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PUBLIC WORKS**

**BUREAU OF
ENGINEERING**

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CITY ENGINEER**

**1149 S. BROADWAY, SUITE 700
LOS ANGELES, CA 90015-2213**

<http://eng.lacity.org>

**NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION
FOR
MC FARLAND AVENUE BETWEEN D STREET AND E STREET
VACATION PROJECT (W.O. E1400999)**

Date: June 19, 2007

To: All Interested Persons

The City of Los Angeles is proposing to vacate a one-block segment of McFarland Avenue between D Street and E Street in the Wilmington-Harbor City community. The total area to be vacated is approximately 27,720 square feet. The vacated area would revert to the vestee(s) of the underlying fee title interest, which is generally the adjacent property owner(s).

There is an existing active railroad track along the street centerline, which would remain. An easement of at least 25 feet in width, a minimum of 12.5 feet from the centerline of the tracks, would be granted to the railroad operator. This would leave approximately 8,610 square feet on each side of the tracks for future industrial development. Under the Amended Redevelopment Plan for the Los Angeles Harbor Industrial Center Redevelopment Project, which controls all development in the area, a potential maximum of approximately 27,720 square feet in floor area could be developed on the vacated area. However, no development is proposed as part of this project.

Compliance with the vacation conditions may lead to construction of standard street improvements to close the intersections of D and E Streets, restriping or addition of traffic control devices and installation of street lights and street trees on D and E Streets, removal of existing utility lines, and relocation of sewers and storm drains.

This project is subject to the California Environmental Quality Act (CEQA). In compliance with CEQA requirements, an initial study has been prepared to assess the potential environmental impacts of this proposed project. Based on that study, no significant impacts are anticipated and no mitigation measures are required. Therefore, the City proposes to adopt a negative declaration. This notice is intended to give interested parties an opportunity to comment on the proposed project and the initial study.



The negative declaration and initial study are available, in English, for review at:

- **Wilmington Branch Library, 1300 N. Avalon Blvd., Wilmington - (310) 834-1082**
Hours:
Mondays and Wednesdays 10:00 AM – 8:00 PM
Tuesdays and Thursdays 12:00 PM – 8:00 PM
Fridays and Saturdays 10:00 AM – 6:00 PM
Sundays CLOSED
- **Online at**
http://eng.lacity.org/techdocs/emg/Environmental_Review_Documents.htm
- **Bureau of Engineering, Environmental Management Group office. Please call Julie Van Wagner at (213) 485-5754 to schedule an appointment.**

Comments on the environmental document must be submitted in writing to:

Julie Van Wagner
City of Los Angeles, Dept. of Public Works
Bureau of Engineering, Environmental Management Group
1149 S. Broadway, Suite 600
Los Angeles, CA 90015

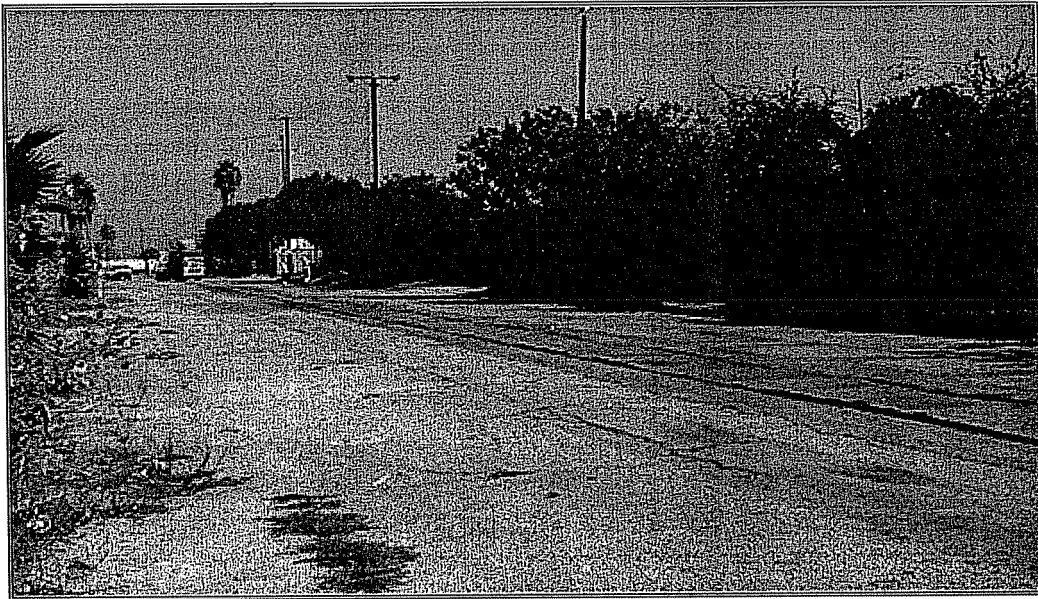
or via e-mail to Julie.VanWagner@lacity.org

The 20-day public comment period begins Thursday, June 21, 2007. Comments must be in writing and received by 5:00 p.m. on Tuesday, July 10, 2007. All comments will be entered into the record and submitted with the environmental documents to the City Council for adoption of the negative declaration and consideration of the project.

