

2.0 Introduction and Purpose



2.0 INTRODUCTION AND PURPOSE

2.1 PURPOSE OF THE EIR

The Project includes a request for approval of the El Segundo South Campus Specific Plan No. SP 11-01 (Project). The Project proposes to establish a maximum allowable development within the 142-acre Specific Plan area of 4,231,547 gross square feet, or an additional 2,142,457 gross square feet over existing conditions, which would include office, warehousing, light industrial, and commercial (retail/restaurant) uses. Additionally, the Project involves the following entitlements: Environmental Assessment No. EA-905; General Plan and General Plan Map Amendments No. GPA 11-01 changing the land use designations from Light Industrial, Open Space, and Public Facilities, to El Segundo South Campus Specific Plan (ESSCSP); Zone Change No. ZC 11-02 and Zone Text Amendment No. ZTA 11-01 changes the zoning from Light Industrial (M-1), Open Space (OS), and Public Facilities (P-F) Zones, to ESSCSP; a Subdivision No. SUB 11-02 (Vesting Tentative Map No. 71551) subdividing the property into 26 separate parcels; and Development Agreement No. DA 11-02 specifying the standards and conditions that would govern development of the property and detailing the Applicant's and City's obligations. For more detailed information regarding the proposal, refer to Section 3.0, Project Description.

The City of El Segundo (City) is the Lead Agency under the California Environmental Quality Act (CEQA) and has determined that an Environmental Impact Report (EIR) is required for the proposed ESSCSP Project (State Clearinghouse No. 2012101081). This EIR has been prepared in conformance with CEQA (California Public Resources Code [PRC] §21000 et seq.); *CEQA Guidelines* (California Code of Regulations [CCR], Title 14, §15000 et seq.); and the rules, regulations, and procedures for implementation of CEQA, as adopted by the City of El Segundo. The principal *CEQA Guidelines* sections governing content of this document include *CEQA Guidelines* §§ 15120 through 15132 (*Contents of Environmental Impact Reports*); and §15161 (*Project EIR*).

The purpose of this EIR is to review the existing conditions, analyze potential environmental impacts, and identify feasible mitigation measures to avoid or lessen the Project's potentially significant effects. This EIR addresses the Project's environmental effects, in accordance with CEQA Guidelines §15161. As referenced in CEQA Guidelines §15121(a), the primary purposes of this EIR are to:

- Inform decision-makers and the public generally of the significant environmental effects of a project;
- Identify possible ways to minimize the significant effects of a project; and
- Describe reasonable alternatives to a project.

The mitigation measures that are specified may be adopted as conditions of approval to minimize the significance of impacts resulting from the Project. In addition, this EIR is the primary reference document in the formulation and implementation of a mitigation monitoring program for the Project.

The City of El Segundo (which has the principal responsibility of processing and approving the Project) and other public (i.e., responsible and trustee) agencies that may use this EIR in the decision-making or permit process will consider the information in this EIR, along with other



information that may be presented during the CEQA process. Environmental impacts are not always mitigatable to a level considered less than significant; in those cases, impacts are considered significant unavoidable impacts. In accordance with CEQA Guidelines §15093(b), if a public agency approves a project that has significant impacts that are not substantially mitigated (i.e., significant unavoidable impacts), the agency must state in writing the specific reasons for approving the Project, based on the Final EIR and any other information in the public record for the Project. CEQA Guidelines §15093 requires a “statement of overriding considerations” where the Agency specifies the findings and public benefits for the project that outweigh the impacts.

This EIR analyzes the Project’s environmental effects to the degree of specificity appropriate to the current proposed actions, as required by CEQA Guidelines §15146. The analysis considers the activities associated with the Project to determine the short- and long-term effects associated with their implementation. This EIR discusses the Project’s direct and indirect impacts, as well as the cumulative impacts associated with other past, present, and reasonably foreseeable future projects.

2.2 COMPLIANCE WITH CEQA

PUBLIC REVIEW OF DRAFT EIR

In accordance with CEQA Guidelines §§ 15087 and 15105, this Draft EIR will be circulated for a 45-day public review period. The public will be invited to comment in writing on the information contained in this document. Persons and agencies commenting are encouraged to provide information that they believe is missing from the Draft EIR and to identify where the information can be obtained. All comment letters received before the close of the public review period will be responded to in writing, and the comment letters, together with the responses to those comments, will be included in the Final EIR.

Comment letters should be sent to:

City of El Segundo
Planning and Building Safety Department
350 Main Street
El Segundo, CA 90245
Attn: Mr. Masa Alkire, AICP, Principal Planner
malkire@elsegundo.org

FINAL EIR

The Final EIR will consist of the Draft EIR, revisions to the Draft EIR (if any), and responses to all written comments addressing concerns raised in the comments of responsible agencies, the public, and any other reviewing parties. After the Final EIR is completed, and at least ten days prior to the certification hearing, a copy of the response to comments made by public agencies on the Draft EIR will be provided to the commenting agencies.



