Specific Plan, which serves as land use and zoning for properties within the boundaries of the Specific Plan area. The project would revise the existing Specific Plan planning districts, amend General Plan and zoning designations on eight parcels,

and include mobility enhancements. The project would include public improvements and streetscape guidelines, private urban form criteria, permitted land uses, development standards, mobility and infrastructure improvements, an implementation plan, and administration processes.

The Specific Plan Update proposes to expand the boundaries of the Downtown Specific Plan area to include eight parcels located on Standard Street to the north and south of Grand Avenue. The project proposes amendments to the Land Use Element of the City’s General Plan to change the land use designation on eight parcels from Downtown Commercial to Downtown Specific Plan. The project would also amend the City’s zoning map to change the zoning on eight parcels from Downtown Commercial (C-RS) to Downtown Specific Plan (DSP). The existing and proposed land use and zoning are shown in **Figures 3** through **6**.

The project is proposed to accommodate future market demand in the project area. Potential demand within the project area (through 2040) is projected as follows (rounded):

PROPOSED LAND USE CHANGE IN DOWNTOWN EL SEGUNDO	
	Proposed
<i>Retail and Restaurant</i>	130,000 square feet
<i>Office</i>	200,000 square feet
<i>Medical Office</i>	24,000 square feet
<i>Residential Units</i>	300 units

In addition to land use and zoning changes, the project would include mobility enhancements including expanding pedestrian areas along portions of Main Street, Richmond Street, and Grand Avenue, which would create potential changes to the number of travel lanes on those streets. The project would eliminate a portion of an existing truck route that is located on Main Street between El Segundo Boulevard and Grand Avenue; proposes the potential closure of a portion of Richmond Street to vehicles, generally from Franklin Avenue to Grand Avenue to create a permanent pedestrian only street for outdoor dining and gathering; and include buffered bicycle lanes on Main Street and Grand Avenue. The project would include pedestrian and transit improvements in the project area including widened sidewalks. Transit improvements could include bus stop enhancements and potentially new and/or relocated bus stops. Widened sidewalks would also provide expanded outdoor seating and dining areas for area restaurants.

The project would include modifications to parking standards and strategies and alternatives for on-street parking and two new parking structures at the northwest corner of Grand Avenue and Standard Street and the northeast corner of Richmond and Franklin. Lastly, the 2000 Specific Plan area was previously divided into six districts and the Specific Plan update would adjust the Specific Plan area into four distinct districts: Main Street, Richmond Street, Grand Avenue, and Civic Center districts. **Figure 7, Proposed Specific Plan Districts**, shows the four districts.

Potential Environmental Effects of the Project. The project could have potentially significant environmental impacts to the following environmental topic areas: Aesthetics; Air Quality; Cultural Resources; Energy; Greenhouse Gas Emissions; Hazards and Hazardous Materials; Land Use and Planning; Noise; Paleontology; Population and Housing; Public Services and Recreation; Transportation; Tribal Cultural Resources; and Utilities/Service Systems.

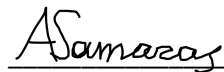
Because of the existing condition of the project area, which is fully developed and located in an urbanized setting, implementation of the Specific Plan is not expected to result in any significant impacts to: Agriculture and Forestry Resources; Biological Resources; Geology/Soils; Mineral Resources; and Wildfire. The City is proposing to “scope out” these topics from the Draft PEIR without further study, as summarized in this NOP’s Appendix A, Initial Study.

This NOP, including Appendix A, is available for electronic download on the City’s website at: <https://www.elsegundo.org/downtownupdate>.

Public Scoping Meeting. The project Scoping Meeting will be held in person at the location noted below. The Scoping Meeting will involve a presentation about the proposed project and the environmental review process and schedule. The purpose of the meeting is to facilitate the receipt of written comments about the scope and content of the environmental analysis to be addressed in the Draft PEIR. The Scoping Meeting is for information-gathering, is not a public hearing, and no public testimony will be taken. No decisions about the Project will be made at the Scoping Meeting. A separate public hearing for entitlement requests will be scheduled after the completion of the Draft PEIR. The date, time, and website of the project’s Scoping Meeting are as follows:

Date and Time: February 2, 2023 from 5:30 PM to 7:00 PM
Scoping Meeting Location: City Hall Council Chambers
350 Main Street, El Segundo 90245

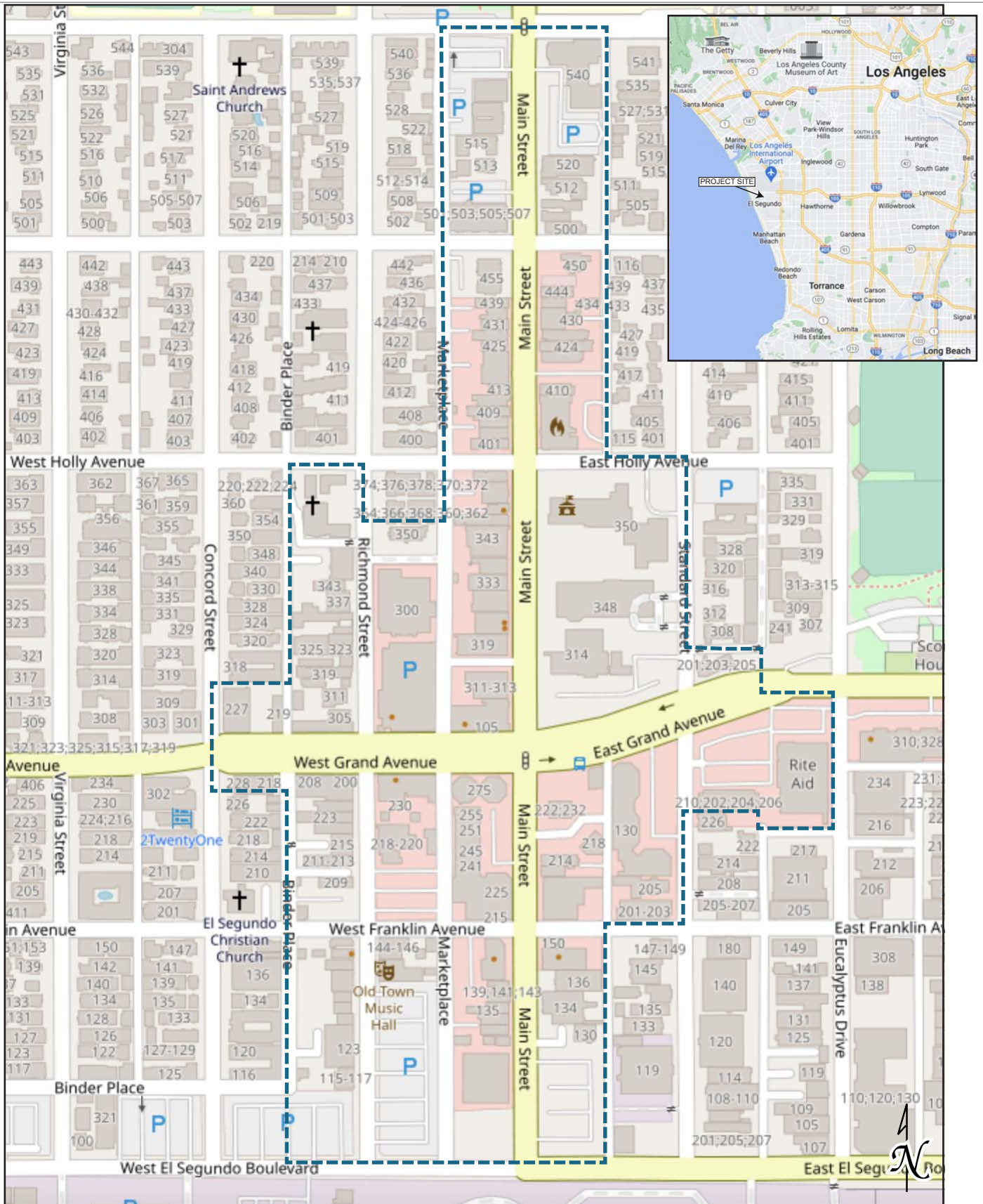
Submitting Comments. The City will consider all written comments regarding the potential environmental effects of the project received during the NOP public review period. All written comments received will be reviewed and considered by the City as part of the environmental analysis of the proposed project and will become a part of the public record for the Draft PEIR. Written comments will be accepted during the Scoping Meeting, via email, and/or via mail, and must be received by the City by **5:00 P.M., February 13, 2023**. Please direct your written comments to Paul Samaras, City of El Segundo, Community Development Department, 350 Main Street, El Segundo, CA 90245, or email psamaras@elsegundo.org.



Paul Samaras, AICP
Principal Planner

1/6/2023

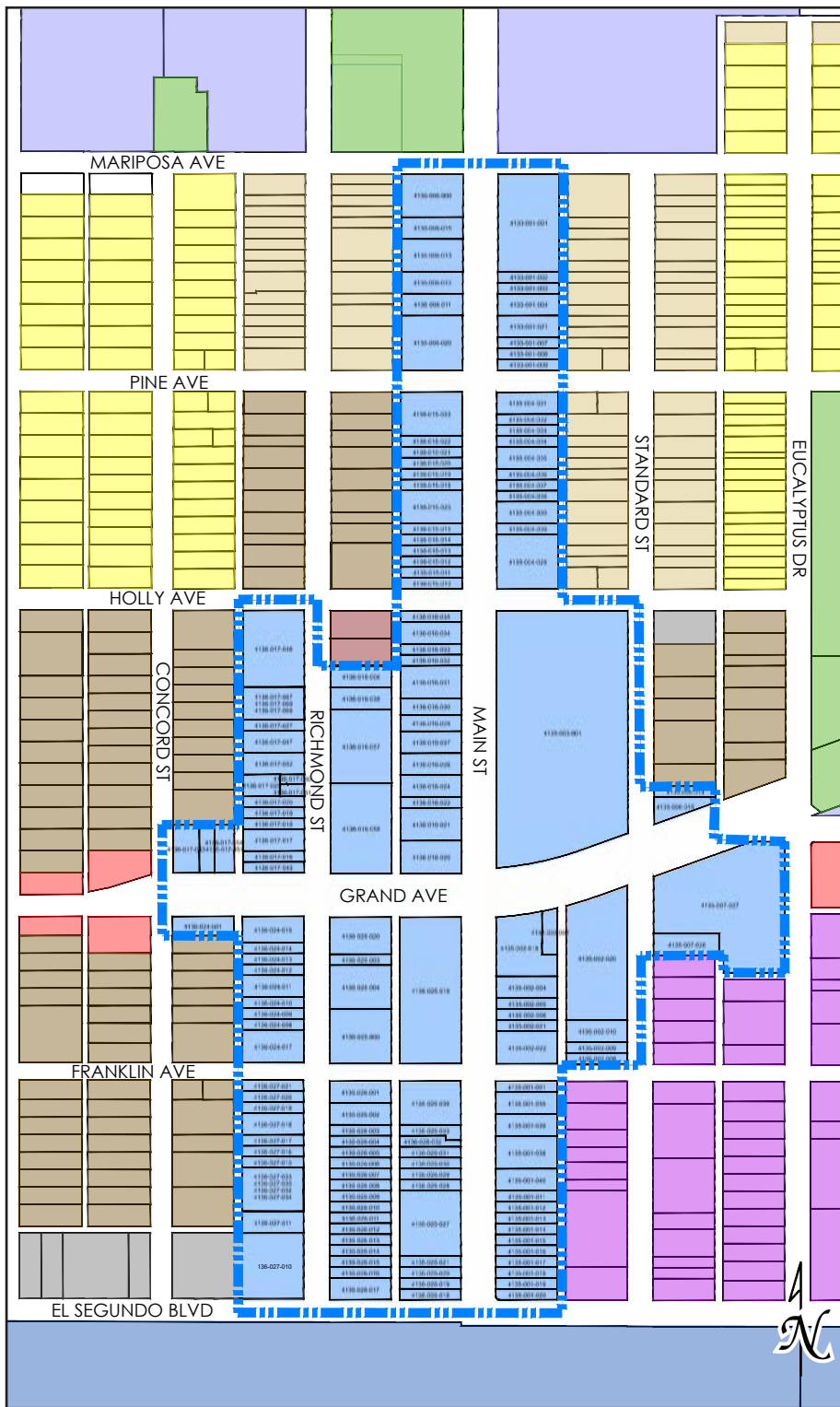
Date



 Project Area

Source: OpenStreetMaps and Google Maps, December 2022.

