

III. Environmental Setting

This section of the Draft EIR provides an overview of the existing regional and local setting in which the Project Site is located, and a brief description of the existing conditions at the Project Site. Detailed environmental setting information is provided in each of the environmental issue analyses found in Section IV, Environmental Impact Analysis, of this Draft EIR. In addition, Section II, Project Description, of this Draft EIR, provides additional information regarding existing conditions at the Project Site.

1. Existing Conditions

a. Regional Setting

The Project Site located at 15116-15216 South Vermont Avenue and 747-861 West Redondo Beach Boulevard in the Harbor Gateway Community Plan Area of the City of Los Angeles. Interstate 110 (I-110 or Harbor Freeway) is located approximately 0.13 mile east of the Project Site. The Project Site is bordered by a railroad right-of-way to the north, West Redondo Beach Boulevard to the south, South Vermont Avenue to the west and Southern Orchard Avenue to the east. Figure II-1, Regional Location, shows the Project Site in the regional context of Los Angeles County.

b. Site Characteristics

(1) Existing Uses

The Project Site is currently unoccupied, surrounded by a chain link fence with three large concrete slab foundations, which are the remains of former manufacturing facilities: Virco Manufacturing, Inc. (Virco) on the western half and Pacific Electriccord Company (Electriccord) and Leviton on the eastern half of the property. Most of the areas surrounding the slabs are paved with asphalt and concrete in poor condition. The site manifests high degrees of urban blight and graffiti and serves as an attractive nuisance to homeless encampments and illegal activities. Photographs of the Project Site are shown in previous Figures II-3a – II-3c.

(2) Land Use and Zoning

According to the current General Plan land use designation, the Project Site is located within the Harbor Gateway Community Plan, which designated the property for Light Industrial land uses with corresponding zones of M2 (Light Industrial Zone), MR2 (Restricted Light Industrial Zone) and P (Parking Zone). The Project Site is zoned M2-1VL-O (Light Industrial Zone – Height District 1 Very Limited – Oil Drilling District). The Project Site's assessor parcel number (APN), zoning, land use designation, and lot size are listed on Table III-1, Project Site Information, below. The land use and zoning of the Project Site are also depicted in Figure III-1, General Plan Land Use and Zoning Designation.

**Table III-1
Project Site Information**

Address	APN	Zoning	Land Use Designation	Size
15116-15216 S. Vermont Ave. and 747-861 W. Redondo Beach Blvd.	6120-002-001 6120-002-002 612-002-013	M2- 1VL-O	Light Manufacturing	16.0 gross acres 697,271 gross square feet

Source: <http://zimas.lacity.org/>.

c. Surrounding Uses

The Project Site lies on the Los Angeles City boundary with the City of Gardena. Properties across Vermont Avenue to the west are located in Gardena. Surrounding land uses consist of a mix of medium to low-medium density residential, commercial, light industrial, open space, and institutional uses. Surrounding properties to the south across Redondo Beach Boulevard include one- and two-story, single- and multi-family dwellings, a Mobil gas station at the southeast corner of Vermont Avenue and West Redondo Beach Boulevard, and Hustler Casino to the southwest. A shopping complex is located to the east across Orchard Avenue; an open-air solid waste transfer/recycling center is immediately to the northeast; and Rosecrans Recreation Center (active and passive use park) is located to the north across a railroad right-of-way for a freight line. To the west across Vermont Avenue and the railroad right-of-way are commercial businesses and the Kei-Ai South Bay Healthcare Center (rehabilitation facility). One block further to the west, west of Berendo Avenue, is the Memorial Hospital of Gardena. First Southern Baptist Church and Amestoy Elementary School are located in the vicinity across Vermont Avenue to the northwest.

The surrounding properties in the City of Los Angeles have General Plan designations of Open Space, Low Residential, Medium Residential, Highway Oriented Commercial, and Light Manufacturing land uses, and are within the OS, R1, QRD6, R3, [Q]C2 and M2 zones. In the City of Gardena, the property west of the Project Site is designated for General Commercial land uses and zoned C3; this includes the California Waste Services Station for open air transfer and recycling services located northeast of the Project Site in the cities of Los Angeles and Gardena. The land use designation on the Project Site allows for uses that serve as a beneficial transitional buffer between the existing surrounding land uses and the waste service facility See Figures II-2, Aerial Photograph.

d. Regional and Local Access

Regional access to the Project Site is provided via I-110. South Vermont Avenue, West Redondo Beach Boulevard, and South Orchard Avenue provide local access to the Project Site.

