

# Volume 1

# Contents

<b>Executive Summary</b> .....	<b>ES-1</b>
ES.1 Introduction .....	ES-1
ES.2 Purpose of this Recirculated Draft SEIR.....	ES-1
ES.3 Project Overview.....	ES-3
ES.3.1 Location .....	ES-3
ES.3.2 Project Description .....	ES-4
ES.4 Environmental Impacts.....	ES-8
ES.4.1 Impacts Not Considered in This Recirculated Draft SEIR.....	ES-8
ES.4.2 Impacts of the Proposed Project.....	ES-9
ES.5 Alternatives to the Proposed Project .....	ES-12
ES.5.1 Alternatives Considered .....	ES-12
ES.5.2 Alternatives Eliminated from Further Consideration.....	ES-13
ES.5.3 Alternatives Analyzed in This EIR.....	ES-13
ES.5.4 Environmentally Superior Alternative.....	ES-14
ES.6 Areas of Controversy .....	ES-15
ES.7 Issues to be Resolved.....	ES-15
<b>Chapter 1 Introduction</b> .....	<b>1-1</b>
1.1 Purpose and Use of the EIR .....	1-1
1.2 Lead, Responsible, and Trustee Agencies.....	1-2
1.2.1 Federal Agencies .....	1-4
1.2.2 State Agencies.....	1-5
1.2.3 Regional Agencies .....	1-6
1.2.4 Local Agencies.....	1-7
1.3 Recirculation of the Draft SEIR .....	1-8
1.4 Scope and Content of the Recirculated Draft SEIR.....	1-9
1.5 Recirculated Draft SEIR Organization.....	1-11
1.6 Key Principles Guiding Preparation of This Recirculated Draft SEIR .....	1-13
1.6.1 Emphasis on Significant Environmental Effects.....	1-13
1.6.2 Forecasting and Speculation.....	1-14
1.6.3 Reliance on Environmental Thresholds and Substantial Evidence .....	1-14
1.6.4 Disagreement among Experts.....	1-14
1.6.5 Duty to Mitigate .....	1-15