Figure 1
Regional Location Map



LEGEND

- Project Area Boundary
- Single-Family Residential
- Downtown Commercial
- Downtown Specific Plan
- Two-Family Residential
- General Commercial
- Multi-Family Residential
- Smoky Hollow
- Public Facilities
- Parks
- Heavy Industrial
- Parking

Source: RRM Design Group, August 2022.

Figure 2
Specific Plan Update Project Boundary



LEGEND

Project Area Boundary	Single-Family Residential	Downtown Commercial
Downtown Specific Plan	Two-Family Residential	General Commercial
	Multi-Family Residential	Public Facilities
	Smoky Hollow	Heavy Industrial
	Parks	Parking

Source: RRM Design Group, August 2022.

Figure 3
Existing Land Use Designations



LEGEND

Project Area Boundary	Single-Family Residential	Downtown Commercial
Downtown Specific Plan	Two-Family Residential	General Commercial
	Multi-Family Residential	Public Facilities
	Smoky Hollow	Heavy Industrial
	Parks	Parking

Source: RRM Design Group, August 2022.

Figure 4
Proposed Land Use Designations



LEGEND

- | | | |
|------------------------------|---------------------------------|-------------------------------|
| Project Area Boundary | Single-Family Residential (R-1) | Downtown Commercial (C-RS) |
| Downtown Specific Plan (DSP) | Two-Family Residential (R-2) | Neighborhood Commercial (C-2) |
| | Multi-Family Residential (R-3) | Public Facilities (P-F) |
| | Smoky Hollow West (SHW) | Heavy Manufacturing (M-2) |
| | Open Space (O-S) | Parking (P) |

Source: RRM Design Group, August 2022.

Figure 5
Existing Zoning



Source: RRM Design Group, August 2022.

Figure 6
Proposed Zoning

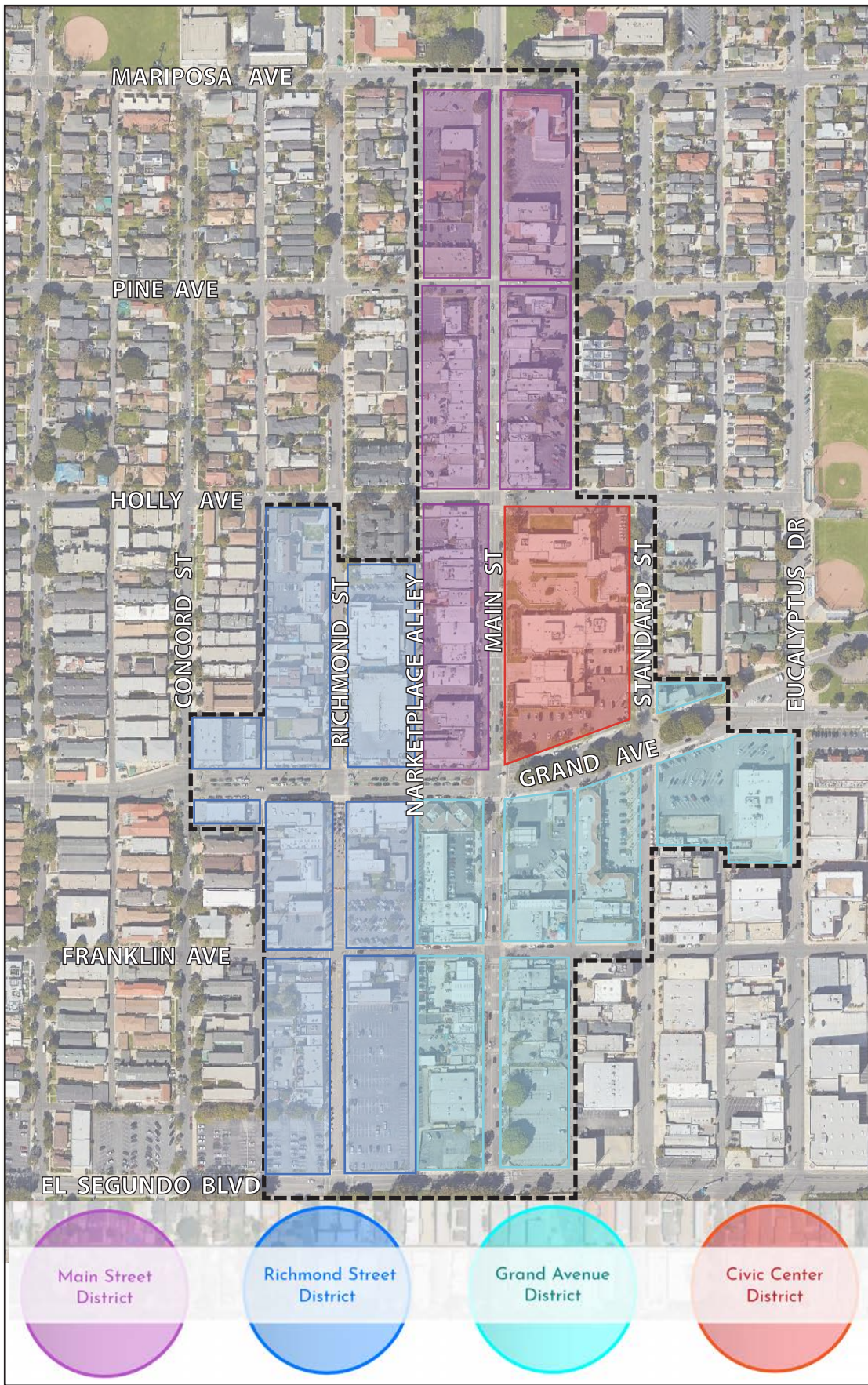


Figure 7
Proposed Specific Plan Districts



**CITY OF EL SEGUNDO
DOWNTOWN SPECIFIC PLAN
UPDATE
INITIAL STUDY**

January 2023

Community Development Department
350 Main Street
El Segundo, CA 90245 (310) 524-2380

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I. INTRODUCTION

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) concludes that the proposed project may have a significant environmental effect and the preparation of a Programmatic Environmental Impact Report (PEIR) is required. This IS was 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 is the lead agency for the proposed project.

C. PURPOSE AND DOCUMENT ORGANIZATION

The City is preparing a PEIR for the proposed El Segundo Downtown Specific Plan Update Project (Specific Plan project). The purpose of this IS 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.

A. PROJECT DESCRIPTION**1. Project Title:**

El Segundo Downtown Specific Plan Update (Specific Plan Update)

2. Lead Agency Name and Address:

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

3. Lead Agency Contact Person and Phone Number:

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

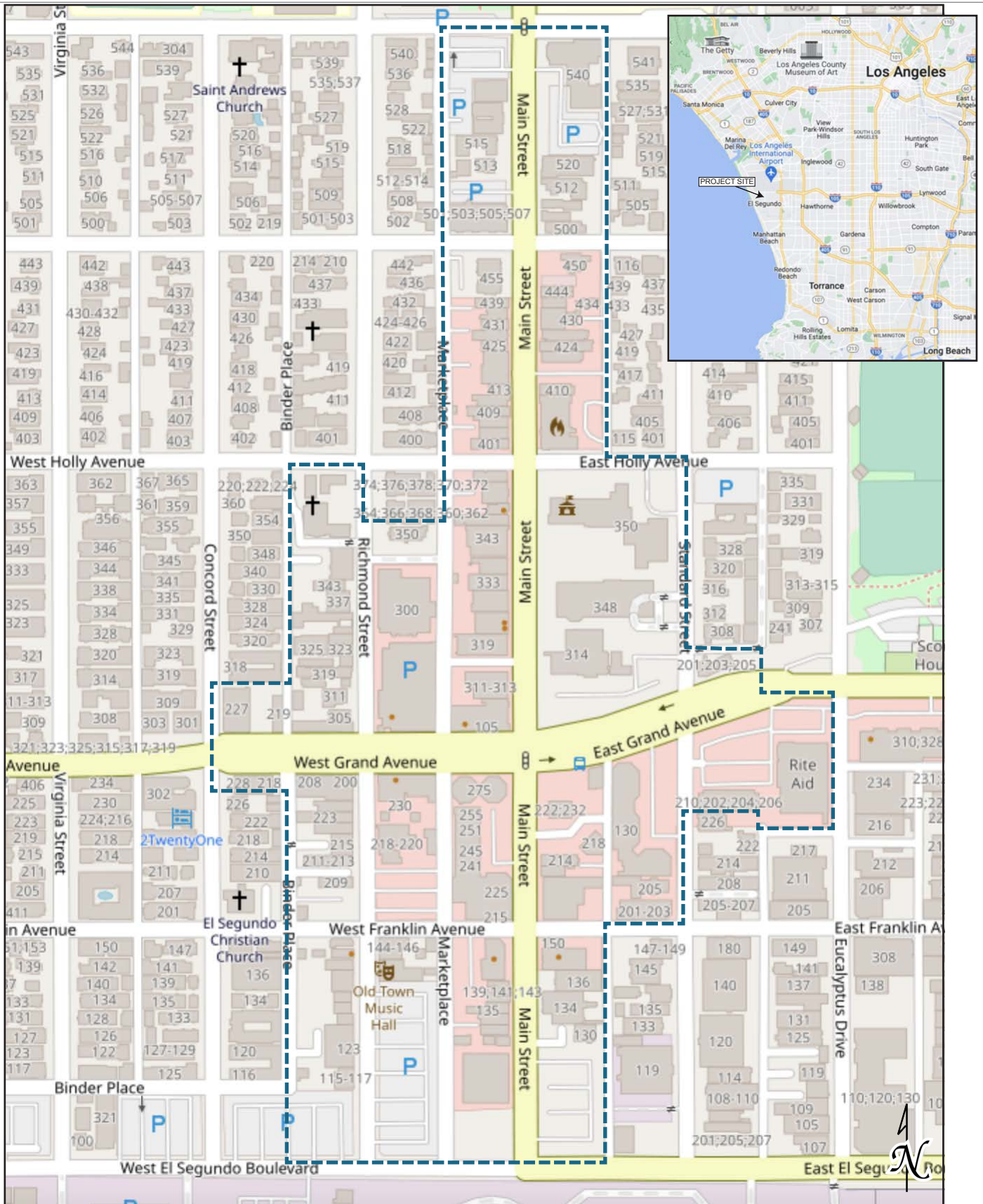
4. Project Location:

El Segundo, California
County of Los Angeles

The El Segundo Downtown Specific Plan Update area (project area) is in Downtown El Segundo, in the northwest quadrant of the City of El Segundo. The Specific Plan area is approximately 43.8 acres in size. The project area is irregular in shape with portions extending to Eucalyptus Drive to the east, El Segundo Boulevard to the south, Concord Street to the west, and Mariposa Avenue to the north.

The Downtown remains a small, distinct area within El Segundo and most of the Specific Plan area includes a range of neighborhood serving commercial uses including retail, restaurants, offices, and banks; and there are some existing civic uses and residential units. Existing development within the Specific Plan area ranges from one- to three-story buildings, with many buildings located along or near the front property line at one to two-story heights and a few three-story buildings. The Specific Plan area is generally gently sloping with some steeper topography along portions Main Street and the Marketplace Alley.

