Table of Contents

1.	Executive Summary	1 - 1
2.	Introduction	2-1
3.	Project Description	3-1
4.	Environmental Setting	4-1
5.	Environmental Impact Analysis	5-1
5.1	Aesthetics	5.1-1
5.2	Air Quality	5.2-1
5.3	Biological Resources	5.3-1
5.4	Cultural Resources	5.4-1
5.5	Energy	5.5-1
5.6	Geology and Soils	5.6-1
5.7	Greenhouse Gases	5.7-1
5.8	Hazards and Hazardous Materials	5.8-1
5.9	Land Use and Planning	5.9-1
5.10	Noise	5.10-1
5.11	Transportation	5.11-1
6.	Other CEQA Considerations	6-1
7.	Alternatives	7-1
8.	EIR Preparers and Persons Contacted	8-1

Figures

Figure 3-1: Regional Location	3-7
FIGURE 3-2: LOCAL VICINITY	
Figure 3-3: Aerial View	3-11
Figure 3-4: Existing Site Photos	3-13
Figure 3-5: Conceptual Site Plan	3-1 <i>5</i>
Figure 3-6: Existing Port Master Plan Land Use Designation	3-17
Figure 4-1: Parcel Delineation Map	4-3
FIGURE 5-1: CUMULATIVE PROJECT LOCATIONS	5-C
Figure 5.1-1 a: Project Renderings	5.1-7
FIGURE 5.1-1 B: PROJECT RENDERINGS	5.1-9
Figure 5.1-1 C: Project Renderings	5.1-11
Figure 5.1-1 d: Project Renderings	5.1-13
Figure 5.2-1: Sensitive Receptor Locations	5.2-17
Figure 5.2-2: Operational Truck Emissions Sources	5.2-31
Figure 5.10-1: Noise Monitoring Locations	5.10-9
FIGURE 5.11-1: PROJECT DAILY INBOUND TRIP DISTRIBUTION	5.11-9
Figure 5.11-2: Project Daily Outbound Trip Distribution	5.11-11
Table 5.11-4: Daily Construction Vehicle Trips	5.11-13
Figure 5.11-3: Project Signal Design	5.11-15
Table 1-1: Summary of Impacts, Mitigation Measures, and Level of Significance Table 2-1: Environmental Topics Identified in the IS/NOP for Further Evaluation in the EIR	1-6
TABLE 2-2: SUMMARY OF NOP/IS COMMENT LETTERS	
Table 3-1: Proposed Project Construction Schedule	
Table 4-1: Surrounding Existing Land Use and Zoning Designations	
Table 5-1: Cumulative Projects List	
TABLE 5.1-1: DEVELOPMENT STANDARD CONSISTENCY	
Table 5.2-1: Ambient Air Quality Standards for Criteria Pollutants	
Table 5.2-2: Air Quality Monitoring Summary 2020-2022	
Table 5.2-3: Attainment Status of Criteria Pollutants in the South Coast Air Basin (SCAB)	5.2-16
Table 5.2-4: SCAQMD Regional Air Quality Thresholds	
Table 5.2-5: SCAQMD Construction & Operations Localized Significance Thresholds	5.2-20
Table 5.2-6: Maximum Peak Construction Emissions	5.2-24
Table 5.2-7: Summary of Peak Operational Emissions	5.2-25
Table 5.2-8: Traffic Volumes for Intersections Evaluated in 2003 AQMP	5.2-25
Table 5.2-9: Localized Significance Emissions Peak Construction	5.2-26
Table 5.2-10: Localized Significance Emissions from Project Operation	5.2-26
Table 5.2-11: Health Risks from Project Construction	5.2-28
Table 5.2-12: Health Risks from Project Operations	5.2-29
Table 5.2-13: Project Cancer Burden	
TABLE 5.3-1: SPECIAL-STATUS PLANT SPECIES RECORDED IN TORRANCE, VENICE, INGLEWOOD, SOUTHGATE	-
San Pedro, and Redondo Beach Quadrangles	

