

5.10 Land Use and Planning

This section describes the applicable laws and policies related to land use and planning, discusses the existing land use conditions within the Project area, and evaluates the Project's consistency with relevant land use plans, policies, and regulations.

5.10.1 Regulatory Framework

Federal

Federal Coastal Zone Management Act

The federal Coastal Zone Management Act (CZMA) (16 USC 1451–1464, Chapter 33; Public Law 92-583, October 27, 1972; 86 Stat. 1280), administered by the National Oceanic and Atmospheric Administration (NOAA), provides for the management of the nation's coastal resources, including the Great Lakes. The goal is to “preserve, protect, develop, and where possible, to restore or enhance the resources of the nation's coastal zone.” The CZMA outlines three national programs, the National Coastal Zone Management Program, the National Estuarine Research Reserve System, and the Coastal and Estuarine Land Conservation Program (CELCP). The National Coastal Zone Management Program aims to balance competing land and water issues through state and territorial coastal management programs, the National Estuarine Research Reserves serve as field laboratories that provide a greater understanding of estuaries and how humans impact them, and CELCP provides matching funds to state and local governments to purchase threatened coastal and estuarine lands or obtain conservation easements.

Endangered Species Act of 1973

The federal Endangered Species Act (ESA) (16 USC 1531–1544, 87 Stat. 884) was established by Congress to “provide a means whereby the ecosystems upon which endangered species and threatened species depend may be conserved [and] to provide a program for the conservation of such ... species.” Habitat Conservation Plans (HCPs), established under ESA Section 10(a)(1)(B), are planning documents that provide for partnerships with non-federal parties to conserve the ecosystems upon which listed (and candidate) species depend, ultimately contributing to their recovery. The U.S. Fish and Wildlife Service (USFWS) requires HCPs as part of an application for an incidental take permit. HCPs describe the anticipated effects of the proposed “taking,” how those impacts will be minimized or mitigated, and how the HCP is to be funded.

The federal ESA designates critical habitat for endangered species. The USFWS also manages the National Wildlife Refuges in the Southern California Association of Governments (SCAG) region.

The U.S. National Park Service (NPS) manages national parks and wilderness areas. Two national parks and one wilderness area are located in the SCAG region: Joshua Tree National Park, a portion of Death Valley National Park, and the Santa Monica Mountains National Recreation Area.

HCPs may be prepared on a project level when projects will require the acquisition of an Incidental Take Permit. Regional HCPs may also be prepared in an effort to protect threatened and endangered species during the land use planning process.

State

California Coastal Act of 1976

The California Coastal Act of 1976 (Coastal Act) (see Public Resources Code [PRC] Division 20) was adopted to protect, maintain, and, where feasible, enhance and restore the overall quality of the coastal zone environment and its natural and artificial resources. The Coastal Act is also intended to ensure orderly, balanced utilization and conservation of coastal zone resources, and priority for coastal-dependent and coastal-related development over other development on the coast. The Coastal Act policies constitute the statutory standards applied to planning and regulatory decisions made by the California Coastal Commission (CCC) and by local governments, pursuant to the Coastal Act. The Coastal Act includes specific policies that address issues such as shoreline public access and recreation, terrestrial and marine habitat protection, visual resources, industrial uses, water quality, development design, and power plants, among others.

The CCC was made permanent by the Coastal Act to provide for continued state coastal planning and management. In partnership with coastal cities and counties, the CCC plans and regulates the use of land and water in the coastal zone. The coastal zone varies in width from several hundred feet in highly urbanized areas up to 5 miles in certain rural areas, and offshore the coastal zone includes a 3-mile-wide band of ocean.

Development activities are broadly defined by the Coastal Act to include (among others) construction of buildings, divisions of land, and activities that change the intensity of use of land or public access to coastal waters. Implementation of Coastal Act policies is accomplished primarily through the preparation of local coastal programs (LCPs) that are required to be completed by each of the coastal zone counties and cities.

Development within the coastal zone may not commence until a Coastal Development Permit (CDP) has been issued by either the CCC or a local government that has a CCC-certified LCP. Coastal Act Section 30519 specifies that, except for appeals to the CCC, as provided in Section 30603, after an LCP or any portion thereof has been certified and all implementing actions within the area affected have become effective, the development review authority defined in Coastal Act Chapter 7 (commencing with Section 30600) shall no longer be exercised by the CCC over any new development proposed within the area to which the certified LCP or any portion thereof applies and shall, at that time, be delegated to the local government that is implementing the LCP or any portion thereof.

Most proposed Project components are located within the coastal zone; therefore, their development would require a CDP. The City of El Segundo has certified and adopted an LCP and therefore, pursuant to Coastal Act Section 30519, has jurisdiction to issue a CDP for the desalination facility; refer to the *City of El Segundo Local Coastal Program* section below. Additionally, because the CCC retains CDP jurisdiction over development proposed on the

immediate shoreline, tidelands, submerged lands, and public trust lands (Coastal Act Section 30601), the CCC has jurisdiction to issue a CDP for the proposed screened ocean intake and concentrate discharge. The Coastal Act does allow for consolidation of a permit action for a project (i.e., the City agrees to allow the CCC to review Coastal Act compliance for the entire project, including the onshore portion within the City's LCP jurisdiction) that spans local and state jurisdictions, such as the proposed Project. More specifically, Coastal Act Section 30601.3 specifies the following:

- a) Notwithstanding Coastal Act Section 30519, the CCC may process and act upon a consolidated CDP application, if both of the following criteria are satisfied:
 - 1) A proposed project requires a CDP from both a local government with a certified LCP and the CCC.
 - 2) The Applicant, the appropriate local government, and the CCC, which may agree through its executive director, consent to consolidate the permit action, provided that public participation is not substantially impaired by that review consolidation.
- b) The standard of review for a consolidated CDP application submitted pursuant to subdivision (a) shall follow Chapter 3 (commencing with Section 30200), with the appropriate LCP used as guidance.

Coastal Act Chapter 2 provides definitions that govern interpretation of the Coastal Act, including the following, that are relevant to the proposed Project:

- Section 30101, Coastal-Dependent Development or Use: "Coastal-dependent development or use" means any development or use which requires a site on, or adjacent to, the sea to be able to function at all.
- Section 30114(a), Public Works: "Public works" means all production, storage, transmission, and recovery facilities for water, sewerage, telephone, and other similar utilities owned or operated by any public agency or by any utility subject to the jurisdiction of the Public Utilities Commission, except for energy facilities.

Coastal Act Chapter 3, *Coastal Resources Planning and Management Policies*, includes policies that constitute the standards by which the permissibility of proposed developments subject to the provisions of the Coastal Act are determined. Public agencies carrying out or supporting activities that could have a direct impact on resources within the coastal zone shall consider the effect of such actions on coastal zone resources to ensure that these policies are achieved. The Coastal Act policies that are relevant to the Project are addressed in Section 5.10.4 (See Impact LU 5.10-2).

California Coastal Commission Sea Level Rise Adopted Policy Guidance

In August 2015, the Sea Level Rise Policy Guidance document was unanimously adopted for use by the CCC (CCC 2015). This document provides an overview of the best available science on sea-level rise and recommended methodology for addressing sea-level rise in Coastal Commission planning and regulatory actions. This guidance is a comprehensive, multi-purpose resource that will be updated periodically to address new sea-level rise science and information. Some of the principles listed in the document for addressing sea-level rise in the coastal zone that apply to the proposed Project include:

Minimize Coastal Hazards through Planning and Development Standards

7. Minimize hazard risks to new development over the life of authorized structures.
8. Minimize coastal hazard risks and resource impacts when making redevelopment decisions.

Maximize Protection of Public Access, Recreation, and Sensitive Coastal Resources

12. Maximize natural shoreline values and processes; avoid expansion and minimize the perpetuation of shoreline armoring.

California State Lands Commission

The California State Lands Commission (SLC) provides stewardship of California's public trust lands, waterways, and resources through economic development, protection, preservation, and restoration. The SLC is tasked with public land management and resource protection to ensure the future quality of the environment and balanced use of the lands and resources entrusted to its care. The State's public trust lands include tidelands, navigable waterways, and submerged coastal lands extending to a distance of three nautical miles, as well as the waters and underlying beds of more than 120 rivers, lakes, streams, and sloughs.

The SLC regulates the use of tidelands and submerged lands under its jurisdiction to ensure that proposed uses of these lands are consistent with the Public Trust Doctrine principle for preserving these resources for public use. Generally, the SLC has jurisdiction over land below mean high tide (MHT). Public and private entities may apply to the SLC for land leases or permits on State lands for purposes, such as dredging and placement of new submarine infrastructure. California Government Code (CGC) Section 65940 specifies the requirements of a surface land lease application. For this Project, it is noted that the narrow beach located on the west of the El Segundo Generating System (ESGS) is also publicly owned by the SLC and is maintained by the County of Los Angeles (*City of El Segundo General Plan 1992*).

Natural Community Conservation Planning Act of 1991, as Amended

The Natural Community Conservation Planning (NCCP) Act of 1991, as amended in 2003 (California Fish and Game Code Section 2800-2835), established the NCCP program for the protection and perpetuation of the state's biological diversity. The California Department of Fish and Wildlife (CDFW) established the program to conserve natural communities at the ecosystem level while accommodating compatible land use. A natural community conservation plan identifies and provides for the regional or area-wide protection of plants, animals, and their habitats, while allowing compatible and appropriate economic activity. The CDFW also provides support, direction, and guidance to participants to ensure that natural community conservation plans are consistent with the State ESA. Refer to Section 5.3, *Biological Resources – Terrestrial*.

Regional

Southern California Association of Governments

SCAG functions as the Metropolitan Planning Organization (MPO) for six counties: Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial. As the designated MPO, SCAG is mandated by the federal government to research and draw up plans for transportation, growth

management, hazardous waste management, and air quality. Additional mandates exist at the state level. SCAG is responsible for the maintenance of a continuous, comprehensive, and coordinated planning process. SCAG is also responsible for the development of demographic projections, as well as integrated land use, housing, employment, transportation programs, measures, and strategies for (the South Coast Air Quality Management District's (SCAQMD's) Air Quality Management Plan (AQMP) for the South Coast Air Basin.

El Segundo and the rest of the South Bay area (i.e., the southwestern portion of Los Angeles County) are within jurisdiction of the South Bay Cities Council of Governments (SBCCOG), 1 of 14 Subregional Organizations that make up SCAG. The SBCCOG is a joint powers authority of 16 cities and the County of Los Angeles that share the goal of maximizing the quality of life and productivity of their area.

2016–2040 Regional Transportation Plan/Sustainable Communities Strategy: Towards a Sustainable Future

SCAG adopted the *2016 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS): Towards a Sustainable Future* in April 2016. The plan is intended to provide guidance for population growth and increasing mobility for the region's residents and visitors, while emphasizing sustainability and integrated planning. The RTP/SCS encompasses three key principles for the region's future: mobility, economy, and sustainability. The 2016 RTP/SCS emphasizes a commitment to reduce emissions from transportation sources in conformance with SB 375, improve public health, and meet the federal Clean Air Act National Ambient Air Quality Standards. Refer to Section 6.2, *Population Growth*, for a review of the Project's consistency with the 2016 RTP/SCS.

