

September 26 2007

U.S. Army Corps of Engineers, Los Angeles District
Regulatory Division
ATTN: Dr. Spencer D. MacNeil
P.O. Box 532711
Los Angeles, CA 90053-2325

Los Angeles Harbor Department
c/o Dr. Ralph G. Appy
425 S. Palos Verdes Street
San Pedro, CA 90731



Subject: Comments on the Berth 136-137 Container Terminal DEIS and DEIR

Dear Drs. Appy and MacNeil,

General Comments

1. There are significant unmitigated air quality, noise, and traffic impacts from the proposed project. Some impacts, especially traffic west of Harbor Boulevard and on Interstate 110, were not even considered, and the list of "related projects" does not include a large number of projects which should have been considered. Several additional mitigation measures are proposed.
2. All aspects of the project should meet and exceed the requirements of the San Pedro Bay Clean Air Action Plan, and No Net Increase Policy adopted by the Board of Harbor Commissioners.
3. During implementation of the project construction and operation the Port needs to evaluate air quality, noise and transportation impacts to test the modeling and basis for the mitigations proposed. Should actual air quality, noise, or transportation impacts be greater than estimated in the DEIR/DEIS/DIES then the Port should propose and perform additional mitigations to reduce the impacts to acceptable levels.

Specific Comments - Air Quality

1. **Environmental Impact AQ-1, AQ-2: Construction would produce unmitigated emissions that exceed South Coast Air Quality Management District (SCAQMD) emission significance thresholds.**

The amount of emissions from construction of the proposed project is unacceptable. The Port should explore additional opportunities to lower the pollutant emissions. During construction of the proposed project, there will be significant unmitigated emissions of

VOCs, NOx, Sox and PM₁₀ and PM_{2.5}. The listed mitigation measures consist of many items that are related to terminal operations and not construction. More specific air quality mitigations for construction emissions need to be included as part of the DEIR/DEIS/DEIS and future construction specifications. Specifically, all construction equipment: should:

- Use low sulfur diesel fuel
- Limit idling times
- Use diesel particulate filters
- Evaluate use of electrical or natural gas equipment on-site where feasible.

In addition, we would expect that specific construction mitigations would be included on all Port projects to achieve no net increase in emissions and possibly a net reduction.

2. Environmental Impact AQ-3: The proposed project and the project alternatives will result in operational emissions that exceed 10 tons per year of VOCs, and exceed SCAQMD thresholds of significance.

According to the analysis in the DEIR/DEIS, it will be 2038 before daily and annual impacts for VOCs, NOx and PM₁₀, PM_{2.5} will be reduced to a less than significant impact. We understand that technical challenges exist in reducing air quality impacts. However a 30 year time frame to meet a less than significant impact is too long. The standard that operational emissions should be evaluated against should be the 2001 baseline and SCAQMD thresholds. The Port and COE should evaluate measures that will reduce air quality impacts and emissions over a much shorter time period.

3. Environmental Impact AQ-17: There should be periodic review and application of new technology and regulations.

As part the project construction and operation the Port needs to include a post-project validation system that implements new technologies to reduce air quality impacts as soon as possible and take advantage of advances in air pollution control technologies. In addition, a formal review should be done every year to evaluate the state of the emissions control industry and how new technologies and devices could be applied to Port projects.

4. Table 3.2.1 identifies property damage as one of the adverse impacts of ozone and sulfates generated by the operation of the project, but does not include mitigation for property damage.

The DEIR/DEIS identifies property damage as one of the impacts from ozone and sulfates but does not specify or estimate the types of property damage nor does it propose a mitigation measure for property damage.

Property damage for air emission should be mitigated by property damage reimbursements. A property damage fund could be established as part of the proposed project construction and operation. Further, the DEIR/DEIS should evaluate property

damage from ozone and sulfates. This evaluation should make a quantitative assessment as to what extent operations within the Port can damage real property and property values in the surrounding community.

5. In Section 3.2.4.8.2, the DEIR/DEIS identifies small particle emissions as significant, adverse, and unavoidable. More mitigation is needed.

