
3 Overview of Project Setting

3.1 Introduction

This chapter provides a description of the existing environmental setting within the Project site, including an overview of the existing land uses and physical environmental conditions relevant to the proposed LAX Northside Plan Update (proposed Project). More detailed descriptions of the existing setting at the Project site and its vicinity related to specific environmental issues are provided in Chapter 4, Environmental Impact Analysis. In addition to providing an overview of the existing physical setting at and around the Project site, this chapter describes other projects proposed in the nearby area that may, in conjunction with the proposed Project, result in cumulative impacts on the environmental setting. A more detailed description of other projects considered in the evaluation of cumulative impacts is provided in Chapter 5, Cumulative Impacts.

The Project site is comprised of approximately 340 acres within the City of Los Angeles, located approximately 15 miles southwest of the City of Los Angeles's downtown (Refer to Figure 2-1). The Project vicinity includes the community of Westchester in the City of Los Angeles to the immediate north, the LAX North Airfield to the south, the Westchester Business District to the east, the City of Los Angeles community of Playa del Rey to the immediate west, and the Pacific Ocean further west (Refer to Figure 2-2). Major surrounding regional landmarks include Loyola Marymount University to the north, Dockweiler Beach State Park to the west, LAX to the south, and Interstate 405 to the east. The Project site is generally bounded by Sepulveda Westway and Sepulveda Boulevard to the east, LAX to the south, South Pershing Drive to the west, and generally 91st Street, Manchester Avenue, and 88th Street to the north (Refer to Figure 2-3).

3.2 Land Use Setting

The Project vicinity includes a diverse mix of low-intensity to medium-intensity commercial, residential, and industrial development. To the north of the Project site are single- and multi-family residences in the community of Westchester. Directly to the south are LAX airfields, terminals, and support uses. Retail and commercial uses are located to the east, primarily along Sepulveda Boulevard. The residential community of Playa del Rey is located to the west, and further west are beaches and the Pacific Ocean. Open space, educational, public, and community-serving uses are also located near the Project site and include Otis College of Art and Design, Westchester Recreation Center, St. Bernard High School, Westchester Senior High School, Paseo del Rey Elementary School, St. Anastasia School, Loyola Village Elementary, Visitation School, Playa del Rey Care and Rehabilitation Center, several churches, and Carl E. Nielsen Park.

3.2.1 Project Site Land Uses

The Project site is referred to as the "LAX Northside." The entire Project site is owned by Los Angeles World Airports (LAWA) and is included on the Airport Layout Plan for LAX. In general, the Project site contains few major structures. Existing structures are an existing animal quarantine facility, airport support uses, a fire station, a golf course, and a child development

3.0 Overview of Project Setting

center. In many areas a chain-link fence restricts access to the Project site. Street pavement, street trees, and light posts from former residential development remains, and the Project site contains some vegetation, including shrubs, trees, and grasses. Westchester Parkway runs from east to west through the Project site. Westchester Parkway was completed in 1993 in anticipation of up to 4.5 million square feet of development that was approved, but mostly undeveloped at the Project site. The Project areas are grouped further into the LAX Northside Center District, located west of Lincoln Boulevard and north of Westchester Parkway; the LAX Northside Campus District, located east of Lincoln Boulevard and north of Westchester Parkway; and the LAX Northside Airport Support District, located south of Westchester Parkway.

3.3 Environmental Setting

This section provides an overview of the physical setting at the Project site, as it existed at the time the Draft EIR Notice of Preparation (NOP) was published (April 4, 2012), in compliance with State CEQA Guidelines Section 15125(a). Additional information regarding the environmental setting is provided in the discussion of each resource area in Chapter 4, Environmental Impact Analysis.

3.3.1 Aesthetics

The Project site is located directly north of the LAX North Airfield and surrounded by highly-developed, urbanized areas of the City of Los Angeles to the north, east, and west. The majority of the Project site is characterized by vacant, disturbed land with remnants of the previous residential development such as street paving, street trees, and light posts. Within the Project site, Westchester Golf Course is a unique respite of green space in an otherwise developed urban landscape, and offers panoramic and limited unobstructed views of the surrounding landscape. In addition, some areas within the Project site contain structures and other developments, as well as construction staging areas. In general, buildings are single-story and oriented towards Westchester Parkway. Due to the density of surrounding development, there is a high propensity for structures such as buildings, infrastructure, and landscaping/ vegetation to interfere with or completely preclude distant views from any one location in the vicinity of the Project site.

3.3.2 Air Quality

The existing air quality setting in the Project vicinity is dominated by aircraft activities, vehicles on surrounding roads and highways, and surrounding land uses, including industrial and commercial uses. Sources of existing air pollutant emissions on the Project site include vehicles for existing land use employees and visitors, landscaping equipment, architectural coatings on buildings, and building energy use. The Project site is included in the South Coast Air Basin, which is a sub-region of the South Coast Air Quality Management District's (SCAQMD) jurisdiction and includes all of Orange County and the urban, non-desert portions of the Counties of Los Angeles, Riverside, and San Bernardino. At the federal level, the South Coast Air Basin is designated as a nonattainment area that does not meet National Ambient Air Quality Standards (NAAQS) for ozone (O₃), respirable particulate matter (PM₁₀), fine Particulate matter (PM_{2.5}), and lead (Pb). At the state level, the South Coast Air Basin is designated as a nonattainment area that does not meet California Ambient Air Quality Standards (CAAQS) for O₃, PM₁₀, PM_{2.5}, Pb, and nitrogen dioxide (NO₂).