TABLE 5.3-2: SPECIAL-STATUS ANIMAL SPECIES RECORDED IN TORRANCE, VENICE, INGLEWOOD, SOUT BEACH, SAN PEDRO, AND REDONDO BEACH QUADRANGLES	•
TABLE 5.3-3: SPECIAL STATUS PLANT SPECIES ON-SITE POTENTIAL	
TABLE 5.3-4: SPECIAL STATUS ANIMAL SPECIES ON-SITE POTENTIAL	
TABLE 5.5-1: ESTIMATED ANNUAL OPERATIONAL ENERGY CONSUMPTION	
TABLE 5.7-1: PROJECT-GENERATED GHG EMISSIONS	
TABLE 5.7-2: APPLICABLE GHG EMISSIONS REDUCTION STRATEGIES	
Table 5.8-1: Hazardous Materials Sites Near Project Site	
TABLE 5.9-1: 2024 SCAG RTP/SCS CONSISTENCY ANALYSIS	
Table 5.9-2: General Plan Consistency	
TABLE 5.9-3: FRAMEWORK ELEMENT OF THE GENERAL PLAN CONSISTENCY	
Table 5.9-4: San Pedro Community Plan Consistency	
TABLE 5.9-5: WILMINGTON-HARBOR CITY COMMUNITY PLAN CONSISTENCY	
Table 5.9-6 Port of Los Angeles Master Plan Consistency	
Table 5.10-1: Detailed Assessment Construction Noise Criteria	
TABLE 5.10-2: CONSTRUCTION VIBRATION DAMAGE CRITERIA	
TABLE 5.10-3: CITY OF LOS ANGELES NOISE LAND USE COMPATIBILITY	5.10-5
TABLE 5.10-4: CITY OF LOS ANGELES PRESUMED AMBIENT NOISE LEVELS	5.10-6
TABLE 5.10-5: LONG-TERM 24-HOUR AMBIENT NOISE MONITORING RESULTS	5.10-7
TABLE 5.10-6: CONSTRUCTION REFERENCE NOISE LEVELS	5.10-14
TABLE 5.10-7: CONSTRUCTION NOISE LEVEL COMPLIANCE	5.10-15
TABLE 5.10-8: TRAFFIC NOISE LEVELS WITHOUT AND WITH PROPOSED PROJECT	5.10-16
TABLE 5.10-9: VIBRATION SOURCE LEVELS FOR CONSTRUCTION EQUIPMENT	5.10-17
TABLE 5.10-10: CONSTRUCTION VIBRATION DAMAGE LEVELS	5.10-1 <i>7</i>
TABLE 5.10-11: CONSTRUCTION VIBRATION ANNOYANCE LEVELS	5.10-18
TABLE 5.11-1: EXISTING ROADWAY CHARACTERISTICS WITHIN THE PROJECT STUDY AREA	5.11-3
TABLE 5.11-2: PROJECT TRIP GENERATION OPENING YEAR (2028)	5.11-7
TABLE 5.11-3: PROJECT TRIP GENERATION HORIZON YEAR (2045)	5.11-8
TABLE 5.11-5: FREEWAY RAMP ANALYSIS (OPENING DAY) - SHIFTED/DIVERTED PROJECT TRUCK TRIPS	5.11-20
TABLE 5.11-6: FREEWAY RAMP ANALYSIS (YEAR 2045) — SHIFTED/DIVERTED PROJECT TRUCK TRIPS	5.11-20
Table 7-1: Alternative 2 Trip Generation	7-12
Table 7-2: Alternative 3 Trip Generation Opening Year	
Table 7-3: Alternative 3 Trip Generation Horizon Year	
Table 7-4: Impact Comparison of the Proposed Project and Alternatives	
TARLE 7-5. COMPANISON OF THE PROPOSED PROJECT AND ALTERNATIVES! ARILITY TO MEET OR JECTIVES	7 22

