

CONTENTS

Executive Summary	ES-1
ES.1 Introduction	ES-1
ES.1.1 Project Boundary	ES-1
ES.1.2 Project Summary and Highlights.....	ES-2
ES.2 Purpose of this Draft EIR	ES-5
ES.2.1 CEQA Introduction	ES-6
ES.3 Existing Environmental Setting	ES-7
ES.3.1 Regional Setting.....	ES-7
ES.3.2 Proposed Project Setting	ES-8
ES.3.3 Existing Site Conditions	ES-8
ES.3.4 Surrounding Uses	ES-9
ES.4 Proposed Project	ES-11
ES.4.1 General Overview	ES-11
ES.4.2 Proposed Project Objectives.....	ES-11
ES.4.3 Proposed Project Elements	ES-12
ES.4.4 Proposed Project Impact Analysis	ES-27
ES.4.5 Proposed Project Phasing and Demolition and Construction Plan.....	ES-33
ES.5 Alternatives to the Proposed Project.....	ES-35
ES.5.1 Basis of Alternatives Selection and Analysis	ES-35
ES.5.2 Alternatives Considered.....	ES-36
ES.5.3 Alternatives Analyzed in this EIR	ES-37
ES.5.4 Alternatives Eliminated from Further Consideration.....	ES-40
ES.6 Environmental Impacts	ES-41
ES.6.1 Scope of Analysis and Impacts Considered in this Draft EIR.....	ES-41
ES.6.2 Impacts Not Considered in this Draft EIR	ES-42
ES.6.3 Impacts of the Proposed Project.....	ES-43
ES.7 Public Involvement.....	ES-93
ES.7.1 Project Planning History and Community Involvement.....	ES-95
ES.7.2 Scoping Activities	ES-99
ES.7.3 Issues Raised	ES-100
ES.7.4 Issues to be Resolved.....	ES-100
ES.7.5 Port Community Advisory Committee Issues Raised/Resolution.....	ES-100
Chapter 1.0 Introduction	1-1
1.1 Project Background.....	1-2
1.1.1 Role of the Los Angeles Harbor Department	1-2
1.1.2 Los Angeles Waterfront Development Program.....	1-2

1.2	Proposed Project	1-4
1.2.1	Project Site Location	1-4
1.2.2	Project Overview	1-4
1.3	CEQA and the Purpose of an EIR	1-8
1.4	Lead, Responsible, and Trustee Agencies	1-8
1.5	Scope and Content of the Draft EIR	1-12
1.5.1	Scope of Analysis	1-12
1.5.2	Intended Uses of this Draft EIR	1-14
1.5.3	Draft EIR Organization	1-16
1.6	Key Principles Guiding Preparation of this Draft EIR	1-17
1.6.1	Emphasis on Significant Environmental Effects	1-17
1.6.2	Proposed Project Impact Analysis	1-18
1.6.3	Forecasting vs. Speculation	1-19
1.6.4	Reliance on Environmental Thresholds and Substantial Evidence	1-19
1.6.5	Disagreement among Experts	1-19
1.6.6	CEQA Baseline	1-20
1.6.7	Duty to Mitigate	1-20
1.6.8	Requirements to Evaluate Alternatives	1-21
1.7	Port of Los Angeles Environmental Initiatives	1-22
1.7.1	Port of Los Angeles Environmental Management Policy	1-22
1.7.2	Environmental Plans and Programs	1-23
1.7.3	Port of Los Angeles Leasing Policy	1-27
1.7.4	Aesthetic Mitigation Projects	1-28
1.7.5	Port Community Advisory Committee	1-29
1.8	Availability of the Draft EIR	1-29
Chapter 2.0	Project Description	2-1
2.1	Introduction	2-1
2.2	Proposed Project Overview	2-1
2.2.1	Avalon Development District (Areas A and B)	2-2
2.2.2	Avalon Waterfront District	2-2
2.2.3	Waterfront Red Car Line/Multi-Modal California Coastal Trail Extension	2-3
2.2.4	Project Sustainability and Design Features	2-3
2.2.5	Proposed Planning/Land Use Changes	2-5
2.3	Existing Environmental Setting	2-6
2.3.1	Regional Setting	2-6
2.3.2	Proposed Project Setting	2-6
2.3.3	Existing Site Conditions	2-6
2.3.4	Surrounding Uses	2-8
2.4	Proposed Project Purpose	2-10
2.4.1	Proposed Project Objectives	2-10
2.5	Proposed Project Background	2-11
2.5.1	Proposed Project Planning History and Community Involvement	2-11
2.6	Proposed Project Elements	2-12

2.6.1	Avalon Development District (Areas A and B)	2-18
2.6.2	Avalon Waterfront District	2-21
2.6.3	Waterfront Red Car Line and the California Coastal Trail.....	2-26
2.6.4	Port of Los Angeles Plan, Wilmington-Harbor City Community Plan, and Port Master Plan Amendments	2-26
2.7	Proposed Project Impact Analysis	2-27
2.8	Proposed Project Phasing and Demolition and Construction Plan.....	2-31
2.8.1	Phase I: Interim Plan (2009–2015)	2-31
2.8.2	Phase II: Full Buildout (2015–2020).....	2-32
2.9	Alternatives to the Proposed Project.....	2-33
2.9.1	CEQA Requirements for Alternatives	2-33
2.9.2	Alternatives Evaluated in this Draft EIR	2-33
2.9.3	Alternatives Eliminated from Further Consideration.....	2-38
2.10	Proposed Project Baseline for CEQA Purposes	2-39
2.11	Intended Uses of this Draft EIR	2-39
2.11.1	Lead Agency Use—LAHD	2-40
2.11.2	Other Uses	2-40
2.12	Agencies Expected to Use this EIR	2-41
2.13	Relationship to Existing Statutes, Plans, Policies, and Other Regulatory Requirements	2-44
Chapter 3.0	Environmental Setting.....	3-1
3.0.1	Introduction	3-1
3.0.2	Terminology Used in this Environmental Analysis	3-2
3.0.3	Requirements to Evaluate Alternatives.....	3-3
Section 3.1	Aesthetics.....	3.1-1
3.1.1	Introduction	3.1-1
3.1.1.1	Terminology	3.1-1
3.1.2	Environmental Setting.....	3.1-2
3.1.2.1	Existing Viewer Groups.....	3.1-3
3.1.2.2	Existing Visual Resources.....	3.1-3
3.1.2.3	Light and Glare.....	3.1-7
3.1.3	Applicable Regulations and Policy Documents.....	3.1-8
3.1.3.1	The General Plan of the City of Los Angeles	3.1-8
3.1.3.2	Port of Los Angeles Master Plan.....	3.1-12
3.1.3.3	Port of Los Angeles Leasing Policy.....	3.1-12
3.1.3.4	Wilmington Waterfront Master Plan and Development Program	3.1-12
3.1.3.5	Planning and Zoning Code.....	3.1-13
3.1.4	Impact Analysis.....	3.1-14
3.1.4.1	Methodology.....	3.1-14
3.1.4.2	Thresholds of Significance	3.1-18
3.1.4.3	Impacts and Mitigation	3.1-21