*Initial Study/
Negative Declaration
for*

**McFarland Avenue
Between D Street and E Street
Vacation**

**W.O. E1400999
Council File No. 06-1125**



City of Los Angeles



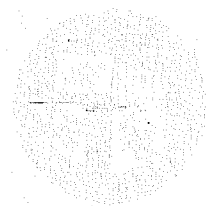
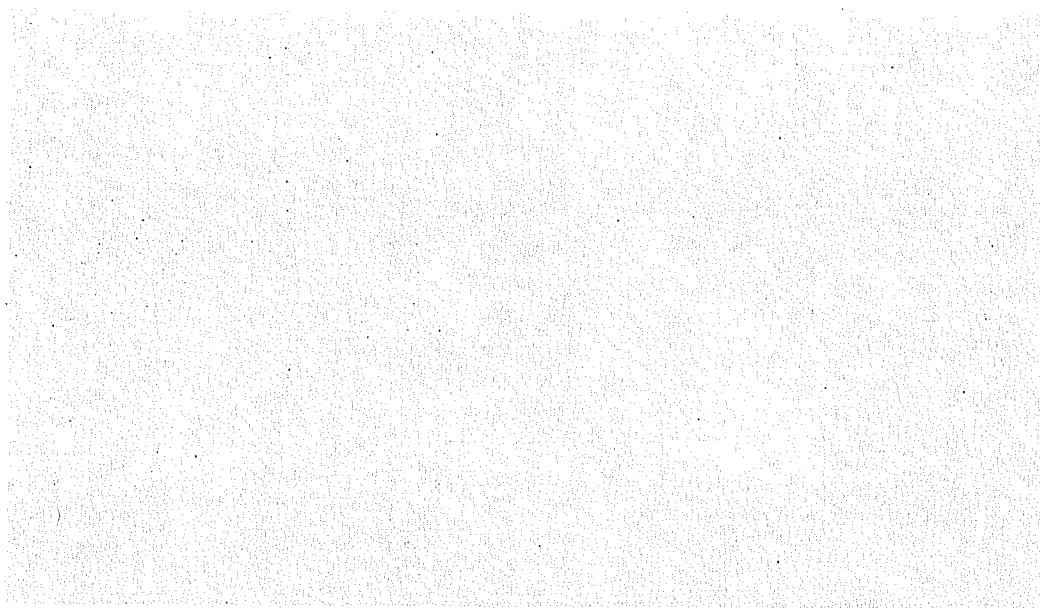
*Bureau of Engineering
Environmental Management Group*

June 15, 2007

Virginia Department of
Transportation

Division of Highways
1000 North 17th Street
Arlington, Virginia 22209

Telephone (703) 243-3000
Fax (703) 243-3000



Division of Highways
1000 North 17th Street
Arlington, Virginia 22209

Page 1 of 1

CITY OF LOS ANGELES
 OFFICE OF THE CITY CLERK
 ROOM 395, CITY HALL
 LOS ANGELES, CALIFORNIA 90012
CALIFORNIA ENVIRONMENTAL QUALITY ACT
NEGATIVE DECLARATION
 (Article I, City CEQA Guidelines)

DOCUMENT FILED
 City Clerk's Office
 No: GE 456-07
 Certified by: [Signature]
 Date: JUN 18 2007

LEAD CITY AGENCY AND ADDRESS: Bureau of Engineering 1149 S. Broadway, Suite 600, Los Angeles, California 90015	COUNCIL DISTRICT 15
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PROJECT TITLE: McFarland Ave between D St and E St Vacation (W.O. E1400999)	CASE NUMBER T.G. 794, F7
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PROJECT LOCATION:
 McFarland Avenue between D Street and E Street, Wilmington, California

DESCRIPTION: The proposed project consists of the vacation of a one-block segment of McFarland Avenue between D Street and E Street in the Wilmington-Harbor City community. The total area to be vacated is approximately 27,720 square feet. The vacated area would revert to the vestee(s) of the underlying fee title interest, which is generally the adjacent property owner(s).

There is an existing active railroad track along the street centerline, which would remain. An easement of at least 25 feet in width, a minimum of 12.5 feet from the centerline of the tracks, would be granted to the railroad operator. This would leave approximately 8,610 square feet on each side of the tracks for future industrial development. Under the Amended Redevelopment Plan for the Los Angeles Harbor Industrial Center Redevelopment Project, which controls all development in the area, a potential maximum of approximately 27,720 square feet in floor area could be developed on the vacated area. However, no development is proposed as part of this project.