3.3.3 Biological Resources

Though mostly vacant, the Project site is previously disturbed and surrounding areas are largely developed. The majority of the undeveloped areas support ruderal and ornamental vegetation. The Project site previously contained residential development, and street trees from this former development remain. Vegetation communities within the Project site include non-native grassland, and ornamental vegetation, while the dominant cover type is disturbed/developed. The El Segundo Blue Butterfly Habitat Restoration Area is located to the west of the Project site in the Los Angeles Airport/El Segundo Dunes.

3.3.4 Cultural Resources

A record search by the Natural History Museum of Los Angeles County revealed that no fossils have been previously collected from within the Project site. However, there are vertebrate fossils recorded from the same type of sediments within a one-mile distance of the Project site. The LAX Master Plan Final EIR/EIS reports six archeological sites and two isolates within the record search area, but outside of the Project site. No buildings on the Project site are considered potentially significant historical/architectural resources.

3.3.5 Geology and Soils

Regionally, the Project site is located in the Los Angeles Coastal Plain. The geomorphology of the Project site and vicinity is a coastal plain of the Los Angeles basin. The Los Angeles basin is bounded on the north by the Santa Monica Mountains, on the east by the Santa Ana Mountains and associated hills, on the south by the San Joaquin Hills and the Pacific Ocean and on the west by the Palos Verdes Hills and the Pacific Ocean. Locally, the Project site lies entirely on the physiographic area known as the El Segundo Sand Hills, an ancient floodplain. The El Segundo Sand Hills overlap onto the relatively flat Torrance Plain to the east of the Project site and both physiographic areas continue south from the Project site.

3.3.6 Greenhouse Gases

The primary greenhouse gas emission sources at the Project site are emissions of carbon dioxide (CO₂) from combustion of fuels associated with area traffic, building, and lighting operations. Mobile and area sources and indirect emissions from energy and water use, wastewater, and waste management also contribute to the Project site's greenhouse gas emissions.

3.3.7 Hazards and Hazardous Materials

The types of hazardous materials currently present on the Project site are typical of commercial, light industrial, and open space development such as pesticides, fertilizers, and motor vehicle fuels. There is no known soil or groundwater contamination on the Project site. Additionally, the existing conditions on the Project site do not pose a hazard to aircrafts, as there are no uses on the Project site that could interfere with electrical equipment, attract wildlife and/or birds, or cause lighting or glare hazards.

Based on information maintained by the City of Los Angeles Planning Department, portions of the LAX Northside Campus District and the LAX Northside Airport Support District are located within either a Methane Buffer Zone or a Methane Zone identified by the City of Los Angeles

3.0 Overview of Project Setting

and the California Division of Oil, Gas and Geothermal Resources (DOGGR) under Ordinance Number 175790, which took effect in March 2004.

3.3.8 Hydrology and Water Quality

The Project site is primarily pervious, with approximately 27 percent of the Project site containing impermeable surfaces. Impermeable surfaces are related to existing development, as well as streets from former residential development. Surface water discharge from the Project site goes to both City of Los Angeles and County of Los Angeles flood control and drainage structures leading to Santa Monica Bay. The Project site uses the Argo sub-basin, which is approximately 2,450 acres and forms the northern and eastern perimeter drains for LAX, discharging into the Santa Monica Bay on the west end. Project site runoff discharged into the Argo Drain system along the LAX perimeter flows several miles off-shore and is released into the Pacific Ocean via a 10-foot diameter pipe.

Existing water quality pollutants on the Project site include chemicals, cleaners, and pesticides associated with landscape maintenance and existing uses such as animal storage and quarantine, the fire station, golf course, and child care facility. Dry weather flows currently on the Project site are minimal due to few developments within the Project site. No 100-year floodplain areas are located within the Project site.

3.3.9 Noise

The existing noise environment at and around the Project site consists of noise from airport-related activities including aircraft departing, landing, and taxiing on runways and connecting taxiways; noise from vehicular traffic movements on local roadways; and noise from other community sources, such as use of lawn mowers, barking dogs, etc.

The dominant source of noise heard on the Project site is related to aircraft operations at LAX. Sources of noise heard on the Project site also include secondary roadways and point (or stationary) sources of noise associated with existing community-serving, recreational, and airport-support uses on-site, and adjacent residential and commercial uses. Based on the fourth quarter of 2011 LAX Community Noise Equivalent Level (CNEL) contours, the Project site is generally exposed to airport noise levels of between 60 and 70 dB CNEL. Airport noise exposure in small portions of the Project site exceed 70 dB CNEL and may approach 75 dB CNEL.

3.3.10 Population and Housing

The existing Project site consists mainly of vacant, previously disturbed land. Existing uses include a child development center, animal quarantine facility, fire station, golf course, and airport support uses. Based on information provided by current employers in 2012, the total number of jobs within the Project site is 628 and the number of jobs per existing business or institution within the Project site is 104. There are no existing residential uses within the Project site and, therefore, no existing housing units or households are present.