Intergovernmental Review

SCAG's Intergovernmental Review (IGR) section is responsible for performing consistency reviews of regionally significant local plans, projects, and programs with SCAG's adopted regional plans. The criteria for projects of regional significance are outlined in CEQA Guidelines Sections 15125 and 15206, and include projects that are directly related to the policies and strategies contained in the RTP/SCS.

A proposed plan, project, or program must demonstrate consistency with the 2016 RTP/SCS by considering the 2016 RTP/SCS Goals and Adopted Growth Forecasts. SCAG encourages the use of 2016 RTP/SCS Program EIR mitigation measures to aid with demonstrating consistency with regional plans and policies. **South Coast Air Quality Management Plan**

The South Coast Air Quality Management District (SCAQMD) is one of 35 air quality management districts that periodically prepare an update to the Air Quality Management Plan (AQMP) to meet the federal requirements and/or to incorporate the latest technical planning information. The most current plan, the Final 2016 AQMP, incorporates scientific and technological information and planning assumptions, including the 2016 RTP/SCS and updated emission inventory methodologies for various source categories. Refer to Section 5.2 for further discussion concerning the Project's consistency with the AQMP.

South Bay Bicycle Master Plan

The *South Bay Bicycle Master Plan* (August 2011) is the result of a partnership between the Los Angeles County Bicycle Coalition and South Bay Bicycle Coalition (ALTA Planning and Design 2011).¹ The *South Bay Bicycle Master Plan* (Bicycle Master Plan) is intended to guide the development and maintenance of a comprehensive bicycle network and set of programs and policies throughout the seven participating South Bay cities, including El Segundo, for the next 20 years. The *Bicycle Master Plan* provides direction for expanding the existing bikeway network, connecting gaps in and between the participating cities, and ensuring greater local and regional connectivity. Chapter 3 of the plan specifically addresses El Segundo. It presents the existing bicycling conditions that influenced recommendations in the Bicycle Master Plan and proposed policies and bicycle facilities in the city.

Several bicycle paths traverse the Project area, including the Marvin Braude Coastal Bike Trail, which is located immediately west of the proposed ESGS site along the beach. There are also several facilities located within the proposed conveyance facility corridor; refer to Section 5.14, *Recreation*, Figure 5.14-1. As indicated in Figure 5.14-1, the Bicycle Master Plan identifies several proposed facilities throughout the region, including within the proposed conveyance facility corridor.

Local

City of El Segundo

El Segundo General Plan

The City of El Segundo adopted the comprehensive El Segundo General Plan (General Plan) in 1992. The Circulation Element was last updated and re-adopted in 2004. The Housing Element was updated and re-adopted in October 2013. The General Plan constitutes El Segundo's overall plans, goals, and objectives for land use within El Segundo'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 its goals, objectives, policies, and programs, the General Plan serves as a decision-making tool to guide future growth and development decisions. The General Plan, as amended, consists of a Land Use Map, and the following elements:

- Economic Development Element
- Land Use Element (updated 2001)
- Circulation Element (updated 2004)
- Housing Element (updated 2013)
- Open Space and Recreation Element
- Conservation Element

¹ The Master Plan was approved; however, no CEQA analysis was ever performed for the various projects it identified.

- Air Quality Element
- Noise Element
- Public Safety Element
- Hazardous Materials and Waste Management Element

The General Plan policies that are relevant to the Project are included in Section 5.10.4 (see Impact LU 5.10-4).

The Project-relevant portions of the Land Use Element, which has the broadest scope of all the General Plan elements, are discussed below. Additionally, because the Project involves coastal resources and industrial uses, the Project-relevant portions of the Conservation and Hazardous Materials Elements are discussed below.

Land Use Element

The Land Use Element is intended to direct the course of growth and development in El Segundo through implementation of the goals, objectives, policies, and program statements established in the plan. This Element influences the character of El Segundo more than any other General Plan Element. It uses text and maps to designate the future use/reuse of El Segundo's land. It also serves as a guide to making decisions regarding the distribution and intensity of development relative to location of public facilities and open space.

Land Use Plan and Designations

El Segundo's Land Use Plan, which indicates future land uses for the entire city, is addressed in the Land Use Element. The Land Use Element identifies and describes El Segundo's various land use designations and establishes the maximum land use density or intensity allowed for each designation. According to the General Plan Land Use Map (October 4, 2012), the Project site is designated Heavy Industrial (M2) (City of El Segundo 2016). The Land Use Element describes the Heavy Industrial designation, as follows:

Permits heavy manufacturing uses such as construction yards, factories, generating stations, extraction of raw materials, and refining. All uses must conform to the policies of the Hazardous Materials Element. The maximum allowed floor area ratio (FAR) is 0.6.

Conservation Element

The General Plan includes a Conservation Element for the conservation, development, and utilization of natural resources. This Element specifically outlines the city's conservation issues, including those involving coastal resources, among others.

The city's coastal area, where most Project components are proposed, includes 0.8 miles of shoreline that is located adjacent to Santa Monica Bay and is owned by the SLC. According to the Conservation Element, this coastal area was developed primarily as a resource for industrial use. It hosts two coastal-dependent energy facilities: the Chevron El Segundo Refinery (Chevron Refinery); and the El Segundo Generating Station (ESGS) (formerly the Southern California Edison Generating Station). The ESGS is owned and operated by NRG Energy, Inc. (NRG). This

coastal area serves as a marine terminal for loading Chevron Refinery petroleum products and as a cooling water source for both the Chevron Refinery and ESGS. Additionally, the Chevron Refinery discharges waters through outfalls into Santa Monica Bay, requiring compliance with Regional Water Quality Control Board (RWQCB) permits. The ESGS formerly discharged industrial and sanitary water through an outfall into the Santa Monica Bay (named Discharge 001 and Discharge 002), but eliminated the site's once-through cooling facilities in compliance with the Clean Water Act Section 316(b) decision to eliminate once-through cooling. However, the ESGS still discharges stormwater drainage via Discharge 002 using a drop inlet. The publicly owned El Segundo Beach extends along the ESGS's (proposed desalination facility site) western boundary. No coastal access exists within the city limits.

Hazardous Materials and Waste Management Element

As previously noted, the ESGS site is designated for heavy industrial use, and all such uses must conform to the policies of the Hazardous Materials and Waste Management Element; (see Section 5.8, *Hazards and Hazardous Materials*).

Consistent with state law, El Segundo adopted this Element, incorporating the applicable portions of Los Angeles County's Hazardous Waste Management Plan by reference. This Element is intended to serve as the City's Hazardous Waste Management Plan. Given the City's concerns regarding hazardous materials, this Element addresses management of hazardous waste within industrial land uses.

El Segundo Local Coastal Program

The El Segundo LCP consists of two elements: Issue Identification and Coastal Zone Specific Plan, including a Coastal Zone Specific Plan Map that illustrates the Specific Plan's land use designations.

Issue Identification

The Issue Identification section provides an area-wide description, and identifies and summarizes coastal issues relevant to El Segundo. The key issues identified by the LCP that are relevant to the Project involve energy facilities, as follows:

The implementing actions included in the Specific Plan are designed primarily to allow for onsite expansion or intensification of energy developments consistent with space constraints of the respective sites. Height, setback, and bulk requirements are those allowed by the City's M-2 Zone, except that in the [Shoreline Area] (SA) designated lands, energy development will be limited to stringent development criteria set forth therein designed to not restrict public access.

Coastal Zone Specific Plan

The Coastal Zone Specific Plan identifies the relevant Coastal Act policies, land use proposals, and implementing actions for the ESGS. The Coastal Act policies that were identified as relevant to the ESGS are Sections 30255, 30260, 30235, 30001.2. The Coastal Zone Specific Plan (LCP) policies that are relevant to the Project are outlined in Section 5.10.4 (see Impact LU 5.10-2).

The Specific Plan's proposed land use designations are illustrated on the Coastal Zone Specific Plan Map (LCP Appendix 9). According to the Specific Plan Map, the ESGS site is a designated Power Plant (PP), with the following uses:

- a) Electrical generating station.
- b) Accessory buildings and uses customarily incidental to the above when located on the same site with the main facility.
- c) On-site modifications to existing facilities. The following height, bulk, and setback requirements apply: M-2 Zone District standards.

By applying this designation to the ESGS site, "the Specific Plan limits the use of the site to energy facility and energy related developments required for the continued operation of the electrical power plant" (City of El Segundo 1980).

El Segundo Municipal Code

The El Segundo Municipal Code (ESMC) regulates municipal affairs within El Segundo's jurisdiction, including, without limitation, zoning regulations (codified in ESMC Title 15). ESMC Title 15, *Zoning Regulations*, is the primary tool for implementing the General Plan's goals, objectives, and policies.

ESMC Chapter 15-3, *Zones and Uses*, establishes classes of land use zones to regulate, restrict, and segregate the uses of lands and buildings, regulate and restrict the height and bulk of buildings, regulate the area of yards and other open spaces about buildings, and regulate the density of population. The location and boundaries of the various zones are delineated on El Segundo's Zoning Map (updated December 16, 2014; City of El Segundo 2016)). According to the Zoning Map, the Project site is zoned Heavy Manufacturing (M-2).

ESMC Chapter 15-6b, Heavy Industrial (M-2) Zone

The purpose of the M-2 Zone is described as follows (ESMC Section 15-6B-1, *Purpose*):

The purpose of this zone is to provide consistency with and implement policies related to those locations which are designated heavy industrial on the general plan land use map and in the general plan text. This zone is intended to provide areas suitable for the development of heavy manufacturing, assembling, or processing activities having unusual or potentially deleterious operational characteristics, that would be detrimental if allowed to operate in other zones within the city.

ESMC Section 15-6B-2, *Permitted Uses*, identifies the land uses that are permitted within the M-2 Zone; these include extraction of raw materials and refining uses, among others. Additionally, the permitted accessory uses include general office and laboratory, among others (ESMC Section 15-6B-3, *Permitted Accessory Uses*).

All uses within the M-2 Zone are required to comply with the development standards contained in ESMC Section 15-6B-7, *Site Development Standards*. These development standards involve transportation demand management (TDM) and trip reduction criteria (ESMC Chapter 15-16),

general provisions (ESMC Title 15-2), lot area, building/structure height, setbacks, lot frontage, building area, walls/fences, and access.

ESMC Chapter 15-16, Developer Transportation Demand Management

The purpose of ESCM Chapter 15-16 is to set forth requirements for major new developments and to offer facilities that encourage and accommodate the use of ridesharing, transit, pedestrian, and bicycle commuting as alternatives to single-occupant motor vehicle trips. According to ESCM Section 15-16-2, before approval of any development project, the applicant shall make the provision for, as a minimum, all of the applicable TDM and trip-reduction measures. Refer to Section 5.15, *Transportation and Traffic*, in this EIR for further discussion regarding TDM techniques.