Compliance with the vacation conditions may lead to construction of standard street improvements to close the intersections of D and E Streets, restriping or addition of traffic control devices and installation of street lights and street trees on D and E Streets, removal of existing utility lines, and relocation of sewers and storm drains.

No significant environmental impacts were identified.

NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY:

FINDING: The **City Engineer** of the City of Los Angeles has determined that this project will not have a significant effect on the environment for the following reasons:

 See attached initial study.

► **SEE THE ATTACHED PAGES FOR ANY MITIGATION MEASURES IMPOSED** ◀

Any written objections received during the public review period are attached, together with the responses of the lead City agency.

THE INITIAL STUDY PREPARED FOR THIS PROJECT IS ATTACHED

PERSON PREPARING THIS FORM Julie Van Wagner Environmental Specialist II	ADDRESS 1149 S. Broadway, Suite 600 Los Angeles, CA 90015	TELEPHONE NUMBER (213) 485-5754
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SIGNATURE (Official) Ara Kasparian, Ph.D., Manager Environmental Management Group	<i>Lisa Ochman for</i>	DATE 6-18-07
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UNITED STATES DEPARTMENT OF JUSTICE
FEDERAL BUREAU OF INVESTIGATION
WASHINGTON, D. C. 20535

TO : SAC, NEW YORK (100-100000)
FROM : SAC, PHOENIX (100-100000)
SUBJECT: [Illegible]

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CITY OF LOS ANGELES
CALIFORNIA ENVIRONMENTAL QUALITY ACT
INITIAL STUDY

Council District: 15

Date: June 15, 2007

Lead City Agency: Department of Public Works

Project Title: **McFarland Avenue Between D Street and E Street Vacation**

I. INTRODUCTION

A. Purpose of an Initial Study

The California Environmental Quality Act (CEQA) was enacted in 1970 for the purpose of providing decision-makers and the public with information regarding environmental effects of proposed projects; identifying ways environmental damage can be avoided; and disclosing to the public why a project is approved even if it leads to environmental damage. The City of Los Angeles (City) Bureau of Engineering Environmental Management Group (EMG) has determined the proposed project is subject to CEQA and no exemptions apply. Therefore, the preparation of an initial study is required.

An initial study is a preliminary analysis conducted by the lead agency, in consultation with other agencies (responsible or trustee agencies, as applicable), to determine whether there is substantial evidence that a project may have a significant effect on the environment. If the initial study concludes that the project, even with mitigation, may have a significant effect on the environment, an environmental impact report should be prepared; otherwise the lead agency may adopt a negative declaration or mitigated negative declaration.

B. Process

Once the adoption of a negative declaration (or mitigated negative declaration) has been proposed, a public comment period opens for twenty days. The purpose of this comment period is to provide public agencies and the general public an opportunity to review the initial study and comment on the adequacy of the analysis and the findings of the lead agency regarding potential environmental impacts of the proposed project. If a reviewer believes there is substantial evidence that the project may have a significant effect on the environment, the reviewer should (1) identify the specific effect, (2) explain why it's believed the effect would occur, and (3) explain why it's believed the effect would be significant. Facts or expert opinion supported by facts should be provided as the basis of such comments.

After close of the public review period, the Board of Public Works considers the negative declaration or mitigated negative declaration, together with any comments received during the public review process, and makes a recommendation to the City Council on whether or not to approve the project. One or more Council committees may then review the proposal and documents and make its own recommendation to the full City Council. The City Council is the decision-making body and also considers the negative declaration or mitigated negative declaration, together with any comments received during the public review process, in the final decision to approve or disapprove the project. During the project approval process, persons and/or agencies may address either the Board of Public Works or the City Council regarding the project.

Public notification of agenda items for the Board of Public Works, Council committees and City Council is posted 72 hours prior to the public meeting. The agenda can be obtained by visiting the Council and Public Services Division of the Office of the City Clerk at City Hall, 200 North Spring Street, Suite 395; by calling 213/978-1047, 213/978-1048 or TDD/TTY 213/978-1055; or via the internet at <http://www.lacity.org/CLK/index.htm>.

If the project is approved, the City will file a notice of determination with the County Clerk within 5 days. The notice of determination will be posted by the County Clerk within 24 hours of receipt. This begins a 30-day statute of limitations on legal challenges to the approval under CEQA. The ability to challenge the approval in court may be limited to those persons who objected to the approval of the project, and to issues which were presented to the lead agency by any person, either orally or in writing, during the public comment period.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services, and activities.

II. PROJECT DESCRIPTION

A. Location

McFarland Avenue between D Street and E Street in the Wilmington-Harbor City community of Los Angeles. The location is shown on Figures 1 and 2.