3.3.11 Public Services

The City of Los Angeles Fire Department (LAFD) provides fire protection services to the Project site. Four LAFD stations serve the Project site and surrounding vicinity, and include Fire

3.0 Overview of Project Setting

Stations Number 5, 51, 80, and 95. Fire Station Number 80 only responds to incidents at LAX and not within the neighboring communities, except in response to aircraft incidents off the Airport property. Fire Stations Number 5 and 95 serve portions of the neighboring communities as well as LAX, and Fire Station Number 51 serves Dockweiler State Beach in addition to a majority of LAX. Fire Station Number 5, located within the Project site, provides structural fire backup to the on-airport fire stations, while also serving the Project site.

Los Angeles World Airports Police Department (LAWAPD) provides law enforcement services, preliminary crime investigations, aircraft safety and traffic enforcement, security services, and emergency response on airport property; whereas Los Angeles Police Department (LAPD), also known as the LAX Detail, retains primary duties to provide criminal investigation and enforce penal provisions of city, state, and federal codes. All LAWAPD and LAPD officers, with the exception of LAWAPD security officers, are sworn peace officers and have the power to arrest. LAWAPD security officers do not have peace officer status, but they can make citizen's arrests.

Los Angeles Unified School District (LAUSD) provides public K-12 education for the City of Los Angeles and 31 other cities, and for several County of Los Angeles unincorporated communities. Currently, LAUSD enrolls more than 640,000 students in kindergarten through 12th grade, at over 900 schools, and 187 public charter schools. LAUSD is divided into eight Local Districts that manage schools within their boundaries. The Project site is located within the boundaries of LAUSD Local District 4.

The Los Angeles Public Library System (LAPL) System provides library services to the Project site. The LAPL System includes the Central Library, 71 branches, electronic resources, and programs. There are approximately six million books and other materials within the LAPL collection. The Central Library houses approximately 2.2 million books and other materials. The Westchester - Loyola Village Branch Library is located at 7114 W. Manchester Ave. in Westchester, approximately 0.2 miles west of the Project site. The Westchester - Loyola Village Branch Library is a 12,500 SF facility with a maximum rated capacity to serve approximately 100,000 persons. The library currently serves a population of 39,480 persons within the Community of Westchester as well as the LAX property and has a capacity surplus of 56,995.

3.3.12 Traffic and Transportation

The Project Site is accessed primarily via Westchester Parkway. Completed in 1993, Westchester Parkway was constructed with the capacity to serve the original 4.5 million square feet Northside Plan. Westchester Parkway currently includes bikeways, and the Project anticipates an enhanced pedestrian environment in order to promote connectivity between the Project, the Westchester Business District to the east, and recreational uses to the west along Westchester Parkway. 95 of the 108 signalized intersections currently operate at level of service (LOS) D or better during both the morning and afternoon peak hours. Three of the intersections in the morning peak hour and 12 in the afternoon peak hour operate at LOS E or F. The Los Angeles County Metropolitan Transportation Authority (Metro) Green Line provides light-rail transit service in the Study Area. Bus transit providers serving the Study Area include Metro, Culver City Bus, Santa Monica Big Blue Bus, Torrance Transit, Beach Cities Transit, and the Los Angeles Department of Transportation (LADOT) Commuter Express. It is estimated that the transit lines serving the Project Site have combined residual capacity of 2,415 transit patrons during the morning peak hour and 2,492 transit patrons during the afternoon peak hour.

3.0 Overview of Project Setting

3.3.13 Utilities and Service Systems

The City of Los Angeles' wastewater service area consists of two distinct drainage basin areas: the Hyperion Service Area and the Terminal Island Service Area. As the Project site is located in the Hyperion Service area it is served by the Hyperion Treatment Plant. Wastewater is delivered to the Hyperion Treatment Plant through five major sewer lines, four of which are scheduled to receive wastewater discharge from LAX, including the Project site. Two of the sewer lines, the North Central Outfall Sewer and North Outfall Relief Sewer, pass under the Project site.

The City of Los Angeles Department of Water and Power (LADWP) is the water purveyor for most areas in the City of Los Angeles, including the Project site. Water for the LADWP service area comes primarily from purchased Metropolitan Water District imports, the Los Angeles Aqueducts, and local groundwater. LAX, including the Project site, receives water through a 36-inch trunk line under Sepulveda Boulevard.

The City of Los Angeles Bureau of Sanitation and a number of private companies provide solid waste disposal and recycling services within the City of Los Angeles. There are 13 major landfills currently accepting municipal solid waste in the County of Los Angeles. The Project site is served by the Consolidated Disposal Service, a City-permitted private waste hauler.

Electric power within the City of Los Angeles, including the Project site, is supplied by LADWP. Coal provides the single largest source of power to LADWP, followed by purchased power, oil, natural gas, nuclear, and hydroelectricity. The Project site is located in LADWP's Receiving Station N service area, which is served by four 138-kilovolt underground transmission lines. Power is distributed from the Receiving Station N to distributing stations in the Project site area.