Other Plans and Policies

Depending on the final alignment chosen, the proposed conveyance facilities could traverse El Segundo, as well as various South Bay jurisdictions, including the following:²

- City of Los Angeles³
- Unincorporated LA County (Del Aire or El Camino Village)
- LA County Department of Public Works
- Gardena
- Lawndale
- Hawthorne
- Torrance
- Redondo Beach

The General Plans and Municipal Codes relevant to the jurisdictions outlined above are not specified in detail within this EIR because most would not be relevant to the Project, given that the proposed conveyance facilities would be constructed within paved public rights-of-way (ROWs). However, the proposed Project would be required to obtain encroachment permits from the various jurisdictions listed above to allow for the installation of the proposed conveyance facilities within the public ROW. For a full description of the local permits anticipated for Project construction and operation, refer to Section 3.8, *Permits, Approvals, and Regulatory Requirements*, of this EIR.

5.10.2 Environmental Setting

Regional Setting

The proposed Project component sites can be generally described as being located in the South Bay region, which is located in southwest Los Angeles County and includes the cities along and

² Pipeline alignments are preliminary and are subject to change during final design and construction.

³ Depending on final conveyance pipeline design, the conveyance pipeline may clip a small section of the city of Los Angeles coastal zone at the intersection of Vista Del Mar and Grand Avenue and require encroachment permits for the pipeline segment within Grand Avenue from Vista Del Mar to west of Loma Vista within the city limits.

inland of southern Santa Monica Bay; refer to Figure 3-1 and Figure 3-2. The various Project components may traverse or be located within the communities of El Segundo, Hawthorne, Redondo Beach, Lawndale, Gardena, and unincorporated areas of Los Angeles County; refer to Figure 3-5.

Local Setting

The proposed ocean water desalination facility site is located at the existing ESGS, at 301 Vista Del Mar, at the western extent of the city of El Segundo; refer to Figure 3-3. Surrounding land uses include Santa Monica Bay to the west, Vista Del Mar and the Chevron El Segundo Oil Refinery to the east, the Chevron Marine Terminal to the north, and 45th Street and the city of Manhattan Beach to the south.

El Segundo encompasses just over 5.5 square miles and can generally be described using quadrants, with the El Segundo Boulevard/Sepulveda Boulevard intersection at its center. The ESGS is located in El Segundo's southwest quadrant, which is generally bound by El Segundo Boulevard on the north, Rosecrans Avenue (Manhattan Beach) on the south, Sepulveda Boulevard on the east, and the Pacific Ocean on the West. The Southwest Quadrant encompasses 958 acres and has three land use designations: heavy industrial, parking, and open space. This quadrant encompasses the ESGS, as well as the entire Chevron Oil Refinery. The only non-industrial uses in the southwest quadrant are a small parking lot and an open space beach area (approximately 4 acres total).

The ESGS site is located within the city of El Segundo's designated coastal zone. **Figure 5.10-1** shows the coastal zone and CCC jurisdiction that is located within the Project area. This portion of the city's coastal zone consists of a narrow ribbon of land approximately 0.8 miles in length and 200 yards in width, for a total area of approximately 50 acres. The majority of this portion of the El Segundo's coastal zone is developed for industrial uses, as described above, in addition to a narrow shoreline and a small retail service station. The narrow strip of beach west of ESGS and Chevron Terminal is publicly owned by the SLC and is maintained by the County of Los Angeles (*City of El Segundo General Plan 1992*). The County of Los Angeles maintains a bicycle path (Marvin Braude Coastal Bike Trail) that runs along this narrow shoreline and connects with county bike paths in the city of Los Angeles to the north and the city of Manhattan Beach to the south. Public access to the beach is not available in the city of El Segundo but instead is provided north of the ESGS via Dockweiler State Beach or south of the site via 45th Street.

On-Site Land Uses

Access to the site is provided via Vista Del Mar and a private gated access road located approximately 750 feet north of 45th Street. As described in Section 3, the proposed ocean water desalination facility site involves disturbed land within the ESGS within a 16-acre area extending from the northern end of existing Units 3 and 4 to the south boundary of the ESGS site (adjacent to 45th Street). Although the entire ESGS site is currently under consideration, the Ocean Water Desalination Facility would be sited within one of two alternate areas: ESGS South or ESGS North, which are further described below.

The southern end of the desalination facility site (ESGS South) shown in Figure 3-19 and Figure 3-20, was the previous site for two large above-ground fuel oil tanks that were removed in 2013 to provide staging/laydown and storage area during construction of Units 5, 6, 7, and 8. This construction is now complete, and this 13-acre southern site is used for temporary storage and parking purposes. This site is bounded on the east by an existing cutter oil tank, which is assumed to remain in operation,⁴ on the west by the Marvin Braude Coastal Bike Trail, on the south by 45th Street and on the north by the northern edge of an elevated level pad that was the site of the previous fuel-oil tanks. From this pad, which is at approximately elevation 41 feet, a vegetated slope falls away to the west to the existing bike trail below. This slope was recently planted and landscaped as part of NRG's redevelopment project for Units 5, 6, and 7. Also as part of that redevelopment project a landscaped berm was constructed at the south boundary bordering on 45th Street.

The northern portion of the desalination facility site (ESGS North Site), shown in Figure 3-9 and Figure 3-10 is an approximate 8-acre area located in the middle of the ESGS property. This site contains ESGS Units 3 and 4, which were decommissioned in December 2015. These units may be replaced with Units 9 through 12 in the future. The ESGS North Site is bounded on the east by Vista Del Mar, on the west by the Marvin Braude Coastal Bike Trail, on the north by newly commissioned Units 5–8, and on the south by the ESGS South Site. Due to its previous use for Units 3 and 4, virtually the entire site is a level pad at an approximate elevation 23 feet above mean sea level. The site is shielded from view from the bike trail by an 8-foot-high seawall.

The ESGS contains two pairs of tunnels. The southern pair of the existing ESGS tunnels were previously used for cooling water of Units 3 and 4, which are now out of service. The tunnels, shown in Figure 3-15, are parallel 12-foot-inside-diameter shore-perpendicular concrete pipes, approximately 23 feet apart (on center). The crowns of the pipelines are approximately 5 feet under the seafloor in the offshore area, and 20 feet or more below the onshore beach surface. The northern tunnel, which is longer than the southern tunnel, extends on a downward slope 2,579 feet from the existing onshore gate structure to a 26-foot by 20-foot vertical concrete off-shore intake structure that is equipped with a 36-foot by 30-foot velocity cap. The tunnel is equipped with four intermediate access structures (manholes) that extend above the ocean floor. The southern tunnel, which is shorter than the northern tunnel, extends on a downward slope 2,078 feet from the existing onshore gate structure to a 26-foot by 20-foot vertical concrete offshore discharge structure similar to the intake structure but without the velocity cap. The tunnel is equipped with three intermediate access structures (manholes) that extend above the ocean floor.

With respect to water conveyance infrastructure, the majority of West Basin's service area is served from the Metropolitan Water District of Southern California (MWD), Sepulveda, West Basin (WB), and West Coast (WC) Feeders through several turnouts. The WB Feeder Connector is aligned along Manhattan Beach Boulevard with nine local turnouts (WB-2A, 2B, 3, 4, 5, 11, 12, 13, and 29). The WC Feeder is aligned along El Segundo Boulevard with three local turnouts

⁴ West Basin has initiated discussions with NRG and the cutter tank leaseholder regarding possible relocation of this cutter tank. If the tank is relocated, the current cutter tank parcel could be available for the ESGS South Site plan.

(WB-20, 28, and 30). Both feeders are fed by the MWD Sepulveda Feeder, which is aligned along Van Ness Avenue. The locations of existing MWD facilities are shown in Figure 3-5.

New conveyance infrastructure is required to convey flows from the desalination facility site to the existing distribution system; refer to Figure 3-5. The conveyance systems would be located in urbanized portions of the various communities they traverse.

Surrounding Land Uses

Within the ESGS facility there are two potential locations for the proposed Project, one located to the north and one to the south. The land uses that surround the proposed desalination facility sites are described as follows:

- **North:** Existing ESGS Units 5, 6, 7, and 8.
- **South:** A multi-family residential neighborhood known as the El Porto Community is located to the south, beyond 45th Street. A service station and convenience mart is located to the southeast, at the Vista Del Mar/45th Street intersection. El Porto Beach public parking is located to the southwest, with beach access beyond the parking area. 45th Street, which parallels the site, forms the boundary between the city of El Segundo (on the north) and the city of Manhattan Beach (on the south).
- **East:** An SCE 230-kilovolt (kV) substation is located to the east between the areas under consideration for the desalination facility and Vista Del Mar. The Chevron El Segundo Refinery is located to the east, across Vista Del Mar.
- **West:** The Marvin Braude Coastal Bike Trail parallels the site on the west, with a public beach beyond the bikeway. The Marvin Braude Coastal Bike Trail is a prominent Los Angeles County facility that extends for approximately 20 miles from Will Rodgers State Beach to Torrance Beach parallel to the Pacific coastline.

Other notable nearby land uses include the Los Angeles Department of Water and Power's Scattergood Power Plant located approximately 0.25 miles north, the City of Los Angeles-owned Hyperion Water Reclamation Plant located 0.5 miles north, and the Los Angeles International Airport located approximately 2.5 miles to the north.

5.10.3 Significance Thresholds and Criteria

CEQA Guidelines Appendix G, Environmental Checklist Form, includes questions pertaining to land use and planning. The issues presented in the Environmental Checklist have been utilized as thresholds of significance in this section. Accordingly, the Project would have a significant adverse environmental impact if it would:

- Physically divide an established community (refer to Impact LU 5.10-1).
- Conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the Project (including but not limited to the General Plan, Specific Plan, LCP, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect (refer to Impact LU 5.10-2 through 5.10-5).
- Conflict with any applicable HCP or natural community conservation plan (refer to Impact LU 5.10-6).

Potentially Significant Impacts

The environmental factors determined to be potentially affected by the Project, identified in the Notice of Preparation (see Appendix 1A), are analyzed below. Feasible mitigation measures are recommended, where warranted, to avoid or minimize the Project’s significant adverse impacts.

5.10.4 Impacts and Mitigation Measures

Divide An Established Community

Impact LU 5.10-1: Would the Project physically divide an established community?

The following analysis evaluates potential impacts associated with constructing and operating each of the three primary elements of the Project, including offshore, coastal, and inland Project components for both the Local and Regional Projects. **Table 5.10-1** summarizes the impact significance conclusions.

**TABLE 5.10-1
 SUMMARY OF IMPACT LU 5.10-1 PHYSICALLY DIVIDE AN ESTABLISHED COMMUNITY**

	Ocean Water Desalination Facility	Offshore Intake and Discharge Facilities	Inland Conveyance Facilities
Impact LU 5.10-1: Impacts on physically dividing an established community.			
Local Project			
Construction	NI	NI	NI
Operation	NI	NI	NI
Regional Project			
Construction	NI	NI	NI
Operation	NI	NI	NI
NOTES: NI = No Impact, no mitigation proposed			

Local Project

Construction-Related and Operational Impacts

All Project Components

The Local Project ocean water desalination facility is proposed on the existing ESGS site within the property boundaries, offshore intake and discharge is located outside of urban areas and the desalinated water conveyance alternative pipeline corridors would be subsurface and aligned within roadway ROW. Construction of the conveyance pipelines would occur quickly in any one location and would not have the potential to divide any community. Therefore, the Local Project is not of a scope or nature such that it would physically divide an established community or disrupt the physical arrangement of a city. No impact would occur.