B. Purpose

The purpose of the project is to consolidate the proposed McFarland Avenue vacation area with the adjoining properties for expansion of the petitioner's facilities.

**INITIAL STUDY
PUBLIC WORKS – BUREAU OF ENGINEERING**

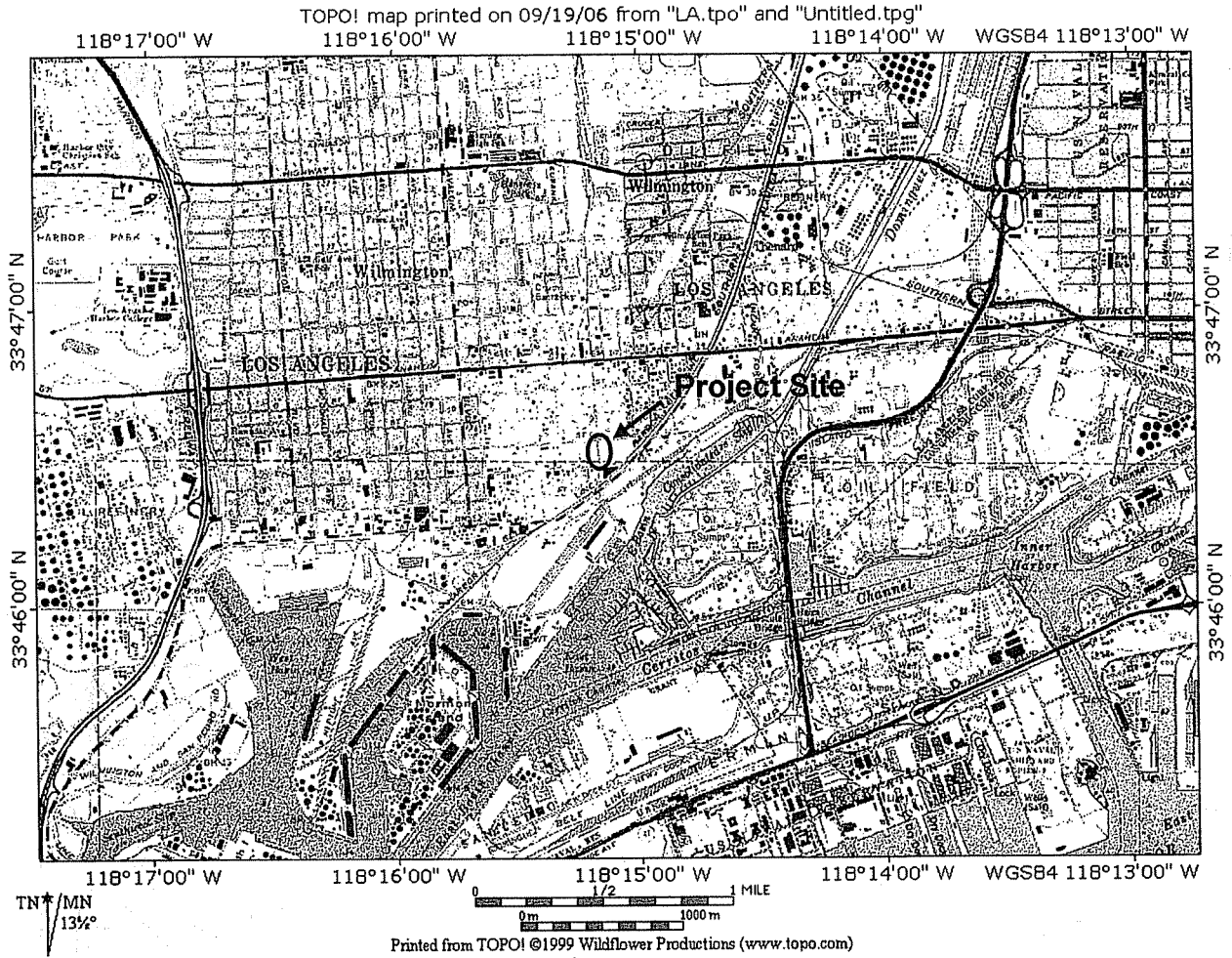
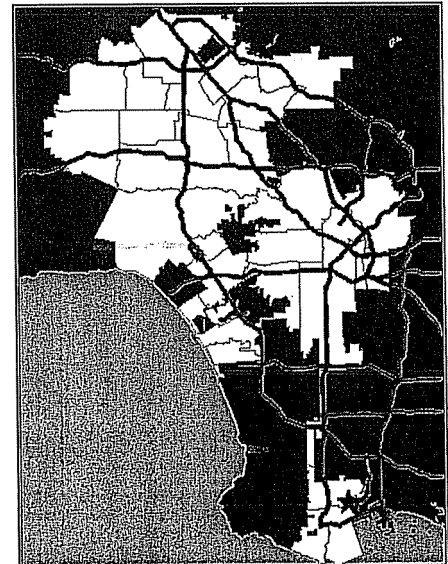