3.1.4.4	Mitigation Monitoring	3.1-29
3.1.5	Significant Unavoidable Impacts.....	3.1-29
Section 3.2	Air Quality.....	3.2-1
3.2.1	Introduction	3.2-1
3.2.2	Environmental Setting.....	3.2-1
3.2.2.1	Regional Climate and Meteorology	3.2-1
3.2.2.2	Criteria Pollutants and Air Monitoring.....	3.2-2
3.2.2.3	CEQA Baseline	3.2-14
3.2.2.4	Sensitive Receptors	3.2-15
3.2.3	Applicable Regulations	3.2-16
3.2.3.1	Federal Regulations	3.2-16
3.2.3.2	State Regulations.....	3.2-17
3.2.3.3	Regional and Local Regulations	3.2-22
3.2.3.4	Los Angeles Harbor Department Clean Air Policy.....	3.2-23
3.2.3.5	Port of Los Angeles Sustainable Construction Guidelines	3.2-24
3.2.4	Impact Analysis.....	3.2-25
3.2.4.1	Methodology.....	3.2-25
3.2.4.2	Thresholds of Significance	3.2-36
3.2.4.3	Impacts and Mitigation	3.2-40
3.2.4.4	Mitigation Monitoring.....	3.2-86
3.2.5	Significant Unavoidable Impacts.....	3.2-88
Section 3.3	Biological Resources	3.3-1
3.3.1	Introduction	3.3-1
3.3.2	Environmental Setting.....	3.3-1
3.3.2.1	Terrestrial Habitats.....	3.3-3
3.3.2.2	Benthic Environment.....	3.3-3
3.3.2.3	Water Column Habitats	3.3-4
3.3.2.4	Birds.....	3.3-8
3.3.2.5	Marine Mammals.....	3.3-10
3.3.2.6	Special-Status Species	3.3-11
3.3.2.7	Wildlife Movement Corridors	3.3-11
3.3.2.8	Invasive Terrestrial and Marine Species	3.3-12
3.3.2.9	Significant Ecological Area.....	3.3-13
3.3.3	Applicable Regulations	3.3-13
3.3.3.1	California Coastal Act of 1976.....	3.3-14
3.3.3.2	Coastal Zone Management Act.....	3.3-14
3.3.3.3	Federal Clean Water Act.....	3.3-15
3.3.3.4	Rivers and Harbors Appropriations Act of 1899	3.3-15
3.3.3.5	Federal Endangered Species Act	3.3-15
3.3.3.6	Federal Magnuson-Stevens Fishery Conservation and Management Act.....	3.3-16
3.3.3.7	Migratory Bird Treaty Act and State Fish and Game Code §3503.5 and §3800.....	3.3-19

3.3.3.8	California Fish and Game Code Section 1600	3.3-19
3.3.3.9	California Endangered Species Act	3.3-19
3.3.3.10	Federal Ballast Water Management Directed under the Non-Indigenous Species Act	3.3-20
3.3.3.11	State Authority under the Federal Clean Water Act, Sections 401 and 402.....	3.3-20
3.3.3.12	California Fully Protected Species	3.3-21
3.3.3.13	Federal Marine Mammal Protection Act of 1972	3.3-21
3.3.3.14	Executive Order 13112	3.3-22
3.3.3.15	Porter-Cologne Water Quality Act.....	3.3-22
3.3.4	Impact Analysis.....	3.3-23
3.3.4.1	Methodology.....	3.3-23
3.3.4.2	Thresholds of Significance	3.3-24
3.3.4.3	Impacts and Mitigation	3.3-25
3.3.4.4	Mitigation Monitoring	3.3-39
3.3.5	Significant Unavoidable Impacts.....	3.3-40
Section 3.4	Cultural Resources.....	3.4-1
3.4.1	Introduction	3.4-1
3.4.2	Environmental Setting.....	3.4-1
3.4.2.1	Physical Setting.....	3.4-2
3.4.2.2	Prehistoric Setting.....	3.4-4
3.4.2.3	Ethnographic Setting.....	3.4-5
3.4.2.4	Historic Setting	3.4-7
3.4.2.5	Site-Specific Methodology.....	3.4-19
3.4.2.6	Site-Specific Setting	3.4-27
3.4.3	Applicable Regulations	3.4-35
3.4.3.1	State.....	3.4-35
3.4.3.2	Regional and Local	3.4-38
3.4.4	Impact Analysis.....	3.4-41
3.4.4.1	Methodology.....	3.4-41
3.4.4.2	Thresholds of Significance	3.4-43
3.4.4.3	Impacts and Mitigation	3.4-43
3.4.4.4	Mitigation Monitoring	3.4-73
3.4.5	Significant Unavoidable Impacts.....	3.4-74
Section 3.5	Geology	3.5-1
3.5.1	Introduction	3.5-1
3.5.2	Environmental Setting.....	3.5-1
3.5.2.1	Regional Setting.....	3.5-1
3.5.3	Applicable Regulations	3.5-9
3.5.3.1	Geologic Hazards.....	3.5-9
3.5.3.2	Mineral Resources	3.5-9
3.5.4	Impact Analysis.....	3.5-10
3.5.4.1	Methodology.....	3.5-10