Mitigation Measures:

None Required.

Local Project Significance Determination:

No Impact.

Regional Project

Construction-Related and Operational Impacts

All Project Components

Similar to the Local Project, all components of the Regional Project would not have the potential to divide a community. The only other aboveground feature of the Regional Project is the regional pump station, which would be installed at one of five optional sites to provide additional pressure for connection to MWD's Sepulveda Feeder. The five potential regional pump station optional sites are located on existing developed land and thus would not physically divide established communities. Therefore, the Regional Project is not of a scope or nature such that it would physically divide an established community or disrupt the physical arrangement of a city. No impact would occur.

Mitigation Measures:

None Required.

Regional Project Significance Determination:

No Impact.

Conflict with Any Applicable Land Use Plan, Policy or Regulation (California Coastal Act, Sea Level Rise Policy Guidance, and City of EL Segundo LCP)

Impact LU 5.10-2: Would the Project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the Project (California Coastal Act, Sea Level Rise Policy Guidance, and EL Segundo LCP) adopted for the purpose of avoiding or mitigating an environmental effect?

The following analysis evaluates potential impacts associated with constructing and operating each of the three primary elements of the Project, including offshore, coastal, and inland Project components for both the Local and Regional Projects. **Table 5.10-2** summarizes the impact significance conclusions.

Various proposed Project components are located within the coastal zone, and development in the coastal zone is not permitted to begin until a CDP has been issued by (in the case of the proposed Project) the CCC and the local government that has a CCC-certified LCP. The City of El Segundo has a certified and adopted LCP and therefore has jurisdiction to issue a CDP for onshore Project components within its coastal zone, as specified in the *City of El Segundo Local Coastal Program*. The ocean water desalination facility is located in El Segundo's coastal zone. The CCC retains jurisdiction over development proposed on the immediate shoreline, tidelands, submerged lands, and public trust lands (Coastal Act Section 30601), and the screened ocean intake and concentrate discharge facilities would fall under CCC jurisdiction. According to the definitions provided in Coastal Act Chapter 2, the proposed Project is considered a "coastal-

dependent use” (Coastal Act Section 30101), since the proposed desalination facility includes a seawater desalination reverse osmosis (RO) treatment process that would produce between 20 and 60 million gallons per day (MGD) of potable drinking water. Additionally, the Project is considered a “public works” project (Coastal Act Section 30114) because it would involve water production, storage, transmission, and recovery facilities that would be owned/operated by West Basin.

**TABLE 5.10-2
 SUMMARY OF IMPACT LU 5.10-2 CONFLICT WITH ANY APPLICABLE LAND USE PLAN, POLICY, OR REGULATION
 (CALIFORNIA COASTAL ACT, SEA LEVEL RISE POLICY GUIDANCE, AND CITY OF EL SEGUNDO LCP)**

	Ocean Water Desalination Facility	Offshore Intake and Discharge Facilities	Inland Conveyance Facilities
Impact LU 5.10-2: Impacts regarding conflicts with any applicable land use plan, policy, or regulation (California Coastal Act, Sea Level Rise Policy Guidance, and City of EL Segundo LCP).			
Local Project			
Construction	NI	LTS	NI
Operation	LTSM	LTS	NI
Regional Project			
Construction	NI	LTS	NI
Operation	LTSM	LTS	NI

NOTES:

- NI = No Impact, no mitigation proposed
- LTS = Less than Significant, no mitigation proposed
- LTSM = Less than Significant impact with mitigation

Table 5.10-3 includes an analysis of the Local Project and Regional Project’s construction-related and operational consistency with the Coastal Act, Sea Level Rise Policy Guidance, and El Segundo LCP plans, policies, and regulations. Note that for any Responsible Agency for which the Project requires a permit or approval, such as the City of El Segundo and the CCC for Coastal Act compliance, final determination of regulatory compliance rests with the Responsible Agency issuing the permit or approval, and is usually accompanied by additional information developed during the final design and permitting phase of a project. The final determination on Coastal Act consistency rests with the City of El Segundo and CCC.

**TABLE 5.10-3
COASTAL ACT AND EL SEGUNDO LCP CONSISTENCY ANALYSIS**

Section	Policy ^{1,2}	Determination of Consistency
Chapter 1: Findings and Declarations and General Provisions		
30001.2	Legislative Findings and Declarations; Economic Development: The Legislature further finds and declares that, notwithstanding the fact electrical generating facilities, refineries, and coastal-dependent developments, including ports and commercial fishing facilities, offshore petroleum and gas development, and liquefied natural gas facilities, may have significant adverse effects on coastal resources or coastal access, it may be necessary to locate such developments in the coastal zone in order to ensure that inland as well as coastal resources are preserved and that orderly economic development proceeds within the state.	<u>Consistent:</u> The Project is intended to provide a new source of potable water to meet water demands. The desalinated water is intended to replace a portion of the existing imported water source(s) in order to serve existing commercial and residential needs, which would facilitate continued economic development in the area. The proposed desalination facility would be constructed within the boundaries of the existing ESGS site, adjacent to the Pacific Ocean to the west. Facility operations require a location adjacent to the ocean for purposes of intake and discharge. Potential Project impacts are evaluated herein in this EIR, and mitigation measures are identified to avoid and minimize such impacts to the extent feasible. Conveyance facilities would be located inland in order to distribute desalinated water to users.
Article 2: Public Access		
30211	Development Not To Interfere With Access: Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.	<u>Consistent:</u> There is no shoreline access within the El Segundo City limits. The current ESGS facility is fenced to preclude public access to this secure facility. The nearest access to the shoreline for the public is provided via Dockweiler State Beach, approximately 0.5 miles to the north, and Manhattan State Beach, which is directly to the south. As indicated in Section 5.14, <i>Recreation</i> , it is not anticipated that the Project would impact recreational use of the 8-acre narrow strip of beach, owned by the SLC, that borders the western boundary of the ESGS. Construction activities could temporarily affect use of the Marvin Braude Coastal Bike Trail but the temporary impact to the bike trail would not limit public access to the beach.
30212	New Development Projects: (a) Public access from the nearest public roadway to the shoreline and along the coast shall be provided in new development projects except where: (1) it is inconsistent with public safety, military security needs, or the protection of fragile coastal resources, (2) adequate access exists nearby, or, (3) agriculture would be adversely affected. Dedicated accessway shall not be required to be opened to public use until a public agency or private association agrees to accept responsibility for maintenance and liability of the accessway.	<u>Consistent:</u> No access to the shoreline exists within El Segundo City limits. The proposed ocean water desalination facility would be co-located at the existing ESGS property. The ESGS facility does not allow public access and is a secure facility. Similarly, the proposed desalination plant would be a secure facility; public access is not appropriate except under controlled conditions, such as visitor tours. Allowing public access to the shoreline from this location would be inconsistent with public safety due to the industrialized nature of the location.
Article 4: Marine Environment		
30230	Marine Resources; Maintenance: Marine resources shall be maintained, enhanced, and where feasible, restored. Special protection shall be given to areas and species of special biological or economic significance. Uses of the marine environment shall be carried out in a manner that will sustain the biological productivity of coastal waters and that will maintain healthy populations of all species of marine organisms adequate for long-term commercial, recreational, scientific, and educational purposes.	<u>Consistent:</u> As described in Section 5.3, the screened ocean intake and concentrate discharge would be located within an area designated as Essential Fish Habitat (EFH) for the Coastal Pelagic and Pacific Groundfish Management Plans. Offshore construction activities related to installation of the screened ocean intake and concentrate discharge would temporarily disturb both natural soft-bottom and artificial hard-bottom habitats in the area; however, pelagic species and groundfish are anticipated to avoid the Project area. Screened ocean intake and concentrate discharge operation would comply with the Ocean Plan Amendments (OPA) and result in less than significant impacts to EFH. For this reason, the Project would be consistent with Article 4 Section 30230. Refer to Section 5.11, <i>Marine Biological Resources</i> .

Section	Policy ^{1,2}	Determination of Consistency
30231	<p>Biological Productivity; Water Quality: The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface waterflow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.</p>	<p><u>Consistent:</u> Offshore construction activities for the screened ocean intake and concentrate discharge has the potential to result in short-term suspension of sediments in the water column, which would increase water turbidity and may reduce water quality during installation. However, such potential impacts to water quality from Project construction would be short-term, as sediments would resettle over a period of hours to days and would not result in long-term degradation of EFH in the Project vicinity. See Section 5.9, <i>Hydrology and Water Quality</i>.</p> <p>As discussed above, screened ocean intake and concentrate discharge operation would comply with the OPA and would result in a less than significant impact to EFH. Furthermore, the concentrate discharge would involve the use of a multiport diffuser system that would be designed to meet OPA requirements for minimizing brine toxicity and entrainment effects. See Section 5.11, <i>Marine Biological Resources</i>. For these reasons, the Ocean Water Desalination Project would be consistent with Article 4 Section 30231.</p>
30232	<p>Oil And Hazardous Substance Spills: Protection against the spillage of crude oil, gas, petroleum products, or hazardous substances shall be provided in relation to any development or transportation of such materials. Effective containment and cleanup facilities and procedures shall be provided for accidental spills that do occur.</p>	<p><u>Consistent:</u> The Project would ensure adequate protection against spillage of crude oil, gas, petroleum products, or hazardous substances for all Project components during construction and operation, regardless if they are located within the coastal zone or not. The Project proposes mitigation measures that would protect against oil and hazardous materials spills. Refer to Section 5.8, <i>Hazards and Hazardous Materials</i>.</p>
30233	<p>Diking, Filling or Dredging; Continued Movement of Sediment And Nutrients:</p> <p>The diking, filling, or dredging of open coastal waters, wetlands, estuaries, and lakes shall be permitted in accordance with other applicable provisions of this division, where there is no feasible less environmentally damaging alternative, and where feasible mitigation measures have been provided to minimize adverse environmental effects, and shall be limited to the following:</p> <p>New or expanded port, energy, and coastal-dependent industrial facilities, including commercial fishing facilities.....</p> <p>4) Incidental public service purposes, including but not limited to, burying cables and pipes or inspection of piers and maintenance of existing intake and outfall lines.....</p> <p>(b) Dredging and spoils disposal shall be planned and carried out to avoid significant disruption to marine and wildlife habitats and water circulation. Dredge spoils suitable for beach replenishment should be transported for these purposes to appropriate beaches or into suitable longshore current systems [...].</p>	<p><u>Consistent:</u> The installation of the screened ocean intake and brine discharge facilities would be subject to the relevant permits required under the California Coastal Act. This EIR details feasible mitigation measures to minimize adverse environmental impacts related to offshore construction activities. Refer to Section 5.9, <i>Hydrology and Water Quality</i>. Through implementation of the recommended mitigation measures, the Project would demonstrate consistency with Coastal Act Section 30233.</p>
30235	<p>Construction Altering Natural Shoreline: Revetments, breakwaters, groins, harbor channels, seawalls, cliff retaining walls, and other such construction that alters natural shoreline processes shall be permitted when required to serve coastal-dependent uses or to protect existing structures or public beaches in danger from erosion, and when designed to eliminate or mitigate adverse impacts on local shoreline sand supply. Existing marine structures causing water stagnation contributing to pollution problems and fishkills should be phased out or upgraded where feasible.</p>	<p><u>Consistent:</u> By nature, the desalination facility and intake/discharge facilities are coastal-dependent uses. The Project has been analyzed herein to ensure that all potential impacts on terrestrial and marine biological resources are reduced to the extent feasible through implementation of mitigation measures. Less than significant impacts with mitigation incorporated would occur in this regard. The Project would not result in water stagnation or pollution, or fishkills. Refer to Section 5.11, <i>Marine Biological Resources</i>.</p>

