



One San Pedro Specific Plan

Draft Environmental Impact Report/ Environmental Impact Statement

prepared by

Housing Authority of the City of Los Angeles
2600 Wilshire Boulevard
Los Angeles, California 90057
Contact: Zoe Kranemann, Development Officer

and

City of Los Angeles Housing Department
1200 West 7th Street, 1st Floor
Los Angeles, California 90017
Contact: Jinderpal Bhandal, Environmental Affairs Officer

prepared with the assistance of

Rincon Consultants, Inc.
250 East 1st Street, Suite 1400
Los Angeles, California 90012

June 2023



RINCON CONSULTANTS, INC.
Environmental Scientists | Planners | Engineers
rinconconsultants.com

One San Pedro Specific Plan

Draft Environmental Impact Report/ Environmental Impact Statement

prepared by

Housing Authority of the City of Los Angeles

2600 Wilshire Boulevard

Los Angeles, California 90057

Contact: Zoe Kranemann, Development Officer

and

City of Los Angeles Housing Department

1200 West 7th Street, 1st Floor

Los Angeles, California 90017

Contact: Jinderpal Bhandal, Environmental Affairs Officer

prepared with the assistance of

Rincon Consultants, Inc.

250 East 1st Street, Suite 1400

Los Angeles, California 90012

June 2023



RINCON CONSULTANTS, INC.

Environmental Scientists | Planners | Engineers

rinconconsultants.com

This report prepared on 50% recycled paper with 50% post-consumer content.

Table of Contents

Executive Summary	ES-1
Purpose of the EIR/EIS	ES-1
Purpose of the EIR.....	ES-1
Purpose of the EIS	ES-1
EIR/EIS Focus and Resources Not Discussed in Detail	ES-2
EIR Analysis	ES-2
EIS Analysis.....	ES-2
Existing Project Site Conditions	ES-3
Description of the Proposed Project	ES-4
Project Overview.....	ES-4
Development Phases, Subareas, and Scenarios	ES-6
Relocation Plan	ES-7
Green Building Features.....	ES-7
Project Construction	ES-7
Project Design Features	ES-8
Areas of Controversy	ES-11
EIR/EIS Public Review Process	ES-12
Summary of Environmental Impacts	ES-12
Mitigation Measures	ES-15
Summary of Alternatives	ES-30
1 Introduction	1-1
1.1 Purpose of the EIR/EIS	1-1
1.1.1 Purpose of the EIR	1-1
1.1.2 Purpose of the EIS.....	1-2
1.2 EIR/EIS Public Review Process.....	1-3
1.2.1 Notice of Preparation and Notice of Intent.....	1-3
1.2.2 Public Scoping Meetings.....	1-3
1.2.3 Comments Received in Response to the NOP and NOI.....	1-3
1.3 Agency Roles and Responsibilities	1-8
1.3.1 CEQA Lead, Responsible, and Trustee Agencies.....	1-8
1.3.2 NEPA Lead, Participating, and Cooperating Agencies	1-8
1.4 Format of the EIR/EIS	1-9
1.5 Public Review of the EIR/EIS	1-10
1.6 Final EIR/EIS	1-11

Housing Authority of the City of Los Angeles and City of Los Angeles Housing Department
One San Pedro Specific Plan

2	Project Description	2-1
2.1	Project Applicant.....	2-1
2.2	Lead Agency Contact Person.....	2-1
2.3	Project Location	2-1
2.4	Existing Site Characteristics	2-2
2.4.1	Existing Development	2-2
2.4.2	One San Pedro Transformation Plan	2-6
2.4.3	Current Land Use Designation and Zoning	2-6
2.4.4	Surrounding Land Uses	2-7
2.5	Project Characteristics	2-10
2.5.1	327 Harbor Site.....	2-10
2.5.2	One San Pedro Specific Plan	2-16
2.5.3	Green Building Features	2-46
2.5.4	Project Construction	2-47
2.5.5	Relocation Plan	2-53
2.6	Project Objectives and Benefits	2-54
2.7	Required Approvals.....	2-55
3	Environmental Setting	3-1
3.1	Regional Setting	3-1
3.2	Local Setting	3-1
3.3	Land Use Plans	3-2
3.4	Cumulative Development	3-2
4	Environmental Impact Analysis	4-1
4.1	Aesthetics.....	4.1-1
4.1.1	Scenic Vistas.....	4.1-1
4.1.2	Scenic Resources.....	4.1-1
4.1.3	Scenic Quality	4.1-1
4.1.4	Light and Glare.....	4.1-1
4.1.5	Environmental Setting	4.1-2
4.1.6	Regulatory Setting	4.1-14
4.1.7	Impact Analysis	4.1-19
4.1.8	Cumulative Impacts	4.1-71
4.2	Air Quality	4.2-1
4.2.1	Environmental Setting	4.2-1
4.2.2	Regulatory Setting	4.2-7
4.2.3	Impact Analysis	4.2-14
4.2.4	Cumulative Impacts	4.2-48