Figure 1: Location Map



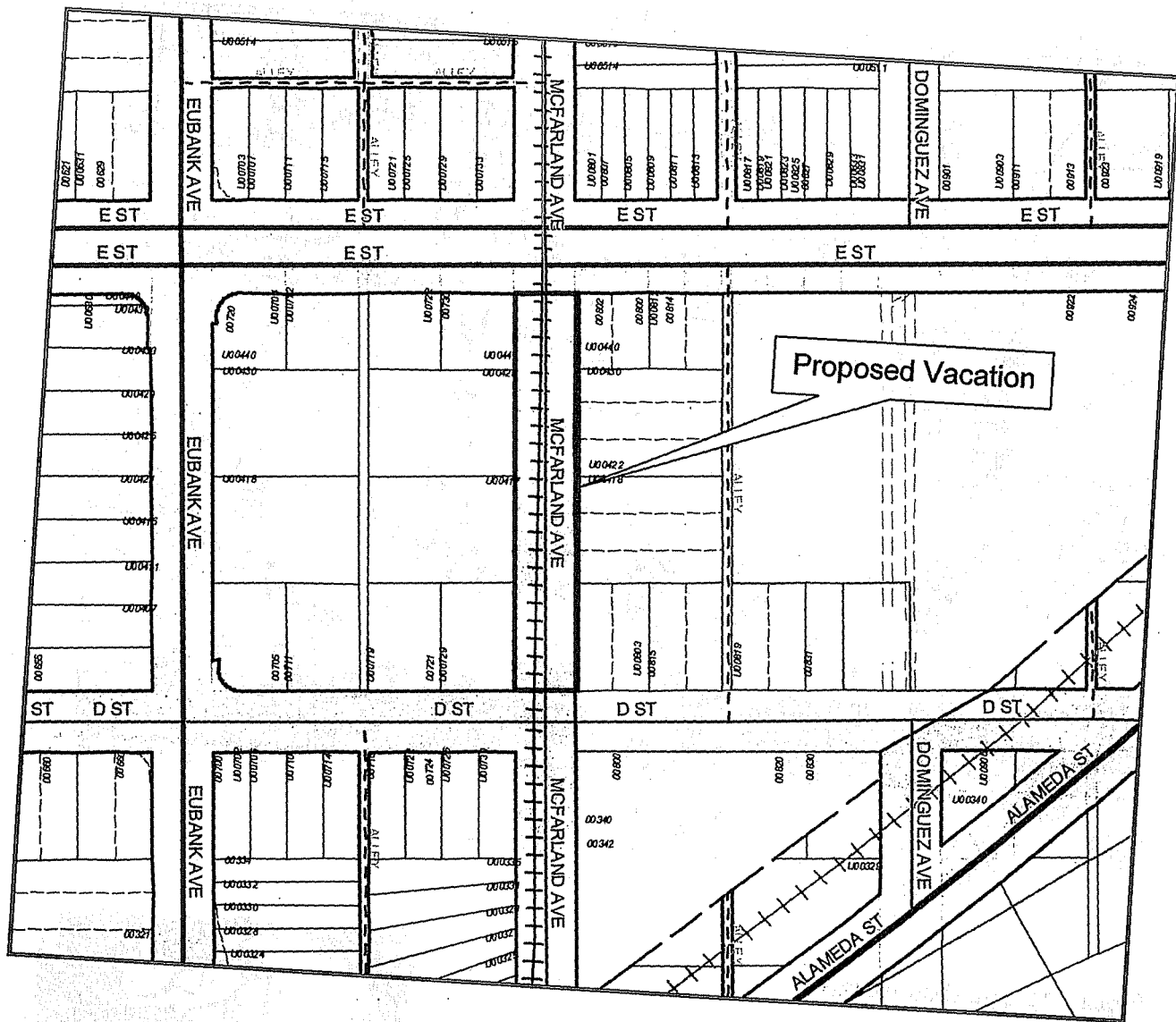


Figure 2: Project Site Map

C. Description

The proposed project consists of the vacation of a one-block segment of McFarland Avenue between D Street and E Street in the Wilmington-Harbor City community. The total area to be vacated is approximately 27,720 square feet. The vacated area would revert to the vestee(s) of the underlying fee title interest, which is generally the adjacent property owner(s).

There is an existing active railroad track along the street centerline, which would remain. An easement of at least 25 feet in width, a minimum of 12.5 feet from the centerline of the tracks, would be granted to the railroad operator. This would leave approximately 8,610 square feet on each side of the tracks for future industrial development. Under the Amended Redevelopment Plan for the Los Angeles Harbor Industrial Center Redevelopment Project, which controls all development in the area, a potential maximum of approximately 27,720 square feet in floor area could be developed on the vacated area. However, no development is proposed as part of this project.