Section	Policy ^{1,2}	Determination of Consistency
Article 6: Development		
30250	<p>Location; Existing Developed Area:</p> <p>New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources. In addition, land divisions, other than leases for agricultural uses, outside existing developed areas shall be permitted only where 50 percent of the usable parcels in the area have been developed and the created parcels would be no smaller than the average size of surrounding parcels.</p> <p>Where feasible, new hazardous industrial development shall be located away from existing developed areas.</p> <p>Visitor-serving facilities that cannot feasibly be located in existing developed areas shall be located in existing isolated developments or at selected points of attraction for visitors.</p>	<p><u>Consistent:</u> Although located in the coastal zone, the proposed ocean water desalination facility would be co-located within an existing developed area of the ESGS. For this reason, the ocean water desalination facility would have less than significant individual or cumulatively adverse impacts on coastal resources and would be consistent with Coastal Act Section 30250.</p>
30251	<p>Scenic and Visual Qualities: The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.</p>	<p><u>ESGS Site Overall</u></p> <p><u>Consistent:</u> The desalination facility is proposed at an existing industrial site, which avoids disturbance to existing natural terrain and is compatible with existing site zoning. The ESGS site is not located in a highly scenic area designated in the California Coastline Preservation and Recreation Plan, and therefore no impacts would occur in this regard.</p> <p>An ocean water desalination facility sited at either the ESGS South or North Site would be consistent with Article 6 Section 30251, see below discussion of each site. Refer also to Section 5.1.</p> <p>Refer also to Section 5.1, <i>Aesthetics, Light & Glare</i>.</p> <p><u>South Site</u></p> <p><u>Consistent:</u> Ocean water desalination facility sited at the ESGS South Site would be generally consistent with this policy with the incorporation of mitigation measures. Site design preserves the visual/buffering features of the existing berm on 45th Street West (reconstructed as part of site grading), the slope and seawall along the Marvin Braude Coastal Bike Trail, and the landscape buffer along Vista Del Mar. Project including landscaping has been designed to maximize an aesthetically compatible environment and layout while minimizing the total duration and volume of construction grading required, thereby minimizing construction-related traffic, air emissions, noise, vibration and dewatering. The Project at the South Site has been designed to minimize view impacts. To the extent feasible, the Project would minimize the alteration of natural land forms.</p> <p><u>North Site</u></p> <p><u>Consistent:</u> Ocean water desalination facility sited at the ESGS North Site would not result in view blockage along beach areas and only nominal view blockage to public open ocean views.</p>
30253	<p>Minimization of Adverse Impacts: New development shall do all of the following:</p> <p>Minimize risks to life and property in areas of high geologic, flood, and fire hazard.</p>	<p><u>Consistent:</u> The Project would minimize adverse impacts related to hazards and hazardous materials, geology and soils, air quality, energy consumption, vehicle miles traveled, and recreation. Refer to Sections 5.2, <i>Air Quality</i>,</p>

Section	Policy ^{1,2}	Determination of Consistency
	<p>Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.</p> <p>Be consistent with requirements imposed by an air pollution control district or the State Air Resources Board as to each particular development.</p> <p>Minimize energy consumption and vehicle miles traveled.</p> <p>Where appropriate, protect special communities and neighborhoods that, because of their unique characteristics, are popular visitor destination points for recreational uses.</p>	<p>5.6, <i>Geology, Soils, and Seismicity</i>; 5.8, <i>Hazards and Hazardous Materials</i>; 5.14, <i>Recreation</i>; 5.15, <i>Transportation and Traffic</i>; and Section 5.5, <i>Energy Conservation</i>.</p>
30254	<p>Public Works Facilities: New or expanded public works facilities shall be designed and limited to accommodate needs generated by development or uses permitted consistent with the provisions of this division; provided, however, that it is the intent of the Legislature that State Highway Route 1 in rural areas of the coastal zone remain a scenic two-lane road. Special districts shall not be formed or expanded except where assessment for, and provision of, the service would not induce new development inconsistent with this division. Where existing or planned public works facilities can accommodate only a limited amount of new development, services to coastal dependent land use, essential public services and basic industries vital to the economic health of the region, state, or nation, public recreation, commercial recreation, and visitor-serving land uses shall not be precluded by other development.</p>	<p><u>Consistent</u>: The Project is intended to provide a new source of potable water to replace existing imported water and meet water demands consistent with West Basin's 2015 Urban Water Management Plan (UWMP) and Water Reliability Program objectives to reduce dependence on imported water. The desalinated water is intended to replace a portion of the existing imported water source(s) in order to serve existing commercial and residential needs, which would facilitate continued economic development in the area.. The Regional Project would be implemented with other water agency partners and in a manner consistent with adopted local growth planning documents.</p>
30255	<p>Priority of Coastal-Dependent Developments: Coastal-dependent developments shall have priority over other developments on or near the shoreline. Except as provided elsewhere in this division, coastal-dependent developments shall not be sited in a wetland. When appropriate, coastal-related developments should be accommodated within reasonable proximity to the coastal-dependent uses they support.</p>	<p><u>Consistent</u>: The Project would involve the use of ocean water for drinking water supply after treatment and is therefore considered a coastal-dependent development under Article 6 Section 30255. No wetland habitat is found on-site and no aspect of the Project is proposed to be located within the vicinity of a wetland. As such, the Project would be consistent with Article 6 Section 30255.</p>
Article 7: Industrial Development		
30260	<p>Location or Expansion: Coastal-dependent industrial facilities shall be encouraged to locate or expand within existing sites and shall be permitted reasonable long-term growth where consistent with this division. However, where new or expanded coastal-dependent industrial facilities cannot feasibly be accommodated consistent with other policies of this division, they may nonetheless be permitted in accordance with this section and Sections 30261 and 30262 if (1) alternative locations are infeasible or more environmentally damaging; (2) to do otherwise would adversely affect the public welfare; and (3) adverse environmental effects are mitigated to the maximum extent feasible.</p>	<p><u>Consistent</u>: The ocean water desalination facility would be located within the existing ESGS, at either the ESGS South Site or North Site. All construction would occur within the boundaries of the ESGS site, with exception of modification of the existing intake/discharge facilities in the Pacific Ocean. As such, the Project would be consistent with Article 7 Section 30260.</p>

NOTES:

PRC Division 20 (California Coastal Act) Chapter 3, *Coastal Resources Planning and Management Policies*, 2013.
City of El Segundo, City of El Segundo LCP Adopted 1980.

The following Policies (Sections) were included in this analysis, although they were not identified as applicable during preparation of the LCP: 30230; 30232; and 30254.

Local Project

Construction-Related Impacts

Ocean Water Desalination Facility – ESGS North and South Sites

Local Project ocean water desalination facility construction would occur on a disturbed stretch of land in the ESGS boundaries within the city of El Segundo's coastal zone. Therefore, the Local Project ocean water desalination facility would be located under the jurisdiction of the El Segundo LCP.

According to the El Segundo LCP, the city's portion of the coastal zone includes a narrow beach area of approximately 50 acres of land approximately 0.8 miles long and 200 yards wide at its widest point. This area is almost completely developed with energy-related facilities, with the exception of the narrow coastline, which remains undeveloped and available for public use. As the Local Project ocean water desalination facility would be constructed within the coastal zone, it would be subject to compliance with the City of El Segundo LCP. In addition, because the area already contains existing energy facilities, it would maintain all construction within an existing site and comply with the sea-level rise principle of maximizing natural shoreline values and processes. However, there are no El Segundo LCP policies or regulations adopted for the purpose of avoiding or mitigating a construction-related impact. No impact would occur.

Screened Ocean Intake and Concentrate Discharge

Local Project intake and discharge construction would occur within the coastal zone and would therefore be subject to Coastal Act policies and regulations of the CCC, which retains jurisdiction over development in immediate shoreline, tidelands, submerged lands, certain public trust lands, and major public works projects (Coastal Act Section 30601). In addition, approval from the SLC would be required for dredging activities in submerged lands. The intake and discharge facilities are located outside of the jurisdiction of the El Segundo LCP.

The Local Project would convert the existing outfall structures previously used by the ESGS for once-through cooling to ocean water intake and brine discharge pipelines, one 1,900 feet in length and one 2,100 feet in length, at a depth of 20 feet. As described in Table 5.10-3, the proposed construction plan to reuse of the existing outfall structures would be consistent with PRC Section 30260. However, the offshore construction footprint would extend beyond the footprint of the existing ESGS intake and discharge structures; refer to Figure 3-15.

As part of the Local Project's permitting process, West Basin would be required to obtain a CDP from the CCC prior to Local Project screened ocean intake and concentrate discharge construction; refer to Section 3.8. As concluded in Table 5.10-3, construction of the ocean intake and discharge facilities would not conflict with any applicable CCC land use plan, policy, or regulation, as outlined by the Coastal Act.⁵ West Basin would be required to obtain a CDP from the CCC to demonstrate compliance with applicable Coastal Act policies and regulations, and

⁵ In addition to Table 5.10-3, detailed discussion of specific Coastal Act issues are addressed in the appropriate EIR sections, including marine biology (Section 5.11), terrestrial biology (Section 5.3), greenhouse gas emissions (Section 5.7), public access and recreation (Section 5.14), and visual impacts (Section 5.1), and alternatives (Section 7).

also an approval from SLC for dredging offshore. Therefore, less than significant impacts would occur.

Desalinated Water Conveyance Components

Local Project desalinated water conveyance components would transport the treated water produced at the ocean water desalination facility to the existing West Basin distribution system. No portion of the proposed Local Project desalinated water conveyance components would be located within CCC jurisdiction. Additionally, construction would occur outside of the El Segundo LCP jurisdiction. As the Local Project desalinated water conveyance components construction would occur outside of jurisdictional areas, no conflict would occur with existing policies or regulations. No impact would occur.⁶

Mitigation Measures:

None Required.

Local Project Significance Determination:

Less than Significant Impact.

Operational Impacts

Ocean Water Desalination Facility – ESGS North and South Sites

The proposed Local Project ocean water desalination facility would be subject to compliance with the El Segundo LCP, as this Project component is sited within the coastal zone. In addition, the Local Project would comply with the Sea Level Rise Policy Guidance principles because it would be located within the existing boundaries of the energy facilities and would avoid expansion and minimize the perpetuation of shoreline armoring.