There is a difference between having an unavoidable result and an unmitigated impact. If it is true that small particle emissions are unavoidable, these impacts can be mitigated by more aggressive emissions control and additional mitigation measures. Among the mitigation that should be considered is evaluate air quality within homes, schools, and office spaces in the impacted areas. Based on analysis of the indoor air quality the Port can evaluate the need to supply air purifiers and other improvements for indoor air spaces impacted by small particle emissions from the Port.

6. I have reviewed the comments prepared by the Air Quality Subcommittee of the Port Community Advisory Committee and support these comments. A copy of that document is included as Attachment A.

Specific Comments related to Transportation/Circulation

1. Figure 3.10-2 "Proposed Project Trip Distribution".

The project will generate 1.88 million truck trips annually. Of these, 714,400 [38%] will use the 110 Freeway and another 714,400 will use Alameda Street. The impact of these large numbers on freeway congestion has not been evaluated in the DEIR/DEIS.

A comparison should be done showing the increase to the existing baseline traffic on the 110 Freeway and on Alameda Street. Further, additional efforts should be made to reroute the increased truck traffic onto the related proposed ACTA Alameda Flyway to see if the predicted 5%-8% truck traffic diversion onto that Flyway can be increased.

2. The "Related Proposed Project Trip Generation" list is incomplete.

The TraPac DEIR/DEIS lists 27 "Related Proposed Project Trip Generation" projects in Table 3.10-2. In a Draft EIR covering roughly the same area, Ponte Vista Development on Western Avenue listed 174 Related Proposed Projects. That list is shown on Attachment A. Persons who commented on the Ponte Vista DEIR/DEIS identified an additional 26 related projects that should have been included with that DEIR and should be evaluated as part of the Berth 136 -147 DEIR. The list of projects considered by the Ponte Vista DEIR, and the additional 26 projects included in the comments to it, are shown on Attachment B. The Port should evaluate the impact that all these additional related projects will have on congestion traffic in the Harbor Area and congestion on Interstate 110.

3. The DEIR/DEIS does not assess any traffic impacts west of the 110 Freeway.

The DEIR/DEIS does not evaluate truck traffic from the proposed project west of the 110 Freeway. In particular, given the location of the Port of Los Angeles Distribution Center on North Gaffey Street at Westmont and the number of trucks that currently use the facility; it does not appear that the DEIR/DEIS accurately reflects traffic counts on North Gaffey from Channel Street to Westmont Street.

Attachment C shows the Port of Los Angeles Distribution Center in relation to the TraPac Terminal (Berths 136 – 147). The Distribution Center Buildings are the light gray west (left) of the 110 Freeway. As can be seen, they occupy approximately as large an area as the Berths 136 -147 terminal. Truck traffic on N. Gaffey, Channel Street will surely increase with implementation of the proposed project.

As mitigation for the increase, we suggest that the Port evaluate additional on and off ramps to serve the Distribution Center as part of the West Basin Transportation Improvement program.

Specific Comments to Section 3.1 Aesthetics/Visual Resources

1. The addition and expansion of Berth 136 -147 terminal facilities will add to the visual impact of utility poles and additional "cross-arms" on existing poles.

The impact of additional utility lines, crossbars and poles should be mitigated by putting all utilities underground along Gibson and Bridges. In addition to undergrounding utilities along the boundary of the proposed terminal, landscaping should be placed along the perimeter of the facility to reduce the visual impacts. Attachment D depicts an area along Gibson and Front Street illustrating the improvement in visual impact when above ground utilities are placed underground.

2. The number and concentration of cranes within the proposed project area has reduced the aesthetics and visual resources of the surrounding area.

The visual impact of the many industrial cranes in the West Basin can be mitigated by adopting a crane painting program using a painting scheme designed to blend the cranes into the background. This could be adopted by way of Tariff provision. This is a no-cost item since the cranes have to be painted periodically for maintenance.

3. Knoll Hill should be developed as a public access/buffer area to separate Port industrial uses from residential areas.

The Board has indicated in many sessions that it is amenable to a buffer between the Port's industrial uses and the community. One area where this can be done is Knoll Hill.

Thank you for the opportunity to comment on the DEIR/DEIS.

Very truly yours,

A handwritten signature in dark ink that reads "Pat Nave". The signature is written in a cursive style with a large, looped "P" and "N".