3.4 Related Projects

This section describes cumulative actions within and in the vicinity of the Project site for the purpose of considering potential cumulative impacts in Chapter 5 Other CEQA Considerations, of this Draft EIR. **Table 3-1** lists and describes past, present, and reasonably foreseeable future projects that have been considered for potential cumulative impacts in the resource categories evaluated. Spatial and temporal boundaries were delineated to ascertain appropriate parameters for analysis of cumulative effects. Projects considered in this evaluation meet three criteria:

- The project has the potential for impacts to all or some of the resource categories evaluated in this Draft EIR;
- The spatial boundary includes a geographic area close enough to the Project site that there may be a potential for it and the proposed Project or proposed Project alternatives to have additive impacts to any resource category; and,
- The temporal scope includes projects that have occurred or will occur in a timeframe similar to that of the proposed Project or its alternatives, such that there is the potential for additive impacts on any resource category.

For this Draft EIR, 104 projects meet the criteria described above. As shown in **Tables 3-1**, general types of projects include, but are not limited to, transit, airport modernization, residential, school, mixed use, and commercial projects.

3.0 Overview of Project Setting

In addition to the related projects listed in **Table 3-1**, **Table 3-2** lists several on-going and anticipated future related development projects at LAX.

3.0 Overview of Project Setting

Table 3-1
Related Projects

ID	Related Project	Address	City	Land Use Type	Development Proposed (ksf or unit)	Description
1	Mixed-use office & retail	11955 W Washington Blvd	Los Angeles	Office	41.0	Mixed-use with 41 ksf office & 9.5 ksf retail. Existing vacant building to be removed.
				Retail	9.5	
2	Mixed-use Apartment & Office	2900 S Sepulveda Blvd	Los Angeles	Apartment	48.0	Mixed-use with 48-unit apartment & 1.5 ksf office.
				Office	1.5	
3	Mixed-use Apartment & Retail	9901 Washington Blvd	Los Angeles	Apartment	131.0	(Preliminary) 131-unit apartment & 12 ksf retail. Existing 16.9 ksf retail to be removed.
				Retail	12.0	
4	Mixed-use Apartment, office, retail, and restaurant	10601 Washington Blvd	Los Angeles	Apartment	126.0	126-unit apartment, 23 ksf office, 9 ksf retail, 9 ksf restaurant. Existing 10 ksf office to be removed.
				Office	23.0	
				Retail	9.0	
				Restaurant	9.0	
5	Mixed-use condominium and retail	3115 S Sepulveda Blvd	Los Angeles	Condominium	175.0	(Preliminary) 175-unit condominium & 28 ksf retail. Existing 28 ksf discount store to be removed.
				Retail	28.0	
6	Condominium	11131 Rose Ave	Los Angeles	Condominium	227.0	227-unit condominium. Existing 89-unit apartment to be removed
7	Mixed-use Apartment & Retail	3417 Motor Ave	Los Angeles	Apartment	115.0	115-unit apartment and 975 sf retail. Existing 15 apartment units, 2 single family dwellings and 3.3 ksf office to be demolished.
				Retail	975.0	
8	Hotel & Restaurant Project	305 Ocean Front Walk	Los Angeles	Hotel	9.6	24-room hotel and 2 ksf high-turnover restaurant.

3.0 Overview of Project Setting

Table 3-1
Related Projects

ID	Related Project	Address	City	Land Use Type	Development Proposed (ksf or unit)	Description
				Restaurant	2.0	
9	Restaurant & Retail	10612 National Blvd	Los Angeles	Restaurant	2.5	2.5 ksf restaurant and & 3.5 ksf retail. Existing vacant lot
				Retail	3.5	
10	LADPW Maintenance Yard	3233 Thatcher Ave	Los Angeles			Improve/expansion of the existing LADPW maintenance yard plus addition of 30 new employees to site.
11	Apartment	7280 W Manchester Ave	Los Angeles	Apartment	126.0	126-unit apartment in-lieu of 24 ksf retail space of the previously approved/entitled Decron mixed-use development.
				Retail	24.0	
12	Proposed Hotel & Airport Parking	6225 W Century Blvd	Los Angeles	Hotel	136.0	Existing 282-stall airport parking facility to be replaced by 340-room hotel & 1,726-stall airport parking facility with shuttle bus service.
13	Mixed-use apartment, retail and restaurant	6819 Pacific Ave	Los Angeles	Apartment	29.0	Mixed-use with 29-unit apartment, 3 ksf restaurant, 1 ksf retail space.
				Restaurant	3.0	
				Retail	1.0	
14	Mixed-use apartment and retail	220 Culver Blvd	Los Angeles	Apartment	63.0	Mixed-use with 63-unit apartment & 6 ksf retail space. Existing 4ksf restaurant to be removed.
				Retail	6.0	
15	Mixed-use condominium and retail	138 Culver Blvd	Los Angeles	Apartment	63.0	Mixed-use with 63-unit condominium & 10 ksf retail space.
				Retail	10.0	