There are several conditions that are established as the requirements to be complied with by the petitioner for this vacation. These conditions are specified in the report prepared by the Department of Public Works, Bureau of Engineering, Land Development Group and submitted to the Public Works Committee of the City Council. The conditions are as follows:

1. That title reports indicating the vestee of the underlying fee title interest in the area to be vacated be submitted to the City Engineer.
2. That the following improvements be constructed adjoining the petitioner's properties in a manner satisfactory to the City Engineer:
 - a) Construct standard street improvements to close the street intersections of McFarland Avenue at D and E Streets.
 - b) That any surface flows be diverted or collected from the area to be vacated.
3. That arrangements be made with the Department of Water and Power, AT&T and the Southern California Gas Company for the removal of any affected facilities or the providing of easements or rights for the protection of any affected facilities to remain in place.
4. That satisfactory arrangements be made with the City Harbor Department, Pacific Harbor Line and BNSF Railway for reserving appropriate railroad right-of-way easement, construction in the vacation area impacting line of sight to the tracks and review of future construction plans within the vacation area in conjunction with the currently active railroad tract within the McFarland Avenue vacation area.

*INITIAL STUDY
PUBLIC WORKS – BUREAU OF ENGINEERING*

5. That satisfactory arrangements be made with the City Engineer for the relocation or abandonment of the existing sewer and storm drain facilities located within the area to be vacated, unless easements are reserved from the vacation for their protection.
6. That satisfactory arrangement be made with the Department of Transportation relating to the railroad intersections at D Street and E Street and any roadway modification, restriping and traffic control devices in conjunction with the street vacation.
7. That consents to the vacation be secured from the owners of property adjoining the area to be vacated.
8. That upon the review of the title reports identifying the underlying fee title interest of the vacation area, agreements be recorded satisfactory to the Bureau of Engineering to hold each parcel of land under the same ownership and its adjoining portion of the area to be vacated, as one parcel to preclude the creation of landlocked parcels. This is to remain effective until such time as a new subdivision map is recorded over said area, a parcel map exemption is permitted or until released by the authority of the City of Los Angeles.
9. That street lighting facilities be installed as may be required by the Bureau of Street Lighting.
10. That street trees be planted and tree well covers be installed as may be required by the Street Tree Division of the Bureau of Street Services.

Compliance with these conditions may lead to construction of standard street improvements to close the intersections of D and E Streets, restriping or addition of traffic control devices and installation of street lights and street trees on D and E Streets, removal of existing utility lines, and relocation of sewers and storm drains.

III. EXISTING ENVIRONMENT

The project site and vicinity are located within a fully urbanized area. McFarland Avenue runs north-south. It is designated as a local street with a 66-foot-wide dedication. However, it is only partially improved with a 42-foot-wide asphalt-concrete roadway and no curbs, gutters or sidewalks. There appears to be one lane of traffic in each direction, although there is no pavement striping indicating traffic lanes. There is an active railroad line running down the center of the street. The track is owned by the Port of Los Angeles and operated by Pacific Harbor Line. South of D Street, McFarland Avenue runs for approximately one block before it terminates at the railroad tracks running east-west. North of E Street, McFarland Avenue runs straight for three blocks to Anaheim Street, where it shifts to the east before continuing. The proposed vacation area is approximately 420 feet long and bound by E Street to the north and D Street to the south.

INITIAL STUDY
PUBLIC WORKS – BUREAU OF ENGINEERING

The project site is surrounded by industrial uses including oil drilling to the north across E Street; Potential Industries, which operates a recycling facility, to the east and southeast; outdoor storage and truck scales to the southwest; and Metropolitan Stevedore Company to the west. The surrounding parcels are zoned for industrial uses and are part of the Wilmington Industrial Park (refer to Figure 3 for an aerial view of the project site).



Figure 3: Aerial View of Project Site

Within the vicinity of the proposed project, E Street and D Street lie to the north and south, respectively, of the project site and run east-west. E Street is an improved collector street dedicated 100 feet wide with an asphalt-concrete roadway and concrete curbs, gutters and sidewalks. There are two traffic lanes in each direction as well as a lane on each side for left turns onto McFarland Avenue. E Street is divided by a planted median. D Street is classified as a local street and is dedicated 66 feet wide. To the west of McFarland

Avenue, it has curbs, gutters, and sidewalks on both sides of the street. There is one traffic lane in each direction. The portion of D Street from McFarland Avenue east to the Southern Pacific Railroad Company's right-of-way was vacated in June 2006. There are gates at McFarland Avenue and the railroad right-of-way.