4.3	Cultural Resources	4.3-1
4.3.1	Regulatory Setting	4.3-1
4.3.2	Environmental Setting	4.3-10
4.3.3	Impact Analysis	4.3-22
4.3.4	Cumulative Impacts	4.3-34
4.4	Geology and Soils	4.4-1
4.4.1	Environmental Setting	4.4-1
4.4.2	Regulatory Setting	4.4-13
4.4.3	Impact Analysis	4.4-17
4.4.4	Cumulative Impacts	4.4-33
4.5	Greenhouse Gas Emissions	4.5-1
4.5.1	Environmental Setting	4.5-1
4.5.2	Regulatory Setting	4.5-5
4.5.3	Impact Analysis	4.5-34
4.5.4	Cumulative Impacts	4.5-51
4.6	Hazards and Hazardous Materials	4.6-1
4.6.1	Environmental Setting	4.6-1
4.6.2	Regulatory Setting	4.6-17
4.6.3	Impact Analysis	4.6-31
4.6.4	Cumulative Impacts	4.6-45
4.7	Hydrology and Water Quality	4.7-1
4.7.1	Environmental Setting	4.7-1
4.7.2	Regulatory Setting	4.7-7
4.7.3	Impact Analysis	4.7-18
4.7.4	Cumulative Impacts	4.7-33
4.8	Land Use and Planning	4.8-1
4.8.1	Environmental Setting	4.8-1
4.8.2	Regulatory Setting	4.8-6
4.8.3	Impact Analysis	4.8-15
4.8.4	Cumulative Impacts	4.8-41
4.9	Noise	4.9-1
4.9.1	Environmental Setting	4.9-1
4.9.2	Regulatory Setting	4.9-11
4.9.3	Impact Analysis	4.9-17
4.9.4	Cumulative Impacts	4.9-41
4.10	Population and Housing	4.10-1
4.10.1	Environmental Setting	4.10-1
4.10.2	Regulatory Setting	4.10-5

Housing Authority of the City of Los Angeles and City of Los Angeles Housing Department
One San Pedro Specific Plan

4.10.3	Impact Analysis	4.10-15
4.10.4	Cumulative Impacts	4.10-22
4.11	Public Services.....	4.11-1
4.11.1	Fire Protection	4.11-1
4.11.2	Police Protection.....	4.11-21
4.11.3	Schools	4.11-33
4.11.4	Libraries	4.11-46
4.12	Recreation.....	4.12-1
4.12.1	Environmental Setting	4.12-1
4.12.2	Regulatory Setting	4.12-5
4.12.3	Impact Analysis	4.12-12
4.12.4	Cumulative Impacts	4.12-24
4.13	Transportation	4.13-1
4.13.1	Environmental Setting	4.13-1
4.13.2	Regulatory Setting	4.13-6
4.13.3	Impact Analysis	4.13-15
4.13.4	Cumulative Impacts	4.13-34
4.14	Tribal Cultural Resources	4.14-1
4.14.1	Introduction	4.14-1
4.14.2	Regulatory Setting	4.14-1
4.14.3	Environmental Setting	4.14-3
4.14.4	Impact Analysis	4.14-8
4.14.5	Cumulative Impacts	4.14-13
4.15	Utilities and Service Systems	4.15-1
4.15.1	Water Supply and Infrastructure	4.15-1
4.15.2	Wastewater Treatment	4.15-22
4.15.3	Solid Waste	4.15-32
4.15.4	Electric Power, Natural Gas, and Telecommunications.....	4.15-43
4.16	Effects Found Not to be Significant.....	4.16-1
4.16.1	Agriculture and Forestry Resources	4.16-1
4.16.2	Biological Resources	4.16-1
4.16.3	Energy	4.16-3
4.16.4	Mineral Resources	4.16-6
4.16.5	Wildfire	4.16-7
5	Other CEQA Considerations.....	5-1
5.1	Significant and Unavoidable Impacts.....	5-1
5.2	Reasons Why the Project is Being Proposed, Notwithstanding Significant Unavoidable Impacts.....	5-2