1.7 “No Net Increase” Policy ..... 1-15

1.8 Availability of the Recirculated Draft SEIR ..... 1-17

**Chapter 2 Project Description..... 2-1**

2.1 Introduction and Project Overview ..... 2-1

    2.1.1 Cabrillo Way Marina Development ..... 2-1

    2.1.2 Boat Launch Facility Options..... 2-2

2.2 Project Location ..... 2-4

2.3 Existing Conditions ..... 2-4

    2.3.1 Regional Context..... 2-4

    2.3.2 Project Site and Surrounding Uses ..... 2-5

2.4 Project Objectives ..... 2-5

2.5 Proposed Project ..... 2-6

    2.5.1 Demolition and Remediation ..... 2-6

    2.5.2 Infrastructure Plan..... 2-8

    2.5.3 Site Access and Circulation Elements ..... 2-10

    2.5.4 Cabrillo Way Marina Improvements..... 2-15

    2.5.5 Future Retail Components ..... 2-17

    2.5.6 Project Design Elements ..... 2-18

    2.5.7 Employment ..... 2-21

2.6 Relationship to Existing Plans ..... 2-21

    2.6.1 Port of Los Angeles Master Plan ..... 2-21

    2.6.2 California Coastal Plan..... 2-22

    2.6.3 Risk Management Plan ..... 2-22

    2.6.4 City of Los Angeles – Port of Los Angeles Plan ..... 2-22

    2.6.5 City of Los Angeles – San Pedro Community Plan ..... 2-23

    2.6.6 City of Los Angeles – Wilmington-Harbor City District Plan ..... 2-23

    2.6.7 City of Los Angeles General Plan – Air Quality Element ..... 2-24

    2.6.8 Water Quality Control Plan – Los Angeles River Basin ..... 2-24

    2.6.9 Water Quality Control Policy – Enclosed Bays and Estuaries of California..... 2-24

    2.6.10 Air Quality Management Plan..... 2-24

    2.6.11 Southern California Association of Governments Regional Plans ..... 2-25

    2.6.12 Tidelands Trust ..... 2-25

    2.6.13 Congestion Management Program..... 2-25

**Chapter 3 Environmental Analysis ..... 3-1**

3.1 Introduction ..... 3-1

3.2 Terminology Used in This Recirculated Draft SEIR..... 3-2

3.3 Requirements for Cumulative Impact Analysis ..... 3-2

3.4 Projects Considered in the Cumulative Impact Analysis..... 3-3

**Chapter 3.1 Land Use ..... 3.1-1**

3.1.1 Introduction ..... 3.1-1

3.1.2 Setting ..... 3.1-1

    3.1.2.1 Regional Setting..... 3.1-1

    3.1.2.2 Existing Site Characteristics ..... 3.1-2

    3.1.2.3 Surrounding Land Uses..... 3.1-3

    3.1.2.4 Regulatory Setting..... 3.1-3

- 3.1.3 Impacts and Mitigation ..... 3.1-18
  - 3.1.3.1 Methodology ..... 3.1-18
  - 3.1.3.2 Thresholds of Significance ..... 3.1-18
  - 3.1.3.3 Project Impacts ..... 3.1-19
  - 3.1.3.4 Mitigation Monitoring Plan Summary ..... 3.1-23
  
- Chapter 3.2 Transportation/Circulation ..... 3.2-1**
  - 3.2.1 Introduction ..... 3.2-1
  - 3.2.2 Setting ..... 3.2-1
    - 3.2.2.1 Existing Circulation System ..... 3.2-2
    - 3.2.2.2 Regulatory Setting ..... 3.2-8
  - 3.2.3 Impacts and Mitigation ..... 3.2-8
    - 3.2.3.1 Traffic Impact Analysis Scenarios ..... 3.2-8
    - 3.2.3.2 Thresholds of Significance ..... 3.2-9
    - 3.2.3.3 “No Net Increase” Policy ..... 3.2-11
    - 3.2.3.4 Project Impacts ..... 3.2-12
    - 3.2.3.5 Mitigation Monitoring Plan Summary ..... 3.2-25
  
- Chapter 3.3 Meteorology and Air Quality ..... 3.3-1**
  - 3.3.1 Introduction ..... 3.3-1
  - 3.3.2 Setting ..... 3.3-1
    - 3.3.2.1 Regulatory Setting ..... 3.3-1
    - 3.3.2.2 Environmental Setting ..... 3.3-5
  - 3.3.3 Impacts and Mitigation ..... 3.3-12
    - 3.3.3.1 Methodology ..... 3.3-13
    - 3.3.3.2 Thresholds of Significance ..... 3.3-14
    - 3.3.3.3 “No Net Increase” Policy ..... 3.3-17
    - 3.3.3.4 Project Impacts ..... 3.3-18
    - 3.3.3.5 Mitigation Monitoring Plan Summary ..... 3.3-25
  
- Chapter 3.4 Noise ..... 3.4-1**
  - 3.4.1 Introduction ..... 3.4-1
    - 3.4.1.1 Terminology ..... 3.4-1
  - 3.4.2 Setting ..... 3.4-2
    - 3.4.2.1 Regional Setting ..... 3.4-2
    - 3.4.2.2 Regulatory Setting ..... 3.4-3
    - 3.4.2.3 Environmental Setting ..... 3.4-4
  - 3.4.3 Impacts and Mitigation ..... 3.4-6
    - 3.4.3.1 Methodology ..... 3.4-6
    - 3.4.3.2 Thresholds of Significance ..... 3.4-6
    - 3.4.3.3 Project Impacts ..... 3.4-7
    - 3.4.3.4 Mitigation Monitoring Plan Summary ..... 3.4-16
  