3.0 Overview of Project Setting

Table 3-1
Related Projects

ID	Related Project	Address	City	Land Use Type	Development Proposed (ksf or unit)	Description
16	MTA Bus Facility	10701 S La Cienega Blvd	Los Angeles			MTA bus facility at LAX parking lot B (on 23.1 acre parcel).
17	LMU Master Plan	1 LMU Dr	Los Angeles	University	457.0	Increase enrollment capacity to 7,800 students.
				Residential	428.0	
				Athletic Uses	26.0	
18	Car Wash	9204 Airport Blvd	Los Angeles	Car Wash	15.0	15 ksf car wash to replace existing car rental facility.
19	Retail Space	585 Venice Blvd	Los Angeles	Retail	10.0	10 ksf specialty retail space. Existing 10 ksf warehouse space to be replaced.
20	Walk-in Bank	12410 Venice Blvd	Los Angeles	Bank	2.8	2.8 ksf walk-in bank. Existing 2.8 specialty retail to be replaced.
21	Mixed-use	9336 Washington Blvd	Los Angeles	Retail/Office/ Restaurant	107.7	Replacement of several existing facilities with additional production office support uses, retail/restaurant space, total of 107,688 sf of net new facilities. Phase I: 300 space parking, 22 ksf passive production, 51 ksf active production; existing to be removed 25 ksf active production & 8 ksf passive production. Phase II: 62 ksf active production & 38 ksf passive production; existing 32 ksf passive production to be removed.
22	Apartment	8614 Saran Dr	Los Angeles	Apartment	49.0	49-unit apartment, existing vacant lot.
23	Supermarket	1600 Lincoln Blvd	Los Angeles	Market	36.8	(Preliminary) 36.8 supermarket (Fresh & Easy).

3.0 Overview of Project Setting

Table 3-1
Related Projects

ID	Related Project	Address	City	Land Use Type	Development Proposed (ksf or unit)	Description
24	Boeing Selby Remodel & Office Addition	900 N Sepulveda Blvd	Los Angeles	Office	198.5	Remodel & office addition of the existing site to bring total sf to 198,502 sf. The existing site contains 159,743 sf (77 ksf office, 2.6 ksf manufacturing, 80.2 ksf warehousing).
25	Walk-in Bank or Coffee Shop	6066 W Manchester Ave	Los Angeles	Retail	4.0	Conversion to either a 4 ksf walk-in bank or 1.5 ksf coffee shop with 2 ksf fast-food restaurant w/o drive-thru.
26	Residential & Retail	580 Venice Blvd	Los Angeles	Apartment	5.0	(Preliminary) 5-unit residential plus 5.7 ksf retail space.
				Retail	5.7	
27	Dollar Tree Discount Store	4160 Lincoln Blvd	Los Angeles	Retail	8.0	8 ksf Dollar Tree discount store to replace Boater's World Store.
28	Windward School	11350 Palms Blvd	Los Angeles	School	50.4	75-student enrollment increase to a maximum enrollment of 475 students.
29	Auto Care Shop	8332 Osage Ave	Los Angeles	Retail- Auto Care Shop	31.0	8-stall auto care shop to replace 31 ksf warehouse.
30	Fast-food Restaurant	6249 W 87th St	Los Angeles	Restaurant	1,455	Fast-food restaurant w/o drive-thru at 1,455 sf.
31	Goethe International Charter School	2920 S Sepulveda Blvd	Los Angeles	School	12.7	(Preliminary) 120-student private school. Existing 9 ksf office to be removed.
32	Office Building	6161 W Centinela Ave	Los Angeles	Office	342.0	342 ksf 13-story office building to replace existing surface parking lot.

3.0 Overview of Project Setting

Table 3-1
Related Projects

ID	Related Project	Address	City	Land Use Type	Development Proposed (ksf or unit)	Description
33	Apartment	4100 Del Rey Ave	Los Angeles	Apartment	77.0	77-unit apartment building.
34	Proposed Aviation Station Project	11604 Aviation Blvd	Los Angeles	Transit Station		
35	Condominium	4139-4145 Duquesne Ave	Culver City	Condominium	7.0	7 unit condominiums with 15 subterranean parking.
36	3 Story Mixed-Use Development	11042-11056 Washington Blvd	Culver City	Retail	485.0	3 story mixed-use development (48.5 ksf) with 106 parking spaces (ground level & subterranean).
37	Brotman Medical Center	3828 Hughes Ave	Culver City	Condominium	232.0	Redevelop Brotman Medical Center to a 5 level residential care facility for the elderly with 232 units.
38	Commercial Building	9920 Jefferson Blvd	Culver City	Retail	15.0	Addition of 15 ksf of office space and improvements to an existing commercial building.
39	Office	9336 Washington Blvd	Culver City	Office	107.4	Phase I: net increase of 38.7 ksf of office and support facilities Phase 2: net increase of 68.7 ksf of office and support facilities.
40	Auto Repair	11304 Culver Blvd	Culver City	Retail- Auto Repair		New auto repair facility.
41	Mixed-Use Building	9355 Culver Blvd	Culver City	Office/Apartment		3 story mixed-use building consisting of a ground level gallery, second story office, one apartment unit on third floor.