Jonathon P Nave

Attachment A

Comments to the Berth 136 – 147 Container DEIR/DEIS from the Air Quality Subcommittee of the Port Community Advisory Committee

Attachment B

**Table of Related Proposed Projects from the
Ponte Vista DEIR and Comments to it**

Related Projects

Related projects are development projects that have been proposed, applied for, approved, and/or are under construction. Related projects were identified based on information on file at the City of Los Angeles Departments of Planning and Transportation, City Rancho Palos Verdes, City of Rolling Hills Estates, City of Carson, City of Long Beach, City of Torrance, City of Lomita, and the County of Los Angeles. Related projects were also identified through public comments received during NOP and scoping process for this Draft EIR. The list of related projects in the Project study area is presented in Table IV.J-9. The location of the related projects is shown in Figure IV.J-12. The previously noted Mary Star High School project is identified as a related project, although its traffic impacts are considered in conjunction with those of the Project for mitigation purposes as discussed below.

**Table IV.J-9
List of Related Projects**

Map No.	Project/Case/Tract No.	Applicant/Location/Project Description	Land Use	Size	Status
City of Los Angeles¹					
1	EAF 1998-0306	734 Wilmington Blvd.	Mixed-Use – Food/Retail	7,180 sf	Proposed
2	EAF 1998-0322	Mt. Sinai Missionary Baptist Church 225 Mesa St.	Demolish Existing Church School	(10,700 sf) 10,000 sf 4,000 sf	Proposed
3	EAF 1999-0100	Walgreens Drugstore 24930 Western Ave.	Commercial	13,904 sf	Proposed
4	EAF 1999-0143	Terragona Plaza 1000 Western Ave.	Addition to Ralphs Addition to Ralphs	15,000 sf 8,960 sf	Proposed
5	EAF 1999-0229	305 Anaheim St.	Gas Station Convenience Market	12 fuel station 1,200 sf	Proposed
6	N/A	West Channel/Cabrillo Marina Phase II Miner St. and 22 nd St.	Land Development	47 acres	Proposed
7	EAF 1999-0366	900 Anaheim St.	Restaurant	6,600 sf	Proposed
8	EAF 2000-0844	311 Gaffey St.	Gas Station Mini Mart	6 fuel station 1,390 sf	Proposed
9	EAF 2000-3161	Normandie Ave./Torrance Blvd.	Single-Family	63 DU	Proposed
10	EAF 2002-7390	303 Gaffey St.	Existing Restaurant Additions	3,000 sf 1,816 sf	Proposed
11	EAF 2003-2114	1437 Lomita Ave.	Condominium	160 DU	Proposed
12	EAF 2003-4624	407 7 th St.	Retail Apartment	5,000 sf 87 DU	Proposed
13	EAF 2004-5009	1351 Sepulveda Blvd.	Warehouse	400,000 sf	Proposed
14	EAF 2004-5009	28000 Western Ave.	Condominium	140 DU	Proposed
15	N/A	Centre Street Lofts Centre St. between 6 th and 7 th St.	Apartments Retail	116 DU 22,000 sf	Proposed
16	N/A	Rolling Hills Preparatory Private School South of Palos Verdes between Western and Anaheim St.	School	700 students	Approved
17	N/A	Palos Verdes Street Housing 550 and 560 Palos Verdes St.	Townhouse Mid-Rise Apartments High Rise Apartments Retail Restaurant	85 DU 79 DU 166 DU 8,800 sf 3,000 sf	Proposed
18	N/A	Target Co. 1701 N. Gaffey St.	Supermarket	126,000 sf	Proposed