- Chapter 3.5 Light and Glare ..... 3.5-1**
  - 3.5.1 Introduction ..... 3.5-1
  - 3.5.2 Setting ..... 3.5-1
    - 3.5.2.1 Existing Light and Glare Characteristics ..... 3.5-2
    - 3.5.2.2 Regulatory Setting ..... 3.5-4
  - 3.5.3 Impacts and Mitigation ..... 3.5-5
    - 3.5.3.1 Methodology ..... 3.5-5
    - 3.5.3.2 Thresholds of Significance ..... 3.5-6

3.5.3.3	Project Impacts .....	3.5-7
3.5.3.4	Mitigation Monitoring Plan Summary .....	3.5-9
<b>Chapter 3.6</b>	<b>Aesthetics .....</b>	<b>3.6-1</b>
3.6.1	Introduction .....	3.6-1
3.6.1.1	Terminology for Visual Analysis .....	3.6-1
3.6.2	Setting .....	3.6-2
3.6.2.1	Existing Visual Characteristics .....	3.6-2
3.6.2.2	Regulatory Setting.....	3.6-9
3.6.3	Impacts and Mitigation .....	3.6-11
3.6.3.1	Methodology .....	3.6-11
3.6.3.2	Thresholds of Significance .....	3.6-12
3.6.3.3	Project Impacts .....	3.6-14
3.6.3.4	Mitigation Monitoring Plan Summary .....	3.6-25
<b>Chapter 3.7</b>	<b>Geology .....</b>	<b>3.7-1</b>
3.7.1	Introduction .....	3.7-1
3.7.2	Setting .....	3.7-1
3.7.2.1	Regional Setting.....	3.7-1
3.7.2.2	Regulatory Setting.....	3.7-7
3.7.3	Impacts and Mitigation .....	3.7-7
3.7.3.1	Methodology .....	3.7-7
3.7.3.2	Thresholds of Significance .....	3.7-7
3.7.3.3	Project Impacts .....	3.7-8
3.7.3.4	Mitigation Monitoring Plan Summary .....	3.7-12
<b>Chapter 3.8</b>	<b>Groundwater, Soils, and Sediments.....</b>	<b>3.8-1</b>
3.8.1	Introduction .....	3.8-1
3.8.2	Setting .....	3.8-1
3.8.2.1	Regional Setting.....	3.8-1
3.8.2.2	Regulatory Setting.....	3.8-7
3.8.3	Impacts and Mitigation .....	3.8-7
3.8.3.1	Methodology .....	3.8-7
3.8.3.2	Thresholds of Significance .....	3.8-8
3.8.3.3	Project Impacts .....	3.8-9
3.8.3.4	Mitigation Monitoring Plan Summary .....	3.8-12
<b>Chapter 3.9</b>	<b>Water Quality and Oceanography .....</b>	<b>3.9-1</b>
3.9.1	Introduction .....	3.9-1
3.9.2	Setting .....	3.9-1
3.9.2.1	Regional Setting.....	3.9-1
3.9.2.2	Water Quality .....	3.9-2
3.9.2.3	Oceanography .....	3.9-5
3.9.3	Regulatory Setting .....	3.9-8
3.9.4	Impacts and Mitigation .....	3.9-10
3.9.4.1	Methodology .....	3.9-10
3.9.4.2	Thresholds of Significance .....	3.9-10
3.9.4.3	Project Impacts .....	3.9-11
3.9.4.4	Mitigation Monitoring Plan Summary .....	3.9-20
<b>Chapter 3.10</b>	<b>Biota and Habitats .....</b>	<b>3.10-1</b>