3.5.4.2	Thresholds of Significance	3.5-12
3.5.4.3	Impacts and Mitigation	3.5-13
3.5.4.4	Mitigation Monitoring	3.5-27
3.5.5	Significant Unavoidable Impacts	3.5-27
Section 3.6	Groundwater and Soils	3.6-1
3.6.1	Introduction	3.6-1
3.6.2	Environmental Setting	3.6-1
3.6.2.1	Groundwater	3.6-2
3.6.2.2	Soils	3.6-2
3.6.2.3	Historic and Existing Sources Resulting in Soil and Groundwater Contamination	3.6-3
3.6.3	Applicable Regulations	3.6-8
3.6.3.1	Federal Regulations	3.6-9
3.6.3.2	State and Local Regulations	3.6-9
3.6.4	Impact Analysis	3.6-10
3.6.4.1	Methodology	3.6-10
3.6.4.2	Thresholds of Significance	3.6-11
3.6.4.3	Impacts and Mitigation	3.6-12
3.6.5	Significant Unavoidable Impacts	3.6-34
Section 3.7	Hazards and Hazardous Materials	3.7-1
3.7.1	Introduction	3.7-1
3.7.2	Environmental Setting	3.7-1
3.7.2.1	Hazardous Materials	3.7-1
3.7.2.2	Existing Onsite Operational Hazards	3.7-2
3.7.2.3	Offsite Operational Hazards	3.7-4
3.7.2.4	Existing Public Emergency Services	3.7-7
3.7.2.5	Homeland Security of the Port	3.7-8
3.7.2.6	Tsunami Hazards	3.7-12
3.7.3	Applicable Regulations	3.7-13
3.7.3.1	Federal Regulations	3.7-13
3.7.3.2	State Regulations	3.7-15
3.7.3.3	Regional and Local	3.7-18
3.7.4	Impact Analysis	3.7-21
3.7.4.1	Methodology	3.7-21
3.7.4.2	Thresholds of Significance	3.7-26
3.7.4.3	Impacts and Mitigation	3.7-26
3.7.4.4	Mitigation Monitoring	3.7-55
3.7.5	Significant Unavoidable Impacts	3.7-55
Section 3.8	Land Use and Planning	3.8-1
3.8.1	Introduction	3.8-1
3.8.2	Environmental Setting	3.8-1
3.8.2.1	Existing Land Uses	3.8-2
3.8.2.2	Existing Land Uses within the Proposed Project Area	3.8-6
3.8.3	Applicable Regulations	3.8-8

3.8.3.1	State.....	3.8-8
3.8.3.2	Regional and Local Plans and Programs.....	3.8-10
3.8.4	Impact Analysis.....	3.8-36
3.8.4.1	Methodology.....	3.8-36
3.8.4.2	Thresholds of Significance.....	3.8-36
3.8.4.3	Impacts and Mitigation.....	3.8-37
3.8.4.4	Mitigation Monitoring.....	3.8-77
3.8.5	Significant Unavoidable Impacts.....	3.8-77
Section 3.9	Noise.....	3.9-1
3.9.1	Introduction.....	3.9-1
3.9.1.1	Noise Fundamentals.....	3.9-1
3.9.1.2	Noise Descriptors.....	3.9-3
3.9.1.3	Human Response to Noise.....	3.9-4
3.9.1.4	Sound Propagation.....	3.9-5
3.9.2	Existing Environment.....	3.9-7
3.9.2.1	Existing Noise Measurements.....	3.9-7
3.9.3	Applicable Regulations.....	3.9-9
3.9.3.1	U.S. Department of Transportation Federal Highway Administration.....	3.9-9
3.9.3.2	City of Los Angeles Municipal Code.....	3.9-10
3.9.3.3	City of Los Angeles Noise Element.....	3.9-11
3.9.3.4	Wilmington-Harbor City Community Plan.....	3.9-12
3.9.4	Impact Analysis.....	3.9-12
3.9.4.1	Methodology.....	3.9-12
3.9.4.2	Thresholds of Significance.....	3.9-13
3.9.4.3	Impacts and Mitigation.....	3.9-14
3.9.4.4	Mitigation Monitoring.....	3.9-32
3.9.5	Significant Unavoidable Impacts.....	3.9-32
Section 3.10	Population and Housing.....	3.10-1
3.10.1	Introduction.....	3.10-1
3.10.2	Environmental Setting.....	3.10-1
3.10.2.1	Regional Characteristics.....	3.10-2
3.10.2.2	Project Area Characteristics.....	3.10-2
3.10.3	Applicable Regulations and Planning Documents.....	3.10-7
3.10.3.1	State.....	3.10-7
3.10.3.2	Regional and Local.....	3.10-7
3.10.3.3	Port of Los Angeles Plan (1982).....	3.10-9
3.10.3.4	Wilmington-Harbor City Community Plan.....	3.10-9
3.10.4	Impact Analysis.....	3.10-10
3.10.4.1	Methodology.....	3.10-10
3.10.4.2	Thresholds of Significance.....	3.10-10
3.10.4.3	Impacts and Mitigation.....	3.10-11
3.10.4.4	Mitigation Monitoring.....	3.10-17
3.10.5	Significant Unavoidable Impacts.....	3.10-17