2.3 NOTICE OF PREPARATION/ EARLY CONSULTATION (SCOPING)

In compliance with the *CEQA Guidelines*, the City of El Segundo provided opportunities for various agencies and the public to participate in the environmental review process. During preparation of the Draft EIR, efforts were made to contact various Federal, State, regional, and local government agencies and other interested parties to solicit comments on the scope of review in this document. This included the distribution of a Notice of Preparation (NOP) to various responsible agencies, trustee agencies, and interested parties. In addition, notice of a public scoping meeting for the Project was included within the NOP. The public scoping meeting was held on November 5, 2012 in the City of El Segundo City Council Chambers located at 350 Main Street, El Segundo.

Pursuant to CEQA Guidelines §15082, the City of El Segundo circulated the NOP directly to public agencies (including the State Clearinghouse Office of Planning and Research), special districts, and members of the public who had requested such notice. The NOP was distributed on October 29, 2012 with the 30-day public review period concluding on November 28, 2012.

The purpose of the NOP was to formally announce the preparation of a Draft EIR for the proposed Project, and that, as the Lead Agency, the City was soliciting input regarding the scope and content of the environmental information to be included in the EIR. The NOP provided preliminary information regarding the anticipated range of impacts to be analyzed within the EIR.

The November 5, 2012 public scoping meeting was held with the specific intent of affording interested individuals, groups, and public agencies a forum in which to orally present input directly to the Lead Agency in an effort to assist in further refining the intended scope and focus of the EIR, as described in the NOP.

The Initial Study/Environmental Checklist is provided as Appendix 10.1, *Initial Study/Environmental Checklist*, and the NOP and NOP comment letters are provided as Appendix 10.2, *Notice of Preparation and Comment Letters*. The following summarizes the primary issues raised in the NOP comment letters and identifies the EIR section where they are addressed:

- Project site is outside of the Airport Influence Area for Los Angeles International Airport;
- Recommendation to use regional methodology in assessing Project traffic impacts (refer to Section 5.2, *Traffic and Circulation*);
- Evaluate the Project's traffic impacts on the I-105 freeway (refer to Section 5.2);
- Evaluate the share of cost of traffic/circulation improvements (refer to Section 5.2);
- Consult with Caltrans (refer to Section 5.2);
- Evaluate the Project's traffic impacts on the Coral Circle/Douglas Street intersection (refer to Section 5.2);
- Evaluate the Project's traffic impacts on at-grade highway-rail crossings (refer to Section 5.2);
- Consult with Los Angeles Department of Transportation;
- Recommendation to use regional CMP methodology/requirements for assessing Project traffic impacts (refer to Section 5.2);



- Provide land uses that maximize proximity to existing Metro Green Line (refer to Section 5.1, *Land Use and Planning*), and Section 5.2);
- Evaluate impacts on Metro Green Line (refer to Section 5.2);
- Conduct Native American tribal consultation (refer to Section 8.0, *Effects Found Not To Be Significant*); and
- Include County Sanitation Districts of Los Angeles County sewage service description and potential impact analysis in EIR.

2.4 FORMAT OF THE EIR

The Draft EIR is organized into 11 sections, as follows:

- Section 1.0, *Executive Summary*, provides summaries of the Project description, environmental impacts, and mitigation measures.
- Section 2.0, *Introduction and Purpose*, provides CEQA compliance information.
- Section 3.0, *Project Description*, provides a detailed Project description indicating Project location and setting, background and history; Project characteristics, objectives, phasing, and associated discretionary actions required.
- Section 4.0, *Basis for the Cumulative Analysis*, describes the approach and methodology for the cumulative analysis.
- Section 5.0, *Environmental Analysis*, contains a detailed environmental analysis of the existing conditions, potential Project impacts, recommended mitigation measures, and possible unavoidable adverse impacts for the following environmental topic areas:
 - Land Use and Planning;
 - Transportation/Traffic;
 - Air Quality;
 - Greenhouse Gas Emissions;
 - Noise;
 - Geology and Soils;
 - Hazards/Hazardous Materials;
 - Hydrology and Water Quality;
 - Population and Housing;
 - Public Services and Recreation; and
 - Utilities and Service Systems.
- Section 6.0, *Other CEQA Considerations*, discusses the long-term implications of the proposed action. Irreversible environmental changes that would be involved in the proposed action, should it be implemented, are considered. The Project's growth-inducing impacts, including the potential for population growth, and energy conservation impacts are also discussed.
- Section 7.0, *Alternatives to the Proposed Action*, describes a reasonable range of alternatives to the Project or its location that could avoid or substantially lessen the Project's significant impacts and still feasibly attain the Project's basic objectives.
- Section 8.0, *Effects Found Not to be Significant*, provides an explanation of potential impacts that have been determined not to be significant.