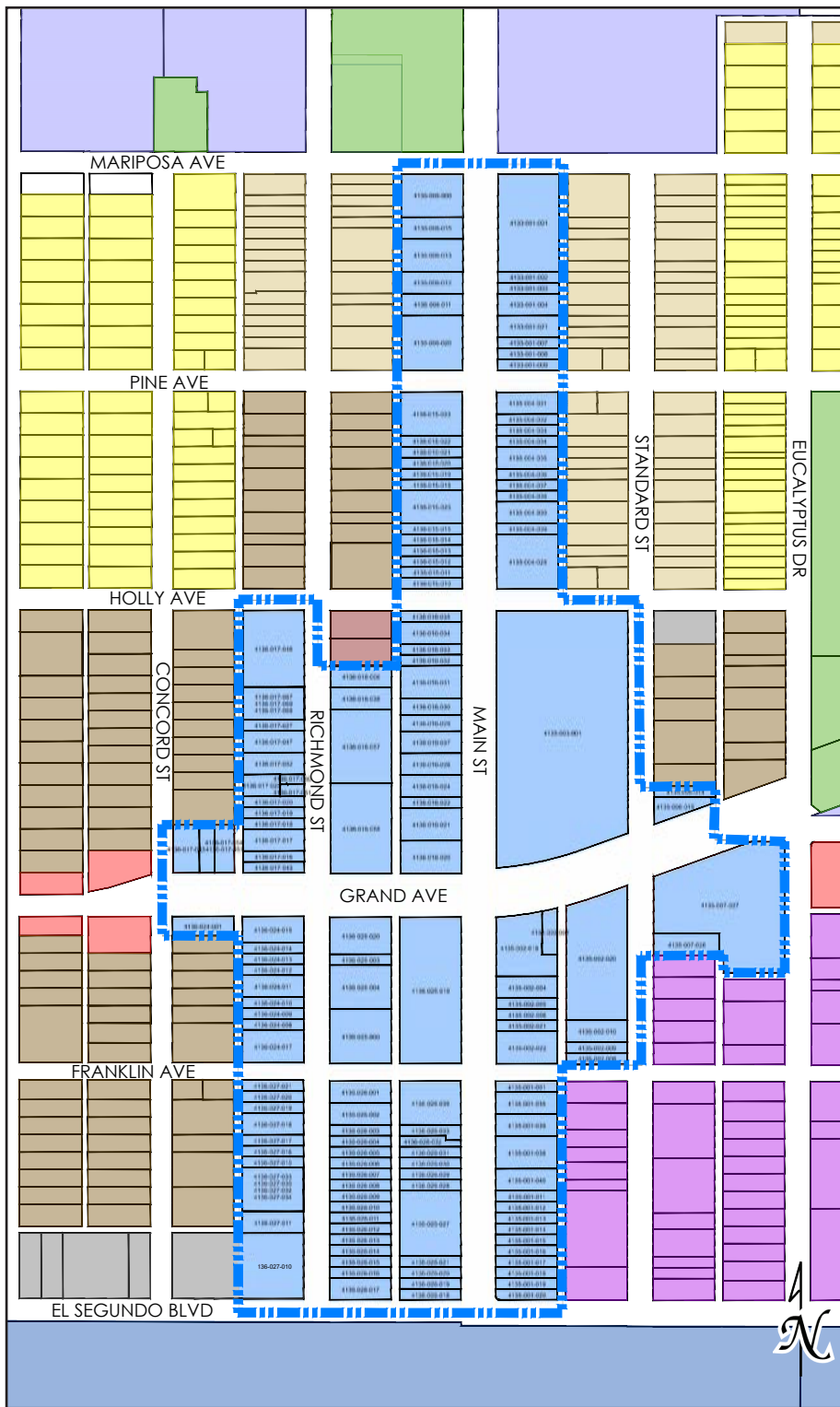
The Specific Plan area is divided by two principal streets running in a north-south orientation, Main Street and Richmond Street, and contains portions of lesser traveled Standard Street and Concord Street. Two major streets cross in an east-west orientation, Grand Avenue and El Segundo Boulevard, as do sections of four smaller streets: Franklin Avenue, Holly Avenue, Pine Avenue, and Mariposa Avenue. Main Street, Grand Avenue, and El Segundo Boulevard each connect to major, regional arterials or freeways. Main Street runs between El Segundo Boulevard and Imperial Highway, which borders Los Angeles International Airport. El Segundo Boulevard, on the southern boundary of the Specific Plan area, connects to Pacific Coast Highway and the I-405 Freeway. Grand Avenue links to Pacific Coast Highway to the east and the coastline to the west. The project area location is shown in **Figure 1, Regional Location** and **Figure 2, Specific Plan Update Project Boundary**.



 Project Area

Source: OpenStreetMaps and Google Maps, December 2022.

Figure 1
Regional Location Map



LEGEND

- Project Area Boundary
- Single-Family Residential
- Two-Family Residential
- Multi-Family Residential
- Smoky Hollow
- Parks
- Downtown Specific Plan
- General Commercial
- Downtown Commercial
- Parking
- Heavy Industrial
- Public Facilities

Source: RRM Design Group, August 2022.

Figure 2
Specific Plan Update Project Boundary

5. Applicant's Name and Address:

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

6. General Plan Land Use Designation:

The El Segundo General Plan provides for a range of land use designations/zones in the City. The Specific Plan Update proposes to expand the boundaries of the Downtown Specific Plan area to include eight parcels located on Standard Street to the north and south of Grand Avenue. The eight parcels would require amendments to the Land Use Element of the City's General Plan to change the land use designation on the eight parcels from Downtown Commercial to Downtown Specific Plan. The existing and proposed land uses are shown in **Figures 3 and 4**.

7. Zoning Designation:

The Specific Plan Update would also amend the City's zoning map to change the zoning on eight parcels from Downtown Commercial (C-RS) to Downtown Specific Plan (DSP). The existing and proposed zoning are shown in **Figures 5 and 6**.

8. Description of Project:

The project is a revision to the existing El Segundo Downtown Specific Plan, which serves as land use and zoning for properties within the boundaries of the Specific Plan area. The Specific Plan Update would revise the existing Specific Plan planning districts, amend General Plan and zoning designations on eight parcels, and include mobility enhancements. The Specific Plan Update would include public improvements and streetscape guidelines, private urban form criteria, permitted land uses, development standards, mobility and infrastructure improvements, an implementation plan, and administration processes.

Specific Plan Planning Districts

The City adopted the existing El Segundo Downtown Specific Plan on August 1, 2000. The district boundaries within the existing Specific Plan were analyzed and refined for this update based upon existing community values, expected market demand, and shared characteristics, including the vision of a range of allowable uses and development standards to support the desired future condition of the districts. The district-based approach is by nature a "mixed-use" zoning approach, where the desired activities and building forms dictate what is conditionally allowed and what is not allowed. This hybrid approach to zoning combines form-based development standards with a selection of compatible uses tailored for each Specific Plan district and allows for shaping of the built environment, while providing flexibility in the types of allowable uses. The existing Downtown Specific Plan area is divided into six districts (Main Street District, Main Street Transitional District, Richmond Street District, North Richmond Street District, Grand Avenue District, and West Grand Avenue Transitional District) and the proposed Specific Plan Update would instead consolidate the Specific Plan area into four districts: Main Street, Richmond Street, Grand Avenue, and Civic Center districts. **Figure 7, Proposed Specific Plan Districts**, shows the boundaries of the proposed four districts.



LEGEND

Project Area Boundary	Single-Family Residential	Downtown Commercial
Downtown Specific Plan	Two-Family Residential	General Commercial
	Multi-Family Residential	Public Facilities
	Smoky Hollow	Heavy Industrial
	Parks	Parking

Source: RRM Design Group, August 2022.

Figure 3
Existing Land Use Designations



LEGEND

Project Area Boundary	Single-Family Residential	Downtown Commercial
Downtown Specific Plan	Two-Family Residential	General Commercial
	Multi-Family Residential	Public Facilities
	Smoky Hollow	Heavy Industrial
	Parks	Parking

Source: RRM Design Group, August 2022.

Figure 4
Proposed Land Use Designations



LEGEND

- - - Project Area Boundary
- Single-Family Residential (R-1)
- Two-Family Residential (R-2)
- Multi-Family Residential (R-3)
- Open Space (O-S)
- Downtown Specific Plan (DSP)
- Neighborhood Commercial (C-2)
- Public Facilities (P-F)
- Smoky Hollow West (SHW)
- Parking (P)
- Downtown Commercial (C-RS)
- Heavy Manufacturing (M-2)

Source: RRM Design Group, August 2022.

Figure 5
Existing Zoning



Source: RRM Design Group, August 2022.

Figure 6
Proposed Zoning

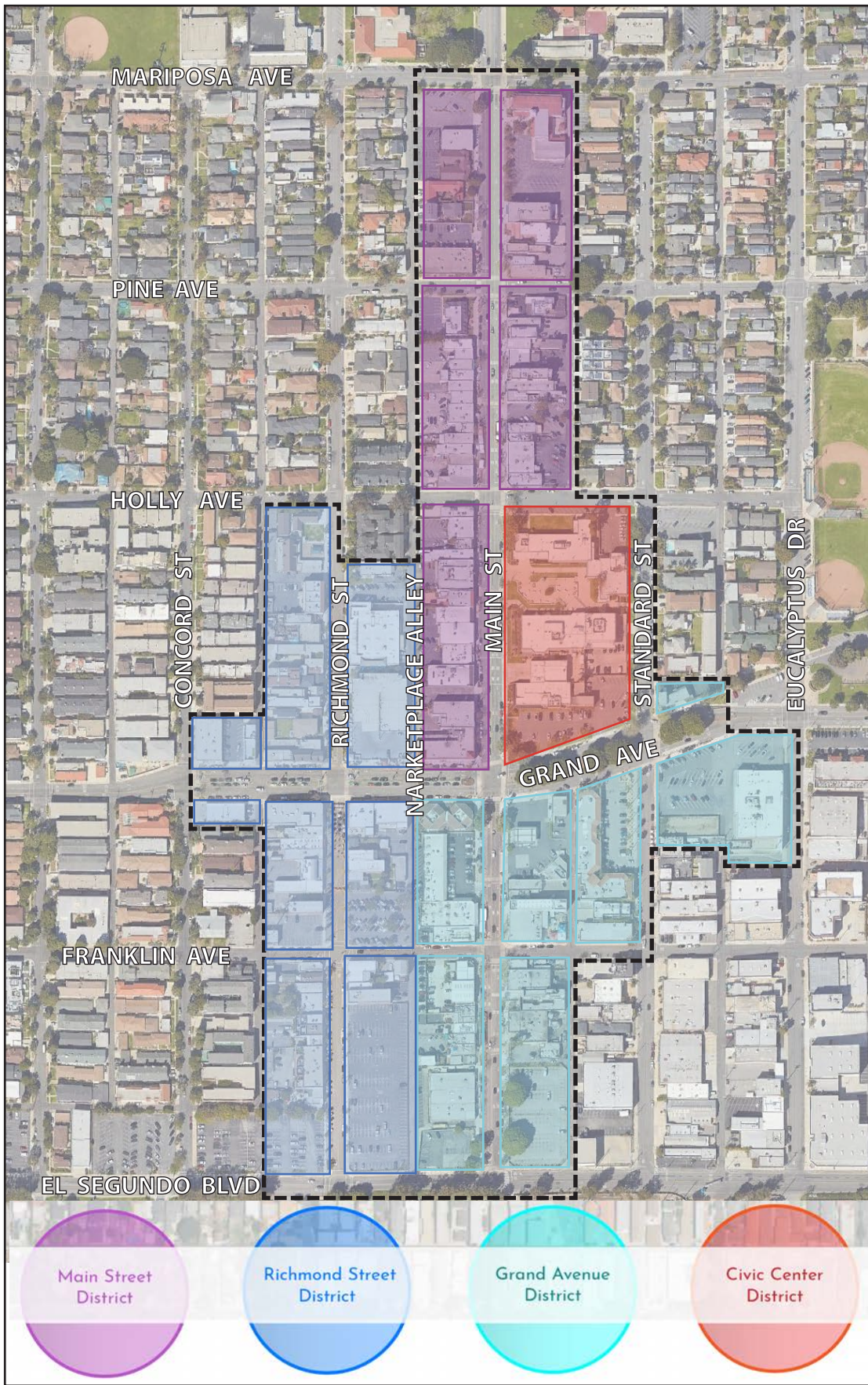


Figure 7
Proposed Specific Plan Districts

Main Street District

This district would be the Downtown core or “heart” and runs north-south along Main Street between Grand Avenue and Mariposa Avenue and is bounded by the alleys to the east and west. The district would contain a wide variety of commercial uses and abuts Multi-Family Residential (R-2 and R-3) uses to the east and west across the adjacent alleyways. This district would include portions of the previous existing Specific Plan districts: Main Street District and Main Street Transitional District.