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Map No.	Project/Case/ Tract No.	Applicant/Location/ Project Description	Land Use	Size	Status
19	N/A	San Pedro Waterfront – Phase I (Bridge to Breakwater) San Pedro Waterfront – Phase II (Bridge to Breakwater)	Retail Office Cruise Ship Retail Office Conference Center Yacht Club Aquatic Center	591,500 sf 100,000 sf 200,000 sf 131,104 sf 12,500 sf 75,000 sf 10,000 sf 30,000 sf	Proposed
20	N/A	Mary Star of the Sea High School Taper Avenue between Sandwood Pl. and John Montgomery Dr.	High School	650 students	Proposed
21	ENV 2005-4801	JCC Homes 1427 N. Gaffey St.	Single-Family	135 DU	Proposed
22	N/A	La Salle Adaptive Reuse 245-255 W. 7 th St.	Loft	26 DU	Proposed
23	N/A	Bay View 255 W. 5 th St.	Apartment	220 DU	Proposed
24	N/A	Ocean View 111 and 203-233 N. Harbor Blvd.	Loft	144 DU	Proposed
25	N/A	815 S. Grand Ave.	Condominium	12 DU	Proposed
26	N/A	Harborside Terrace 303-308 N. Palos Verdes St.	Condominium	16 DU	Proposed
27	N/A	281 W. 8 th St.	Townhome	30 DU	Proposed
28	N/A	420-430 W. 9 th St.	Condominium	25 DU	Proposed
29	N/A	Sepia Homes 812 S. Pacific Ave.	Condominium	90 DU	Proposed
30	N/A	Goldenrose St. south of Miraflores Ave.	Single-Family	27 DU	Proposed
31	2005-CEN-2126	Port Police Station & Charter School 330 Center St.	Police Headquarters Office Charter School	155,000 sf 12,500 sf 1,000 students	Proposed
32	ENV 2005-9493MN	Preschool 25000 Normandie Ave.	Preschool	100 students	Proposed
33	TT-60731	1400 W. 260 th St.	Condominium	12 DU	Proposed
34	ENV-2004-855-MND	1408 W. Anaheim St.	Townhome	7 DU	Proposed
35	TT-61154	26404 S. Vermont Ave.	Condominium	21 DU	Proposed
36	AA-2004-4179- PMLA	1549 W. 207 th St.	Condominium	4 DU	Proposed
37	TT-61562	1610 W. 207 th St.	Condominium	5 DU	Proposed
38	AA-2004-4179- PMLA	1614 W. 207 th St.	Condominium	4 DU	Proposed
39	ENV-2004-4563- MND	1445 W. 225 th St.	Condominium	14 DU	Proposed
40	AA-2004-3530- PMLA	1640 W. 227 th St.	Condominium	4 DU	Proposed
41	AA-2004-4563-MND	1636 W. 227 th St.	Condominium	4 DU	Proposed
42	ENV-2004-4563- MND	1401 W. Lomita Blvd.	Condominium	62 DU	Proposed
43	VTT-61840	810 Alameda St.	Condominium	107 DU	Proposed
44	TT-61196	315 N. Marine Ave.	Apartment	35 DU	Proposed
45	AA-2004-4103- PMLA	840 W. 40 th St.	Condominium	3 DU	Proposed
46	AA-2004-6813- PMLA	1514 W. 207 th St.	Condominium	4 DU	Proposed
47	AA-2005-56-PMLA	1610 W. 251 st St.	Condominium	4DU	Proposed