3.0 Overview of Project Setting

Table 3-1
Related Projects

ID	Related Project	Address	City	Land Use Type	Development Proposed (ksf or unit)	Description
42	Office Building	13110 Washington Blvd	Culver City	Office	1.0	Adding 1.032 ksf to an existing building totaling 2.5 ksf.
43	Office and Warehouse	6029 Slauson Ave	Culver City	Office	14.7	Adding 14.868 ksf to existing office and warehouse building totaling 64.055 ksf.
44	Office and Retail	11012-11014 Washington Blvd	Culver City	Office/Retail	3.4	Two story office and retail building totaling 3.385 ksf.
45	Commercial & Condominium Building	12803 Washington Blvd	Culver City	Retail/Condominium	37.3	3 story commercial (office & retail) condominium building totaling 37.308 ksf.
46	Vehicle Repair Shop	11167 Washington Blvd	Culver City	Retail- Auto Repair		New vehicle repair shop.
47	Office Building	5800 Uplander Way	Culver City	Office	49.9	Adding 49.881 ksf to existing 26.124 ksf office building totaling 76.095 ksf.
48	Special Needs School	12095-12101 Washington Blvd	Culver City	School Expansion		Expansion of a special needs school.
49	Office Building	9919 Jefferson Blvd	Culver City	Office	113.5	3 story office building 113.467 ksf.
50	Office Tower & Parking Structure	6161 W Centinela Ave	Culver City	Office	342.0	342 ksf office tower and parking structure addition.
51	Office Building	8665 Hayden Ave	Culver City	Office	62.8	Construct new 62.765 ksff office building.
52	Mixed-Use Retail & Office	4043 Irving Pl	Culver City	Condominium	28.0	Mixed-use project consisting of 28 residential condominium units and 1.403 ksf office space.

3.0 Overview of Project Setting

Table 3-1
Related Projects

ID	Related Project	Address	City	Land Use Type	Development Proposed (ksf or unit)	Description
				Office	1.4	
53	Condominium	4058 Madison Ave	Culver City	Condominium	4.0	New 4 unit condominium.
54	Condominium	3862 Huron Ave	Culver City	Condominium	5.0	New 5 unit condominium.
55	Condominium	4228 Madison Ave	Culver City	Condominium	2.0	New 2 unit condominium.
56	Condominium	4014 Van Buren Pl	Culver City	Condominium	4.0	4 new residential condominiums.
57	Fueling Station [a]	10638 Culver Blvd	Culver City	Expand Fueling Station at Car Wash		Expand mini mart and add new automatic car wash at existing fueling station.
58	Condominium	13340 W Washington Blvd	Culver City	Condominium	41.0	41 unit condominium with 35 condominiums in Los Angeles and 6 live work units in Culver City.
59	Data Center / Office	445 N Douglas St	El Segundo	Office	332.0	332 ksf data center/office, remove existing 106 ksf office & 117 ksf warehouse.
60	Hotel	888 N Sepulveda Blvd	El Segundo	Hotel	71.2	178 room hotel.

3.0 Overview of Project Setting

Table 3-1

Related Projects

ID	Related Project	Address	City	Land Use Type	Development Proposed (ksf or unit)	Description
61	Office	2350 E El Segundo Blvd	El Segundo	Office	1.9	1740 ksf office, 75 ksf retail, 7 ksf child care center, 7 ksf medical/dental office, 19 ksf health club, 75 ksf restaurant, 100 room hotel, 25 ksf light industrial, 75 ksf research & development, 65 ksf technology/telecommunications.
				Industrial	25.0	
				Restaurant	75.0	
				Hotel	40.0	
				Retail	75.0	
				Child Care Center	7.0	
				Fitness Center	19.0	
62	El Segundo Corporate Campus	700-800 N Nash St	El Segundo	Office	1.9	1740 ksf office, 75 ksf retail, 7 ksf child care center, 7 ksf medical/dental office, 19 ksf health club, 75 ksf restaurant, 100 room hotel, 25 ksf light industrial, 75 ksf research & development, 65 ksf technology/telecommunications.
				Industrial	25.0	
				Restaurant	75.0	
				Hotel	40.0	
				Retail	75.0	
				Child Care Center	7.0	
				Fitness Center	19.0	
63	Office	1950 E Grand Ave	El Segundo	Office	93.6	93.569 ksf office.
64	Medical Office	1700 E Grand Ave	El Segundo	Office	105.0	80.050 ksf medical office, 24.930 ksf office.

3.0 Overview of Project Setting

Table 3-1
Related Projects

ID	Related Project	Address	City	Land Use Type	Development Proposed (ksf or unit)	Description
65	Hotel	101 Continental Blvd	El Segundo	Hotel	66.8	167 room hotel.
66	Industrial Uses	215 California St	El Segundo	Industrial	82.4	82.429 ksf industrial uses.
67	Data Center / Office	444 N Nash St	El Segundo	Office	116.8	116.756 ksf data center/office.
68	LA Air Force Base – Area A	SE Aviation Blvd	El Segundo	Condominium	525.0	525 unit condominium, remove existing 835 ksf office.
69	Industrial Uses	222 Kansas St	El Segundo	Industrial	89.2	89.249 ksf industrial uses.
70	Hotel	1960 E Grand Ave	El Segundo	Hotel	60.0	150 room hotel.
71	Residential	425-429 Indiana St	El Segundo	Residential	8.0	8 residential units.
72	Condominium	616-620 W Imperial Hwy	El Segundo	Condominium	12.0	12 unit condominiums.
73	Condominium	301, 303, 305 W Palm Ave	El Segundo	Condominium	7.0	7 unit condominiums, remove existing 9 unit apartments.
74	Plaza El Segundo	NE Sepulveda Blvd	El Segundo	Retail	425.0	425 ksf retail shopping center.
75	Corporate Office	455 / 475 Continental Blvd	El Segundo	Office	304.6	75 ksf corporate headquarters office, 225 ksf research & development, 174.24 ksf office; remove existing 55.355 ksf office.
76	Shopping Center	850 S Sepulveda Blvd	El Segundo	Retail	70.0	70 ksf shopping center.