2. Related Projects

Section 15130 of the State CEQA Guidelines requires that an EIR consider the significant environmental effects of a proposed project as well as the project's "cumulative impacts." The State CEQA Guidelines explain that a cumulative impact consists of an impact that is created as a result of the combination of the project evaluated in the EIR together with other projects causing related impacts (State CEQA Guidelines Section 15130(a)(1)). It further states that this discussion shall reflect the level and severity of the impact and the likelihood of occurrence, but not in as great a level of detail as that necessary for the project alone. Section 15355 of the Guidelines defines cumulative impacts as "...two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts." Cumulative impacts represent the change caused by the incremental impact of a project when added to other proposed or committed projects in the vicinity. As stated in State CEQA Guidelines Section 15130(a)(1), the cumulative impacts discussion in an EIR need not discuss impacts that do not result in part from the project evaluated in the EIR.

The CEQA Guidelines Section 15130(b)(1) states that the information utilized in an analysis of cumulative impacts should come from one of two sources:

- A. A list of past, present and probable future projects producing related cumulative impacts, including, if necessary, those projects outside the control of the agency.
- B. A summary of projections contained in an adopted General Plan or related planning document designed to evaluate regional or area-wide conditions.

The cumulative impact analysis in this Draft EIR uses both Method A and Method B. Method B uses the City of Los Angeles' General Plan and Harbor Gateway Community Plan (adopted December 6, 1995 and updated August 6, 1997 and September 7, 2016). Cumulative impact analyses will use the growth projections in the General Plan and other long-range planning documents, such as Southern California Association of Governments' (SCAG's) 2020–2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) and the South Coast Air Quality Management District's (SCAQMD) Air Quality Management Plan (AQMP) among others. This information was supplemented with a list of related projects (Method A). In other words, the cumulative impacts analysis set forth in this Draft EIR is highly conservative and will likely overstate instead of understate impacts.

In this Draft EIR, the cumulative impact study area and methodology are identified and the analyses are provided for each environmental issue discussed in Section IV. Environmental Impact Analysis, and can be found in each respective subsection (e.g., Aesthetics, Air Quality, Transportation, etc.).

Cumulative impact analyses for several topical sections are also based on the most appropriate geographic boundary for the respective impact. The approach is further discussed in each respective topical section. Several potential cumulative impacts that encompass regional boundaries (e.g., air quality, greenhouse gases (GHG) emissions, traffic) have been addressed in the context of various regional plans and defined significance thresholds. For example, cumulative air quality impacts are based on the regional boundaries of the South Coast Air Basin and use growth assumptions assumed in the AQMP and SCAG's 2016-2040 RTP/SCS. Cumulative GHG emission impacts are based on consistency with regional plans, including California Air Resources Board's Scoping Plan, SCAG's 2020-2045 RTP/SCS, City of Los Angeles Green New Deal, Los Angeles Green Building Code. Cumulative hydrological and water quality impacts are based on the Dominguez Watershed and the analysis is based on the Los Angeles Region Basin Plan for the Coastal Watersheds of Los Angeles and Ventura Counties and Dominguez Watershed Management Master Plan. Finally, cumulative tribal cultural resources impacts considers Native American territory that includes the Project Site as provided by the Native American Heritage Commission.

The radius used to determine the list of related projects provides a highly conservative approach that included projects within an approximate 1.0-mile radius from the Project Site. The 1.0-mile radius and related projects were identified and agreed upon following consultation with the City of Los Angeles Departments of Transportation (LADOT) and surrounding jurisdictions (see Appendix A, *Traffic Study Memorandum of Understanding*, of Appendix J of this Draft EIR). As shown in Table III-2, *List of Related Projects*, the cumulative study area included 30 related projects.