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Map No.	Project/Case/Tract No.	Applicant/Location/Project Description	Land Use	Size	Status
48	--	24000 S. Western Ave.	Library	14,650 sf	Under Construction
City of Rancho Palos Verdes²					
49	N/A	Ocean Trails Main Entrance Palos Verdes Dr. South and Forrestral Dr.	Single-Family Affordable Housing Golf Course	75 DU 4 DU 18 holes	Proposed
50	N/A	Ocean Front Seaward side of Palos Verdes Dr. West terminus of Hawthorne Blvd.	Single-Family	79 DU	Proposed
51	N/A	Point View 6001 Palos Verdes Dr. South	Single-Family	84 DU	Proposed
52	N/A	Long Point Resort Hotel 6610 Palos Verdes Dr. South	Resort	400 rooms	Proposed
53	N/A	Point Vicente Interpretive Center 31501 Palos Verdes Dr. West	Office	2,000 sf	Proposed
54	N/A	TTM No. 52666 3200 Palos Verdes Dr. West	Single-Family	13 DU	Proposed
55	N/A	Marymount College Facilities Expansion 30800 Palos Verdes Dr. East	Gymnasium Residence Hall	144,110 sf 270 students	Proposed
56	N/A	Crestridge Estate LLC (Senior Center) 6500 Block of Crestridge Road between Crenshaw and Highridge	Senior Center Senior Condominium	12000 sf 109 DU	Proposed
57	N/A	Crestridge Village North of Crestridge, west of Crenshaw	Condominium	95 DU	Proposed
City of Rolling Hills Estates³					
58	N/A	Rolling Hills Covenant Church Expansion 2221/2222 Palos Verdes Dr. North	Sanctuary	2,250 seats	Proposed
59	N/A	South Coast County Golf Course 25706 Hawthorne Blvd.	Golf Course Clubhouse	18 holes 29,000 sf	Proposed
60	N/A	901 Deep Valley	Senior Housing	41 DU	Approved
61	N/A	981 Silver Spur Rd.	Condominium	18 DU	Pending
62	N/A	828 Silver Spur Rd.	Condominium	23 DU	Pending
63	N/A	627 Deep Valley	Condominium Retail	58 DU 6,000 sf	Pending
64	N/A	927 Deep Valley	Condominium Retail	120 DU 10,000 sf	Pending
65	N/A	827 Deep Valley	Condominium	16 DU	Pending
66	N/A	NE corner of Palos Verdes Dr. East and Palos Verdes Dr. North	Single-Family	13 DU	Pending
67	N/A	5883 Crest Rd.	Mixed-Use – Office/Retail	5,670 sf	Approved
City of Carson⁴					
68	N/A	South Bay Christian Alliance Church 21125 S. Figueroa St.	Church	5,800 sf	Proposed
69	N/A	Dominguez Hills Village NW corner of Victoria St. and Central Ave.	Single-Family Condominium	101 DU 81 DU	Under Construction
70	N/A	Centex Homes Avalon Blvd between 228 th and 231 st Sts.	Condominium	147 DU	Under Construction
71	N/A	Steve Nazemi 1216-1226 E. Carson St.	Condominium	7 DU	Pending
72	N/A	The Olson Company 22518-22606 Figueroa St.	Single-Family	45 DU	Under Construction

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Map No.	Project/Case/Tract No.	Applicant/Location/Project Description	Land Use	Size	Status
73	N/A	Elite Homes 643 E. 223 rd St.	Condominium	40 DU	Approved
74	N/A	Carson Senior Village 22125 Main St.	Senior Housing	64 DU	Approved
75	N/A	Trip-Star Group 235 E. 220 th St.	Condominiums	11 DU	Approved
76	N/A	Mohamed Pournamdari 553 E. 213 th St.	Condominium	7 DU	Approved
77	N/A	JCA Resources, Inc. 2350 E. 223 rd St.	Office	126,400 sf	Approved
78	N/A	Carson Toyota (Demolition of existing building and construct new dealership)	Dealership	(17,000 sf) 162,308 sf	Pending
79	N/A	Hopkins Real Estate Group 20700 S. Avalon Blvd.	Retail	41,000 GLSF	Proposed
80	N/A	Mar Ventures Ltd. Corner of Torrance Blvd. and Figueroa St.	Mixed-Use Light Industrial Park Light Industrial	13,085 sf 384,922 sf 170,243 sf	Under Construction
81	N/A	Child Development Center 22036-22108 Avalon Blvd.	Child Care Facility	120 children	Proposed
City of Long Beach⁵					
82	N/A	The Pike at Rainbow Harbor Between Long Beach Aquarium and Convention Center	Commercial Mixed-Use (Entertainment, Retail, Restaurant)	350,000 sf	Under Construction
83	N/A	City Place East of Long Beach Blvd. between 3 rd and 6 th St.	Retail Condominium	450,000 sf 320 DU	Built Under Construction
84	N/A	Lofts on 4 th SW corner of 4 th and Alamitos Ave.	Apartments Retail	34 DU 6,400 sf	Proposed
85	N/A	New Mark Twain Library NE corner of Anaheim St. and Gundry Ave.	Library	16,000 sf	Proposed
86	N/A	West Gateway – New Urban Community 8 square blocks situated at the entry of the City's downtown core	Condominium Mid-Rise Apartment Retail	391 DU 409 DU 15,000 sf	Approved
City of Torrance⁶					
87	CUP02-00003	Airport Plaza NW corner of Pacific Coast Hwy. and Crenshaw Blvd.	Shopping Center Expansion	42,536 GLSF	Under Construction
88	CUP02-00009	Huamin Chang 2360 Sepulveda Blvd.	Hotel	39 rooms	Under Construction
89	CUP02-00024	Ken Proctor 2145 Plaza Del Amo	Condominium	6 DU	Under Construction
90	CUP02-0020	Watt Developers 3520 Torrance Blvd.	Senior Housing Townhome	60 DU 100 DU	Approved Approved
91	CUP00-00006	Torrance Memorial Medical 3330 Lomita Blvd.	Medical Office Office	15,240 sf 94,760 sf	Under Construction
92	MOD02-00004	Jamie Alai 23711 Crenshaw Blvd.	Self Storage	21,819 sf	Approved
93	CUP02-00018	Cheryl Vargo 2410 Apple Ave.	Condominium	4 DU	Approved
94	CUP02-00022	Post Avenue Real Property, LP 1321 Post Ave.	Condominium	13 DU	Under Construction
95	CUP02-00023	Post Avenue Real Property, LP 1321 Post Ave.	Condominium Retail	13 DU 3,962 sf	Under Construction