- 3.10.1 Introduction ..... 3.10-1
- 3.10.2 Setting ..... 3.10-1
  - 3.10.2.1 Regional Setting ..... 3.10-1
  - 3.10.2.2 Regulatory Setting ..... 3.10-16
- 3.10.3 Impacts and Mitigation ..... 3.10-18
  - 3.10.3.1 Methodology ..... 3.10-18
  - 3.10.3.2 Thresholds of Significance ..... 3.10-18
  - 3.10.3.3 Project Impacts ..... 3.10-19
  - 3.10.3.4 Mitigation Monitoring Plan Summary ..... 3.10-27
- Chapter 3.11 Cultural Resources ..... 3.11-1**
  - 3.11.1 Introduction ..... 3.11-1
  - 3.11.2 Setting ..... 3.11-2
    - 3.11.2.1 Regulatory Setting ..... 3.11-2
    - 3.11.2.2 Historical Setting ..... 3.11-3
    - 3.11.2.3 Cultural Resources Inventory ..... 3.11-5
    - 3.11.2.4 Summary of Known Significant Resources ..... 3.11-5
  - 3.11.3 Impacts and Mitigation ..... 3.11-6
    - 3.11.3.1 Methodology ..... 3.11-6
    - 3.11.3.2 Thresholds of Significance ..... 3.11-7
    - 3.11.3.3 Project Impacts ..... 3.11-7
    - 3.11.3.4 Mitigation Monitoring Plan Summary ..... 3.11-10
- Chapter 3.12 Public Services and Utilities ..... 3.12-1**
  - 3.12.1 Introduction ..... 3.12-1
  - 3.12.2 Setting ..... 3.12-1
    - 3.12.2.1 Regional Setting ..... 3.12-1
    - 3.12.2.2 Water Resources, Utility Services, and Sanitation ..... 3.12-3
    - 3.12.2.3 Regulatory Setting ..... 3.12-6
  - 3.12.3 Impacts and Mitigation ..... 3.12-7
    - 3.12.3.1 Methodology ..... 3.12-7
    - 3.12.3.2 Thresholds of Significance ..... 3.12-8
    - 3.12.3.3 Project Impacts ..... 3.12-10
    - 3.12.3.4 Mitigation Monitoring Plan Summary ..... 3.12-21
- Chapter 3.13 Recreation ..... 3.13-1**
  - 3.13.1 Introduction ..... 3.13-1
  - 3.13.2 Setting ..... 3.13-1
    - 3.13.2.1 Regional Setting ..... 3.13-1
    - 3.13.2.2 Regulatory Setting ..... 3.13-4
  - 3.13.3 Impacts and Mitigation ..... 3.13-4
    - 3.13.3.1 Methodology ..... 3.13-4
    - 3.13.3.2 Thresholds of Significance ..... 3.13-4
    - 3.13.3.3 Project Impacts ..... 3.13-5
    - 3.13.3.4 Mitigation Monitoring Plan Summary ..... 3.13-6
- Chapter 3.14 Risk of Upset ..... 3.14-1**
  - 3.14.1 Introduction ..... 3.14-1
  - 3.14.2 Setting ..... 3.14-1
    - 3.14.2.1 Regional Setting ..... 3.14-1
    - 3.14.2.2 Regulatory Setting ..... 3.14-3