Section 3.9	Transportation and Circulation—Ground and Marine	3.9-1
3.11.1	Introduction	3.9-1
3.11.2	Environmental Setting	3.9-1
3.11.2.1	Existing Surface Transportation Elements	3.9-2
3.11.2.2	Existing Marine Elements.....	3.9-14
3.11.3	Applicable Regulations	3.9-24
3.11.3.1	Surface Transportation.....	3.9-24
3.11.3.2	Marine Transportation	3.9-26
3.11.4	Impact Analysis.....	3.9-28
3.11.4.1	Methodology.....	3.9-28
3.11.4.2	Thresholds of Significance	3.9-34
3.11.4.3	Impacts and Mitigation	3.9-36
3.11.4.4	Mitigation Monitoring	3.9-58
3.11.5	Significant Unavoidable Impacts	3.9-58
Section 3.12	Utilities	3.12-1
3.12.1	Introduction	3.12-1
3.12.2	Environmental Setting	3.12-1
3.12.2.1	Utilities.....	3.12-2
3.12.3	Applicable Regulations	3.12-16
3.12.3.1	Federal Regulations	3.12-16
3.12.3.2	State Regulations.....	3.12-18
3.12.3.3	Regional and Local Regulations	3.12-20
3.12.4	Impact Analysis.....	3.12-22
3.12.4.1	Methodology.....	3.12-22
3.12.4.2	Thresholds of Significance	3.12-35
3.12.4.3	Impacts and Mitigation	3.12-35
3.12.4.4	Mitigation Monitoring	3.12-47
3.12.5	Significant Unavoidable Impacts	3.12-47
Section 3.13	Public Services	3.13-1
3.13.1	Introduction	3.13-1
3.13.2	Environmental Setting	3.13-1
3.13.2.1	Police Protection	3.13-2
3.13.2.2	Fire Protection.....	3.13-3
3.13.2.3	U.S. Coast Guard.....	3.13-5
3.13.2.4	Parks	3.13-6
3.13.3	Applicable Regulations	3.13-6
3.13.3.1	State Regulations.....	3.13-7
3.13.3.2	Local Regulations.....	3.13-7
3.13.4	Impact Analysis.....	3.13-9
3.13.4.1	Methodology.....	3.13-9
3.13.4.2	Thresholds of Significance	3.13-9
3.13.4.3	Impacts and Mitigation	3.13-10
3.13.4.4	Mitigation Monitoring	3.13-16
3.13.5	Significant Unavoidable Impacts	3.13-16

Section 3.14	Water Quality, Sediments, and Oceanography	3.14-1
3.14.1	Introduction	3.14-1
3.14.2	Environmental Setting	3.14-1
3.14.2.1	Regional Setting	3.14-2
3.14.2.2	Oceanography	3.14-18
3.14.3	Applicable Regulations	3.14-21
3.14.3.1	Federal Regulations	3.14-21
3.14.3.2	State Regulations	3.14-22
3.14.3.3	Local Regulations	3.14-25
3.14.4	Impact Analysis	3.14-26
3.14.4.1	Methodology	3.14-26
3.14.4.2	Thresholds of Significance	3.14-28
3.14.4.3	Impacts and Mitigation	3.14-29
3.14.4.4	Mitigation Monitoring	3.14-50
3.14.5	Significant Unavoidable Impacts	3.14-50
Chapter 4.0	Cumulative Effects	4-1
4.1	Introduction	4-1
4.1.1	Requirements for Cumulative Impact Analysis	4-1
4.1.2	Projects Considered in the Cumulative Analysis	4-3
4.2	Cumulative Impact Analysis	4-19
4.2.1	Aesthetics	4-19
4.2.2	Air Quality and Meteorology	4-28
4.2.3	Biological Resources	4-38
4.2.4	Cultural Resources	4-52
4.2.5	Geology	4-60
4.2.6	Groundwater and Soils	4-68
4.2.7	Hazards and Hazardous Materials	4-74
4.2.8	Land Use and Planning	4-83
4.2.9	Noise	4-87
4.2.10	Population and Housing	4-94
4.2.11	Transportation and Circulation—Ground and Marine	4-96
4.2.12	Utilities	4-109
4.2.13	Public Services	4-117
4.2.14	Water Quality, Sediments, and Oceanography	4-124
4.2.15	Summary of Impact Determinations	4-134
Chapter 5.0	Project Alternatives	5-1
5.1	Introduction	5-1
5.2	Project Alternatives	5-1
5.2.1	CEQA Requirements for Alternatives	5-1
5.2.2	CEQA Project Objectives and Project Alternative Section Criteria	5-2
5.2.3	Alternatives Considered	5-2
5.3	Impact Analysis of Project Alternatives	5-7
5.3.1	Alternative Impact Analysis Summary	5-8

5.3.2	Resources with Significant Unavoidable Impacts	5-10
5.3.3	Resources with Significant Impacts that Can Be Mitigated to Less than Significant	5-18
5.4	Environmentally Superior Alternative	5-30
5.5	Alternatives Considered but Eliminated	5-31
5.5.1	Alternative Project Designs Previously Considered.....	5-31
5.5.2	No In-Water Development	5-32
5.5.3	No Street Vacation of Avalon Boulevard or Realignment of Broad Avenue	5-33
5.5.4	Other Sites within LAHD Jurisdiction	5-34
Chapter 6	Environmental Justice	6-1
6.1	Introduction	6-1
6.1.1	Background.....	6-1
6.2	Environmental Setting.....	6-2
6.3	Applicable Regulations	6-6
6.3.1	Federal.....	6-6
6.3.2	State.....	6-8
6.3.3	California State Lands Commission Environmental Justice Policy	6-9
6.3.4	General Plan of the City of Los Angeles	6-10
6.3.5	South Coast Air Quality Management District.....	6-10
6.4	Impact Analysis.....	6-11
6.4.1	Methodology and Significance Thresholds	6-11
6.4.2	Project-Related Direct, Indirect, and Cumulative Impacts	6-13
6.5	Public Outreach	6-43
6.5.1	Alternative Forms of Distribution	6-45
6.5.2	Spanish Translation	6-45
Chapter 7	Socioeconomics and Environmental Quality.....	7-1
7.1	Introduction	7-1
7.2	Environmental Setting.....	7-1
7.2.1	Socioeconomics.....	7-1
7.2.2	Environmental Quality and the Role of LAHD	7-23
7.3	Project Effects Related to Socioeconomics and Environmental Quality.....	7-31
7.3.1	Impact Methodology.....	7-31
7.3.2	Proposed Project Effects	7-32
Chapter 8.0	Growth-Inducing Impacts	8-1
8.1	Introduction	8-1
8.2	Growth-Inducing Impact Analysis	8-2
8.2.1	Removal of Obstacles to Growth	8-3
8.2.2	Facilitation of Economic Effects or Setting Precedent Resulting in Environmental Impacts	8-3