5.3	Significant Irreversible Environmental Changes	5-4
5.3.1	Building Materials and Solid Waste	5-4
5.3.2	Water	5-4
5.3.3	Energy Consumption	5-5
5.3.4	Conclusion	5-6
5.4	Growth Inducement.....	5-6
5.4.1	Population Growth	5-7
5.4.2	Economic Growth	5-7
5.4.3	Utility Infrastructure Improvements	5-8
5.5	Potential Secondary Effects of Mitigation Measures	5-8
5.5.1	Aesthetics	5-8
5.5.2	Air Quality	5-8
5.5.3	Cultural Resources	5-8
5.5.4	Geology and Soils.....	5-9
5.5.5	Hazards and Hazardous Materials	5-9
5.5.6	Noise	5-9
5.5.7	Tribal Cultural Resources.....	5-10
6	Alternatives.....	6-1
6.1	Overview of Selected Alternatives.....	6-1
6.2	Alternatives Considered but Rejected	6-5
6.2.1	Alternative Site Location.....	6-5
6.2.2	Reduced Density Alternative	6-5
6.2.3	Reduced Daily Construction Hours Alternative	6-6
6.3	Alternatives Analysis Format and Methodology.....	6-6
6.4	Alternative 1: No Project Alternative.....	6-11
6.4.1	Description.....	6-11
6.4.2	Impact Analysis	6-11
6.4.3	Comparison of Impacts.....	6-18
6.4.4	Relationship of the Alternative to Project Objectives	6-18
6.5	Alternative 2: Historic Rehabilitation.....	6-20
6.5.1	Description.....	6-20
6.5.2	Impact Analysis	6-21
6.5.3	Comparison of Impacts.....	6-42
6.5.4	Relationship of the Alternative to Project Objectives	6-42
6.6	Alternative 3: Partial Preservation.....	6-44
6.6.1	Description.....	6-44
6.6.2	Impact Analysis	6-50
6.6.3	Comparison of Impacts.....	6-70
6.6.4	Relationship of the Alternative to Project Objectives	6-70

Housing Authority of the City of Los Angeles and City of Los Angeles Housing Department
One San Pedro Specific Plan

6.7	Environmentally Superior Alternative	6-72
7	Environmental Impact Statement	7-1
7.1	Cover Sheet.....	7-1
7.1.1	Environmental Impact Statement Determinations and Compliance Findings for HUD-Assisted Projects 24 Code of Federal Regulations (CFR) Part 58	7-1
7.2	Introduction and Statement of Purpose and Need	7-3
7.2.1	Project Site and Vicinity.....	7-3
7.2.2	National Environmental Policy Act Review Process	7-6
7.2.3	Scope of the Environmental Impact Statement	7-7
7.2.4	Consultation with Native American Tribes	7-10
7.2.5	Organization of this Environmental Impact Statement.....	7-14
7.3	Project Alternatives.....	7-15
7.3.1	Introduction	7-15
7.3.2	Comparison of the Impacts of the Alternatives.....	7-23
7.4	Affected Environment and Environmental Consequences	7-33
7.4.1	Introduction	7-33
7.4.2	Aesthetics/Visual Quality.....	7-37
7.4.3	Air Quality	7-46
7.4.4	Global Climate Change, Greenhouse Gas Emissions, and Sea Level Rise....	7-65
7.4.5	Energy	7-70
7.4.6	Geology and Soils.....	7-77
7.4.7	Hazards and Hazardous Materials	7-84
7.4.8	Historic Resources	7-100
7.4.9	Land Use and Planning.....	7-109
7.4.10	Noise and Vibration	7-113
7.4.11	Public Services	7-127
7.4.12	Recreation.....	7-138
7.4.13	Transportation and Circulation.....	7-144
7.4.14	Water Resources and Water Quality	7-157
7.4.15	Utilities and Service Systems	7-166
7.4.16	Socioeconomics	7-180
7.4.17	Environmental Justice.....	7-194
7.5	Other Required Disclosures	7-202
7.5.1	Relationship between Short-Term Use of the Environment and the Maintenance and Enhancement of Long-Term Productivity	7-202
7.5.2	Irreversible and Irrecoverable Commitment of Resources and Energy Consumption	7-203
7.5.3	Potentially Significant and Unavoidable Adverse Impacts	7-204
7.6	List of Preparers	7-205
7.6.1	LAHD	7-205

7.6.2	HACLA	7-205
7.6.3	Rincon Consultants, Inc.	7-205
7.7	List of Stakeholders.....	7-205
7.7.1	Federal Agencies.....	7-205
7.7.2	State Agencies	206
7.7.3	Regional, County, Municipal, and Other Local Agencies	7-207
7.7.4	Native American Tribes	210
8	References	8-1
8.1	Project Description.....	8-1
8.2	Aesthetics.....	8-1
8.3	Air Quality	8-2
8.4	Cultural Resources	8-5
8.5	Geology and Soils	8-6
8.6	Greenhouse Gas Emissions	8-8
8.7	Hazards and Hazardous Materials	8-13
8.8	Hydrology and Water Quality	8-16
8.9	Land Use and Planning.....	8-17
8.10	Noise	8-19
8.11	Population and Housing.....	8-20
8.12	Public Services.....	8-21
8.13	Recreation	8-25
8.14	Transportation	8-26
8.15	Tribal Cultural Resources	8-26
8.16	Utilities and Service Systems	8-27
8.17	Effects Found Not to be Significant.....	8-32
8.18	Other CEQA Discussions.....	8-33
8.19	Alternatives	8-34
8.20	Environmental Impact Statement.....	8-35
9	Acronyms and Abbreviations.....	9-1
10	List of Preparers.....	10-1
10.1	Lead Agencies	10-1
10.2	EIR/EIS Preparation	10-1
10.3	Technical Consultants	10-2
10.4	Native American Tribes.....	10-6
10.5	Project Applicant.....	10-7