3.14.3	Impacts and Mitigation .....	3.14-5
3.14.3.1	Methodology .....	3.14-5
3.14.3.2	Thresholds of Significance .....	3.14-5
3.14.3.3	Project Impacts .....	3.14-7
3.14.3.4	Mitigation Monitoring Program Summary.....	3.14-12
<b>Chapter 4</b>	<b>Environmental Justice.....</b>	<b>4-1</b>
4.1	Regulatory Setting .....	4-1
4.1.1	Methodology .....	4-2
4.2	Assessment .....	4-3
4.3	Public Outreach .....	4-3
4.3.1	Alternative Forms of Distribution .....	4-4
4.3.2	Spanish Translation .....	4-4
<b>Chapter 5</b>	<b>Boat Launch Analysis .....</b>	<b>5-1</b>
5.1	Introduction.....	5-1
5.1.1	Boat Launch Study Overview .....	5-1
5.1.2	Boat Launch Site Alternatives .....	5-1
5.1.3	Boat Launch Description .....	5-3
5.2	Environmental Analysis.....	5-5
5.2.1	Land Use .....	5-6
5.2.2	Transportation/Circulation .....	5-6
5.2.3	Meteorology and Air Quality .....	5-14
5.2.4	Noise.....	5-16
5.2.5	Aesthetics/Light and Glare .....	5-19
5.2.6	Geology .....	5-23
5.2.7	Groundwater, Soils, and Sediments .....	5-25
5.2.8	Water Quality and Oceanography .....	5-26
5.2.9	Biota and Habitats.....	5-29
5.2.10	Cultural Resources.....	5-34
5.2.11	Public Services and Utilities .....	5-37
5.2.12	Recreation.....	5-39
5.2.13	Risk of Upset.....	5-42
<b>Chapter 6</b>	<b>Alternatives .....</b>	<b>6-1</b>
6.1	Introduction and Overview .....	6-1
6.2	Alternatives Considered.....	6-2
6.2.1	Alternative 1. No-Project Alternative .....	6-3
6.2.2	Alternative 2. Mirror Image Marina Development with Limited Retail .....	6-4
6.2.3	Alternative 3. 1998 Cabrillo Marina Phase II Proposal .....	6-4
6.2.4	Alternative 4. Modified 1998 Proposal .....	6-4
6.2.5	Alternative 5. Alternative Location .....	6-5
6.3	Alternatives Eliminated from Further Consideration .....	6-5
6.3.1	Alternative 3. 1998 Cabrillo Marina Phase II Proposal .....	6-6
6.3.2	Alternative 5. Alternative Location .....	6-6
6.4	Alternatives Analyzed in This EIR .....	6-6
6.4.1	Alternative 1A. No-Project/No-Build Alternative .....	6-7
6.4.2	Alternative 1B. No-Project/Reasonably Foreseeable Development .....	6-11

6.4.3 Alternative 2. Mirror Image Marina Development  
with Limited Retail ..... 6-14

6.4.4 Alternative 4. Modified 1998 Proposal ..... 6-18

6.5 Environmentally Superior Alternative ..... 6-19

**Chapter 7 Growth-Inducing Impacts..... 7-1**

7.1 Introduction..... 7-1

7.2 Summary of Growth-Inducing Impacts ..... 7-1

7.2.1 Direct Growth-Inducing Impacts ..... 7-1

7.2.2 Indirect Growth-Inducing Impacts..... 7-2

**Chapter 8 Significant Irreversible Changes ..... 8-1**

8.1 Introduction..... 8-1

8.2 Analysis of Irreversible Changes..... 8-1

**Chapter 9 References Cited ..... 9-1**

9.1 Printed References ..... 9-1

9.2 Personal Communications ..... 9-15

**Chapter 10 List of Preparers ..... 10-1**

10.1 Los Angeles Harbor Department..... 10-1

10.2 Jones & Stokes..... 10-1

10.2.1 Project Management Team ..... 10-1

10.2.2 Technical Team..... 10-2

10.2.3 Production Team..... 10-3

10.3 Ninyo & Moore ..... 10-3

10.4 Kaku Associates ..... 10-3

**Chapter 11 Acronyms and Abbreviations ..... 11-1**

User's Note: This chapter is printed on 11x17 paper that  
can be unfolded for easy reference.