According to the Specific Plan (LCP) Map, the ESGS site is designated as Power Plant (PP). The Specific Plan limits the use of the site to energy facility and energy related developments. Although not an energy facility or energy-related development, the Local Project ocean water desalination facility would be generally consistent with the *El Segundo Local Coastal Zone Specific Plan* as it represents a “use of greater than local importance”⁷ and a coastal-dependent use which has a high priority under Coastal Act Section 30255. In addition, the Local Project ocean water desalination facility would be consistent with the site’s M-2 Zone development standards specified in ESMC Section 15-6B-7, *Site Development Standards*, as they would be related to lot area, building/structure height, setbacks, lot frontage, building area, and walls/fences. Thus, the Local Project ocean water desalination facility would not conflict with the ESGS North and ESGS South Sites’ planned use. Nonetheless, the LCP may need to be amended to allow for a water treatment plant to be constructed within a parcel zoned exclusively for Power

⁶ Should a wastewater connection be required to existing Sanitation District trunk lines in Manhattan Beach, this short section of pipe, within existing streets, would occur within Manhattan Beach’s LCP. Although generally the coastal zone is defined as being the area “between” the nearest public road and the ocean, the conveyance line segment within Vista Del Mar may be determined as being within the City of El Segundo’s Local Coastal Program. Utility extensions within public streets are often determined as exempt from the Coastal Act and associated LCPs.

⁷ Coastal Act Section 30501(c) requires that “uses of more than local importance” be considered in the preparation of LCPs. The Local Project capacity (20 MGD) would help meet West Basin’s service area water demands at a local scale, thereby relieving pressure on the already heavily constrained imported water supplies, and thus would satisfy Coastal Act Section 30501(c) and the goals of the City of El Segundo LCP.

Plant (PP). The LCP amendment would require approval from the CCC. Once the zoning designation is amended, the land use intensity is consistent with existing zoning and site conditions.

The Local Project ocean water desalination facility operation would require a CDP from the City of El Segundo and also a CDP from the CCC. The CCC may retain permitting authority over the entire project to minimize duplication of effort with the City. This would be determined by CCC during pre-consultation. The Local Project ocean water desalination facility operation would require that West Basin coordinate with the City of El Segundo and the CCC to obtain a CDP prior to commencement of construction.

Article 6, Section 30251 of the Coastal Act states that “the scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas.”

The following analysis discusses Local Project consistency with the Coastal Act for both the ESGS South Site and ESGS North Site.⁸ West Basin would be required to demonstrate compliance with applicable LCP policies. A less than significant impact would occur for both the North and South Sites:

- *ESGS North Site.* A Local Project ocean water desalination facility sited at the ESGS North Site would be visible from beach areas but would not have the potential to conflict with any applicable LCP land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an operational impact.
- *ESGS South Site.* A Local Project ocean water desalination facility sited at the ESGS South Site would be visible from beach areas and would have the potential to result in partial view blockage to public open ocean views from 45th Street. As explained further in Section 5.1, *Aesthetics*, aesthetic impacts of the Local Project would be mitigated to less than significant levels through a variety of mitigation measures (Mitigation Measures AES-2, AES-3, and AES-4). As such, an ocean water desalination facility at the ESGS South Site would be consistent with Section 30251. Thus, these visual changes to the existing scenic views in the Project vicinity would be less than significant with mitigation incorporated.

Screened Ocean Intake and Concentrate Discharge

As part of the Local Project’s permitting process, West Basin would be required to secure a CDP from the CCC prior to initiating operation. As concluded in Table 5.10-3, the Local Project screened ocean intake and brine discharge would not conflict with any applicable CCC land use plan, policy, or regulation adopted for the purpose of mitigating an operational environmental effect, as outlined by the Coastal Act. West Basin would be required to demonstrate compliance

⁸ In addition to Table 5.10-3, detailed discussion of specific Coastal Act issues are addressed in the appropriate EIR sections, including marine biology (Section 5.11), terrestrial biology (Section 5.3), greenhouse gas emissions (Section 5.7), public access and recreation (Section 5.14), and visual impacts (Section 5.1), and alternatives (Section 7).

with applicable Coastal Act policies and regulations. Therefore, less than significant impacts would occur.

Desalinated Water Conveyance Components

Local Project desalinated water conveyance components would transport the treated water produced at the ocean water desalination facility to the existing West Basin distribution system. No portion of the proposed Local Project desalinated water conveyance facilities would be located within CCC jurisdiction. Additionally, Local Project desalinated water conveyance components operations would occur outside of the El Segundo LCP jurisdiction. Thus, there would be no conflict with CCC or El Segundo LCP policies or regulations. As such, no impact would occur.

Mitigation Measures:

Implement Mitigation Measures AES-2, AES-3, and AES-4 for operation-related impacts to the ESGS South Site. No mitigation is required for the ESGS North Site, screened ocean intake and concentrate discharge, or the desalinated water conveyance components.

Local Project Significance Determination:

Less than Significant Impact with Mitigation Incorporated.

Regional Project

Construction-Related Impacts

Ocean Water Desalination Facility – ESGS North and South Sites

The Regional Project ocean water desalination facility would be located under the jurisdiction of the El Segundo LCP.

There are no El Segundo LCP policies or regulations adopted for the purpose of avoiding or mitigating a construction-related impact. No impact would occur.

Screened Ocean Intake and Concentrate Discharge

As part of the Regional Project's permitting process, West Basin would be required to secure a CDP from the CCC prior to Regional Project screened ocean intake and concentrate discharge construction; refer to Section 3.8. As concluded in Table 5.10-3, Regional Project screened ocean intake and brine discharge construction would not conflict with any applicable CCC land use plan, policy, or regulation adopted for the purpose of mitigating an operational environmental effect, as outlined by the Coastal Act.⁹ West Basin would be required to demonstrate compliance with applicable Coastal Act policies and regulations. Therefore, less than significant impacts would occur.

⁹ In addition to Table 5.10-3, detailed discussion of specific Coastal Act issues are addressed in the appropriate EIR sections, including marine biology (Section 5.11), terrestrial biology (Section 5.3), greenhouse gas emissions (Section 5.7), public access and recreation (Section 5.14), visual impacts (Section 5.1), and alternatives (Section 7).

Desalinated Water Conveyance Components

As the Regional Project desalinated water conveyance components construction would occur outside of CCC and El Segundo LCP jurisdiction, no conflict would occur with existing policies or regulations. No impact would occur.

Mitigation Measures:

None Required.

Regional Project Significance Determination:

Less than Significant Impact.

Operational Impacts

Ocean Water Desalination Facility – ESGS North and South Sites

As the Regional Project would be located on the same site as the Local Project, the proposed location for the Regional Project ocean water desalination facility is not within the CCC's jurisdictional boundaries. As with the Local Project, the Regional Project ocean water desalination facility operation would be subject to compliance with the El Segundo LCP, as this Project component is sited within the coastal zone.

As with the Local Project, the Regional Project ocean water desalination facility would be generally consistent with the *El Segundo Local Coastal Zone Specific Plan* as it represents a “use of greater than local importance” and a coastal-dependent use which has a high priority under Coastal Act Section 30255 (see Table 3.10-3). In addition, as with the Local Project, the Regional Project ocean water desalination facility would be consistent with the site's M-2 Zone development standards contained in ESMC Section 15-6B-7, *Site Development Standards*, as they relate to lot area, building/structure height, setbacks, lot frontage, building area, and walls/fences. Thus, the Regional Project ocean water desalination facility would not conflict with the ESGS North and ESGS South Sites' intended use.

As with the Local Project, the Regional Project ocean water desalination facility operation would require a CDP from the City of El Segundo. This would be addressed during the Regional Project's permit application process; refer to Section 3.8. Prior to operation, West Basin would coordinate with the City of El Segundo and apply/obtain a CDP. The following analysis discusses Regional Project consistency with the Coastal Act for both the ESGS South Site and ESGS North Site. West Basin would be required to demonstrate compliance with applicable LCP policies. A less than significant impact would occur for both the North and South Sites:

- *ESGS North Site.* A Regional Project ocean water desalination facility sited at the ESGS North Site would be visible from beach areas but would not have the potential to conflict with any applicable LCP land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an operational impact.
- *ESGS South Site.* Similar to the Local project, the Regional Project ocean water desalination facility sited at the ESGS South Site would have a less than significant impact on views with incorporation of Mitigation Measures AES-2, AES-3, and AES-4. Article 6 Section 30251 indicates that “scenic and visual qualities of coastal areas shall be considered and protected” and that “development shall be sited and designed to protect views to and along the ocean and

scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas.” The Regional Project desalination facility at South Site would have a less than significant impact on views, as discussed in Section 5.1, *Aesthetics*, EIR mitigation measures would substantially reduce potentially significant visual impacts, minimize alteration to land forms, and would include measures to enhance visual quality of an existing industrial site that is already visually degraded. As such, a Regional Project ocean water desalination facility sited at the ESGS South Site would be consistent with Coastal Act Article 6 Section 30251.

Screened Ocean Intake and Concentrate Discharge

As with the Local Project, as part of the Regional Project’s permitting process, West Basin would be required to secure a CDP from the CCC prior to Regional Project screened ocean intake and concentrate discharge operation; refer to Section 3.8. As concluded in Table 5.10-3, the Regional Project screened ocean intake and concentrate discharge would not conflict with any applicable CCC land use plan, policy, or regulation adopted for the purpose of mitigating an operational environmental effect, as outlined by the Coastal Act. West Basin would be required to demonstrate compliance with the applicable Coastal Act policies and regulations. Therefore, less than significant impacts would occur.

Desalinated Water Conveyance Components

As with the Local Project, no portion of the Regional Project desalinated water conveyance facilities would be located within CCC or El Segundo LCP jurisdiction. Thus, there would be no conflict with the CCC or El Segundo LCP policies or regulations, and no impact would occur.¹⁰

Mitigation Measures:

Implement Mitigation Measures AES-2, AES-3, and AES-4 for operation-related impacts to the ESGS South Site. No additional mitigation is feasible. Refer to Section 7, *Alternatives to the Proposed Project* for a discussion regarding the Reduced Elevation concept for the Regional Project at ESGS South Site.

Regional Project Significance Determination:

Less than Significant with Mitigation Incorporated.

Conflict with Any Applicable Land Use Plan, Policy, or Regulation (SLC)

Impact LU 5.10-3: Would the Project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the Project (SLC) adopted for the purpose of avoiding or mitigating an environmental effect?

As previously noted, the SLC has jurisdiction over land below MHT. Public and private entities may apply to the SLC for land leases or permits on state lands. The narrow beach west of the ESGS is publicly owned by the SLC and is maintained by the County of Los Angeles (*City of*

¹⁰ As noted above for the Local Project, wastewater connections and Vista Del Mar conveyance lines would be constructed with the Local Project within portions of Manhattan Beach, El Segundo and Los Angeles coastal zones; no additional construction outside of ESGS would be required within the coastal zone for the Regional Project.

El Segundo General Plan 1992). A Land Use Lease (Right-of-Way Permit) would be required from the SLC to modify the existing ESGS SLC lease for use of the existing open-ocean intake system and allow the change in use/concentrate discharge. CGC Section 65940 describes the degree of specificity and contents required for a surface land lease application. The following discussion addresses the Local Project and Regional Project’s construction-related and operational consistency with SLC policies and regulations.

The following analysis evaluates potential impacts associated with constructing and operating each of the three primary elements of the Project, including offshore, coastal, and inland Project components for both the Local and Regional Projects. **Table 5.10-4** summarizes the impact significance conclusions.