The Main Street District would:

- Provide for a variety of uses including retail sales and services, restaurants and bars, with office and residential units permitted above and behind the ground floor Main Street frontage.
- Promote a pedestrian-oriented and family-friendly environment with outdoor dining, gathering areas, and enhanced streetscapes with additional lighting and places to sit and rest while enjoying the shade from the lush tree canopy.
- Incorporate standards that maintain and enhance the historic Downtown character with reduced building heights along the Main Street frontage, additional building form and articulation criteria to emulate typical 25-foot lot widths, additional transparency requirements on the ground floor to enhance the pedestrian experience, and buildings located at the street edge with parking located from behind accessed from the alley.

The proposed Main Street District would include development standards, including building form, massing, and articulation standards that maintain the historic small-town character of Downtown. Residential and office uses would be allowed above or behind Main Street retail. Parking would be required to be accessed from the alley. The existing DSP contains similar regulations. The DSP update would translate existing building regulations to focus on building form. Parking strategies would continue to allow for use of an in-lieu fee program to satisfy onsite parking requirements and parking would continue to be required to be accessed from the alley.

Currently, the Downtown Commercial designation allows billiard-pool rooms and bowling alleys; daycare centers; financial institutions; general offices; governmental buildings; medical-dental offices; restaurants; retail uses; and schools. The updated DSP would allow similar uses and reflect terminology for contemporary uses.

Allowed building heights along Main Street would be a maximum 30 feet at street edge and up to 45 feet with a 10-foot stepback from the front property line. Allowed building heights at alley frontages would be a maximum of 45 feet. Allowable height regulations would remain the same except for the stepback requirements which currently provide for a 25-foot stepback above the first floor that would be reduced to 10 feet. In addition, minimum lot area, floor area ratio, and maximum residential density regulations would be removed and translated to a form-based approach.

Richmond Street District

This district would be similar in nature to the Main Street district, and it contains some of the oldest commercial buildings in the city, including the Old Town Music Hall. The district would abut Multi-Family Residential (R-3) uses to the west across the alley. It would be an eclectic mixed-use environment of commercial and residential uses and includes the existing Specific Plan districts: Richmond Street District, North Richmond Street District, Grand Avenue District, and West Grand Avenue Transitional District.

The Richmond street District would:

- Provide for a variety of uses including retail sales and service, restaurants and bars, residential units, professional, medical and dental offices, schools, and banks.
- Foster an eclectic mixed-use environment, allowing for more flexibility in the mixture of commercial uses including professional office and stand-alone residential permitted on the ground floor fronting Richmond Street.
- Celebrate the traditional “Old Town” character and entertainment uses within the area by encouraging entertainment options, outdoor dining, clubs, and restaurants and supporting filming related uses, antique stores, arts and crafts, and design studios.
- Enhance streetscapes with additional lighting, places to sit, and landscaping.

The proposed Richmond Street District would combine three of the existing districts (Richmond Street District, North Richmond Street District, Grand Avenue District, and West Grand Avenue Transitional District). This approach would create a common vision and more simplified zoning approach to this smaller area. Development would continue to be located at the street edge and complement the traditional building forms in the district. The DSP update contains a recommendation to improve pedestrian connectivity on Richmond Street (between Grand Avenue and Franklin Avenue) which would eliminate parking but accommodate opportunities for outdoor dining, expanded sidewalks and community gathering. An alternative future option would be to allow permanent closure of this street segment and create a multi-purpose plaza.

Currently, the Downtown Commercial designation allows billiard-pool rooms and bowling alleys; daycare centers; financial institutions; general offices; governmental buildings; medical-dental offices; restaurants; retail uses; and schools. The updated DSP would allow similar uses and reflect terminology for contemporary uses.

The proposed DSP would eliminate the City’s 25-foot setback requirements but keep the maximum building height of 45 feet. In addition, minimum lot area, floor area ratio, and maximum residential density regulations would be removed and translated to a form-based approach. Parking strategies would continue to allow for use of an in-lieu fee program to satisfy onsite parking requirements and parking would continue to be required to be accessed from the alley.

Grand Avenue District

The Grand Avenue District would serve as a gateway from the west entry of the City of El Segundo to the Downtown core. This district would contain larger lots and contiguous parcels which provide the highest redevelopment opportunity within the Specific Plan area. The District would be bounded by multi-family residential uses (R-3) to the north with light industrial and office (SH-W) to the south which provide a buffer to surrounding single-family residential uses. This district would contain and include a few lots that are currently zoned C-RS and a portion of the previous 2000 Specific Plan's Main Street Transitional District.

The Grand Avenue District would:

- Provide an opportunity to create a more pedestrian-oriented environment and a location to accommodate an increased demand for office and residential uses within the city and with the maximum building heights permitted within the Specific Plan area.
- Develop a pedestrian-oriented destination with expanded sidewalks, planters, street trees and furnishings required at street edge, buildings rather than parking located at the street edge, and ground floor design criteria to establish additional window and door transparency along Main Street and Grand Avenue.
- Promote community amenities including common, publicly accessible, open space, public art, and enhanced pedestrian access in and around an individual project site.

The proposed Grand Avenue District would allow additional residential and office uses at higher densities and located on the ground floor. New development would be located at the street edge with an enhanced pedestrian environment on Grand Avenue and Main Street. This will be accomplished through building standards and by requiring parking to be onsite and located behind buildings.

Currently, the Downtown Commercial designation allows billiard-pool rooms and bowling alleys; daycare centers; financial institutions; general offices; governmental buildings; medical-dental offices; restaurants; retail uses; and schools. To address community needs and current market demand, the updated DSP would allow similar uses with additional opportunities for office and residential uses.

Allowed building heights along Main Street would be increased from a maximum of 45 feet to 60 feet. In addition, minimum lot area, floor area ratio, and maximum residential density regulations would be removed and translated to a form-based approach. Buildings would have pedestrian-oriented ground floor designs with additional window and door transparency required along Main Street. Publicly accessible open space, enhanced pedestrian access in and around a site, and expanded sidewalks with planters, street trees and furnishings located at the street edge. Parking would be required on-site or via in lieu fees with minimal access points along Grand Avenue and Main Street.

Civic Center District

Located centrally in the Specific Plan area, this district includes City Hall, the El Segundo Police Department, the El Segundo Fire Department, and existing public plaza and open spaces. This district was part of the previous 2000 Specific Plan’s Main Street District.

The Civic Center District will:

- Allow for activities for all ages with enhanced and flexible multi-use outdoor gathering areas.
- Enhance opportunities for outdoor entertainment and temporary events and infuse outdoor retail uses such as newsstands, coffee carts, flower stands, vendors, and food trucks.
- Expand existing uses to include governmental offices and public safety facilities, recreational uses, outdoor entertainment and temporary events, outdoor retail uses, retail sales and services, residential units, and a location for a future public parking structure.

The proposed Civic Center District would redesign gathering spaces for outdoor entertainment and events, reduce lawn areas and add public uses and activities, and add a public parking structure to serve Downtown patrons, City Hall employees and visitors. A phased approach to civic center redevelopment is recommended.

The Civic Center District area would be removed from the current Main Street District to focus uses around civic and community needs and activities. This area lends itself to buildings with the greatest height in the DSP. Allowed building heights would be increased from 45 feet to 60 feet. In addition, minimum lot area, floor area ratio, and maximum residential density regulations would be removed and translated to a form-based approach. Should the City decide to redevelop City Hall in a compact fashion, future opportunities for residential uses (not to exceed overall projected DSP capacity) and limited complementary commercial uses may be considered. Parking would continue to be required onsite with the additional opportunity for provision of public parking through the addition of a parking structure.

General Plan and Zoning Designations

The Specific Plan Update proposes to expand the boundaries of the Downtown Specific Plan area to include eight parcels located on Standard Street to the north and south of Grand Avenue. The eight parcels would require amendments to the Land Use Element of the City’s General Plan to change the land use designation on eight parcels from Downtown Commercial to Downtown Specific Plan. The Specific Plan Update would also amend the City’s zoning map to change the zoning on eight parcels from Downtown Commercial (C-RS) to Downtown Specific Plan (DSP). The existing and proposed land use and zoning are shown in **Figures 3** through **6**.

The Specific Plan Update is proposed to accommodate future market demand in the project area. The potential demand within the project area (through 2040) is shown in **Table 1, Proposed Land Use Increase in Downtown El Segundo**.

Table 1
Proposed Land Use Increase in Downtown El Segundo

Use	Proposed
Retail and Restaurant	130,000 square feet
Office	200,000 square feet
Medical Office	24,000 square feet
Residential Units	300 units

Mobility Enhancements

In addition to land use and zoning changes, the Specific Plan Update would include mobility enhancements including expanding pedestrian areas along portions of Main Street, Richmond Street, and Grand Avenue, which would involve changes to the number of travel lanes on those streets. The project would eliminate a portion of an existing truck route that is located on Main Street between El Segundo Boulevard and Grand Avenue; include the potential closure of a portion of Richmond Street to vehicles, generally from Franklin Avenue to Grand Avenue to create a permanent pedestrian only street for outdoor dining and gathering; and include buffered bicycle lanes on Main Street and Grand Avenue. The project would include pedestrian and transit improvements in the project area, including widened sidewalks. Transit improvements could include bus stop enhancements and potentially new and/or relocated bus stops. Widened sidewalks would also provide expanded outdoor seating and dining areas for area restaurants.

Lastly, the Specific Plan Update would include modifications to parking standards and strategies and alternatives for on-street parking and two new parking structures at the northwest corner of Grand Avenue and Standard Street and the northeast corner of Richmond and Franklin.

9. Surrounding Land Uses and Setting:

The existing land uses surrounding the Specific Plan area are generally residential in nature, ranging from one- to three-stories in height in a fully developed urban environment.

North

The El Segundo High School campus, El Segundo Library, and Library Park are located just north of the Specific Plan area on Main Street. The neighborhoods surrounding these civic uses are comprised mainly of single-family dwellings, duplexes, and apartment complexes.

West

An area zoned Neighborhood Commercial is located just west of the Specific Plan area. Less than a mile from the western edge of the Specific Plan is the Pacific Ocean coastline. Both Dockweiler Beach and El Segundo Beach are primarily accessed via Grand Avenue, which runs east-west through the city. The neighborhoods between Downtown El Segundo and the coast are comprised mainly of single-family dwellings, duplexes, and apartment complexes.

South

South of El Segundo Boulevard is the Chevron Refinery, which is zoned Heavy Industrial (M-2) and covers over 1,000 acres of land.

East

The neighborhoods to the east of the Specific Plan area are comprised of a mix of single-family dwellings, duplexes, and apartment complexes. The areas south and east of the Specific Plan area contain the Sleepy Hollow Specific Plan which are developed with light industrial, and office uses. El Segundo Recreation Park, located along Pine Avenue and Eucalyptus Drive, provides recreational facilities for a range of sports, including softball, roller hockey, tennis, and basketball.

10. Other Public Agencies Whose Approval Is Required:

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 January 12, 2023, the City sent letters to the above listed tribes to elicit input in the Specific Plan Update and requested information regarding tribal cultural resources within the City. Responses to the notification letters and results of any consultation will be discussed in the PEIR.

B. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages.

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

ASamaras

Signature

Paul Samaras

January 12, 2023

Date

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
1. AESTHETICS. 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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, which include the Specific Plan area. 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

Existing development within the Specific Plan area ranges from one- to three-story buildings, with many buildings located along or near the front property line at one to two-story heights and a few two- to three-story buildings. The Specific Plan area is generally gently sloping with some steeper topography along portions Main Street and the Marketplace Alley.