- Section 9.0, *Organizations and Persons Consulted*, identifies all Federal, State, and local agencies, other organizations, and individuals consulted.
- Section 10.0, *Appendices*, contains the Project's technical documentation.

2.5 RESPONSIBLE AND TRUSTEE AGENCIES

Certain projects or actions undertaken by a Lead Agency require subsequent oversight, approvals, or permits from other public agencies in order to be implemented. Such other agencies are referred to as Responsible Agencies and Trustee Agencies. Pursuant to CEQA Guidelines §§ 15381 and 15386, as amended, Responsible Agencies and Trustee Agencies are respectively defined as follows:

“Responsible Agency” means a public agency, which proposes to carry out or approve a project, for which [a] Lead Agency is preparing or has prepared an EIR or Negative Declaration. For the purposes of CEQA, the term “responsible agency” includes all public agencies other than the Lead Agency, which have discretionary approval power over the project. (§15381)

“Trustee Agency” means a state agency having jurisdiction by law over natural resources affected by a project, which are held in trust for the people of the State of California. Trustee Agencies include; The California Department of Fish and Game, The State Lands Commission; The State Department of Parks and Recreation and The University of California with regard to sites within the Natural Land and Water Reserves System. (§15386)

Responsible and Trustee Agencies and other entities that may use this EIR in their decision-making process or for informational purposes include the following, among others:

- California Department of Transportation;
- California Department of Toxic Substances Control;
- Los Angeles County Metropolitan Transportation Authority;
- Los Angeles County Flood Control District;
- Los Angeles Regional Water Quality Control Board;
- South Coast Air Quality Management District;
- Southern California Association of Governments; and
- State Water Resources Control Board.

2.6 INCORPORATION BY REFERENCE

Pertinent documents relating to this EIR have been cited in accordance with CEQA Guidelines §15150, which encourages incorporation by reference as a means of reducing redundancy and the length of environmental reports. The following documents are incorporated by reference into this EIR. Information contained within these documents has been utilized for each section of this EIR. Copies of these documents are available for review or purchase at the City of El Segundo Planning Department (350 Main Street, El Segundo) and on the City's web site (<http://www.elsegundo.org>).



El Segundo General Plan. The City adopted the comprehensive El Segundo General Plan (General Plan) in 1992. The General Plan constitutes the City's overall plans, goals, and objectives for land use within the City's jurisdiction. The General Plan addresses a broad range of issues relating to the community's physical, economic, and social development. It contains an evaluation of existing conditions and provides the long-term goals and policies necessary to guide growth and development in the direction that the community desires. Through the Goals, Objectives, Policies, and Programs it contains, the General Plan serves as a decision-making tool to guide future growth and development decisions. The General Plan consists of a Land Use Map, and the following seven mandatory and three optional elements:

- Economic Development Element;
- Land Use Element (updated 2001);
- Circulation Element (updated 2004);
- Housing Element (updated 2014);
- Open Space and Recreation Element;
- Conservation Element;
- Air Quality Element;
- Noise Element;
- Public Safety Element; and
- Hazardous Materials and Waste Management Element.

The General Plan was used throughout this EIR as a source of baseline data.

El Segundo General Plan Final Environmental Impact Report (EIP Associates) Certified December 1, 1992, Ordinance 1189. The El Segundo General Plan Environmental Impact Report (General Plan EIR) analyzed the potential environmental impacts that would result from implementation of the El Segundo General Plan. As indicated in General Plan EIR Table 4.4-4, *Summary of Land Uses*, the environmental impact analysis contained in the General Plan EIR assumes buildout of the City under the Preferred Plan would include 7,787 dwelling units and 56,090,790 square feet of non-residential land uses, among other uses. It was concluded (page 2-2 of Final General Plan EIR) that impacts in the following areas would be significant and unavoidable:

- Transportation and circulation: Impacts at intersections and along roadway segments;
- Noise: Increases in ambient noise levels; and
- Geology: Increased exposure to seismic hazards.

In consideration of the General Plan Amendments that have occurred subsequent to preparation of the General Plan EIR, buildout of the City is forecast to include 8,089 dwelling units and 57,644,946 square feet of non-residential land uses. The General Plan EIR was used in this EIR as a source of baseline data.

El Segundo Municipal Code. The El Segundo Municipal Code ("ESMC") regulates municipal affairs within the City's jurisdiction including, without limitation, zoning regulations (codified in ESMC Title 15). ESMC Title 15 is the primary tool for implementing the El Segundo General Plan's goals, objectives, and policies. The ESMC is referenced throughout this EIR to establish the Project's baseline requirements according to the City's regulatory framework.

El Segundo South Campus Specific Plan (February 2013). The El Segundo South Campus Draft Specific Plan (Specific Plan) is the primary Project component. The Specific Plan document was used throughout this EIR as a source of descriptive data for the proposed Project, subject of this EIR.