Appendices

APPENDIX A	INITIAL STUDY, NOTICE OF PREPARATION, AND COMMENT LETTERS
Appendix B	AIR QUALITY, HEALTH RISK, GHG, AND ENERGY ANALYSIS
Appendix C	BIOLOGICAL ASSESSMENT
Appendix D	CULTURAL RESOURCES ASSESSMENT
Appendix E	PALEONTOLOGICAL RESOURCES ASSESSMENT
Appendix F	GEOTECHNICAL INVESTIGATION
Appendix G	Phase I Environmental Site Assessment
Appendix H	Phase II Environmental Site Assessment
Appendix I	NOISE AND VIBRATION IMPACT ANALYSIS
Appendix J	TRAFFIC IMPACT ANALYSIS
APPENDIX K	VMT SCREENING MEMO

Acronym List

AB Assembly Bill

ADA Americans with Disabilities Act
ADL Aerially Deposited Lead
APN Assessor's Parcel Number
AQMP Air Quality Management Plan
ATCM Airborne Toxics Control Measure
BACT Best Available Control Technology
BMPs Best Management Practices

CAA Clean Air Act

CAAQS California Ambient Air Quality Standards

CARB California Air Resources Board
CCAA California Clean Air Act
CCR California Code of Regulations

CDFW California Department of Fish and Wildlife

CERP Community Emissions Reduction Plan
CESA California Endangered Species Act
CEQA California Environmental Quality Act

CFR Code of Federal Regulations

CNDDB California Natural Diversity Database

CNPS California Native Plant Society
CNEL Community Noise Equivalent Level

CO Carbon Monoxide CO₂ Carbon Dioxide

CUPA Certified Unified Program Agency

dBA A-weighted decibel

DTSC Department of Toxic Substances Control

EIR Environmental Impact Report
ESA Environmental Site Assessment
FESA Federal Endangered Species Act

GHG Greenhouse Gas

HAP Hazardous Air Pollutants
HFC Hydrofluorocarbons

HMTA Hazardous Materials Transportation Act

HSP Health and Safety Plan

IS Initial Study

LADBS
Los Angeles Department of Building and Safety
LADCP
Los Angeles Department of City Planning
LADOT
Los Angeles Department of Transportation
LADWP
Los Angeles Department of Water and Power

LAFD Los Angeles Fire Department
LAHD Los Angeles Harbor Department

LARWQCB Los Angeles Regional Water Quality Control Board

LAUSD Los Angeles Unified School District

Leq Equivalent Sound Level
Lmax Maximum Noise Level
Lmin Minimum Noise Level

Lx Sound Level Equaled/Exceeded x Percent of Time

Ldn Day-Night Average Noise Level

MACT Maximum Achievable Control Technology

MBTA Migratory Bird Treaty Act

MPO Metropolitan Planning Organizations

MS4 Municipal Separate Storm Sewer Systems

MT Metric Ton

NAAQS National Ambient Air Quality Standards
NAHC Native American Heritage Commission
NEPA National Environmental Policy Act

NESHAP National Emissions Standards for Hazardous Air Pollutants

NPDES National Pollutant Discharge Elimination System

NAHC Native American Heritage Commission

NOx Nitrogen Oxides
NOP Notice of Preparation

OSHA Occupational Safety and Health Administration

PCE Passenger Car Equivalent

PFC Perfluorocarbons
PM Particulate Matter
PMP Port Master Plan
POLA Port or Los Angeles
PRC Public Resources Code

RCRA Resource Conservation and Recovery Act

RSL Regional Screening Levels

RSPA Research and Special Programs Administration

RTP Regional Transportation Plan

RWQCB Regional Water Quality Control Board

SB Senate Bill

SCAQMD South Coast Air Quality Management District
SCAG Southern California Association of Governments

SCS Sustainable Communities Strategy

SEA Significant Ecological Area
SIP State Implementation Plan
SMP Soil Management Plan

SOx Sulfur Oxides

SSC Species of Special Concern

SVP Society of Vertebrate Paleontology
SWPPP Stormwater Pollution Prevention Plan

TAC Toxic Air Contaminants

TAG Transportation Assessment Guidelines

TAZ Transportation Analysis Zone
TPH Total Petroleum Hydrocarbons

USDOT United States Department of Transportation
USEPA United States Environmental Protection Agency

USFWS United States Fish and Wildlife Service VdB Vibration Velocity Levels in Decibels

VMT Vehicle Miles Traveled
VOC Volatile Organic Compound
WQMP Water Quality Management Plan