Tables

Table ES-1	OSP Specific Plan Site – Summary of Project Characteristics	ES-5
Table ES-2	327 Harbor Site – Summary of Project Characteristics	ES-6
Table ES-3	OSP Specific Plan Site Scenario A and Scenario B Development Summary	ES-7
Table ES-4	Summary of Environmental Impacts	ES-12
Table 1-1	NOP/NOI Comments and EIR/EIS Response.....	1-4
Table 2-1	Existing Land Use Designations and Zoning on the Project Site.....	2-8
Table 2-2	327 Harbor Site – Summary of Project Characteristics	2-12
Table 2-3	OSP Specific Plan Site – Maximum Development Standards by Phase	2-16
Table 2-4	OSP Specific Plan Site – Subarea Development Standards	2-18
Table 2-5	OSP Specific Plan Site – Summary of Project Characteristics	2-19
Table 2-6	OSP Specific Plan Site Scenario A and Scenario B Development Summary	2-23
Table 2-7	OSP Specific Plan Site – Existing and Proposed Street Dimensions	2-35
Table 2-8	OSP Specific Plan Site – Vehicular Parking Requirements.....	2-39
Table 2-9	OSP Specific Plan Site – Anticipated Construction Schedule.....	2-51
Table 3-1	Cumulative Projects List	3-3
Table 4.1-1	Project Conflicts Analysis.....	4.1-41
Table 4.2-1	Ambient Air Quality Standards and Air Basin Attainment Status	4.2-8
Table 4.2-2	SCAQMD Air Quality Significance Thresholds	4.2-16
Table 4.2-3	SCAQMD's LSTs for SRA 4	4.2-17
Table 4.2-4	Maximum Development Standards per Project Phase by Scenario.....	4.2-19
Table 4.2-5	Consistency with Applicable General Plan Air Quality Element Goals	4.2-27
Table 4.2-6	Construction Emissions – Regional Threshold Comparison (lbs/day)	4.2-31
Table 4.2-7	Operational Emissions – Regional Threshold Comparison.....	4.2-32
Table 4.2-8	Construction and Operational Overlap Emissions – Regional Threshold Comparison	4.2-33
Table 4.2-9	Mitigated Construction Emissions – Regional Threshold Comparison (lbs/day).....	4.2-34
Table 4.2-10	Mitigated Operational Emissions – Regional Threshold Comparison	4.2-35
Table 4.2-11	Mitigated Construction and Operational Overlap Emissions – Regional Threshold Comparison	4.2-36
Table 4.2-12	Localized Project Construction Emissions (lbs/day)	4.2-38
Table 4.2-13	Localized Project Operational Emissions.....	4.2-39
Table 4.2-14	Construction and Operational Overlap Emissions – Localized Threshold Comparison	4.2-40
Table 4.2-15	Construction Health Risk	4.2-42
Table 4.2-16	Mitigated Localized Project Construction Emissions (lbs/day)	4.2-45
Table 4.2-17	Mitigated Construction and Operational Overlap Emissions – localized Threshold Comparison	4.2-46
Table 4.2-18	Reduced Construction Health Risk	4.2-47

Table 4.3-1	Designated and Eligible Historical Resources in the Study Area	4.3-12
Table 4.5-1	Description of Greenhouse Gases	4.5-3
Table 4.5-2	Atmospheric Lifetimes and Global Warming Potentials	4.5-4
Table 4.5-3	Estimated Statewide GHG Emissions Reductions Required by HSC Division 25.5	4.5-13
Table 4.5-4	Estimated Statewide GHG Emissions Reductions in the 2022 Scoping Plan	4.5-14
Table 4.5-5	Major Climate Legislation and Executive Orders Enacted Since the 2017 Scoping Plan	4.5-15
Table 4.5-6	Actions for the Scoping Plan Scenario: AB 32 GHG Inventory Sectors.....	4.5-21
Table 4.5-7	OSP Specific Plan Site – Phase Maximum Development.....	4.5-36
Table 4.5-8	Estimated GHG Emissions during Construction	4.5-41
Table 4.5-9	Combined Annual GHG Emissions.....	4.5-42
Table 4.5-10	Consistency with Applicable SCAG RTP/SCS GHG Emission Reduction Strategies.....	4.5-47
Table 4.5-11	Consistency with Green LA/Climate LA Plans.....	4.5-49
Table 4.6-1	Relevant City of Los Angeles General Plan Hazardous Materials Policies	4.6-30
Table 4.8-1	Project Site Land Use Designations and Zoning	4.8-4
Table 4.8-2	Project Consistency with the City of Los Angeles General Plan	4.8-24
Table 4.8-3	Project Consistency with the San Pedro Community Plan	4.8-32
Table 4.8-4	Project Consistency with the Pacific Corridors Redevelopment Plan	4.8-36
Table 4.8-5	OSP Specific Plan Site—Subarea Development Standards.....	4.8-38
Table 4.9-1	Existing Ambient Noise Levels at the Project Site	4.9-7
Table 4.9-2	Existing Traffic Noise Levels.....	4.9-9
Table 4.9-3	Construction Vibration Damage Criteria	4.9-11
Table 4.9-4	Groundborne Vibration and Groundborne Noise Impact Criteria for General Assessment.....	4.9-12
Table 4.9-5	City of Los Angeles Presumed Ambient Noise Levels	4.9-15
Table 4.9-6	City of Los Angeles Land Use Compatibility for Community Noise	4.9-17
Table 4.9-7	Reference Construction Equipment Noise Levels	4.9-19
Table 4.9-8	OSP Specific Plan Site Construction Stage 1 Combined Construction and Existing Noise Levels	4.9-25
Table 4.9-9	OSP Specific Plan Site Construction Stage 4 Combined Construction and Existing Noise Levels	4.9-28
Table 4.9-10	OSP Specific Plan Site Construction Stage 7 Combined Construction and Existing Noise Levels	4.9-30
Table 4.9-11	327 Harbor Site Combined Construction and Existing Noise Levels	4.9-33
Table 4.9-12	Comparison of AM Peak Hour Traffic Between Existing and Existing with Construction Conditions	4.9-34
Table 4.9-13	Existing (2021) and Predicted Future (2037) CNEL	4.9-36
Table 4.10-1	SCAG Population Growth Forecast.....	4.10-1
Table 4.10-2	SCAG Household Growth Projections.....	4.10-3