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96	CUP02-00029	Chester Smith Associates 1021 Cravens Ave.	Condominium	20 DU	Approved
97	CUP02-00030	Raju Chhabria 2413 Cabrillo Ave.	Condominium	5 DU	Approved
98	CUP02-00040	Maupin Development 20536 Earl St.	Condominium	32 DU	Under Construction
99	CUP03-00002	JCC Homes 23747 Arlington Ave.	Condominium	8 DU	Under Construction
100	CUP03-00004	Anastazi Development Company 21345 Hawthorne Blvd.	Senior Housing	112 DU	Under Construction
101	CUP03-00019	Park/Gibbs Development 2708 Cabrillo Ave.	Senior Housing Condominium	43 DU 48 DU	Approved
102	CUP03-00003 CUP02-00032	St. Paul Properties 18825 Van Ness Ave.	Office Self Storage	34,800 sf 203,000 sf	Approved
103	CUP01-00025	Michael Mulligan 2264 Dominguez St.	Condominium	13 DU	Approved
104	CUP03-00013	Maricopa Properties – Montecito Estates 2829 Maricopa St.	Condominium	104 DU	Approved
105	CUP03-00034	Tom Paradise 1826 Oak St.	Townhome	265 DU 60 DU	Approved
106	CUP03-00034 TTM061850	Standard Pacific Homes 2349 Jefferson Street	Condominium	81 DU	Proposed
107	N/A	TorMed Medical Center Expansion NE corner of Skypark Dr. and Medical Center Dr.	Medical Office	131,560 sf	Proposed
108	CUP03-00051	Unity Church of South Bay 2545 237 th Street, A	Church	5,400 sf	In Process
109	CUP03-00036	Courtyard Villa Estates, LLC 4004 Sepulveda Blvd.	Senior Housing	44 DU	Approved
110	CUP03-0047	Elite Homes 739-745 Border Ave.	Condominium	7 DU	Approved
111	CUP03-00035	Washington Street Developers 2080 Washington Ave.	Condominium	21 DU	Approved
112	CUP04-00007	Dan Withee 24510 Hawthorne Blvd.	Office Restaurant Condominium	3,600 sf 1,030 sf 14 DU	Approved
113	CUP03-00053	Douglas Maupin 6226 Pacific Coast Hwy.	Condominium	16 DU	Approved
114	CUP99-00036	Maupin Development / The Breakers 2850 Monterey St.	Condominium	128 DU	Under Construction
115	CUP03-00009	Ball Corporation 500 Crenshaw Blvd.	Warehouse	156,000 sf	Under Construction
116	CUP04-00039	Stephenson Lon 18600 Hawthorne Blvd.	Auto Dealership Expansion	4,450 sf	Under Construction
117	CUP04-00011	Bishop Montgomery High School 5430 Torrance Blvd.	School Expansion	14,300 sf	Approved
118	CUP04-00014	Shea Homes L.P. 21515 Hawthorne Blvd.	Condominium	226 DU	In Process
119	CUP04-00030	JCC Homes 4343 190 th St.	Condominium	22 DU	Approved
120	CUP04-00042	The Magellan Group 4302-10 190 th St.	Auto Dealership	31,500 sf	Approved
121	CUP03-00037	Watt and Maupin Development 2740 Lomita Blvd.	Single-Family Condominium Retirement Community	63 DU 346 DU 85 DU	In Process