The project site is located within the Torrance Quadrangle of the United States Geological Survey 7.5-Minute series topographic map (see Figure 1) and is situated at approximately five feet above mean sea level. No bodies of water are present on or adjacent to the project site. However, the Consolidated Slip Marinas of the Port of Los Angeles are located approximately ¼ mile to the southeast. According to the *Geologic Map of the Palos Verdes Peninsula and Vicinity*, dated 1999, by Thomas W. Dibblee Jr., the majority of the project site overlies Holocene-aged beach sediments, ranging from sand to cobble-boulder gravel. Toward the northern end of the site, closer to E Street, approximately one-quarter of the project site is underlain by alluvium.

The project site is not located within an Alquist-Priolo fault zone area, an earthquake landslide or liquefaction hazard area, high wind area, very high fire hazard severity zone, flood hazard area, or area subject to inundation from a tsunami or dam failure. The project site is situated within a methane zone and the Wilmington Oil Field, although there are no oil wells within the boundaries of the project site.

There are signs indicating that Shell Oil and Conoco Phillips have pipelines along the west side of the street. A citywide map included in the city's General Plan does not show any pipelines in the vicinity. The city's subsurface map indicates only Shell Oil pipelines are present. In a letter dated May 4, 2006, Shell Oil states that they have no facilities in the area. No evidence of spills or leaks was observed at the project site. The project site is located within the boundaries of the Wilmington oil field. The closest active oil well is on the property adjacent to the east of the project site.

The project site is not included on any list of hazardous materials sites. It is within the 2000-foot buffer zone for a Border Zone Property site located at 210 S. Avalon Boulevard. Restrictions apply to certain uses within this buffer zone, including the construction of residences, schools, hospitals and day care facilities. None of these uses are allowed in the project area, which is zoned for industrial use.

The majority of the area of the proposed vacation is currently paved; but there is some vegetation along the edges. Vegetation observed included nine carrotwood trees (*Cupaniopsis anacardioides*) and two ficus trees (*Ficus sp.*). Removal of these trees may be required to accommodate any future development of the site. A search of the California Department of Fish and Game, *California Natural Diversity Database* found occurrences of seven species, which are federally and/or state listed as endangered or threatened, within the Torrance Quadrangle of the USGS topographic map. However, the project site does not contain any habitat suitable for these species.

<h1>Issues</h1>	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant	No Impact
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Comment: A significant impact may occur if the proposed project introduces incompatible visual elements to the project site or visual elements that would be incompatible with the character of the area surrounding the project site.

The proposed project would not make any changes to the visual character that currently exists. However, future development as a result of the vacation would need to comply with applicable zoning and land use requirements to ensure compatibility with the surrounding area.

- d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?
Reference: 15 (L4)

Comment: A significant impact would occur if the proposed project were to introduce a new source of light or glare which would be incompatible with the areas surrounding the project site.

A condition of the proposed vacation requires that any street lighting facilities required by the Bureau of Street Lighting be installed. Any new lighting would be consistent with existing street lighting and would comply with city guidelines. Future development on the vacated land would need to ensure that any outdoor lighting is directed on-site and no glare producing materials are used.

2. AGRICULTURE RESOURCES – Would the project:

- a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?
Reference: 2

Comment: A significant impact may occur if the proposed project were to result in the conversion of state-designated agricultural land from agricultural use to another non-agricultural use.

No Prime Farmland, Unique Farmland, or Farmland of Statewide Importance exists within the City of Los Angeles.

- b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?
Reference: 13, 14

Comment: A significant impact may occur if the proposed project were to result in the conversion of land zoned for agricultural use, or indicated under a Williamson Act contract, from agricultural use to another non-agricultural use.

The area surrounding the proposed project is zoned for industrial uses. No nearby land is zoned for or contains agricultural uses.

<h1>Issues</h1>	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant	No Impact
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- c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of farmland, to non-agricultural use?

Potentially Significant Impact
 Less Than Significant With Mitigation
 Less Than Significant
 No Impact

Reference: 13, 14

Comment: A significant impact may occur if a project results in the conversion of farmland to another non-agricultural use.

Refer to discussion under 2 (a) and 2 (b) above.

3. AIR QUALITY – Would the project:

- a) Conflict with or obstruct implementation of the applicable air quality plan?

Potentially Significant Impact
 Less Than Significant With Mitigation
 Less Than Significant
 No Impact

Reference: 13, 15 (E), 21

Comment: The proposed project is located within the South Coast Air Basin under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD is responsible for implementing the Air Quality Management Plan (AQMP) to ensure state and federal air quality standards are met. A significant impact may occur if the project was inconsistent with the AQMP or would in some way represent a substantial hindrance to employing the policies or obtaining the goals of the plan.

Although development is not part of this project proposal, the vacation would create the potential for future industrial development. The key goal of the Amended Redevelopment Plan for the Los Angeles Harbor Industrial Center Redevelopment Project is the creation of a healthy, active industrial center. Any future development would have to comply with the requirements of the plan, which is consistent with the Air Quality Element of the City's General Plan and the AQMP.