Housing Authority of the City of Los Angeles and City of Los Angeles Housing Department
One San Pedro Specific Plan

Table 4.10-3	SCAG Employment Growth Projections	4.10-4
Table 4.10-4	Cumulative Population, Housing, and Employment.....	4.10-23
Table 4.11-1	LAFD Stations Serving the Project Site	4.11-3
Table 4.11-2	LAFD Response and Incident Data (2022)	4.11-3
Table 4.11-3	Applicable Fire Protection-Related Goals, Objectives, and Policies from the Infrastructure and Public Services Chapter of the Framework Element.....	4.11-8
Table 4.11-4	Applicable Fire-Related Goals, Objectives, and Policies from the General Plan Safety Element.....	4.11-9
Table 4.11-5	Fire and Emergency Services Goals and Policies from the San Pedro Community Plan	4.11-10
Table 4.11-6	Applicable Police-Related Goals, Objectives, and Policies from the Infrastructure and Public Services Chapter of the Framework Element.....	4.11-24
Table 4.11-7	Police Goals and Policies from the San Pedro Community Plan	4.11-25
Table 4.11-8	Applicable School-Related Goals, Objectives, and Policies from the Infrastructure and Public Services Chapter of the Framework Element.....	4.11-38
Table 4.11-9	School-Related Goals and Policies from the San Pedro Community Plan.....	4.11-39
Table 4.11-10	Estimated Net Number of Students Generated by the Project.....	4.11-42
Table 4.11-11	Estimated Net Number of Students Generated by Cumulative Development	4.11-45
Table 4.11-12	LAPL Branch Facilities Plan – Library Building Size Standards	4.11-48
Table 4.11-13	San Pedro Community Plan Library Goals and Policies	4.11-49
Table 4.12-1	Public Parks within Two Miles of the Project Site	4.12-2
Table 4.12-2	Relevant General Plan Policies	4.12-6
Table 4.12-3	Open Space Required Pursuant to LAMC Section 12.21 G	4.12-19
Table 4.12-4	Proposed Open Space	4.12-20
Table 4.13-1	Project Consistency with Mobility Plan 2035	4.13-21
Table 4.13-2	Proposed Project Consistency with the San Pedro Community Plan.....	4.13-23
Table 4.15-1	LADWP Water Supply	4.15-1
Table 4.15-2	Local Groundwater Basin Supply.....	4.15-2
Table 4.15-3	City of Los Angeles Water Demand Projections	4.15-6
Table 4.15-4	Relevant General Plan Framework's Water Supply Goals, Objectives, and Policies.....	4.15-14
Table 4.15-5	Wastewater Generation – Existing Development	4.15-22
Table 4.15-6	Sanitary Sewer Service	4.15-23
Table 4.15-7	Proposed Project Wastewater Generation	4.15-31
Table 4.15-8	Landfill Capacities	4.15-33
Table 4.15-9	Operational Solid Waste Generation	4.15-41
Table 4.16-1	Estimated Project Annual Operational Energy Consumption	4.16-5
Table 6-1	Comparison of Project and Alternatives Buildout Characteristics	6-4
Table 6-2	Comparison of Impacts Associated with the Alternatives	6-8