Light and Glare

The Specific Plan area 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 Specific Plan area is surrounded by other urbanized development on all sides. Many of the residential neighborhoods are surrounded or flanked with commercial and light manufacturing uses, which may create greater lighting effects.

Regulatory Setting

Regulations exist at local levels that guide development and influence the physical form and aesthetic character of the Specific Plan area and include:

- El Segundo General Plan
- El Segundo Municipal Code
- Downtown Specific Plan

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

The El Segundo Downtown Specific Plan Update (Specific Plan Update) in and of itself does not propose or authorize any projects or development plan. In general, the purpose of the Specific Plan is to provide the opportunity to implement the vision of the community for the Downtown, while enhancing the quality small town environment for the residents.

Future development would be required to adhere to all city design guidelines and standards including the Zoning Ordinance, General Plan policies, and the Downtown Specific Plan development guidelines for a particular area. The Specific Plan Update proposes amendments to the Land Use Element of the City's General Plan to change the land use designation on eight parcels from Downtown Commercial to Downtown Specific Plan. The Specific Plan Update would also amend the City's zoning map to change the zoning on eight parcels from Downtown Commercial (C-RS) to Downtown Specific Plan (DSP).

No projects are proposed in Open Space designated areas. All future projects would be developed on sites that are designated as Downtown Specific Plan (DSP), which would allow residential, office, medical office, retail and restaurant uses. 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 Specific Plan Update which either permit or promote development in areas that aren't currently developed with existing uses. There are no policies or programs in the Specific Plan Update that would directly affect scenic vistas nor any that would degrade the visual character of the City. Therefore, **no impacts** would occur, and no mitigation measures are required. No further evaluation of this topic is required in the Programmatic EIR.

b) No Impact.

There are no state scenic highways in the vicinity of El Segundo, including the Specific Plan area. Therefore, **no impacts** would occur, and no mitigation measures are required. No further evaluation of this topic is required in the Programmatic EIR.

c) Potentially Significant Impact.

The Specific Plan area is built out with a range of neighborhood serving commercial uses including retail, restaurants, offices, and banks; and there are some existing civic uses and residential units. The purpose behind the Specific Plan Update is to create a mix of uses and entertainment options and cohesive elements that tie the community and Downtown together, which could increase overall development

intensity compared to existing uses. The proposed DSP update would include development standards, including building form, massing, and articulation standards that would increase building heights, reduce or eliminate setbacks, and allow additional residential and office use at higher densities. Parking would be required on-site or in lieu and be accessed from alleys behind buildings.

Because implementation of the Specific Plan Update has the potential to change the overall scale and mass of development within the community, project impacts related to regulations governing scenic quality could **potentially be significant**. Therefore, this issue will be further analyzed within the Programmatic EIR.

d) *Potentially Significant Impact.*

The Specific Plan area is built out with a range of neighborhood serving commercial uses including retail, restaurants, offices, banks, and some existing civic uses and residential units. These uses include exterior building safety and security lighting, parking lot lighting, adjacent street lighting, and glass and metal building materials that produce glare. Therefore, the existing uses currently contribute to light and glare sources within the Specific Plan area. Further, implementation of the Specific Plan update could increase development intensity compared to existing uses and could introduce new potential sources of light and glare that could adversely affect daytime or nighttime views in the area. Therefore, project impacts related to light and glare could **potentially be significant** and will be further evaluated in detail in the Programmatic EIR.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
2. AGRICULTURE AND FORESTRY RESOURCES. 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 Specific Plan area is an urban environment designated for residential, commercial, and civic center uses and is essentially built out. There is no land within the City of El Segundo, including the Specific Plan area, 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, including the Specific Plan area, 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 Specific Plan Update does not propose or authorize any development. The Specific Plan Update 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, including the Specific Plan area, is subject to the Williamson Act contract. As mentioned above, the City of El Segundo, including the Specific Plan area, 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, including the Specific Plan area. Therefore, **no impacts** would occur, and no mitigation measures are required. No further evaluation of this topic is required in the Programmatic EIR.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
3. AIR QUALITY. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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, which includes the Specific Plan area, 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 2, Federal and State Air Quality Designations in the South Coast Air Basin.**

Table 2
South Coast Air Basin Attainment Status

Pollutant	Standard ¹	Averaging Time	Designation ²	Attainment Date ³
1-Hour Ozone	NAAQS	1979 1-Hour (0.12 ppm)	Nonattainment (Extreme)	2/6/2023 (not attained) ⁴
	CAAQS	1-Hour (0.09 ppm)	Nonattainment	N/A
8-Hour Ozone ⁵	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 ₂ ⁶	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 ₂ ⁷	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)
PM ₁₀	NAAQS	1987 24-Hour (150 µg/m ³)	Attainment (Maintenance) ⁸	7/26/2013 (attained)
	CAAQS	24-Hour (50 µg/m ³) Annual (20 µg/m ³)	Nonattainment	N/A
PM _{2.5} ⁹	NAAQS	2006 24-Hour (35 µg/m ³)	Nonattainment (Serious)	12/31/2019
	NAAQS	1997 Annual (15.0 µg/m ³)	Attainment	8/24/2016
	NAAQS	2021 Annual (12.0 µg/m ³)	Nonattainment (Serious)	12/31/2025
	CAAQS	Annual (12.0 µg/m ³)	Nonattainment	N/A
Lead	NAAQS	3-Months Rolling (0.15 µg/m ³)	Nonattainment (Partial) ¹⁰	12/31/2015

Notes:

Source: <http://www.aqmd.gov/docs/default-source/clean-air-plans/air-quality-management-plans/naaqs-caaqs-feb2016.pdf>¹ NAAQS = National Ambient Air Quality Standards, CAAQS = California Ambient Air Quality Standards² U.S. EPA often only declares Nonattainment areas; everywhere else is listed as Unclassifiable/Attainment or Unclassifiable.³ 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.⁴ 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 2
South Coast Air Basin Attainment Status

<p>⁵ 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>⁶ New NO2 1-hour standard, effective August 2, 2010; attainment designations January 20, 2012; annual NO2 standard retained.</p> <p>⁷ 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>⁸ 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>⁹ 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>¹⁰ 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 December 2, 2022 CARB approved the 2022 AQMP. The 2022 AQMP is a regional blueprint for achieving the federal air quality standards and healthful air. The 2022 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) *Potentially Significant Impact.*

The Specific Plan Update involves amendments to the Land Use Element of the City’s General Plan to change the land use designation on eight parcels from Downtown Commercial to Downtown Specific Plan. The Specific Plan Update would also amend the City’s zoning map to change the zoning on eight parcels from Downtown Commercial (C-RS) to Downtown Specific Plan (DSP). The proposed DSP Update would increase permissible housing density in certain areas (or now allow them where they were not previously allowed). The Specific Plan Update therefore has the potential to increase residents, housing, and employment opportunities within the Specific Plan area, which could result in indirect population growth that could conflict with the applicable air quality management plan. Therefore, this issue could be a **potentially significant impact** and will be further evaluated in detail in the Programmatic EIR.

b), c) *Potentially Significant Impact.*

The Specific Plan Update would provide direction for streetscape beautification, outdoor gathering spaces, improved mobility, and other enhancements that would establish a unique and inviting environment in the Downtown area. The proposed DSP update would include development standards, including building form, massing, and articulation standards that would increase building heights, reduce or eliminate stepbacks, and allow additional residential and office use at higher densities. The proposed DSP would allow for refined and simplified uses. Future construction activities could include demolition, grading, site preparation, building construction, paving, and architectural coating phases. This would result in emissions of criteria pollutants due to the use of heavy-duty construction equipment and fugitive dust generated during ground disturbing activities.

Operation of future uses in the Specific Plan area would primarily result in criteria pollutant emissions from vehicle trips of employees, residents, and visitors traveling to the area, as well as small quantities of emissions from landscaping equipment, energy use, and cleaning products. As there is a potential for emittance of criteria pollutants in excess of the applicable thresholds and exposure to sensitive receptors to pollutants, these issues could be a **potentially significant impact**. Therefore, this issue will be further analyzed within the Programmatic EIR.

d) *Potentially Significant Impact.*

Short-Term (Construction) Emissions/Odors

Future 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. Therefore, impacts related to construction-generated odors would be **potentially significant**. Therefore,

this issue will be further analyzed within the Programmatic EIR.

Long-Term (Operational) Emissions/Odors

The proposed DSP would potentially result in the operation of new land uses, including restaurants, medical offices, etc. The Specific Plan Update would potentially create new land uses that, in the long-term operation, have the potential to create odors. Therefore, impacts related to odors generated from operations from the Specific Plan Update would be **potentially significant**. Therefore, this issue will be further analyzed within the Programmatic EIR.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
4. BIOLOGICAL RESOURCES. 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, including the Specific Plan area, 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 and not within the Specific Plan area. 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, neither of which are located within the Specific Plan area.

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, located approximately 1.5 miles northwest of the Specific Plan area. There are several areas south of Grand Avenue and west of Vista Del Mar that are classified as Freshwater Ponds. This area is located approximately 0.7 mile west of the Specific Plan area. Other than these areas, there are no sensitive habitats, riparian habitats, or wetlands in the City, including the Specific Plan area.

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 a revision to the existing El Segundo Downtown Specific Plan.

The Specific Plan area is located in urbanized area that have been developed previously. Inasmuch as the Specific Plan Update could indirectly result in commercial and residential development and improvement, the project could result in increased density in residential, commercial, 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 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 Specific Plan Update 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. No mitigation measures are required. No further evaluation of this topic is required in the Programmatic EIR.

e) No Impact.

The project is a revision to the existing El Segundo Downtown Specific Plan. 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, **no impacts** would occur, and no mitigation measures are required. No further evaluation of this topic is required in the Programmatic EIR.

f) No Impact.

The City does not have a Habitat Conservation Plan nor Natural Community Conservation Plan. The Specific Plan area is located within a fully developed, urban setting surrounded by office, commercial, and residential land uses void of native plant or animal life and limited cover and foraging habitat and the Specific Plan Update would not significantly impact biological resources. There are no Habitat Conservation Plans or Natural Community Conservation Plans applicable to these areas. Therefore, **no impacts** would occur, and no mitigation measures are required. No further evaluation of this topic is required in the Programmatic EIR.

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

Environmental Setting

The City, which includes the Specific Plan area, 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 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) Potentially Significant Impact.**

The Specific Plan Update itself does not propose or authorize any specific development and would not result in physical alterations or improvements. However, future development in the Specific Plan Update area would occur in urban areas that are currently developed and could potentially affect historic and cultural resources. Buildings that are not considered historic resources at this time, would need to be evaluated to determine if any are historic resources. Therefore, this issue could be a **potentially significant impact** and will be further evaluated in detail in the Programmatic EIR.

b) Potentially Significant Impact.

It is unknown if there are any archaeological resources in the Specific Plan area, which is comprised of previously developed and disturbed areas. Because future project excavations would extend into undisturbed, native soils, there is the potential for project construction to impact previously undiscovered archaeological resources. In the unlikely event that future development does disturb archaeological resources, within the Specific Plan area, compliance with state regulations pertaining to discovery of archaeological resources would ensure that impacts are avoided. Regardless, this issue could be a **potentially significant impact** and will be further evaluated in detail in the Programmatic EIR.

c) Potentially Significant Impact.