**Technical Appendices ..... Volume 2**

# Tables

<b>Table</b>	<b>Page</b>
ES-1 Summary of Impacts and Mitigation for the Cabrillo Way Marina Project .....	follows ES-10
ES-2 Comparison of Alternatives to the Proposed Project .....	ES-14
1-1. Required EIR Contents .....	1-11
2-1 Proposed Conceptual Project Statistics .....	follows 2-6
2-2 Proposed Cuts and Fills .....	2-10
2-3 Existing and Proposed Boat Slip Distribution .....	2-15
3-1 Cumulative Projects .....	follows 3-3
3.2-1 Existing Surface and Street Characteristics .....	follows 3.2-2
3.2-2 Level of Service Definitions for Signalized Intersections .....	3.2-4
3.2-3 Intersection Levels of Service Analysis—Existing Conditions (Year 2002) .....	follows 3.2-6
3.2-4 Cabrillo Way Marina Trip Generation Rates .....	follows 3.2-12
3.2-5 Cabrillo Way Marina Project Trip Generation .....	follows 3.2-12
3.2-6 Cumulative Project Trip Generation .....	follows 3.2-14
3.2-7 Intersection Levels of Service Analysis/Future Base Conditions (Year 2008) .....	follows 3.2-14
3.2-8 Intersection Levels of Service Analysis/Future Conditions Plus Project (Year 2008) .....	follows 3.2-14
3.2-9 Intersection Levels of Service Analysis—Future Conditions with Mitigations (Year 2008) .....	follows 3.2-16



<b>Table</b>	<b>Page</b>
3.2-10 Cabrillo Marina Parking Requirement and Proposed Supply .....	follows 3.2-20
3.3-1 Ambient Air Quality Standards Applicable in California .....	follows 3.3-2
3.3-2 Ambient Air Quality Monitoring Data from North Long Beach Monitoring Station.....	3.3-9
3.3-3 Existing Weekday Emissions (lbs/day).....	3.3-11
3.3-4 Existing Weekend Emissions (lbs/day) .....	3.3-12
3.3-5 Allowable Regional Emission Limits.....	3.3-16
3.3-6 Unmitigated Daily and Quarterly Emissions for the Cabrillo Way Marina Project .....	follows 3.3-18
3.3-7 Mitigated Daily and Quarterly Emissions for the Cabrillo Way Marina Project .....	follows 3.3-18
3.3-8 Project-Related Operational Weekday Emissions (lbs/day) .....	3.3-20
3.3-9 Project-Related Operational Weekend Emissions (lbs/day) .....	3.3-21
3.3-10 CO Modeling Concentrations (PPM).....	3.3-22
3.4-1 Exterior Presumed Ambient Noise Levels.....	3.4-3
3.4-2 Sensitive Receptor Locations .....	3.4-5
3.4-3 Ambient Noise Measurement Data .....	follows 3.4-6
3.4-4 Estimated Noise Levels from Construction Activities.....	3.4-8
3.4-5 Range of Construction-Generated Noise Levels .....	3.4-9
3.4-6 Predicted Existing and Future Traffic Noise Levels.....	follows 3.4-12
3.4-7 Facility-Generated Noise Levels .....	3.4-14
3.6-1 Project Consistency Analysis with Visual Resource Policies .....	follows 3.6-18
3.7-1 Principal Active Faults .....	3.7-3
3.8-1 Sampling and Analysis Matrix at the Phase II Development: West Channel, Port of Los Angeles.....	follows 3.8-6

<b>Table</b>	<b>Page</b>
3.8-2 Ranges of Chemical & Metal Concentrations in Soil and Groundwater: West Channel, Port of Los Angeles.....	follows 3.8-6
3.10-1 Changes in the Amounts of Various Habitats Existing Before and After Proposed Project Construction.....	3.10-22
3.12-1 Sewage Generation Rates.....	3.12-14
3.12-2 Estimated Demand for Electricity .....	3.12-17
3.12-3 Estimated Demand for Natural Gas .....	3.12-18
3.14-1 Risk Criticality Matrix .....	3.14-7
5-1 Conceptual Alternative Launch Ramp Sites Matrix .....	follows 5-2
5-2 Predicted Launch Facility Operational Emissions.....	5-15
6-1 Comparison of Alternatives to the Proposed Project.....	6-7