Table 6-3	Estimated Net Number of Students Generated by Alternative 2	6-36
Table 6-4	Alternative 2 Estimated Daily Solid Waste Generation.....	6-41
Table 6-5	Alternative 3 OSP Specific Plan Site Development Summary	6-45
Table 6-6	Estimated Net Number of Students Generated by Alternative 3	6-64
Table 6-7	Alternative 3 Estimated Net Daily Solid Waste Generation	6-69
Table 7-1	Impact Summary and Comparison	7-24
Table 7-2	Aesthetic/Visual Quality Impact Significance Criteria	7-39
Table 7-3	Air Quality Impact Significance Criteria.....	7-47
Table 7-4	General Conformity De Minimis Levels for South Coast Air Basin	7-49
Table 7-5	Proposed Project Alternative Construction Criteria Pollutant Emissions (tons per year)	7-50
Table 7-6	Proposed Project Alternative Annual Operational Criteria Pollutant Emissions (tons per year)	7-51
Table 7-7	Proposed Project Alternative Combined Annual Construction and Operational Criteria Pollutant Emissions (tons per year)	7-52
Table 7-8	Proposed Project Alternative Mitigated Construction Criteria Pollutant Emissions (tons per year)	7-55
Table 7-9	Proposed Project Alternative Annual Mitigated Operational Criteria Pollutant Emissions (tons per year)	7-55
Table 7-10	Proposed Project Alternative Mitigated Annual Construction and Operational Overlap Criteria Pollutant Emissions (tons per year)	7-56
Table 7-11	Historic Rehabilitation Alternative Annual Construction Criteria Pollutant Emissions (tons per year)	7-57
Table 7-12	Historic Rehabilitation Alternative Annual Operational Criteria Pollutant Emissions (tons per year)	7-58
Table 7-13	Historical Rehabilitation Alternative Mitigated Annual Construction Criteria Pollutant Emissions (tons per year).....	7-59
Table 7-14	Partial Preservation Alternative Annual Construction Criteria Pollutant Emissions (tons per year)	7-60
Table 7-15	Partial Preservation Alternative Annual Operational Criteria Pollutant Emissions (tons per year)	7-60
Table 7-16	Partial Preservation Alternative Annual Construction and Operational Overlap Criteria Pollutant Emissions (tons per year).....	7-61
Table 7-17	Partial Preservation Alternative Mitigated Annual Construction Criteria Pollutant Emissions (tons per year).....	7-63
Table 7-18	Partial Preservation Alternative Mitigated Annual Operational Criteria Pollutant Emissions (tons per year).....	7-63
Table 7-19	Partial Preservation Alternative Mitigated Annual Construction and Operational Overlap Criteria Pollutant Emissions (tons per year)	7-64
Table 7-20	Global Climate Change and Sea level Rise Impact Significance Criteria.....	7-67
Table 7-21	Energy Impact Significance Criteria	7-72
Table 7-22	Geology and Soils Impact Significance Criteria	7-78

Table 7-23	Hazards and Hazardous Materials Impact Significance Criteria	7-86
Table 7-24	Historic Resources Impact Significance Criteria	7-102
Table 7-25	Land Use and Planning Impact Significance Criteria	7-111
Table 7-26	Noise and Vibration Impact Significance Criteria	7-115
Table 7-27	Project Site Acceptability Standards	7-116
Table 7-28	Summary of Noise Level Reduction Calculations for 327 Harbor Site	7-119
Table 7-29	Public Services Impact Significance Criteria	7-130
Table 7-30	Recreation Impact Significance Criteria	7-139
Table 7-31	Baseline Year (2021) Intersection LOS	7-144
Table 7-32	Transportation and Circulation Impact Significance Criteria	7-146
Table 7-33	LOS Thresholds for Signalized and Unsignalized Intersections	7-148
Table 7-34	Water Resources and Water Quality Impact Significance Criteria	7-158
Table 7-35	Utilities and Service Systems Impact Significance Criteria	7-168
Table 7-36	Population Trends from 2010 to 2020 at the State, County, City, and Census Tract Levels.....	7-181
Table 7-37	Distribution of Population by Race and Ethnicity at the State, County, City, and Census Tract Levels in 2020.....	7-182
Table 7-38	Distribution of Population by Age at the State, County, City, and Census Tract Levels (2017-2021)	7-183
Table 7-39	Income and Poverty Information at the State, County, City, and Census Tract Levels (2017-2021)	7-183
Table 7-40	Labor and Employment Status by Percentage at the State, County, City, and Census Tract Levels (2017-2021).....	7-184
Table 7-41	Employment Distribution by Industry by Percentage at the State, County, City, and Census Tract Levels (2017-2021).....	7-185
Table 7-42	Housing Information at the State, County, City, and Census Tract Levels (2017-2021)	7-186
Table 7-43	Journey-to-Work Information at the State, County, City, and Census Tract Levels (2017-2021)	7-187
Table 7-44	Socioeconomics Impact Significance Criteria	7-188
Table 7-45	Environmental Justice Impact Significance Criteria	7-195