**TABLE 5.10-4
SUMMARY OF IMPACT LU 5.10-3 CONFLICT WITH ANY APPLICABLE LAND USE PLAN, POLICY, OR REGULATION (SLC)**

	Ocean Water Desalination Facility	Offshore Intake and Discharge Facilities	Inland Conveyance Facilities
Impact LU 5.10-3: Impacts regarding conflicts with any applicable land use plan, policy, or regulation (SLC).			
Local Project			
Construction	NI	LTS	NI
Operation	NI	LTS	NI
Regional Project			
Construction	NI	LTS	NI
Operation	NI	LTS	NI
NOTES: NI = No Impact, no mitigation proposed LTS = Less than Significant, no mitigation proposed			

Local Project

Construction and Operation

Ocean Water Desalination Facility and Desalinated Water Conveyance Components

Local Project ocean water desalination facility and the desalinated water conveyance components would not be located within SLC jurisdiction. As such, construction or operation of these Project components would not conflict with an applicable SLC policy or regulation adopted for the purpose of avoiding or mitigating an environmental effect. No impact would occur.

Screened Ocean Intake and Concentrate Discharge

Local Project intake and discharge facilities would occur belowground within existing ESGS tunnels, which are located along the narrow strip of land owned by the SLC and which were previously used for once-through cooling and discharge/outfall. The Project would require a SLC surface land lease and dredging permit prior to operation. The SLC would have approval authority over the surface land lease and dredging permits. However, the Local Project is not anticipated to conflict with any applicable SLC policy or regulation, and would demonstrate

compliance with applicable SLC requirements. Therefore, less than significant impacts would occur.

Mitigation Measures:

None Required.

Local Project Significance Determination:

Less than Significant Impact.

Regional Project

Construction and Operation

Ocean Water Desalination Facility and Desalinated Water Conveyance Components

The Regional Project ocean water desalination facility and the desalinated water conveyance components would not be located within SLC jurisdiction. As such, construction or operation of these Project components would not conflict with an applicable SLC policy or regulation adopted for the purpose of avoiding or mitigating an environmental effect. No impact would occur.

Screened Ocean Intake and Concentrate Discharge

Regional Project intake and discharge facility construction would occur belowground within existing ESGS tunnels, which are located along the narrow strip of land owned by the SLC. The Regional Project would require a SLC surface land lease and dredging permit prior to operation. The SLC would have approval authority over the surface land lease and dredging permits. However, the Regional Project is not anticipated to conflict with any applicable SLC policy or regulation, and would be required to demonstrate compliance with applicable SLC requirements. Therefore, less than significant impacts would occur.

Mitigation Measures:

None Required.

Regional Project Significance Determination:

Less than Significant Impact.

**Conflict with Any Applicable Land Use Plan, Policy, or Regulation
(El Segundo General Plan)**

Impact LU 5.10-4: Would the Project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the Project (El Segundo General Plan) adopted for the purpose of avoiding or mitigating an environmental effect?

The following analysis evaluates potential impacts associated with constructing and operating each of the three primary elements of the Project, including offshore, coastal, and inland Project components for both the Local and Regional Projects. **Table 5.10-5** summarizes the impact significance conclusions.

**TABLE 5.10-5
SUMMARY OF IMPACT LU 5.10-4 CONFLICT WITH ANY APPLICABLE LAND USE PLAN, POLICY, OR REGULATION
(EL SEGUNDO GENERAL PLAN)**

	Ocean Water Desalination Facility	Offshore Intake and Discharge Facilities	Inland Conveyance Facilities
Impact LU 5.10-4: Impacts regarding conflicts with any applicable land use plan, policy, or regulation (El Segundo General Plan).			
Local Project			
Construction	NI	NI	NI
Operation	LTS	NI	LTS
Regional Project			
Construction	NI	NI	NI
Operation	LTS	NI	LTS
NOTES: NI = No Impact, no mitigation proposed LTS = Less than Significant, no mitigation proposed			

The Local and Regional Projects ocean water desalination facility would be sited within the ESGS, which is located in the city of El Segundo. Therefore, Local and Regional Project ocean water desalination facility construction and operations are evaluated with respect to applicable El Segundo General Plan land use plans, policies, and regulations.¹¹ **Table 5.10-6** includes an analysis of the Local Project and Regional Project’s construction-related and operational consistency with the El Segundo General Plan.

Local Project

Construction-Related Impacts

All Project Components

There are no El Segundo General Plan land use plans, policies, or regulations adopted for the purpose of avoiding or mitigating a construction-related impact. No impact would occur.

Mitigation Measures:

None Required.

Local Project Significance Determination:

No Impact.

¹¹ Since the proposed Project would involve the construction of a water infrastructure project by West Basin Municipal Water District (West Basin), it is exempt from local land use, grading, and building permit requirements (California Government Code Section 53091). However, West Basin intends to comply with applicable General Plan and city building codes and as such they are evaluated in this section.

**TABLE 5.10-6
 CITY OF EL SEGUNDO GENERAL PLAN CONSISTENCY ANALYSIS**

Policy #	Policy	Determination of Consistency
Land Use Element		
Goal LU1: Maintenance of El Segundo's "Small Town" Atmosphere - Maintain El Segundo's "small town" atmosphere, and provide an attractive place to live and work.		
Objective LU1-5: Recognize the City as a comprehensive whole and create policies, design standards, and monumentation that will help create a sense of place for the entire City.		
LU1-5.7	Appropriate buffers such as walls, landscaping, or open space, shall be provided between residential and non-residential uses.	<u>Consistent</u> : The proposed Project would retain the existing landscaped buffer, which borders the ESGS's southern boundary. Thus, the Project would be consistent with LU1-5.7. Refer also to Section 5.1, <i>Aesthetics, Light & Glare</i> .
LU1-5.8	Innovative land development and design techniques as well as new materials and construction methods should be encouraged.	<u>Consistent</u> : The Project would be the first water resource type of its kind within Los Angeles County, representing an innovative land development for the City of El Segundo. The Project would use proven intake design and technology. As such, the Project would be consistent with LU1-5.8.
Goal LU5: Attraction of Clean and Beneficial Industrial Uses - Retain and attract clean and environmentally safe industrial uses that provide a stable tax base and minimize any negative impact on the City.		
Objective LU5-2: Encourage the construction of high-quality, well designed industrial developments through adoption of property development standards and provisions of community services and utilities.		
LU5-2.1	New industrial developments shall provide landscaping in parking areas and around the buildings. This landscaping is to be permanently maintained.	<u>Consistent</u> : The ocean water desalination facility would include landscaped features that would be permanently retained for the life of the Project. As such, the Project would be consistent with LU5-2.1.
LU5-2.2	All outdoor storage shall be properly screened by masonry walls and landscaping.	<u>Consistent</u> : A designated construction staging area would be required for all phases of construction. Views into the ESGS are presently partially shielded by an existing landscaped berm that surrounds the site's eastern and southern perimeter, as well as an 8-foot-high decorative seawall along the site's western boundary. As such, the Project would be consistent with LU5-2.2.
LU5-2.3	New industrial developments shall comply with seismic, noise, air, water, and environmental regulations.	<u>Consistent</u> : The Project would be required to demonstrate consistency with relevant seismic, noise, air quality, water and environmental regulations. For a detailed discussion on these environmental issue areas, refer to Sections 5.2, <i>Air Quality</i> , 5.6, <i>Geology, Soils, and Seismicity</i> , 5.9, <i>Hydrology and Water Quality</i> , and 5.12, <i>Noise</i> .
LU5-2.4	New industries should have good accessibility to secondary or major transportation routes.	<u>Consistent</u> : Ocean water desalination facility construction and operations would use existing ESGS site access provided at Vista Del Mar Boulevard, a north-south secondary arterial and designated truck route. The ESGS site is located approximately 4 miles west of Interstate 405 and 2 miles south of Interstate 105. As such, the Project would be consistent with LU5-2.4.
Objective LU5-3: Encourage the rehabilitation of existing substandard blighted industrial areas through the combined efforts of private and public sectors.		
LU5-3.1	Revitalize and upgrade industrial areas which contain aesthetic or functional deficiencies in such areas as landscaping, off-street parking, or loading areas.	<u>Consistent</u> : As part of the El Segundo Power Facility Modification Amendment to the El Segundo Energy Center, the California Energy Commission has installed a large landscaped berm south of the Project site where it borders 45 th Street. The proposed Project would maintain this landscaped berm and would further upgrade the internal appearance of the ESGS property. As such, the Project would be consistent with LU5-3.1.

Policy #	Policy	Determination of Consistency
Goal LU7: Provision of Quality Infrastructure - Provide the highest quality public facilities, services, and public infrastructure possible to the community.		
Objective LU7-2: Promote City appearance and cultural heritage programs		
LU7-2.3	All new development shall place utilities underground.	<u>Consistent</u> : The screened ocean intake, concentrate discharge, and desalinated water conveyance pipelines would be installed belowground and would not involve a long-term aesthetic impact for the City of El Segundo. Other appurtenant Project utilities would also be located underground. Refer to Section 3, <i>Project Description</i> . As such, the Project would be consistent with LU7-2.3.
LU7-2.4	All new public buildings shall have adequate off-street parking spaces, or the City shall provide adequate public transportation, in accordance with the provisions and standards of all elements of the General Plan, to accommodate employees and the public.	<u>Consistent</u> : The ocean water desalination facility would provide employee and visitor parking in a proposed 14,000-square-foot single-level parking lot located adjacent to the administration/operations building. Refer to Section 3, <i>Project Description</i> . As such, the Project would comply with LU7-2.4.
SOURCE: City of El Segundo 1992.		

Operational Impacts

Ocean Water Desalination Facility

The El Segundo General Plan designates the ocean water desalination facility site as Heavy Industrial (M-2). The Land Use Element describes the Heavy Industrial designation as follows:

Permits heavy manufacturing uses such as construction yards, factories, generating stations, extraction of raw materials, and refining. All uses must conform to the policies of the Hazardous Materials Element. The maximum allowed floor area ratio (FAR) is 0.6.

Although not an industrial use, pursuant to the Heavy Industrial designation description provided above, the Local Project ocean water desalination facility would not conflict with the ESGS North and ESGS South Sites' intended use. Also, the Local Project ocean water desalination facility would not conflict with the intended use of sites adjacent to the ESGS. Local Project ocean water desalination facility operation would not involve an incompatible use which would conflict with current operations of the ESGS. Further, as concluded in Table 5.10-6, Local Project ocean water desalination facility operations would not conflict with any applicable El Segundo General Plan policy adopted for the purpose of avoiding or mitigating an operational impact. Therefore, a less than significant impact would occur.

Screened Ocean Intake and Concentrate Discharge

The intake and discharge facilities are outside of the City's jurisdiction. Thus, no impact would occur.

Desalinated Water Conveyance Components

The desalinated water conveyance facilities would occur underground within roadway ROW, thus, these facilities would not conflict with the respective jurisdictions' land use plan, policy, and regulations. Thus, the desalinated water conveyance component operations would not conflict with El Segundo General Plan policies or regulations, a less than significant impact would occur.

Mitigation Measures:

None Required.

Local Project Significance Determination:

Less than Significant Impact.