8.2.3	Expansion of Public Services or Utilities	8-4
8.3	Summary of Growth-Inducing Impacts.....	8-4
Chapter 9.0	Significant Irreversible Impacts	9-1
9.1	Introduction	9-1
9.2	Analysis of Irreversible Changes	9-1
Chapter 10.0	References	10-1
10.1	Printed Resources	10-1
10.2	Personal Communications	10-25
Chapter 11.0	List of Preparers and Contributors	11-1
11.1	Los Angeles Harbor Department	11-1
11.2	ICF Jones & Stokes	11-2
11.2.1	Project Management Team.....	11-2
11.2.2	Technical Team	11-2
11.2.3	Production Team.....	11-4
11.3	Additional Contributors.....	11-4
11.3.1	Fehr & Peers/Kaku Associates	11-4
11.3.2	Ninyo & Moore Geotechnical Consultants	11-4
11.3.3	Sasaki	11-4
11.3.4	Moffat & Nichol.....	11-4
11.3.5	Reese-Chambers Systems Consultants	11-5
11.3.6	Castle Environmental.....	11-5
11.3.7	Katherine Padilla and Associates	11-5
Chapter 12.0	Acronyms	12-1

APPENDICES

- Appendix A Notice of Preparation**
- Appendix B Port Community Advisory Committee (PCAC) Project Involvement**
- Appendix C Air Quality**
- Appendix D Biological Resources**
- Appendix E Native American Correspondence**
- Appendix F Groundwater**
- Appendix G Risk Analysis of LADWP Marine Tank Farm**
- Appendix H DWP Tanks Noise Analysis**
- Appendix I Traffic Study**
- Appendix J Water Quality**
- Appendix K Defining Low-Income Populations**

TABLES

Table	On page
ES-1 Elements of Proposed Project	ES-13
ES-2 Parcels to be Acquired and Removed for Avalon Boulevard and Broad Avenue Realignment.....	ES-19
ES-3 Parcels located in the Avalon Waterfront District to be Acquired and Removed	ES-23
ES-4 Level of Analysis of each Element of the Proposed Project.....	ES-29
ES-5 Summary of Impact Determinations	ES-44
ES-6 Summary of Public Comments and Section Where Addressed in the EIR.....	ES-101
1-1 Agencies Expected to Use this EIR.....	1-9
1-2 Organization and Contents of the Draft EIR	1-16
2-1 Elements of Proposed Project	2-13
2-2 Parcels Located within Avalon Development District to be Acquired and Removed	2-19
2-3 Parcels Located in the Avalon Waterfront District to be Acquired and Removed	2-24
2-4 Level of Analysis of each Element of the Proposed Project.....	2-28
2-5 Summary of Proposed Project and Alternatives at Full Buildout (2020)	2-34
2-6 Applicable Statutes, Plans, Policies, and Other Regulatory Requirements	2-41

2-7	Applicable Statutes, Plans, Policies, and Other Regulatory Requirements	2-44
3.1-1	Relationship between CEQA Threshold Criteria and L.A. CEQA Thresholds Guide Visual Elements	3.1-19
3.1-2	Summary Matrix of Potential Impacts and Mitigation Measures for Aesthetics Associated with the Proposed Project.....	3.1-28
3.2-1	Adverse Effects Associated with the Criteria Pollutants	3.2-4
3.2-2	Maximum Pollutant Concentrations Measured at the North Long Beach Monitoring Station.....	3.2-7
3.2-3	Maximum Pollutant Concentrations Measured for the Port of Los Angeles Air Quality Monitoring Program	3.2-8
3.2-4	CEQA Baseline Emissions: Peak Daily Emissions	3.2-14
3.2-5	Estimate of CEQA Baseline Greenhouse Gas Emissions (pounds per day).....	3.2-15
3.2-6	Regulations and Agreements Assumed in the Unmitigated Construction Emissions	3.2-27
3.2-7	Intersection CO Hot-Spot Screening Analysis 2015	3.2-32
3.2-8	Intersection CO Hot-Spot Screening Analysis 2020	3.2-33
3.2-9	SCAQMD Thresholds for Construction Emissions	3.2-37
3.2-10	SCAQMD Thresholds for Ambient Air Quality Concentrations Associated with Proposed Project Construction.....	3.2-37
3.2-11	SCAQMD Thresholds for Operational Emissions	3.2-38
3.2-12	SCAQMD Thresholds for Ambient Air Quality Concentrations Associated with Proposed Project Operations	3.2-39
3.2-13	Peak Daily Emissions Associated with Construction Activities—Proposed Project without Mitigation.....	3.2-42
3.2-14	Regulations, Agreements, and Mitigation Measures Assumed in the Construction Emissions with Mitigation.....	3.2-49

3.2-15	Peak Daily Emissions Associated with Construction Activities—Proposed Project with Mitigation.....	3.2-51
3.2-16	Maximum Offsite Ambient Concentrations—Proposed Project Construction without Mitigation.....	3.2-56
3.2-17	Maximum Offsite Ambient Concentrations—Proposed Project Construction with Mitigation.....	3.2-57
3.2-18	Peak Daily Operational Emissions without Mitigation.....	3.2-58
3.2-19	Peak Daily Construction and Operational Emissions without Mitigation.....	3.2-59
3.2-20	Peak Daily Construction and Operational Emissions with Mitigation.....	3.2-60
3.2-21	Project Buildout (Year 2015)—Local Area CO Dispersion Analysis.....	3.2-62
3.2-22	Year 2020—Local Area CO Dispersion Analysis.....	3.2-62
3.2-23	Estimate of Proposed Project–Related Greenhouse Gas Emissionsa.....	3.2-69
3.2-24	Project Applicability Review of Potential GHG Emission Reduction Strategies.....	3.2-70
3.2-25	Estimate of Proposed Project-Related Greenhouse Gas Emissionsa.....	3.2-73
3.2-26	Summary Matrix of Potential Impacts and Mitigation Measures for Air Quality and Meteorology Associated with the Proposed Project.....	3.2-75
3.2-27	Mitigation Monitoring for Air Quality and Meteorology.....	3.2-85
3.3-1	MSA Managed Species Occurring in the Port of Los Angeles and Port of Long Beach Harbors.....	3.3-17
3.3-2	Summary Matrix of Potential Impacts and Mitigation Measures for Biological Resources Associated with the Proposed Project.....	3.3-37
3.3-3	Mitigation Monitoring for Biological Resources.....	3.3-39
3.4-1	William J. Wallace’s Chronological Horizons for Prehistoric Cultures.....	3.4-4