It is unlikely that human remains would have been discovered and left in situ or re-interred within the Specific Plan area. Within the project sites that are fully developed, and it is unlikely that human remains exist on-site. However, because any future project excavations would extend into undisturbed, native soils, there is the potential for project construction to impact previously undiscovered human remains. 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. Regardless, this issue could be a **potentially significant impact** and will be further evaluated in detail in the Programmatic EIR.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
6. ENERGY. 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Environmental Setting

Electricity

Electricity is provided to the City, which includes the Specific Plan area, 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, which includes the Specific Plan area, 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) *Potentially Significant Impact.*

The Specific Plan Update has the potential to incent development projects that would increase residents, housing, and employment opportunities within the Specific Plan area, which could result in potential impacts to due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation. Therefore, this issue could be a **potentially significant impact** and will be further evaluated in detail in the Programmatic EIR.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
7. GEOLOGY AND SOILS. 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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, which includes the Specific Plan area. 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, including the Specific Plan area, 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 and are located 0.80 miles west of the Specific Plan area.¹

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 to occur in the Specific Plan area.

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 a revision to the existing El Segundo Downtown Specific Plan.

Indirect impacts could occur through potential future development. Objectives of the Specific Plan Update would encourage and facilitate the redevelopment of underutilized sites within the Downtown area, including along primary transit corridors, but it does not propose specific 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

¹ California Department of Conservation, *Earthquake Zones of Required Investigation Map*: <https://maps.conservation.ca.gov/cgs/EQZApp/app/>. Accessed December 2022.

rupture of a fault, strong seismic shaking and seismic-related ground failure currently exist. Earthquakes that could affect the City, including the Specific Plan area, 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, applicants 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 Specific Plan 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** and no mitigation measures are required. No further evaluation of this topic is required in the Programmatic EIR.

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. As previously discussed, these soils are located 0.80 miles west of the Specific Plan area.² Regardless, 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**, and no mitigation measures are required. No further evaluation of this topic is required in the Programmatic EIR.

a.iv) *No Impact.*

The Specific Plan area is relatively flat, therefore, all future potential development 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, **no impacts** would occur, and no mitigation measures are required. No further evaluation of this topic is required in the Programmatic EIR.

² California Department of Conservation, *Earthquake Zones of Required Investigation Map*: <https://maps.conservation.ca.gov/cqs/EQZApp/app/>. Accessed December 2022.

b) *Less than Significant Impact.*

The project is a revision to the existing El Segundo Downtown Specific Plan. Soil erosion or loss of topsoil would generally not occur as the Specific Plan area is primarily built out. 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 future 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** and no mitigation measures are required. No further evaluation of this topic is required in the Programmatic EIR.

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

The project is a revision to the existing El Segundo Downtown Specific Plan. 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** and no mitigation measures are required. No further evaluation of this topic is required in the Programmatic EIR.

e) *No Impact.*

The Specific Plan area is entirely located within the urbanized area of the City. The City, which includes the Specific Plan area, is served by existing sewer infrastructure. No septic tanks would be required. Therefore, **no impacts** would occur, and no mitigation measures are required. No further evaluation of this topic is required in the Programmatic EIR.

f) *Potentially Significant Impact.*

Paleontological resources are the fossilized remains of organisms that have lived in a region in the geologic past and whose remains are found in the accompanying geologic strata. This type of fossil record represents the primary source of information on ancient life forms, since the majority of species that have existed on earth from this era are extinct. Although future development would be constructed on infill sites or other sites that are currently occupied with structures and have previously been graded, these structures may require excavation deeper than was previously conducted. Therefore, future development resulting from the Specific Plan has the potential to directly or indirectly destroy paleontological resources. Impacts would be **potentially significant**, and will be further evaluated in detail in the Programmatic EIR.

With regard to a unique geologic feature, the Specific Plan area is currently developed with commercial, residential, and surface parking uses and there are no unique geologic features in the Specific Plan area. Therefore, the project would not directly or indirectly destroy a unique geologic feature. **No impacts**

would occur, and no mitigation measures are required. No further evaluation of this topic is required in the Programmatic EIR.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
8. GREENHOUSE GAS EMISSIONS. Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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.³ 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

³ *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) *Potentially Significant Impact.*

Greenhouse gas (GHG) emissions refer to a group of emissions that are believed to affect global climate conditions. These gases trap heat in the atmosphere and the major concern is that increases in GHG emissions are causing global climate change. Global climate change is a change in the average weather on the earth that can be measured by wind patterns, storms, precipitation, and temperature. Construction and operation of future projects in the Specific Plan area would generate GHG emissions from the use of construction equipment, construction workers' vehicles, operational energy use, and operational project trips to and from project sites, which may significantly impact the environment either directly or indirectly. Therefore, GHG impacts could be a **potentially significant impact** and will be further evaluated in detail in the Programmatic EIR.

b) *Potentially Than Significant Impact.*

Construction and operation of future projects in the Specific Plan area would generate GHG emissions, which may conflict with the policies and goals of GHG-reduction plans, including, but not limited to, the SCAG RTP/SCS, Assembly Bill (AB) 32 Scoping Plan, and Executive Orders S-03-05 and B-30-15. Therefore, impacts with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases could be a **potentially significant impact** and will be further evaluated in detail in the Programmatic EIR.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
9. HAZARDS AND HAZARDOUS MATERIALS. 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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) *Less Than Significant Impact.*

The project is a revision to the existing El Segundo Downtown Specific Plan. Potential future projects would be comprised of residential, office, medical office, retail and restaurant uses on sites that are currently developed. The proposed DSP Update would potentially increase the density of these types of uses; however, the occasional use or disposal of hazardous materials generally associated with these types of uses include unused paint, aerosol cans, cleaning agents (solvents), landscaping-related chemicals, and other common cleaning products and household substances. These materials are generally disposed of at non-hazardous Class II and III landfills (along with municipal solid waste). With compliance with the required procedures and guidelines during construction and throughout operation, impacts to the public and the environment associated with future development due to the routine transport, use, and disposal of hazardous materials would be less than significant. Therefore, impacts would be **less than significant** and no mitigation measures are required. No further evaluation of this topic is required in the Programmatic EIR.

b) *Potentially Significant Impact.*

The project is a revision to the existing El Segundo Downtown Specific Plan. Construction of future projects in the Specific Plan area could involve the use of potentially hazardous materials such as vehicle fuels and fluids that could be released should an accidental leak or spill occur. In addition, the soils in the Specific Plan area may contain contamination. Construction activities involving disturbance of contaminated soils could potentially create a significant hazard for construction workers and adjacent properties through upset or accident conditions. Therefore, this issue could be a **potentially significant impact** and will be further evaluated in detail in the Programmatic EIR.

Though construction activities have the potential to result in upset or accidental releases of hazardous materials, operation of future uses in the Specific Plan area, which would be comprised of residential, office, medical office, retail and restaurant uses, would not involve the use or storage of significant quantities of hazardous materials. As discussed under Response (a), operational use of hazardous materials would be limited to small quantities of cleaning solvents, paints, and landscaping maintenance materials. Although it is anticipated operation of these uses would not create a significant hazard to the public or the environment through any reasonably foreseeable upset and accident conditions involving the release of hazardous materials this potential impact will be further evaluated in detail in the Programmatic EIR.

c) *Potentially Significant Impact.*

El Segundo High School is located approximately 0.08 mile north of the Specific Plan area. Future development must comply with the applicable federal, State, and local Fire Department requirements regard the handling of hazardous materials. Future construction would involve the temporary use of potentially hazardous materials such as vehicle fuels and fluids that could be released should an accidental leak or spill occur. However, standard construction BMPs for the use and handling of such materials would avoid or reduce the potential for such conditions to occur. Any use of potentially hazardous materials during construction of future projects would comply with all local, state, and federal regulations regarding the handling of potentially hazardous materials, including Title 49 of the Code of Federal Regulations and Title 22, Division 4.5 of the California Code of Regulations. However, as discussed above under Item b., project construction has the potential for accidental release of hazardous substances associated with on-site soil contamination. Thus, construction activities associated with future uses have the potential to emit hazardous emissions or handle hazardous substances within 0.25 mile of a school. Therefore, this issue could be a **potentially significant impact** and will be further evaluated in detail in the Programmatic EIR.

d) *Potentially Significant Impact.*

Downtown El Segundo is located near the north entrance to the Chevron Refinery. There is the potential that future project sites are contained within a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 due to the location of the Chevron Refinery. Therefore, this issue could be a **potentially significant impact** and will be further evaluated in detail in the Programmatic EIR.

e) *Potentially Significant Impact.*

A small portion of the Specific Plan area is located within of the airport influence area established by the Los Angeles County Airport Land Use Commission. Therefore, portions of the Specific Plan area are within

the area subject to the LAX Comprehensive Land Use Plan.⁴ This issue could be a **potentially significant impact** and will be further evaluated in detail in the Programmatic EIR.

f) Potentially Significant Impact.

The project is a revision to the existing El Segundo Downtown Specific Plan. Future projects in the Specific Plan area would not interfere with the City's adopted Emergency Operations Plan (EOP) because projects would be reviewed to ensure that new development would not create barriers to evacuation plans.

The Specific Plan Update would not involve the development of structures that could potentially impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. Construction activities have the potential to temporarily impact traffic and vehicle speeds on adjacent roadways; however, these impacts would be temporary and emergency access to these roadways would not be blocked by future project construction. Furthermore, applicants would coordinate with the City to ensure appropriate construction staging areas and adequate vehicular and pedestrian access are temporarily provided on adjacent roadway. Any future project would be required to comply with all applicable City codes and regulations pertaining to emergency response and evacuation plans maintained by the police and fire departments, as well as fire protection and security on the sites.

However, the Specific Plan Update would include mobility enhancements including expanding pedestrian areas along portions of Main Street, Richmond Street, and Grand Avenue, which would create potential changes to the number of travel lanes on those streets. The project would eliminate a portion of an existing truck route that is located on Main Street between El Segundo Boulevard and Grand Avenue; proposes the potential closure of a portion of Richmond Street to vehicles, generally from Franklin Avenue to Grand Avenue to create a permanent pedestrian only street for outdoor dining and gathering; and include buffered bicycle lanes on Main Street and Grand Avenue. The project would include pedestrian and transit improvements in the project area. including widened sidewalks. Transit improvements could include bus stop enhancements and potentially new and/or relocated bus stops. Widened sidewalks would also provide expanded outdoor seating and dining areas for area restaurants. As a result, the Specific Plan Update has the potential to conflict with applicable emergency response and evacuation plan. Therefore, this issue could be a **potentially significant impact** and will be further evaluated in detail in the Programmatic EIR.

g) No Impact.

According to CALFire, the City, which includes the Specific Plan area, is not located in a Very High Fire Hazard Severity Zone.⁵ Future development within the Specific Plan area 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, **no impacts** would occur, and no mitigation measures are required. No further evaluation of this topic is required in the Programmatic EIR.

⁴ County of Los Angeles, Airport Influence Area Map: <https://geohub.lacity.org/datasets/lacounty::airport-influence-area-1/explore?location=33.948437%2C-118.398020%2C13.00>. Accessed December 2022.

⁵ Cal Fire, State Responsibility Area Viewer, website: <https://calfire-forestry.maps.arcgis.com/apps/webappviewer/index.html?id=468717e399fa4238ad86861638765ce1>. Accessed: December 2022.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
10. HYDROLOGY AND WATER QUALITY. Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv) impede or redirect flood flows?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Environmental Setting

Groundwater

The City, which includes the Specific Plan area, 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 the City of El Segundo.

Surface Water

The City is bounded to the west by the Pacific Ocean. No surface waters of resource exist in the City, including the Specific Plan area.

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 the City located in a flood zone is the 0.8-mile frontage along the Pacific Ocean, which is considered a Special Flood Hazard Area. The Specific Plan area is located approximately 1.0 mile east of the Pacific Ocean.

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.*

Construction would require earthwork activities including excavation of on-site soils and site grading. During earthwork activities, exposed and stockpiled soils on the construction site could be subject to minor erosion and conveyed via stormwater runoff to municipal storm drains and into the Pacific Ocean.

However, any project construction would occur in accordance with the requirements of the National Pollutant Discharge Elimination System (NPDES) General Construction Permit (Order No. 99-08)-DWQ)

and the El Segundo Municipal Code Chapter 5-4. The El Segundo Municipal Code Chapter 5-4 specifies Best Management Practices (BMPs) that must be used during construction to prevent or reduce pollutant loading from stormwater or non-stormwater discharges to receiving waters. BMPs also include treatment requirements, operating procedures, and practices to control plant site runoff, spillage or leaks, sludge or waste disposal, or drainage from raw material storage.