3.0 Overview of Project Setting

Table 3-1
Related Projects

ID	Related Project	Address	City	Land Use Type	Development Proposed (ksf or unit)	Description
77	Walgreens	NE Sepulveda Blvd	El Segundo	Retail	67.0	67 ksf retail.
78	Parking Structure	525 N Sepulveda Blvd	El Segundo	Parking Structure	328.5	1029 space 328.532 ksf parking structure.
79	Office/Industrial Condominium Project	222 Kansas St	El Segundo	Condominium	55.0	55 unit 89.249 ksf office/industrial condominium, existing 93.473 ksf.
				Office	93.5	
80	Mixed-Use Commercial	141 Main St	El Segundo	Retail	12.6	12.550 ksf mixed-use commercial.
81	Warehouse, Office, Manufacturing	900, 950 Sepulveda Blvd & 960, 901 – 915 Selby St	El Segundo	Warehouse	20.8	20.819 ksf warehouse, 139.558 ksf office, 14.025 ksf manufacturing; from existing 80.165 ksf warehouse, 72.084 ksf office, 2.554 ksf manufacturing.
				Manufacturing	139.6	
				Office	14.0	
82	Lifeguard Station	105 Vista del Mar	El Segundo	Lifeguard Station	1.4	1.4 ksf lifeguard station.
83	Senior Assisted Living Facility	540 E Imperial Hwy	El Segundo	58-300 Residential Units Under Review	300.0	58-300 residential units under review; previously 22.5 ksf school.
84	Indoor Ice Rink	555 N Nash St	El Segundo	Fitness Center- Ice Rink	17.3	17.315 ksf indoor ice rink.
85	Office	116 W El Segundo Blvd	El Segundo	Office	38.0	38 ksf office.
86	Fast-food Restaurant with Drive- Thru	600-630 N Sepulveda Blvd	El Segundo	Restaurant	3.7	Existing Sizzler (sit-down dining) to become 3.714 ksf fast-food restaurant with drive-thru.

3.0 Overview of Project Setting

Table 3-1
Related Projects

ID	Related Project	Address	City	Land Use Type	Development Proposed (ksf or unit)	Description
87	Walgreens	2400 N Sepulveda Blvd	Manhattan Beach	Retail	15.0	15 ksf retail.
88	Commercial / Office	1300 Highland Ave	Manhattan Beach	Retail/Office	15.0	15 ksf commercial / office.
89	Mixed-use Retail, Office, Coffee Shop	1000 N Sepulveda Blvd	Manhattan Beach	Office	23.0	23 ksf medical office, 0.7 ksf pharmacy, 1.7 ksf coffee shop; remove 5.4 ksf restaurant.
				Retail	2.4	
90	Mixed-use office & retail	222 N Sepulveda Blvd	Manhattan Beach	Office	12.0	12 ksf office, 1 ksf retail; remove existing 5 ksf auto repair .
				Retail	1.0	
91	Rite-Aid	1100 Manhattan Beach Blvd	Manhattan Beach	Retail	13.0	13 ksf retail, remove 8.6 ksf office.
92	Bank and Retail	1129 N Sepulveda Blvd	Manhattan Beach	Retail	6.0	4 ksf bank, 2 ksf retail.
93	Retail Space	1700 Rosecrans Ave	Manhattan Beach	Retail	10.0	10 ksf retail, replace existing 10 ksf warehouse.
94	Gas Station w/ Mini-Mart	1002 Manhattan Beach Blvd	Manhattan Beach	Retail- Gas Station Expansion	0.6	Expand and remodel 1.785 ksf gas station with mini-mart to 2.4 ksf.
95	Bank	400 Manhattan Beach Blvd	Manhattan Beach	Retail- Bank Expansion	0.1	Remodel existing 5.59 ksf bank to 5.68 ksf.
96	Manhattan Beach County Library	1320 Highland Ave	Manhattan Beach	Library	21.5	Demo existing 12.3 ksf; new 21.5 ksf.

3.0 Overview of Project Setting

Table 3-1
Related Projects

ID	Related Project	Address	City	Land Use Type	Development Proposed (ksf or unit)	Description
97	Manhattan Academy	1826 Manhattan Beach Blvd	Manhattan Beach	School	4.5	Convert building to private school 4.517 ksf classrooms and 1.595 ksf play area.
98	Manhattan Village Mall	3200 N Sepulveda Blvd	Manhattan Beach	Retail	125.0	Retail shopping center 3 component 124 ksf expansion.
99	Chevron	Aviation Blvd	Manhattan Beach	Retail- Gas Station	5.2	Demo existing; new 5.18 ksf foodmart, carwash, gas .
100	Louie Tomaro Office	2617 N Sepulveda Blvd	Manhattan Beach	Office	8.8	Demo 2 houses, new 8.8 ksf office.
101	Manhattan Beach Work Lofts	1300 Highland Ave	Manhattan Beach	Retail/Office/Condo	15.0	Former Good Stuff; new 15 ksf commercial/office condominiums.
102	Mixed-Use Building	3912 Highland Ave	Manhattan Beach	Retail	0.4	Demo 1 apartment and 400 sf retail; New 1 unit condominium and 700 sf medical office.
				Condominium	1.0	
				Office	0.7	
103	Chalk Preschool	1030 Manhattan Beach Blvd	Manhattan Beach	School	4.2	Demo 4.38 ksf office, add 6 classrooms totaling 4.191 ksf.
104	Lawndale Annex	14900 Aviation Blvd	Lawndale	Condominium	290.0	290 unit condominium.