Figures

Figure 2-1	Regional Location	2-3
Figure 2-2	Project Location.....	2-4
Figure 2-3	Existing Development at the OSP Specific Plan Site.....	2-5
Figure 2-4	327 Harbor Site – Conceptual Site Plan.....	2-11
Figure 2-5	327 Harbor Site – East and North Elevations	2-14
Figure 2-6	327 Harbor Site – West and South Elevations.....	2-15
Figure 2-7	OSP Specific Plan Site – Phases and Subareas.....	2-17
Figure 2-8	OSP Specific Plan Site – Conceptual Site Plan	2-21

Figure 2-9	OSP Specific Plan Site – Proposed Building Heights	2-22
Figure 2-10	OSP Specific Plan Site – Conceptual Public Transit Facilities.....	2-26
Figure 2-11	OSP Specific Plan Site – Conceptual Bicycle Facilities	2-27
Figure 2-12	OSP Specific Plan Site – Conceptual Pedestrian Paths	2-28
Figure 2-13	OSP Specific Plan Site – Proposed Roadway Alignment Modifications.....	2-32
Figure 2-14	OSP Specific Plan Site – Proposed Roadway Safety and Traffic Calming Improvements	2-33
Figure 2-15	OSP Specific Plan Site – Proposed Parking	2-38
Figure 2-16	OSP Specific Plan Site – Proposed Park and Recreational Amenities.....	2-41
Figure 2-17	OSP Specific Plan Site – Existing Infrastructure Overlay	2-44
Figure 2-18	OSP Specific Plan Site Construction Stages	2-48
Figure 3-1	Current and Planned Projects within 0.5 Mile of the Project Site	3-4
Figure 4.1-1	View from Harbor Boulevard and 2nd Street, Looking West.....	4.1-4
Figure 4.1-2	Apartments from Harbor Boulevard at 3rd Street, Looking West	4.1-5
Figure 4.1-3	Westerly View from Harbor Boulevard and 1st Street with OSP Specific Plan Site on Either Side of Roadway, and Foothills of the Palos Verdes Peninsula in the Background	4.1-5
Figure 4.1-4	Representative Apartment Buildings on Palos Verdes Street with Surface Parking Lot, Looking Northeast	4.1-6
Figure 4.1-5	Westerly View from 2nd Street and Palos Verdes Street with OSP Specific Plan Site on Either Side of Roadway, and Foothills of the Palos Verdes Peninsula in the Background	4.1-6
Figure 4.1-6	View of Apartments on Palos Verdes Street, Looking Southwest with Adjacent Office and Apartment Buildings Visible in the Background	4.1-7
Figure 4.1-7	Open Space Behind Apartments	4.1-8
Figure 4.1-8	Port Authority Office Complex South of the OSP Specific Plan Site	4.1-9
Figure 4.1-9	Looking Toward the OSP Specific Plan Site from 5th Street, Across Port of Los Angeles High School	4.1-9
Figure 4.1-10	View from Harbor Boulevard and West Santa Cruz Street Toward OSP Specific Plan Site, with Industrial Yard in the Foreground and Foothills of the Palos Verdes Peninsula on the Horizon	4.1-10
Figure 4.1-11	Adjacent Uses on Santa Cruz Street North of the OSP Specific Plan Site.....	4.1-10
Figure 4.1-12	Representative View of the 327 Harbor Site from Harbor Boulevard, Looking Northwest.....	4.1-12
Figure 4.1-13	View of Commercial Development to the North of the 327 Harbor Site from Harbor Boulevard, Looking Northwest.....	4.1-12
Figure 4.1-14	View of Linear Park along Harbor Boulevard and Port of Los Angeles Uses to the East of the 327 Harbor Site	4.1-13
Figure 4.1-15	View of Commercial Uses to the South of the 327 Harbor Site from Harbor Boulevard, Looking Southwest.....	4.1-13
Figure 4.1-16	View of Industrial Uses to the West of the 327 Harbor Site from Harbor Boulevard, Looking West	4.1-14

Housing Authority of the City of Los Angeles and City of Los Angeles Housing Department
One San Pedro Specific Plan