With compliance with regulatory requirements, pollutant levels in urban runoff during construction would be minimized. Therefore, project construction impacts related to the violation of water quality standards or waste discharge requirements would be **less than significant** and no mitigation measures are required. No further evaluation of this topic is required in the Programmatic EIR.

b) *Less than Significant Impact.*

The City, which includes the Specific Plan area, is located within the West Coast Groundwater Basin. The project could result in construction earthwork and groundwater may encountered during excavation in the DSP area. It is also possible that dewatering systems would be necessary for projects resulting from the DSP Update. The DSP area is primarily developed with existing urban uses and future development in the DSP area would be infill development and would not likely result in large excavation areas or large amounts of dewatering. Additionally, future development would not change large areas that are currently undeveloped and available for rainwater infiltration. Therefore, construction and operation of any potential development would have a minimal impact on groundwater in the area and would not substantially decrease groundwater supplies through substantial increases in impervious surfaces.

The proposed project would generate a water demand. The City no longer withdraws from the West Coast Groundwater Basin as a 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 the City of El Segundo. Therefore, the project would not have the potential in decrease groundwater supplies from increase in demand. Therefore, project impacts related to groundwater supplies and recharge would be **less than significant** and no mitigation measures are required. No further evaluation of this topic is required in the Programmatic EIR.

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

There are no streams or rivers in the DSP area. The project could result in construction earthwork and grading that would expose soils. However, any project construction would occur in accordance with the requirements of the National Pollutant Discharge Elimination System (NPDES) General Construction Permit (Order No. 99-08)-DWQ) and the El Segundo Municipal Code Chapter 5-4. The El Segundo Municipal Code Chapter 5-4 specifies Best Management Practices (BMPs) that must be used during construction to prevent or reduce pollutant loading from stormwater or non-stormwater discharges to receiving waters. BMPs also include treatment requirements, operating procedures, and practices to control plant site runoff, spillage or leaks, sludge or waste disposal, or drainage from raw material storage. During operation, development in the DSP area would be required to control pollutants, pollutant loads, and runoff volume by: 1) minimizing the impervious surface area and 2) controlling runoff through infiltration, bioretention, and/or rainfall harvest and use. Compliance with existing regulations such as the National Pollutant Discharge Elimination System and the El Segundo Municipal Code Chapter 5-4, future development in the Specific Plan area would not significantly impact water quality, drainage patterns and runoff, or groundwater quality. The only area of the City located in a flood zone is the 0.8-mile frontage

along the Pacific Ocean, which is considered a Special Flood Hazard Area. The Specific Plan area is located approximately 1.0 mile east of the Pacific Ocean.

Therefore, project impacts related to erosion, siltation, increase in run-off, or impeding or redirecting flood flows would be **less than significant** and no mitigation measures are required. No further evaluation of this topic is required in the Programmatic EIR.

d) *Less than Significant Impact.*

The City, which includes the Specific Plan area, is located adjacent to the Pacific Ocean, which could create tsunamis. The Specific Plan area is located approximately 1.0 mile east of the Pacific Ocean. The tsunami hazard area does not extend into any part of the City that is developed. Development resulting from the Specific Plan Update would occur on previously developed sites in the City.

The City, which includes the Specific Plan area, 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** and no mitigation measures are required. No further evaluation of this topic is required in the Programmatic EIR.

e) *Less than Significant Impact.*

As discussed above, the City would require implementation of the National Pollutant Discharge Elimination System (NPDES) General Construction Permit (Order No. 99-08)-DWQ and the El Segundo Municipal Code Chapter 5-4 for any project activities. Therefore, project construction and operation would not conflict with implementation of any water quality control plan. As discussed under b), construction and operation of the project would not substantially deplete groundwater supplies or interfere with groundwater recharge and would therefore not conflict with implementation of any groundwater management plan. Therefore, project impacts would be **less than significant** and no mitigation measures are required. No further evaluation of this topic is required in the Programmatic EIR.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
11. LAND USE AND PLANNING. 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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.

The Specific Plan area is in Downtown El Segundo, in the northwest quadrant of the City of El Segundo. The Specific Plan area is approximately 43.8 acres in size and is irregular in shape with portions extending to Eucalyptus Drive to the east, El Segundo Boulevard to the south, Concord Street to the west, and Mariposa Avenue to the north. The Specific Plan area is currently developed with a wide range of commercial, residential, and public uses.

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
- El Segundo Downtown Specific Plan

Checklist Discussion

a) No Impact.

The project is a revision to the existing El Segundo Downtown Specific Plan. Objectives of the Specific Plan Update would encourage and facilitate the redevelopment of underutilized sites within the Downtown area, including along primary transit corridors. Future 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 Specific Plan Update would not physically divide an established community. Therefore, **no impacts** would occur, and no mitigation measures are required. No further evaluation of this topic is required in the Programmatic EIR.

b) *Potentially Significant Impact.*

The Specific Plan Update is subject to numerous regional and local land use plans, policies, and regulations as well as to the City of El Segundo Municipal Code, and requests several discretionary approvals including a General Plan Amendment and Zone Change. Therefore, this issue could be a **potentially significant impact** and will be further evaluated in detail in the Programmatic EIR.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
12. MINERAL RESOURCES. 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"/>

Environmental Setting

Petroleum resource development in the area was established with development of the refinery in 1911, prior to the City’s incorporation in 1917. The Specific Plan area is underlain by the El Segundo Oil Field,⁶ where over 14 million barrels of oil and condensate were produced locally between 1935 and 1992. Production has steadily declined since 1967.

Although there are several wells still operating in the City, there are no oil wells in operation within the Specific Plan area and the City is not shown as containing mineral resources.

Regulatory Setting

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, which includes the Specific Plan area, 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 Downtown area is currently developed with land uses that are not related to mining or mineral extraction. Therefore, **no impacts** would occur, and no mitigation measures are required. No further evaluation of this topic is required in the Programmatic EIR.

⁶ California Department of Conservation, Well Finder Map: <https://maps.conservation.ca.gov/doggr/wellfinder/#openModal/-118.40111/33.91899/15>. Accessed December 2022.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
13. NOISE. 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 the Specific Plan area comes from transportation sources, including highways, arterials, and roadways; Los Angeles International Airport; and non-transportation sources, such as commercial activities and various community activities. The City is also bounded to the north by Imperial Highway, which is located approximately 1.0 mile north of the Specific Plan area. The noise environment in the Specific Plan area is dominated by airport and vehicular traffic including vehicular generated noise along Imperial 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 and 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) *Potentially Significant Impact.*

Dependent on the distance and intensity of equipment used for any future projects in the Specific Plan area, there could be project specific noise and vibration impacts associated with construction of future projects. Furthermore, future development would involve demolition, site preparation, grading, building construction, and paving activities that could generate noise and groundborne vibration during the temporary construction period. Therefore, there could be a substantial temporary increase in ambient noise levels and groundborne vibration in the vicinity of the Specific Plan area during project construction. In addition, new vehicles trips generated by operation of new development could potentially result in increased traffic noise levels in the project vicinity that could exceed the applicable noise standards.

Therefore, this issue could be a **potentially significant impact** and will be further evaluated in detail in the Programmatic EIR.

c) *Less Than Significant Impact.*

Los Angeles International Airport is located approximately 1.0 mile north of the Specific Plan area'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 a revision to the existing El Segundo Downtown Specific Plan. As all areas of the Specific Plan area 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 development would be similar as under current conditions.

Therefore, neither adoption of the Specific Plan Update nor any future development within the Specific Plan area would result in potential impacts associated with airport noise that do not currently exist. Therefore, impacts would be **less than significant**, and no mitigation measures are required. No further evaluation of this topic is required in the Programmatic EIR.

	Potentially Significant Impact	Less Than Significant Impact with the Incorporated Mitigation	Less Than Significant Impact	No Impact
14. POPULATION AND HOUSING. 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Environmental Setting

According to 2020 Department of Finance (DOF) estimates, the City has a total of 7,500 dwelling units.⁷ As of 2020, the DOF determined that the City's population numbered 17,298.⁸

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 65584(a)(1)
- Senate Bill 375
- Southern California Association of Governments Connect SoCal
- Regional Housing Needs Assessment

Checklist Discussion

a) Potentially Significant Impact.

The project is a revision to the existing El Segundo Downtown Specific Plan. The proposed DSP update would include development standards, including building form, massing, and articulation standards that would increase building heights, reduce or eliminate stepbacks, and allow additional residential and office use at higher densities. Density would be increased on sites within the DSP area through a form-based approach. Objectives of the Specific Plan Update would encourage and facilitate the redevelopment of underutilized sites within the Downtown area, including along primary transit corridors. Thus, the Specific

⁷ State of California Department of Finance, Table E-5 Population and Housing Estimates for Cities, Counties and the State, 2020-2022, website: <https://dof.ca.gov/forecasting/demographics/estimates/e-5-population-and-housing-estimates-for-cities-counties-and-the-state-2020-2022/>. Accessed December 2022.

⁸ State of California Department of Finance, Table E-5 Population and Housing Estimates for Cities, Counties and the State, 2020-2022, website: <https://dof.ca.gov/forecasting/demographics/estimates/e-5-population-and-housing-estimates-for-cities-counties-and-the-state-2020-2022/>. Accessed December 2022.

Plan Update could generate new residents as well as employees. Therefore, this issue could be a **potentially significant impact** and will be further evaluated in detail in the Programmatic EIR.

b) *Potentially Significant Impact.*

A significant impact may occur if a project would result in displacement of existing housing units, including people within occupied housing units, necessitating construction of replacement housing elsewhere. As the objectives of the Specific Plan Update would encourage and facilitate the redevelopment of underutilized sites within the Downtown area to accommodate anticipated future market demand, the implementation of the Specific Plan Update could result in displacement. Therefore, this issue could be a **potentially significant impact** and will be further evaluated in detail in the Programmatic EIR.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
15. PUBLIC SERVICES. 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Police protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Parks?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Other public facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 32.⁹ 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, administrative, training, police property, crime scene investigations, community engagement, personnel division, and police records.¹⁰ The Field Operations Bureau consists of the Patrol Division and the Special Operations Division.¹¹ The City is divided into two geographic patrol

⁹ *El Segundo Fire Department, Operations, website: <https://www.elsegundofd.org/suppression/operations>. Accessed December 2022.*

¹⁰ *El Segundo Police Department, Bureaus, website: <https://www.elsegundopd.org/about-espdp/bureaus>. Accessed December 2022.*

¹¹ *El Segundo Police Department, Bureaus, website: <https://www.elsegundopd.org/about-espdp/bureaus>. Accessed December 2022.*

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.¹²

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.¹³

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. 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.¹⁴ 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.

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.¹⁵ 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.

¹² El Segundo Police Department, Patrol, website: <https://www.elsegundopd.org/patrol>. Accessed December 2022.

¹³ El Segundo Unified School District, District Goals, website: <https://www.elsegundousd.net/page/district-goals>. Accessed December 2022.

¹⁴ El Segundo Rec, Parks & Library, Parks & Facilities Directory, website: <https://www.elsegundorecparks.org/parks-facilities/parks-facilities-directory>. Accessed December 2022.

¹⁵ El Segundo Public Library, website: <https://www.elsegundolibrary.org/home-library>. Accessed December 2022.