Regional Project

Construction-Related Impacts

All Project Components

There are no El Segundo General Plan land use plans, policies, or regulations adopted for the purpose of avoiding or mitigating a construction-related impact. No impact would occur.

Mitigation Measures:

None Required.

Regional Project Significance Determination:

No Impact.

Operational Impacts

Ocean Water Desalination Facility

Refer to the analysis above for a discussion pertaining to the ocean water desalination facility's operational with the El Segundo General Plan. The Regional Project ocean water desalination facility would not conflict with the ESGS North and ESGS South Sites' intended use. Also, the Regional Project ocean water desalination facility would not conflict with the intended use of the adjacent ESGS sites. Further, as concluded in Table 5.10-6, Regional Project ocean water desalination facility operations would not conflict with any applicable El Segundo General Plan policy adopted for the purpose of avoiding or mitigating an operational impact. Therefore, a less than significant impact would occur.

Screened Ocean Intake and Concentrate Discharge

The intake and discharge facilities are outside of El Segundo jurisdiction. Thus, no impact would occur.

Desalinated Water Conveyance Components

With the exception of the regional pump station, Regional Project desalinated water conveyance component operations would occur underground within roadway ROW and thus would not conflict with the respective jurisdictions' land use plan, policy, and regulations. The regional pump station, which would operate at one of five optional sites, would not conflict with an adopted plan, policy, or regulation intended to avoid or mitigate an environmental effect. The desalinated water conveyance component operations would not conflict with the El Segundo General Plan policy, a less than significant impact would occur.

Mitigation Measures:

None Required.

Regional Project Significance Determination:
Less than Significant Impact.

Conflict with Any Applicable Land Use Plan, Policy, or Regulation (City of El Segundo Municipal Code)

Impact LU 5.10-5: Would the Project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the Project (El Segundo Municipal Code) adopted for the purpose of avoiding or mitigating an environmental effect?

The following analysis evaluates potential impacts associated with constructing and operating each of the three primary elements of the Project, including offshore, coastal, and inland Project components for both the Local and Regional Projects. **Table 5.10-7** summarizes the impact significance conclusions.

**TABLE 5.10-7
SUMMARY OF IMPACT LU 5.10-5 CONFLICT WITH ANY APPLICABLE LAND USE PLAN, POLICY, OR REGULATION
(CITY OF EL SEGUNDO MUNICIPAL CODE)**

	Ocean Water Desalination Facility	Offshore Intake and Discharge Facilities	Inland Conveyance Facilities
Impact LU 5.10-5: Impacts regarding conflicts with any applicable land use plan, policy, or regulation (City of El Segundo Municipal Code).			
Local Project			
Construction	NI	NI	NI
Operation	LTS	NI	NI
Regional Project			
Construction	NI	NI	NI
Operation	LTS	NI	NI
NOTES NI = No Impact, no mitigation proposed LTS = Less than Significant, no mitigation proposed			

Local Project

Construction-Related Impacts

All Project Components

The LCP Issue Identification section specifies the following concerning energy facilities at the Project site: “Height, setback, and bulk requirements are those allowed by the City’s M-2 Zone, except that in the [Shoreline Area] (SA) designated lands, energy development will be limited to stringent development criteria set forth therein designed to not restrict public access.”

There are no M-2 Zone regulations adopted for the purpose of avoiding or mitigating a construction-related impact. No impact would occur.

Mitigation Measures:

None Required.

Local Project Significance Determination:

No Impact.

Operational Impacts

Ocean Water Desalination Facility

As previously noted, the LCP Issue Identification section specifies that height, setback, and bulk requirements are those allowed by the City's M-2 Zone, except that in the SA designated lands, energy development will be limited to stringent development criteria set forth therein designed to not restrict public access.

ESMC Chapter 15-6B, *Heavy Industrial (M-2) Zone*, provides standards for development within lands zoned M-2. All uses within the M-2 Zone are required to comply with the development standards contained in ESCM Section 15-6B-7, *Site Development Standards*.¹² These development standards involve TDM and trip reduction criteria (pursuant to ESCM Chapter 15-16), general provisions (pursuant to ESCM Title 15-2), and development regulations for allowable lot area, building/structure height, setbacks, lot frontage, building area, walls/fences, and access.

Concerning ESCM Chapter 15-16, *Developer Transportation Demand Management*, response to Goal RTP/SCS G6, the Local Project proposes features and programs that encourage and accommodate the use of ridesharing, transit, pedestrian, and bicycle commuting as alternatives to single-occupant motor vehicle trips. As concluded in Section 5.2, the Local Project has provided the applicable TDM and trip reduction measures.

As such, West Basin has considered ESCM Chapter 15-6B standards in Local Project ocean water desalination facility site planning and proposed operations. Ongoing coordination and Project approval proceedings with the City of El Segundo would ensure Local Project ocean water desalination facility operations would not conflict with an applicable M-2 Zone regulation adopted for the purpose of avoiding or mitigating an environmental effect. A less than significant impact would occur.

Screened Ocean Intake and Concentrate Discharge and Desalinated Water Conveyance Components

Local Project screened ocean intake and concentrate discharge operation would occur in the ocean; thus, these facilities would not be subject to the City's M-2 Zone regulations. No impact would occur. Additionally, Local Project desalinated water conveyance components operation would occur within roadway ROW and therefore also would not be subject to M-2 Zone regulations. As such, construction and operation of these Project components would not conflict with the M-2 Zone regulations, and no impact would occur.

¹² Since the proposed Project would involve the construction of a water infrastructure project by West Basin Municipal Water District (West Basin), it is exempt from local land use, grading, and building permit requirements (California Government Code Section 53091). However, West Basin intends to comply with applicable General Plan and city building codes and as such they are evaluated in this section.

Mitigation Measures:

None Required.

Local Project Significance Determination:

Less than Significant Impact.

Regional Project

Construction-Related Impacts

All Project Components

Refer to the analysis above for a discussion pertaining to the Project's construction-related consistency with the El Segundo Municipal Code. There are no M-2 Zone regulations adopted for the purpose of avoiding or mitigating a construction-related impact. Refer to the discussion below concerning the Regional Project desalinated water conveyance components' operational impacts. No impact would occur.

Mitigation Measures:

None Required.

Regional Project Significance Determination:

No Impact.

Operational Impacts

Ocean Water Desalination Facility

Refer to the analysis above for a discussion pertaining to the Project's operational consistency with the El Segundo Municipal Code. Concerning ESMC Chapter 15-16, *Developer Transportation Demand Management*, and as discussed in Section 6.2, the Regional Project proposes features and programs that encourage and accommodate the use of ridesharing, transit, pedestrian, and bicycle commuting as alternatives to single-occupant motor vehicle trips (Response to Goal RTP/SCS G6). As also concluded in Section 5.2, the Regional Project has provided the applicable TDM and trip-reduction measures.

As such, West Basin has considered ESMC Chapter 15-6B standards in Regional Project ocean water desalination facility site planning and proposed operations. Through the coordination and Project approval proceedings with the City of El Segundo, Regional Project ocean water desalination facility operations would not conflict with an applicable M-2 Zone regulation adopted for the purpose of avoiding or mitigating an environmental effect. A less than significant impact would occur.

Screened Ocean Intake and Concentrate Discharge and Desalinated Water Conveyance Components

Regional Project screened ocean intake and concentrate discharge operation would occur in the ocean, and thus would not be subject to the City's M-2 Zone regulations. No impact would occur. Regional Project desalinated water conveyance components operation would occur within roadway ROW, thus, would not be subject to M-2 Zone regulations. As such, operation of these

Project components would not conflict with the M-2 Zone regulations, and no impact would occur.

Mitigation Measures:

None Required.

Regional Project Significance Determination:

Less than Significant Impact

Habitat Conservation Plans

Impact LU 5.10-6: Would the Project conflict with any applicable HCP or natural community conservation plan?

The following analysis evaluates potential impacts associated with constructing and operating each of the three primary elements of the Project, including offshore, coastal, and inland Project components for both the Local and Regional Projects. **Table 5.10-8** summarizes the impact significance conclusions.

**TABLE 5.10-8
 SUMMARY OF IMPACT LU 5.10-6 HABITAT CONSERVATION PLANS**

	Ocean Water Desalination Facility	Offshore Intake and Discharge Facilities	Inland Conveyance Facilities
Impact LU 5.10-6: Impacts to habitat conservation plans.			
Local Project			
Construction	NI	NI	NI
Operation	NI	NI	NI
Regional Project			
Construction	NI	NI	NI
Operation	NI	NI	NI
NOTES: NI = No Impact, no mitigation proposed			

Local and Regional Projects

Construction-Related and Operational Impacts

All Project Components

The Project ocean water desalination facility is located in city of El Segundo, which is not subject to an adopted habitat conservation plan or natural community conservation plan. The Project desalinated water conveyance components are located in urban areas that are not subject to an adopted HCP or natural community conservation plan. No impact would occur.

Note that while there are no applicable HCPs or natural community conservation plans, the screened ocean intake and concentrate discharge would be located within an area designated as Essential Fish Habitat for the Coastal Pelagic and Pacific Groundfish Management Plans (see Section 5.11 *Marine Biological Resources*). Offshore construction activities related to

installation of the screened ocean intake and concentrate discharge would temporarily disturb both soft-bottom and hard-bottom habitat in the area; however, pelagic species and groundfish are anticipated to avoid the Project area, and construction-related impacts to water quality would be temporary, as sediments would be expected to settle over a period of hours to days. In any event, screened ocean intake and concentrate discharge construction would not conflict with any applicable HCP or natural community conservation plan; refer to Section 5.3 and Section 5.11. Therefore, construction and operation of these Project components would not conflict with such a plan, and no impact would occur.

Mitigation Measures:

None Required.

Local and Regional Project Significance Determination:

No Impact.

5.10.5 Cumulative Impacts

The related projects and other possible development would occur in El Segundo, surrounding cities, and unincorporated Los Angeles County. Cumulative development includes new commercial, residential, recreational, institutional, hotel, and other (e.g., airport) uses as well as other desalination facilities and ocean water intakes and discharges in the Southern California bight. There is no known cumulative development proposed along the El Segundo coastline.

Cumulative projects would be evaluated on a project-by-project basis, as they are implemented within the city of El Segundo and other cities/communities. Each cumulative project would undergo a plan review process to determine potential land use planning policy and regulation conflicts. Each cumulative project would be analyzed independently and within the context of their respective land use and regulatory settings. As part of their review process, each project would be required to demonstrate compliance with the provisions of the applicable land use designation(s) and zoning district(s). It is assumed that cumulative development would progress in accordance with the General Plan and municipal code of the respective jurisdictions. Each cumulative project would be analyzed to ensure that the goals, objectives, and policies of the respective General Plans and regulations and guidelines of the respective municipal codes are consistently upheld. See Section 4.3 *2016 RTP/SCS Buildout* for a discussion of cumulative impacts in the region. See also Section 6.2.3 *Population Growth* for a discussion of the Project's consistency with the 2016 RTP/SCS. All Project impacts are mitigated to less than significant levels, and the Project's contribution toward cumulative impacts would not be cumulatively considerable.

5.10.6 Significant Unavoidable Impacts

No significant unavoidable impacts to land use and planning have been identified following compliance with the specified mitigation measures.

5.10.7 Sources Cited

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