The list of related projects is based on information provided by LADOT and Department of City Planning, the Cities of Gardena and Carson, and the County of Los Angeles. Though the buildout years for some of these related projects are uncertain and may be beyond the buildout year of the Project, and notwithstanding that some may never be approved or developed, they were all considered as part of this Draft EIR and conservatively assumed to be completed by the Project buildout year, regardless of their buildout date. Table III-2, and locations of the related projects are depicted in Figure III-2, *Related Projects Location Map*.

**Table III-2
List of Related Projects**

Map No.	Project Status	Address	Description	
			Land Use	Size
City of Gardena				
G1	Proposed	1333 W. 168th Street	Condominiums	3 DU
G2	Proposed	1112 Gardena Boulevard	Apartment Retail	12 DU 3,986 GLSF
G3	Proposed	Melia 178th Street Project 1515 W. 178th Street	Townhomes	114 DU
G4	Proposed	1932 W. 145th Street	Apartment	4 DU
G5	Proposed	2415 Marine Avenue	Townhomes Retail	64 DU 1,072 GLSF
G6	Proposed	Gardner Taxi Site 2129 W. Rosecrans Avenue	Townhomes Retail	105 DU 5,000 GLSF
G7	Proposed	Normandie Courtyard 1348 W. 168th Street	Apartment	9 DU
G8	Proposed	KB Home Stonefield 1017 W. 141st Street, 14031 S. Vermont Avenue	Townhomes	63 DU
G9	Proposed	13919 Normandie Avenue	Townhomes	20 DU
G10	Proposed	1341 W. Gardena Boulevard	Townhomes Retail	14 DU 3,385 GLSF
G11	Proposed	16819 Normandie Avenue	Townhomes	63 DU
G12	Proposed	15930 S. Western Avenue	Medical Office	6,430 GSF
G13	Under Construction	14105 S. Vermont Avenue	Restaurant	1,500 GSF
G14	Built	1201 W. 155th Avenue	Dialysis Facility	11,550 GSF
G15	Under Construction	15106 S. Western Avenue	Retail (Less Existing Automotive Repair)	5,895 GLSF (5,895) GLSF
G16	Under Construction	1420 Redondo Beach Boulevard	Retail	4,053 GLSF
G17	Under Construction	16210 Crenshaw Boulevard	Restaurant	4,860 GSF
G18	Under Construction	1715 W. 149th Street	Townhomes	5 DU
G19	Under Construction	16809 S. Normandie Avenue	Single-Family Residential	21 DU
G20	Under Construction	1147 W. Gardena Boulevard	Apartment	4 DU
G21	Under Construction	16958 S. Western Avenue	Townhomes	46 DU

**Table III-2
List of Related Projects**

Map No.	Project Status	Address	Description	
			Land Use	Size
G22	Under Construction	15927 S. Brighton Avenue	Apartment	2 DU
G23	Under Construction	14321 Van Ness Avenue	Townhomes Retail	40 DU 1,835 GLSF
County of Los Angeles				
LC1	Proposed	Compton Boulevard between Figueroa Street & Broadway	Transfer STA and MRF	27,413 GSF
LC2	Under Construction	15310 S. Figueroa Street	Convenience Store Retail	2,695 GSF 4,197 GLSF
City of Carson				
C1	Proposed	16100 S. Avalon Boulevard	Self-Storage	44,000 GSF
C2	Proposed	200 E. Alondra Boulevard	Warehouse	137,000 GSF
C3	Proposed	California Park 17706 S. Main Street	Warehouse	94,731 GSF
C4	Proposed	Broadway Industrial Building 16800 Broadway	Warehouse	7,000 GSF
C5	Proposed	Giuliano's Bakery 320 Alondra Boulevard	Bakery	374,616 GSF