Notes:

sf= square feet

Ksf= thousand square feet

Source: Gibson Transportation, 2014.

3.0 Overview of Project Setting

Table 3-1
LAX Related Projects

Project	Start Date	End Date	Description
Runway Safety Area Improvements-South Airfield	02/2014	02/2015	Improvements at west end of Runway 7L-25R including runway and connecting taxiway extensions to meet FAA Runway Safety Area (RSA) requirements. Rehabilitation of deteriorating pavement at east end of runway and Taxiway B.
Runway Safety Area Improvements-North Airfield	06/2015	12/2015	Improvements to Runways 6L-24R and 6R-24L to meet FAA RSA requirements, and rehabilitate runway pavement.
Runway Safety Area Improvements – Runway 6R-24L	01/2017	05/2018	Additional RSA improvements to Runway 6R-24L
LAX Bradley West Project (BWP) - Remaining Work	11/2013	12/2017	Completion of replacing existing concourses and aprons at the Tom Bradley International Terminal (TBIT) with new concourses and gates at Bradley West. Remaining work includes demolition of existing TBIT concourses and installation of east gates/aprons along Bradley West concourses. Also includes Taxiway T project and construction of secure/sterile passenger and baggage connection between the TBIT core and Terminal 4 (T-4). Although construction of a similar connection between the TBIT core and Terminal 3 (T-3) is also part of the overall Bradley West Project, it is broken out separately below, as its construction would not begin until well after the other Bradley West improvements are completed.
Terminal 3 (T-3) Connector	07/2019	01/2022	See LAX Bradley West Project Remaining Work above.
North Terminals Major Renovation	08/2013	08/2017	Major interior improvements and building system upgrades within the North Terminal complex, particularly Terminal 1 (Southwest).
South Terminals Major Renovation (Terminal-5 through Terminal-8)	11/2011	02/2018	Terminal upgrades including new materials and finishes, improved security, in-line baggage screening systems, and elevator and escalator upgrades.
Midfield Satellite Concourse North	07/2014	07/2019	A new multi-level concourse, associated aircraft parking aprons, taxiways/taxi lanes, and utilities, located in the central area of the airfield west of Tom Bradley International Terminal (TBIT).
Central Utility Plant (CUP) Replacement Project - Remaining Work	09/2013	12/2014	Completion of Replacement CUP and related underground piping network within CTA.

3.0 Overview of Project Setting

Table 3-1
LAX Related Projects

Project	Start Date	End Date	Description
Miscellaneous Projects/Improvements	01/2014	07/2020	This includes a wide variety of smaller miscellaneous projects and improvements mostly related to repair/replacement of, and upgrades to, existing facilities at LAX, including, but not limited to, runway repair/rehabilitation, elevators/escalators replacement, CTA second level roadway repairs, terminal taxi lanes and aprons rehabilitation, passenger boarding bridge replacements, terminals electrical, plumbing, and facilities upgrades, miscellaneous demolition, and more.
West Aircraft Maintenance Area Project	01/2014	12/2018	Would grade approximately 84 acres in the southwestern portion of the airfield and develop approximately 68 acres of the 84 acres with taxiways and aircraft parking apron areas, maintenance hangars, employee parking, service roads, and ancillary facilities (i.e., related storage, equipment and facilities).
LAX Master Plan Alternative D/SPAS Alternative 3	06/2015	06/2025	In accordance with the LAX Master Plan Stipulated Settlement and Section 7.H. of the LAX Specific Plan, LAWA completed the LAX Specific Plan Amendment Study (SPAS) to identify and evaluate alternatives to certain improvements delineated in the LAX Master Plan. Those proposed Master Plan improvements, generally referred to as the "Yellow-Light Projects," include the Ground Transportation Center (GTC), the Automated People Mover (APM) between the GTC and the CTA, reconfiguration of Terminals 1, 2, and 3, reconfiguration of the north runway complex, and on-airport road improvements associated with the GTC. Nine alternatives comprised of various combinations of airfield, terminal, and ground access improvements were addressed within the SPAS Final EIR, and a Staff-Recommended Alternative (combination of SPAS Alternatives 1 and 9) was approved by the LA City Council in April 2013. That alternative must still undergo review and approval by FAA in order to be implemented. As such, for related projects included in this EIR, the existing LAX Master Alternative D, which is SPAS Alternative 3, is assumed.
Metro Crenshaw / LAX Transit Corridor and Station	12/2015	04/2019	An 8.5-mile light-rail line, with eight stations. The rail line will run between the Expo Line on Exposition Bl. and the Metro Green Line. It will consist of aerial and below-grade segments.

Source: LAWA, 2014; Metro, 2014.

3.0 Overview of Project Setting

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