3.4-2 Previously Identified Archaeological Resources Within a One-Mile Radius of the Project Area3.4-20

3.4-3 Historical Resources in the Project Study Area Currently Listed in the California Register.....3.4-31

3.4-4 Historical Resources Listed in a Local Register of Historical Resources.....3.4-32

3.4-5 Historical Resources Determined to Be Significant in a Historical Resources Survey.....3.4-33

3.4-6 Historical Resource Determined to Be Significant by the Lead Agency.....3.4-34

3.4-7 Historical Resources Determined Not to Be Significant by the Lead Agency that Meet the 50-Year Age Criteria for Evaluation and Are Proposed for Demolition.....3.4-61

3.4-8 Summary Matrix of Potential Impacts and Mitigation Measures for Cultural Resources Associated with the Proposed Project3.4-64

3.4-9 Mitigation Monitoring for Cultural Resources.....3.4-73

3.5-1 Earthquakes in the Los Angeles Basin Area3.5-3

3.5-2 Major Regional Faults.....3.5-5

3.5-3 Summary Matrix of Potential Impacts and Mitigation Measures for Geology Associated with the Proposed Project.....3.5-24

3.5-4 Mitigation Monitoring for Geology3.5-27

3.6-1 Known Contaminated Sites from the FirstSearch Database Reports.....3.6-4

3.6-2 Current Properties of High or Moderate Concern for Soil and/or Groundwater Contamination.....3.6-5

3.6-3 Summary Matrix of Potential Impacts and Mitigation Measures for Groundwater and Soils Associated with the Proposed Project3.6-23

3.6-4 Mitigation Monitoring for Groundwater and Soils.....3.6-32

3.7-1 Liquid Bulk Facilities within the Wilmington Waterfront Project Area3.7-3

3.7-2 Summary Matrix of Potential Impacts and Mitigation Measures for Hazards and Hazardous Materials Associated with the Proposed Project 3.7-54

3.8-1 Existing Non-Historical Land Uses in the Proposed Project Area within Wilmington Community 3.8-6

3.8-2 Existing Historical Land Uses in the Proposed Project Area within Wilmington Community 3.8-7

3.8-3 Zoning in the Proposed Project Area per the Wilmington Waterfront Community Plan..... 3.8-29

3.8-4 Proposed Project Land Use Actions 3.8-39

3.8-5 Proposed Project Consistency Analysis3.8-46

3.8-6 Summary Matrix of Potential Impacts and Mitigation Measures for Land Use Associated with the Proposed Project..... 3.8-77

3.9-1 Definitions of Acoustical Terms 3.9-1

3.9-2 Typical Noise Levels in the Environment..... 3.9-4

3.9-3 Noise Measurement Results (dBA) 3.9-8

3.9-4 FHWA Noise Abatement Criteria in dBA (Hourly A-weighted Sound Level). 3.9-9

3.9-5 City of Los Angeles Guidelines for Noise Compatible Land Use 3.9-11

3.9-6 Typical Noise Levels from Construction Equipment 3.9-15

3.9-7 Typical Noise Levels from Construction Activities for Public Works Projects 3.9-16

3.9-8 Vibration Velocities for Construction Equipment..... 3.9-21

3.9-9 Traffic Noise Modeling Results 3.9-24

3.9-10 Summary Matrix of Potential Impacts and Mitigation Measures for Noise Associated with the Proposed Project..... 3.9-30

3.9-10	Mitigation Monitoring for Noise	3.9-32
3.10-1	Existing Regional and Local Population Characteristics— Race and Ethnicity (2000)	3.10-4
3.10-2	Existing Regional and Local Housing Characteristics— Occupancy (2000)	3.10-5
3.10-3	City of Los Angeles Housing Unit Growth Trends (1990– 2010).....	3.10-6
3.10-5	Employment Projections (2005–2030).....	3.10-6
3.10-5	Permanent Employment Generated by the Proposed Project.....	3.10-13
3.10-6	Construction Employment Resulting from the Proposed Project.....	3.10-13
3.10-7	Increase in Employment Resulting from the Proposed Project.....	3.10-13
3.10-8	Summary Matrix of Potential Impacts and Mitigation Measures for Population and Housing Associated with the Proposed Project	3.10-16
3.11-1	Existing Roadway Characteristics	3.11-3
3.11-2	Level of Service Definitions for Signalized Intersections (Critical Movement Analysis Methodology).....	3.11-10
3.11-3	Level of Service Criteria for Unsignalized Intersections	3.11-11
3.11-4	Intersection Levels of Service Existing Conditions (Year 2008).....	3.11-12
3.11-5	Allisions, Collisions, and Groundings—Ports of Los Angeles and Long Beach (1996–2006)	3.11-19
3.11-6	Number of VTS-recorded “Close Quarters” Incidents, 1998–2006.....	3.11-20
3.11-7	Water Depths within the Los Angeles Harbor	3.11-23
3.11-8	Vessel Calls at the Port of Los Angeles.....	3.11-23
3.11-9	Intersection Impact Criteria.....	3.11-24

3.11-10	Neighborhood Street Impact Criteria	3.11-25
3.11-11	Trip Generation Summary for the Project	3.11-33
3.11-12	Intersection LOS—Future (2015) Conditions.....	3.11-41
3.11-13	Intersection LOS—Future (2020) Conditions.....	3.11-43
3.11-14	Intersection LOS—Future (2020) Conditions with Mitigation	3.11-44
3.11-15	Neighborhood Street LOS—Future (2015 and 2020) Conditions.....	3.11-46
3.11-16	Parking Assessment.....	3.11-50
3.11-17	Marine-Side Construction Associated with the Proposed Project.....	3.11-51
3.11-18	Summary Matrix of Potential Impacts and Mitigation Measures for Transportation and Circulation (Ground and Marine) Associated with the Proposed Project	3.11-53
3.11-19	Mitigation Monitoring for Transportation and Circulation	3.11-58
3.12-1	Existing Water Use in the Study Area (Estimated)	3.12-4
3.12-2	Existing Wastewater Generation in the Study Area (Estimated)	3.12-5
3.12-3	Secondary Landfills for the Proposed Project.....	3.12-8
3.12-4	Existing Solid Waste Generation in the Study Area (Estimated)	3.12-11
3.12-5	Existing Electricity Consumption in the Study Area (Estimated)	3.12-14
3.12-6	Existing Natural Gas Consumption in the Study Area (Estimated)	3.12-17
3.12-7	Proposed Project Water Demand	3.12-26
3.12-8	Wastewater Generation from the Proposed Project (Estimated)	3.12-29
3.12-9	Solid Waste Generation from the Proposed Project (Estimated)	3.12-31