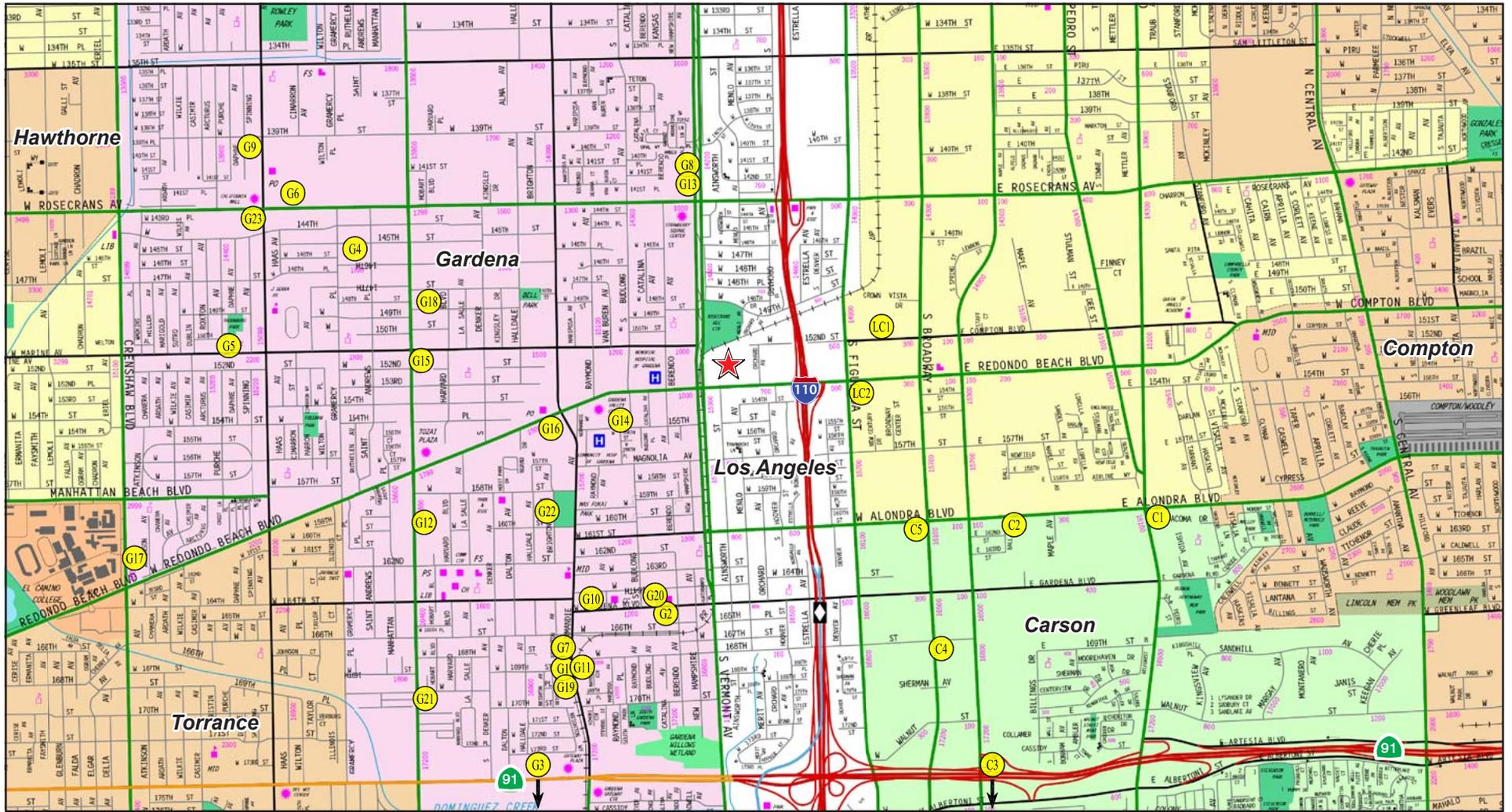
DU= Dwelling Units

GSF=Gross Square Feet

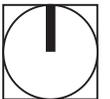
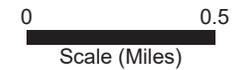
GLSF=Gross Lease Square Feet

Source: Linscott Law & Greenspan Engineers, 2019

Figure III-2 - Related Projects Location Map
 III. Environmental Setting



- ★ Project Location
- G# City of Gardena Related Project
- C# City of Carson Related Project
- LC# Los Angeles County Related Project



Source: Linscott, Law & Greenspan Engineers, 2019