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122	CUP04-00026	Keith Palmer 2700 Skypark Dr.	Retail	15,000 sf	Submitted
123	CUP04-00032	Sean Doyle 2303 Jefferson St.	Condominium	41 DU	Submitted
124	CUP04-00036	Pacific Storage Partners, Inc. 4330 190 th St.	Warehouse	15,000 sf	Submitted
125	CUP04-00012	Nathan Battle 1907 Abalone Ave.	Warehouse	22,854 sf	Approved
126	CUP04-00031	George Kirikorian 115 & 131 Palos Verdes Blvd.	Condominium Retail	23 DU 6,867 sf	Approved
127	CUP04-00033	AP-Escondido; c/p The Abbey Company 23600 & 23610 Telo Ave.	Medical Office	70,343 sf	Approved
128	CUP04-00035	Ghussan Baddour Hawthorne Blvd./Rolling Hills Rd.	Office Single-Family	949 sf 1 DU	In Process
129	CUP04-00038	DCA Civil Engineering Group 2909 Pacific Coast Hwy.	Office Automobile Service	988 sf 5 bays	In Process
130	CUP04-00040	Fancher Development Services 25308 Crenshaw Blvd.	Restaurant	6,512 sf	Approved
131	CUP04-00041	Withim Corporation 22501 Crenshaw Blvd. #200	Coffee Shop	940 sf	In Process
132	CUP04-00043	Sunrise Senior Living 25535 Hawthorne Blvd.	Assisted Living	103 beds	In Process
133	CUP05-00001	Miletich-Jones Land Co. 20301 Hawthorne Blvd.	Restaurant Market	1,800 sf 2,327 sf	In Process
City of Lomita					
134	SP No. 977	Mr. Don Barteld 25610 Narbonne Ave.	Office Expansion	810 sf	Approved
135	TTM No. 53873	Mr. Tom Frederikson 2215-2219 W. 241 st St.	Condominium	9 DU	Approved
136	ZV No.167 SP No.986	Mr. Jeh Meher 26327 Western Ave.	Health Gym	13,533 sf	Approved
137	SP No. 978	SUBTEC (Cheryl Vargo) 2040 & 2046 Lomita Blvd.	Single-Family Commercial	7 DU 10,140 sf	Proposed
138	TTM No.60165	Mr. Peter Frederiksen 25819-25 Eshelman Ave.	Senior Housing	24 DU	Proposed
139	TTM No. 54200	Tom Yuge 26001 Eshelman Ave. and 26004 Avocado St.	Single-Family	6 DU	Approved
140	CUP No. 225	John Koza 25316 Ebony Lane	Senior Housing	42 DU	Proposed
141	ZV No. 176	Ricardo Velasquez 1830 Pacific Coast Hwy.	Commercial Expansion	1,192 sf	Approved
142	TTM No. 53950	SUBTEC (Cheryl Vargo) 1748-1751 W. 257 th St.	Condominium	6 DU	Approved
143	SP No. 995	Faizel Tar 2020 Lomita Blvd. #6	Auto Rental & Sales	1,014 sf	Approved
144	SP No. 996	George Mcguire SE corner of Western Ave. and 262 nd St.	Office Commercial	11,000 sf 17,300 sf	Approved
145	TTM 61454 CUP 231 ZTA 2004-3	Tom Yurge 25322 Cypress St.	Senior Housing	6 DU	Approved
146	CUP 228	Robert Garstein 25312-25318 Narbonne Ave.	Senior Housing	24 DU	Proposed