3.12-10	Load Summary for the Proposed Project.....	3.12-32
3.12-11	Electricity Consumption of the Proposed Project (Estimated)	3.12-33
3.12-12	Electricity Consumption of the Proposed Project (Estimated)	3.12-34
3.12-13	Summary Matrix of Potential Impacts and Mitigation Measures for Utilities Associated with the Proposed Project.....	3.12-44
3.13-1	Summary Matrix of Potential Impacts and Mitigation Measures for Public Services Associated with the Proposed Project	3.13-15
3.14-1	Section 303(d)-Listed Waters in Los Angeles Harbor.....	3.14-4
3.14-2	Arithmetic Mean of Monthly Measured Values of Water Quality Constituents in Surface Waters near the Proposed Project Area, 2000–2008.....	3.14-7
3.14-3	Port of Los Angeles, Inner Harbor Water Quality Data— Surface Dissolved Oxygen Ranges, 2000–2008	3.14-8
3.14-4	Best Management Practice Expected Pollutant Removal Efficiency	3.14-25
3.14-5	Summary Matrix of Potential Impacts and Mitigation Measures for Water Quality, Sediments, and Oceanography Associated with the Proposed Project.....	3.14-48
4-1	Related and Cumulative Projects	4-5
4-2	Summary Matrix of Potential Cumulative Impacts and Mitigation Measures Associated with the Proposed Project.....	4-134
5-1	Summary of Proposed Project and Alternatives at Full Buildout.....	5-3
5-2	Summary of CEQA Significance Analysis by Alternative.....	5-8
5-3	Comparison of Alternatives to the Proposed Project (with Mitigation; CEQA Impacts)	5-9
6-1	Minority and Low-Income Population Ratios by Area	6-3

6-2	Minority and Low-Income Characteristics by Census Tract in Proposed Project Vicinity.....	6-4
7-1	Total Employment (Farm and Nonfarm) by County (1990–2006)	7-3
7-2	Employment Projections (2005–2020).....	7-4
7-3	Unemployment Rate (%) by County (1990–2006).....	7-5
7-4	Total Employment for Los Angeles County, California (1990–2006)	7-7
7-5	Occupational Breakdown (%) by Place of Residence, 2000.....	7-9
7-6	Household and Family Income in 1999 by Source and County	7-11
7-7	Household and Family Income in 1999 by Source and City.....	7-12
7-8	Population by Region, County, Place, and Community Plan Area (1990–2007).....	7-14
7-9	Population Projections for Region, County, and Place (2005–2020)	7-16
7-10	Housing Characteristics in 2000	7-18
7-11	Home Price by County (1990–2003)	7-21
7-12	Home Prices by Community (1997–2002).....	7-23

FIGURES

Figure		Follows page
ES-1	Regional Location	ES-8
ES-2	Proposed Project Boundary and Surrounding Area.....	ES-8
ES-3	Property Ownership	ES-8
ES-4	Proposed Project Boundary by Separate Areas	ES-12
ES-5	Proposed Project Rendering.....	ES-12
ES-6	Avalon Development District: Street Enhancements	ES-18
ES-7	Property to be Acquired for the Proposed Project	ES-18
ES-8	1-Acre Railroad Green Park	ES-18
ES-9	Proposed Waterfront.....	ES-22
ES-10a	Proposed Bulkhead Wall Design	ES-22
ES-10b	Proposed Bulkhead Wall Design	ES-22
ES-11	Conceptual Design of the Proposed Observation Tower.....	ES-22
ES-12	Aerial View of Olympic Tank Farm	ES-22
ES-13	Proposed Pedestrian “Water” Bridge Plan and Elevation.....	ES-24
ES-14	Pedestrian “Water” Bridge Section	ES-24
ES-15	Proposed Land Bridge and Tunnel Section	ES-24
ES-16	Cross-section of Realigned Water Street (Proposed) and the Pacific Harbor Rail Line	ES-26
ES-17	Proposed California Coastal Trail Section: John S. Gibson	ES-26

ES-18 Proposed California Coastal Trail Section: Pacific Avenue and Forest Street..... ES-26

ES-19 Port Plan and Wilmington Harbor City ES-28

ES-20 Port Plan and Wilmington-Harbor City Proposed Boundaries..... ES-28

ES-21 Proposed Project Wilmington-Harbor City CP and Port Plan Land Use/Zoning Change..... ES-28