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) *Potentially Significant Impact.*

The project is a revision to the existing El Segundo Downtown Specific Plan. Implementation of the Specific Plan Update could result in new development in the Downtown area that would increase the density of residential, office, medical office, retail and restaurant uses, requiring, fire and emergency services, thereby, increasing the overall number of emergency calls to the El Segundo Fire Department. Therefore, this issue could be a **potentially significant impact** and will be further evaluated in detail in the Programmatic EIR.

b) *Potentially Significant Impact.*

The project is a revision to the existing El Segundo Downtown Specific Plan. Implementation of the Specific Plan Update could result in new development in the Downtown area of residential, office, medical office, retail and restaurant uses, requiring, police services, thereby, increasing the overall number of emergency calls to the El Segundo Police Department. Therefore, this issue could be a **potentially significant impact** and will be further evaluated in detail in the Programmatic EIR.

c) *Potentially Significant Impact.*

The project is a revision to the existing El Segundo Downtown Specific Plan. The Specific Plan area is located within the El Segundo Unified School District boundaries and would generate students who would attend the schools in this district. Therefore, this issue could be a **potentially significant impact** and will be further evaluated in detail in the Programmatic EIR.

d) *Potentially Significant Impact.*

The project is a revision to the existing El Segundo Downtown Specific Plan. Impacts would increase to existing and proposed recreational facilities, from the additional population from new development in the Specific Plan area. Therefore, this issue could be a **potentially significant impact** and will be further evaluated in detail in the Programmatic EIR.

e) *Potentially Significant Impact.*

The project is a revision to the existing El Segundo Downtown Specific Plan. Impacts would increase to existing library facilities from the additional population from new development in the Specific Plan area. Therefore, this issue could be a **potentially significant impact** and will be further evaluated in detail in the Programmatic EIR.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
16. RECREATION. 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Environmental Setting

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.¹⁶ 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.

Regulatory Setting

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

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

Checklist Discussion

a), b) *Potentially Significant Impact.*

The project is a revision to the existing El Segundo Downtown Specific Plan, which would potentially increase development and thereby residential and visitor uses of City recreational facilities. This increase in use has the potential to create impacts to existing recreational facilities from additional population

¹⁶ *El Segundo Rec, Parks & Library, Parks & Facilities Directory, website: <https://www.elsegundorecparks.org/parks-facilities/parks-facilities-directory>. Accessed December 2022.*

from new and denser development in the Specific Plan area. Therefore, this issue could be a **potentially significant impact** and will be further evaluated in detail in the Programmatic EIR.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
17. TRANSPORTATION. Would the project:				
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit roadway, bicycle and pedestrian facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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"/>

Environmental Setting

Existing Street System

Regional access to the City, which includes the Specific Plan area, is provided by the Glenn Anderson 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.

Transit Service

The City, which includes the Specific Plan 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. 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 west of Pacific Coast Highway, Grand Avenue west of the Downtown Specific Plan area, and Imperial Highway. The City contains 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 City. Narrower sidewalks are present on most collector and local streets in the City.

Regulatory Setting

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

- Senate Bill 743
- CEQA Guidelines Section 15064.71
- South Bay Bicycle Master Plan
- City of El Segundo General Plan Circulation Element

Checklist Discussion**a) *Potentially Significant Impact.***

The project is a revision to the existing El Segundo Downtown Specific Plan. Implementation of the Specific Plan Update could result in an increase in new development in the Downtown area of residential, office, medical office, retail and restaurant uses beyond what currently exists. This new development would require the use of a variety of construction vehicles throughout construction. Typical construction schedules create trips outside of the traffic peak hours. It is anticipated that there would be no hauling during the PM peak hour, and that construction workers would arrive at project sites prior to the AM peak hour, which is typical construction industry practice.

Operation of new development in the Specific Plan area could generate new residents on-site in addition to on-site employees and patrons of the commercial spaces, which would result in increased vehicle trips on area roadways that could degrade the existing performance levels of roadway facilities. The project-generated population could also increase the demand for and use of public transit, which may affect the performance of existing transit conditions in the area. Therefore, this issue could be a **potentially significant impact** and will be further evaluated in detail in the Programmatic EIR.

b) *Potentially Significant Impact.*

The Specific Plan Update could involve the addition of residential, office, medical office, retail and restaurant uses to the Specific Plan area. Implementation of the Specific Plan Update could result in temporary impacts to the circulation system. In addition, the Specific Plan Update could increase development intensity which could result in increased vehicle trips on area roadways and associated VMT. Therefore, this issue could be a **potentially significant impact** and will be further evaluated in detail in the Programmatic EIR.

c) *Less Than Significant Impact.*

The Specific Plan Update does not include any specific development of land. Any new development proposed under the Specific Plan Update 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 Specific Plan Update would not substantially increase hazards or conflicts due to a geometric design feature, or result in inadequate emergency access. Therefore, implementation

of the Specific Plan Update would have a **less than significant impact**, and no mitigation measures are required. No further evaluation of this topic is required in the Programmatic EIR.

d) *Less Than Significant Impact.*

Projects proposed pursuant to the Specific Plan Update would be reviewed to ensure that new development would be subject to provisions within the City's Fire Code regarding emergency access. Likewise, any new development would be subject to the City Fire Code requirements and Fire Department conditions of approval.

Construction activities have the potential to temporarily impact traffic and vehicle speeds on adjacent roadways; however, these impacts would be temporary and emergency access to roadways, would not be blocked by project construction. Furthermore, project applicants would coordinate with the City to ensure appropriate construction staging areas and adequate emergency vehicle access to project sites and adjacent roadways are maintained throughout construction periods.

The Specific Plan Update could include construction of new buildings consisting of residential, office, medical office, retail and restaurant uses. As required by the El Segundo Fire Department, future projects would be designed to accommodate emergency access, including police and fire access. Additionally, applicants would submit a Fire/Life Safety Plan that includes emergency site access during project construction, permanent Fire Department access during operation, the locations of fire hydrants and sprinkler systems, and fire alarm system specifications prior to issuance of building permits for a project. Therefore, the Specific Plan Update would not result in inadequate emergency access during project construction and operation and impacts would be **less than significant**, and no mitigation measures are required. No further evaluation of this topic is required in the Programmatic EIR.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>18. TRIBAL CULTURAL RESOURCES. 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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), *Potentially Significant Impact.*

AB 52, signed into law on September 25, 2014, requires lead agencies to evaluate a project’s potential to impact Tribal Cultural Resources (TCR) and establishes a formal notification and, if requested, consultation process for California Native American Tribes as part of CEQA. TCR includes sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American Tribe that are eligible for inclusion in the California Register or included in a local register of historical resources. AB 52 also gives lead agencies the discretion to determine, supported by substantial evidence, whether a resource qualifies as a TCR. Consultation is required upon request by a California Native American tribe that has previously requested that the City provide it with notice of such projects, and that is traditionally and culturally affiliated with the geographic area of a project. Therefore, this issue could be a **potentially significant impact** and will be further evaluated in detail in the Programmatic EIR.

a) ii), *Potentially Significant Impact.*

Under AB 52, if a lead agency determines that a project may cause a substantial adverse change to a TCR, the lead agency must consider measures to mitigate that impact. PRC Section 21074 provides a definition of a TCR. In brief, in order to be considered a TCR, a resource must be either: 1) listed, or determined to be eligible for listing, on the national, State, or local register of historic resources, or 2) a resource that the lead agency chooses, in its discretion supported by substantial evidence, to treat as a TCR. In the latter instance, the lead agency must determine that the resource meets the criteria for listing in the State register of historic resources or City Designated Cultural Resource. In applying those criteria, a lead agency shall consider the value of the resource to the tribe. As mentioned above, a TCR includes sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American Tribe that are eligible for inclusion in the California Register, are included in a local register of historical resources, or are otherwise determined by the lead agency to be significant based on substantial evidence. A substantial adverse change to a TCR is a significant effect on the environment under CEQA. Because future projects in the Specific Plan area could include excavation to depths not previously disturbed, and given that the AB 52 Tribal notification/consultation process has not been completed to date, this issue could be a **potentially significant impact** and will be further evaluated in detail in the Programmatic EIR.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
19. UTILITIES AND SERVICE SYSTEMS. 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Environmental Setting

Water

Water service in the City, which includes the Specific Plan area, 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 2020 Urban Water Management Plan (UWMP), which is updated every five years, water supply in the City in 2020 consists of: 15 to 20% groundwater; 65% imported water; and 17% recycled water.¹⁷

Wastewater

Wastewater in the City, which includes the Specific Plan area, 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

¹⁷ West Basin Municipal Water District 2020 Urban Water Management Plan, June 2021.

Angeles that permits an average flow of 2.75 million gallons per day 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 two 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, which includes the Specific Plan area.

Solid Waste

Solid waste disposal in the City, which includes the Specific Plan area, 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) *Potentially Significant Impact.*

The project is a revision to the existing El Segundo Downtown Specific Plan. Given the built-out character of El Segundo, most 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 Downtown area.

The Specific Plan Update could increase the construction and operation of new development in the Downtown area comprised of residential, office, medical office, retail and restaurant uses, which could potentially increase demand for electricity, natural gas, and water, as well as increased generation of solid waste and wastewater compared to existing conditions. The Specific Plan Update could also require upgrades to the existing utilities. Therefore, this issue could be a **potentially significant impact** and will be further evaluated in detail in the Programmatic EIR.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
20. WILDFIRE: 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, which includes the Specific Plan area, 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 6.5 miles north from the Specific Plan area and open space areas around the Inglewood Oil Fields and Kenneth Hahn State Recreation Area, more than nine miles north from the Specific Plan area. Both Very High Fire Hazard Severity Zones are separated from the Specific Plan area 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 CALFire, the City, which includes the Specific Plan area, is not located in a Very High Fire

Hazard Severity Zone.¹⁸ The closest State-designated fire hazard zone is at the Ballona Wetlands, more than 6.5 miles north from the Specific Plan area and open space areas around the Inglewood Oil Fields and Kenneth Hahn State Recreation Area, more than nine miles north from the Specific Plan area.

Future development within the Specific Plan area would not be subject to any more risk than other development in the City not located within a Very High Fire Hazard Severity Zone. Furthermore, future development would be required to comply with applicable codes, regulations, and standard measures for fire protection. Developers would be required to provide proof of compliance with applicable building and fire code requirements, as well as El Segundo Fire Department Plan Check requirements. These requirements include, but are not limited to, items such as types of roofing materials, building construction, fire hydrant flows, hydrant spacing, access and design, fire sprinkler systems, and other hazard reduction programs such as the Fire/Life Safety Plan, as set forth by the El Segundo Fire Department and the Uniform Fire Code. 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, and no mitigation measures are required. No further evaluation of this topic is required in the Programmatic EIR.

¹⁸ Cal Fire, State Responsibility Area Viewer, website: <https://calfire-forestry.maps.arcgis.com/apps/webappviewer/index.html?id=468717e399fa4238ad86861638765ce1>. Accessed: December 2022.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
21. MANDATORY FINDINGS OF SIGNIFICANCE. 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Checklist Discussion

a) Potentially Significant Impact.

In Section 4, Biological Resources, it was found that implementation of the Specific Plan Update would not 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, or substantially reduce the number or restrict the range of a rare or endangered plant or animal. Potential impacts to fish, wildlife, and plants would be **less than significant**.

As discussed in Section 5, Cultural Resources, Section 7, Geology and Soils, and Section 18, Tribal Cultural Resources, there is the **potential for impacts** to historic resources, and previously undiscovered archaeological, paleontological, and tribal cultural resources. Therefore, these issues will be analyzed in detail in a Programmatic EIR.

b) Potentially Significant Impact.

As discussed in Sections 1 through 20, above, the Specific Plan Update may result in significant impacts to aesthetics, air quality, cultural resources, energy, GHG emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, population and housing, transportation, tribal cultural resources, and utilities. Potential cumulative impacts in these issue areas, for which **potentially significant impacts** have been identified, will be analyzed in detail in a Programmatic EIR.

c) ***Potentially Significant Impact.***

In general, impacts to human beings are associated with air quality, GHG emissions, hazards and hazardous materials, and noise. As discussed in Section 3, Air Quality, Section 8, Greenhouse Gas Emissions, Section 9, Hazards and Hazardous Materials, and Section 13, Noise, impacts related to these issue areas could potentially be significant. Therefore, the Specific Plan Update could potentially have harmful environmental effects that could affect humans either directly or indirectly. Therefore, this issue could be a **potentially significant impact** and will be further evaluated in detail in the Programmatic EIR.