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171	CP03-137 TR060027 543503	1010-1022 W. 223 rd St. Torrance	Condominium	16 DU	Pending
172	04-108 TR060481	1154 W. 223 rd St.	Single-Family	5 DU	Pending
173	CP04-175 TR061387 543602	22800 Normandie Ave.	Condominium	79 DU	Pending
174	N/A	SE corner of Normandie Ave./223 rd St.	Condominium	58 DU	Proposed

N/A – Not applicable
DU – Dwelling units
sf – Square feet
GLSF – Gross leasable square feet

¹ Source: City of Los Angeles Department of City Planning; LADOT.
² Source: City of Rancho Palos Verdes.
³ Source: City of Rolling Hills Estates.
⁴ Source: City of Carson.
⁵ Source: City of Long Beach.
⁶ Source: City of Torrance.
⁷ Source: City of Lomita.
⁸ Source: Los Angeles County Department of Regional Planning.

Source: LLG, 2006 (see Appendix IV.J-1 to this Draft EIR).

Traffic volumes expected to be generated by the related projects were calculated using rates provided in the ITE Trip Generation manual. The related projects' respective weekday traffic generation for the AM and PM peak hours, as well as on a daily basis for a typical weekday, is summarized in Table 8-2 in Appendix IV.J-1 to this Draft EIR. The anticipated distribution of the related projects traffic volumes to the study intersections during the weekday AM and PM peak hours is displayed in Figures IV.J-13 and IV.J-14, respectively. The related projects' respective Saturday traffic generation for the mid-day peak hour, as well as on a daily basis, is summarized in Table 8-3 in Appendix IV.J-1 to this Draft EIR. The anticipated distribution of the related projects traffic volumes to the study intersections during the AM and PM peak hours is displayed in Figure IV.J-15.

-China Shipping Terminal Development, Berth 97-109 to handle 1.5 million TEUs per year requiring a total of **3,720 daily truck trips** and up to 950 annual round trip rail movements.

-TRAPAC Expansion at Berths 136-149, from 176 acres to 251 acres and resulting increase in truck trips

-New L.A. City Fire station at Gaffey and Miraflores

-Greatly expanded L.A. City Harbor Area Police Headquarters, jail, and community room on John S. Gibson Blvd.

-Relocated and greatly expanded Animal Shelter and community room at Gaffey and Miraflores

-Union Pacific ICTF Facility (PCH & Sepulveda/Alameda)

-St. Peters Episcopal Church, currently requesting a zoning variance to operate a child care for 66 infants, toddlers and pre-school children at 1648 W. 9th Street

-The new Henry's Market at Western and Park Western, which replaced a very underutilized market

-Impact of foreign trade zone designation for Port of LA Distribution Center at Gaffey and Westmont

-Two new mausoleums being built at Green Hills Memorial Park

-Starbucks/T-Mobile planned for 422 S. Gaffey

-Additional residential units:

366-74 W. 8 th (Sepia Homes)	20 units
327 N. Harbor Blvd, (Sepia)	60 units
407 N. Harbor Blvd, (Sepia)	42 units
1200 S. Beacon St.	140 rental units
Habitat for Humanity Cruz + Palos Verdes	16 units, Santa

Habitat for Humanity Wilmington	8 homes in
534 Eubank	10 units
1160 W. 11 th Street homes	13 attached
Union Ice Expansion 901 East E St. 525 E. "E" St. and Dispatch facility	85,000 sq ft Truck Parking
Potential Industries, 701 E. # St	40,000 sq feet
Electronic Balancing, 600 E. D St	24,000 sq feet
Marymount College student housing on Palos Verdes Dr. North	320 students

Three additional corrections should be made to Table IV .J-9:

Map No. 16, Rolling Hills Preparatory School should show the projected enrollment of 900 students, 140 faculty, and 62 dwelling units

Bridge to Breakwater listed at 1.1 million square feet – was 3.8 million square feet in the project description (new NOP may modify this);

Two new cruise ship berths and several new parking structures have since been proposed and should be included.

ATTACHMENT C

**Aerial Photo
Port Of Los Angeles Distribution Center
and TraPac Terminal**



ATTACHMENT D

**Before and After Photos
of Above Ground Utilities in the
Vicinity of TraPac Proposed Project**

Photograph Looking South along Front Street and Gibson Blvd.



Same Picture with Above Ground Utilities Removed