# Figures

<b>Figure</b>	<b>Follows Page</b>
ES-1 Regional Location.....	ES-4
ES-2 Project Vicinity.....	ES-4
ES-3 Existing and Surrounding Land Uses.....	ES-4
ES-4 Conceptual Site Plan.....	ES-4
ES-5 Illustrative Site Plan.....	ES-4
ES-6 Illustrative Site Plan (Village Center).....	ES-4
ES-7 Conceptual Perspective Illustration.....	ES-4
2-1 Regional Location.....	2-4
2-2 Project Vicinity.....	2-4
2-3 Existing and Surrounding Land Uses.....	2-6
2-4 Conceptual Site Plan.....	2-6
2-5 Illustrative Site Plan.....	2-6
2-6 Illustrative Site Plan (Village Center).....	2-6
2-7 Conceptual Perspective Illustration.....	2-6
2-8 Proposed Cut, Fill, and Dredge Areas.....	2-10
2-9 Construction Timeline.....	2-20
3-1 Cumulative Projects.....	3-3
3.1-1 Existing and Surrounding Land Uses.....	3.1-4
3.1-2 Local Planning Area Jurisdictions.....	3.1-4

<b>Figure</b>	<b>Follows Page</b>
3.1-3 Port of Los Angeles Planning Area 1 .....	3.1-12
3.1-4 Port of Los Angeles Planning Area 2 .....	3.1-12
3.2-1 Traffic Study Area Intersections .....	3.2-2
3.2-2 Existing Transit Lines.....	3.2-6
3.2-3 Maritime Vessel Circulation .....	3.2-8
3.2-4 Project Trip Distribution .....	3.2-14
3.2-5 Intersection Configurations .....	3.2-16
3.3-1 Construction Timeline .....	3.3-14
3.4-1 City of Los Angeles Noise Element Guidelines for Compatible Land Use (Exhibit I).....	3.4-4
3.4-2 Surrounding Sensitive Receptors.....	3.4-6
3.6-1 Project Site Photographs .....	3.6-6
3.6-2 Project Site Photographs .....	3.6-6
3.6-3 Project Site Photographs .....	3.6-6
3.6-4 Surrounding Areas with Views of the Project Site .....	3.6-6
3.6-5 Existing Conditions: Views from Miner Street and Crescent Avenue. ....	3.6-6
3.6-6 Existing Conditions: Views from Fort MacArthur and Cabrillo Beach .....	3.6-6
3.6-7 Existing Conditions: View from Lookout Point.....	3.6-6
3.6-8 Proposed Architectural Design.....	3.6-18
3.6-9 Comparison Views from Miner Street.....	3.6-18
3.6-10 Comparison Views from Crescent Avenue.....	3.6-18
3.6-11 Comparison Views from Quartermaster Court on the Fort MacArthur Property.....	3.6-18
3.6-12 Comparison Views from Cabrillo Beach.....	3.6-18

<b>Figure</b>	<b>Follows Page</b>
3.6-13 Comparison Views from Lookout Point on Gaffey Street .....	3.6-18
3.7-1 Regional Faults and Geologic Structures.....	3.7-2
3.7-2 Palos Verdes Fault Zone .....	3.7-2
3.7-3 Liquefaction Hazards .....	3.7-4
3.8-1 Aerial View of Site Investigation Parcels .....	3.8-6
3.8-2a Soil Boring/Groundwater Sample Locations.....	3.8-6
3.8-2b Soil Boring/Groundwater Sample Locations.....	3.8-6
3.9-1 Water Quality Monitoring Stations.....	3.9-2
3.12-1 Location of Public Service Facilities.....	3.12-2
3.13-1 Nearby Recreational Opportunities .....	3.13-2
3.13-2 Fishing and Diving Areas .....	3.13-2
4-1 Minority Census Block Groups within One Mile.....	4-4
5-1 Boat Launch Site Alternatives .....	5-2