Figure 4.1-17	General Project Development Pattern, Looking Northeast with Vincent Thomas Bridge and the Port of Los Angeles in the Background and Harbor Boulevard in the Middle Ground	4.1-24
Figure 4.1-18	Visual Simulation of the 327 Harbor Site from the Corner of Harbor Boulevard and O'Farrell Street Looking Southwest.....	4.1-25
Figure 4.1-19	Example View Looking Westward Through the OSP Specific Plan Site Toward Palos Verdes Peninsula	4.1-26
Figure 4.1-20	View from Intersection of 1st Street and Palos Verdes Street Looking South Toward the Palos Verdes Linear Park	4.1-27
Figure 4.1-21	Conceptual Aerial View of Project from Sepulveda Street Looking South Showing Arrangement of Project Components	4.1-32
Figure 4.1-22	Conceptual Rendering of Project Showing Building Massing, Window and Surface Treatments, and Roofline Variation	4.1-33
Figure 4.1-23	Conceptual Rendering of Development with Children's Play Area	4.1-34
Figure 4.1-24	Conceptual Rendering of One San Pedro Entrance Gateway	4.1-35
Figure 4.1-25	Conceptual Rendering of Sports Field West of Centre Street, between 1 st and 2nd Streets	4.1-36
Figure 4.1-26	Conceptual Rendering Street Trees and Other Landscaping within Project	4.1-37
Figure 4.1-27	Conceptual Rendering of the 327 Harbor Site Looking Northwest from Harbor Boulevard	4.1-39
Figure 4.1-28	Conceptual Rendering of the 327 Harbor Site Building and Landscaping Looking Southeast from the Corner of Beacon Street and O'Farrell Street	4.1-40
Figure 4.1-29	Spring and Autumnal Equinox Shadow Simulation — OSP Specific Plan Site	4.1-58
Figure 4.1-30	Winter Solstice Shadow Simulation — OSP Specific Plan Site	4.1-59
Figure 4.1-31	Summer Solstice Shadow Simulation — OSP Specific Plan Site	4.1-62
Figure 4.1-32	Spring and Autumnal Equinox Shadow Simulation—327 Harbor Site	4.1-64
Figure 4.1-33	Winter Solstice Shadow Simulation—327 Harbor Site.....	4.1-66
Figure 4.1-34	Summer Solstice Shadow Simulation—327 Harbor Site	4.1-69
Figure 4.2-1	Maximum Cancer Risk Locations.....	4.2-43
Figure 4.3-1	Historical Resources within Study Area.....	4.3-13
Figure 4.3-2	Cultural Resources Study Area	4.3-24
Figure 4.4-1	OSP Specific Plan Site Subsurface Soil Conditions.....	4.4-4
Figure 4.4-2	Earthquake Faults in the Project Vicinity	4.4-6
Figure 4.4-3	Seismic Hazards in the Vicinity of the Project Site	4.4-10
Figure 4.4-4	Geologic Units and Paleontological Sensitivity of Project Site	4.4-12
Figure 4.6-1	Building Numbers at the Existing Rancho San Pedro Public Housing Complex	4.6-8
Figure 4.7-1	Groundwater Basin Area	4.7-4
Figure 4.8-1	Existing Zoning Designations	4.8-14
Figure 4.8-2	OSP Specific Plan Site Conceptual Neighborhood Connections.....	4.8-21
Figure 4.8-3	OSP Specific Plan Site Subareas and Phases.....	4.8-39
Figure 4.9-1	Decibel Scale and Common Noise Sources	4.9-2

Figure 4.9-2	Ambient Noise Measurement Locations	4.9-8
Figure 4.9-3	Ambient Traffic Noise Measurement Locations.....	4.9-10
Figure 4.9 4	Guidelines for Noise Compatible Land Use	4.9-13
Figure 4.9-5	Construction Stages and Noise Analysis Locations	4.9-22
Figure 4.11-1	Fire Department Facilities in the Project Area	4.11-2
Figure 4.11-2	Police Facilities in the Project Area	4.11-22
Figure 4.11-3	Schools in the Project Area.....	4.11-35
Figure 4.11-4	Library Branch in the Project Area	4.11-47
Figure 4.12-1	Parks and Recreational Facilities within Two Miles of the Project Site.....	4.12-4
Figure 4.12-2	Proposed Open Space Amenities on the 327 Harbor Site.....	4.12-15
Figure 4.12-3	Proposed Park and Recreational Amenities on the OSP Specific Plan Site	4.12-16
Figure 4.12-4	OSP Specific Plan Site Conceptual Recreational and Open Space Programming	4.12-17
Figure 4.12-5	Conceptual Pedestrian Paths.....	4.12-18
Figure 4.13-1	Public Transit	4.13-5
Figure 4.13-2	OSP Specific Plan Site Driveways OSP Specific Plan Site Driveways.....	4.13-30
Figure 4.13-3	327 Harbor Site Conceptual Plan.....	4.13-31
Figure 6-1	Alternative 3 Project Location Figure	6-47
Figure 6-2	Alternative 3 Conceptual Site Plan	6-48
Figure 6-3	Alternative 3 Building Heights	6-49

Appendices

Appendix A	Notice of Preparation, Notice of Intent, Scoping Meeting Materials, and Comments Received
Appendix B	Air Quality and Greenhouse Gas Emissions Modeling and Analysis
Appendix C	Cultural Resources Report and Programmatic Agreement
Appendix D	Preliminary Geotechnical and Soils Reports
Appendix E	Environmental Site Assessments and Other Hazardous Materials Site Investigations
Appendix F	Water Resources Technical Reports
Appendix G	Noise and Vibration Study Report
Appendix H	Correspondence from the Los Angeles Fire Department, Los Angeles Police Department, and Los Angeles Public Library
Appendix I	Transportation Assessments
Appendix J	Water Supply Assessment and Water Service Information
Appendix K	Wastewater Service Information
Appendix L	Arborist Report
Appendix M	Energy Calculations

This page intentionally left blank