ES-22 Proposed Boundary Adjustment to Port Master Plan ES-28

ES-23 Proposed Port Master Plan Land Use Designations ES-28

ES-24 Interim Phase..... ES-34

ES-25 Full Build Out ES-34

2-1 Regional Location 2-6

2-2 Proposed Project Boundary and Surrounding Area..... 2-6

2-3 Property Ownership 2-8

2-4 Proposed Project Boundary by Separate Areas 2-18

2-5 Proposed Project Rendering..... 2-18

2-6 Avalon Development District: Street Enhancements 2-20

2-7 Property to be Acquired for the Proposed Project 2-20

2-8 1-Acre Railroad Green Park 2-20

2-9 Proposed Waterfront..... 2-24

2-10a Proposed Bulkhead Wall Design 2-24

2-10b Proposed Bulkhead Wall Design 2-24

2-11 Conceptual Design of the Proposed Observation Tower..... 2-24

2-12 Aerial View of Olympic Tank Farm 2-24

2-13 Proposed Pedestrian “Water” Bridge Plan and Elevation..... 2-26

2-14 Pedestrian “Water” Bridge Section 2-26

2-15a	Proposed Land Bridge and Tunnel Section	2-26
2-15b	Proposed Parking Areas Wilmington Waterfront Development Project	2-26
2-16	Cross-section of Realigned Water Street (Proposed) and the Pacific Harbor Rail Line	2-26
2-17	Proposed California Coastal Trail Section: John S. Gibson	2-26
2-18	Proposed California Coastal Trail Section: Pacific Avenue and Front Street.....	2-26
2-19	Port Plan and Wilmington-Harbor City Community Plan Existing Boundaries	2-30
2-20	Port Plan and Wilmington-Harbor City Proposed Boundaries.....	2-30
2-21	Proposed Project Wilmington-Harbor City CP and Port Plan Land Use/Zone Change	2-30
2-22	Proposed Boundary Adjustment to Port Master Plan	2-30
2-23	Proposed Port Master Plan Land Use Designations	2-30
2-24	Interim Phase.....	2-32
2-25	Full Build Out	2-36
3.1-1	Existing Setting Photograph Locations	3.1-4
3.1-2	Wilmington Viewshed - Viewer Groups	3.1-4
3.1-3	View from Neptune Avenue and C StreetView Direction Southeast.....	3.1-6
3.1-4	View from Avalon Avenue and Broad AvenueView Direction Southwest.....	3.1-6
3.1-5	View from Fries Avenue South of Pier A StreetView Direction Northeast.....	3.1-6
3.1-6	View from Avalon Avenue and Canal AvenueView Direction Northwest	3.1-6
3.1-7	KOP Locations.....	3.1-18

3.1-8	KOP A Existing Viewshed Conditions - Avalon Boulevard between Harry Bridges Boulevard and C Street, View Direction South	3.1-18
3.1-9	KOP B Existing Viewshed Conditions—Avalon Boulevard between Harry Bridges Boulevard and A Street, View Direction South	3.1-18
3.1-10	KOP C Existing Viewshed Conditions—Fries Street South of Peir A Street, View Direction North Northeast.....	3.1-18
3.1-11	KOP D Existing Viewshed Conditions—C Street between Avalon Boulevard and Marine Avenue, View Direction Southwest.....	3.1-18
3.1-12	KOP E Existing Viewshed Conditions—Avalon Boulevard between Anaheim Street and G Street, View Direction South	3.1-18
3.1-13	KOP F Existing Viewshed Conditions—Eastbound Travel Lanes of I-110 near the C Street offramp, View Direction East.....	3.1-18
3.1-14	Photograph of the Existing Setting and Proposed Project Visualization at KOP A.....	3.1-22
3.1-15	Photograph of the Existing Setting and Proposed Project Visualization at KOP B.....	3.1-22
3.1-16	Photograph of the Existing Setting and Proposed Project Visualization at KOP C	3.1-22
3.1-17	Photograph of the Existing Setting and Proposed Project Visualization at KOP D	3.1-22
3.1-18	Photograph of the Existing Setting and Proposed Project Visualization at KOP E.....	3.1-22
3.1-19	Photograph of the Existing Setting and Proposed Project Visualization at KOP F	3.1-22
3.2-1	Location of Maximum Offsite Pollutant Concentrations during Project Construction.	3.2-56
3.3-1	Project Location and Study Area	3.3-2
3.3-2	Biological Resources in the Project Study Area	3.3-4

3.4-1	Surface Geology in the Project Vicinity.....	3.4-2
3.5-1	Faults and Geologic Structures.	3.5-2
3.5-2	Geologic Map and Soils.....	3.5-2
3.5-3	Liquefaction Map	3.5-6
3.8-1	Port Planning Areas.....	3.8-22
3.8-2	Existing Wilmington-Harbor City Land Use Designations/Zoning.....	3.8-26
3.8-3	Existing Port Plan and Wilmington-Harbor City Community Plan Boundaries	3.8-38
3.8-4	Proposed Project Jurisdictional Boundary Change to Port Plan and Wilmington-Harbor City Community Plan	3.8-38
3.8-5	Existing Jurisdictional Boundary of Port Master Plan and Proposed Addition	3.8-38
3.8-6	Proposed Project Wilmington-Harbor City CP and Port Plan Land Use/Zoning Change.....	3.8-42
3.8-7	Proposed Port Master Plan Land Use Designations	3.8-42
3.9-1	Noise Measurement Locations	3.9-8
3.9-2	Rail Line Noise Contours across the Proposed Land Bridge	3.9-26
3.11-1	Study Area and Analyzed Intersections.....	3.11-8
3.11-2	Designated Vessel Traffic Lanes	3.11-16
3.11-3a	Cumulative Base Year 2015 Peak Hour Traffic Volumes	3.11-32
3.11-3b	Cumulative Base Year 2015 Peak Hour Traffic Volumes	3.11-32
3.11-4a	Cumulative Base Year 2020 Peak Hour Traffic Volumes.	3.11-32
3.11-4b	Cumulative Base Year 2020 Peak Hour Traffic Volumes	3.11-32
3.11-5a	Year 2015 Project Only Peak Hour Traffic Volumes.....	3.11-32
3.11-5b	Year 2015 Project Only Peak Hour Traffic Volumes.....	3.11-32

3.11-6a	Year 2020 Project Only Peak Hour Traffic Volumes.....	3.11-32
3.11-6b	Year 2020 Project Only Peak Hour Traffic Volumes.....	3.11-32
3.12-1	Utility Lines	3.12-8
3.13-1	Public Services	3.13-2
3.14-1	Project Area	3.14-2
3.14-2	Proposed Bulkhead Wall Design	3.14-30
4-1	Cumulative Projects Location Map	4-18
6-1	Percent Minority Population.....	6-6
6-2	Percent Low-Income Population.....	6-6
7-1	Employment in 5-County Southern California Region (1990-2006)	7-2
7-2	Unemployment Rate for State and Counties (1990-2006).....	7-2
7-3	Housing Units Permitted in Los Angeles County (1967- 2007).....	7-20
7-4	Housing Units Permitted in 5-County Southern California Region (1967-2007).....	7-20