- b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

Potentially Significant Impact
 Less Than Significant With Mitigation
 Less Than Significant
 No Impact

Reference: 15 (E1, E2, and E3), 21

Comment: A significant impact may occur if the proposed project violates any SCAQMD air quality standards. The SCAQMD has set thresholds of significance for reactive organic gases (ROG), nitrogen oxides (NOx), carbon monoxide (CO), sulfur dioxide (SO2), particulate matter (PM10), and fine particulate matter (PM2.5) emissions resulting from construction and operation in the South Coast Air Basin.

Air quality impacts from construction activities would be associated with particulate matter caused by site preparation and emissions from construction equipment. Any construction required to comply with the conditions of this vacation would be minor in both extent and duration. Therefore, emissions would not reach the significance criteria set by the SCAQMD.

Impacts to air quality resulting from planned development in the Wilmington Harbor City Community Plan and within the Los Angeles Harbor Industrial Center Redevelopment Project area were evaluated in

<h1>Issues</h1>	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant	No Impact
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the CEQA document prepared for the community and redevelopment plans, which control development within the project area. The potential future development resulting from the proposed vacation is anticipated to fall within the limits of the development projected in these plans.

An air quality analysis for the potential future development would be unreasonably speculative. Potential mitigation such as construction phasing and use of low emissions architectural coatings, could be placed on such developments to reduce impacts to air quality. Furthermore, any permit applications for development must be referred to the Community Redevelopment Agency for both CEQA clearance and permit approval.

- c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?
Reference: 15 (E1, E2, and E3), 21

Comment: A significant impact may occur if the proposed project would result in a cumulatively considerable net increase of a criteria pollutant for which the South Coast Air Basin exceeds federal and state ambient air quality standards and has been designated as an area of non-attainment by the USEPA and/or California Air Resources Board. The South Coast Air Basin is a non-attainment area for carbon monoxide, nitrogen dioxide, ozone, particulate matter (PM10), and fine particulate matter (PM2.5).

As discussed above, with appropriate conditions placed on potential future development, significant impacts to air quality are not anticipated. Emissions generated during construction activities necessary to comply with vacation conditions would not exceed established thresholds of significance.

- d) Expose sensitive receptors to substantial pollutant concentrations?
Reference: 13, 14, 21

Comment: A significant impact may occur if construction or operation of the proposed project generated pollutant concentrations to a degree that would significantly affect sensitive receptors.

No sensitive receptors are located near the project site, which is surrounded by industrial uses.

- e) Create objectionable odors affecting a substantial number of people?
Reference: 15 (E2)

Comment: As discussed above, the proposed project is surrounded by industrial uses. Any future development would likely be an expansion of the existing adjacent businesses and would not be anticipated to result in objectionable odors.

<h1>Issues</h1>	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant	No Impact
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4. BIOLOGICAL RESOURCES – Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

Potentially Significant Impact
 Less Than Significant With Mitigation
 Less Than Significant
 No Impact

Reference: 5, 15 (G)

Comment: A significant impact may occur if the proposed project would remove or modify habitat for any species identified or designated as a candidate, sensitive, or special status species in local or regional plans, policies, or regulation, or by the state or federal regulatory agencies cited.

The California Department of Fish and Game (CDFG), *California Natural Diversity Database* lists occurrences of seven species, which are federally and/or state listed as endangered or threatened within the Torrance topographic quad, as follows:

Species	Habitat Associations	Comments
salt marsh bird's-beak (<i>Cordylanthus maritimus ssp. maritimus</i>)	Coastal salt marsh, coastal dunes	No habitat on site
Mohave tui chub (<i>Gila bicolor mohavensis</i>)	Deep pools, ponds or slough-like areas	No water on site
Palos Verdes blue butterfly (<i>Glaucopsyche lygdamus palosverdesensis</i>)	Seaward side of Palos Verdes Hills	Site not located in Palos Verdes Hills
Lyon's pentachaeta (<i>Pentachaeta lyonii</i>)	Chaparral, valley and foothill grassland	No habitat on site
Pacific pocket mouse (<i>Perognathus longimembris pacificus</i>)	Narrow coastal plains	Site not in coastal zone
coastal California gnatcatcher (<i>Polioptila californica californica</i>)	Coastal sage scrub	No habitat on site
California least tern (<i>Sterna antillarum browni</i>)	Nests on bare or sparsely vegetated, flat coastal areas	No habitat on site

The proposed vacation is located within an urbanized area and surrounded by industrial uses. No habitat exists within project boundaries. No impact has been identified.

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?

Potentially Significant Impact
 Less Than Significant With Mitigation
 Less Than Significant
 No Impact

Reference: 5, 15 (G), 16, 22

<h1>Issues</h1>	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant	No Impact
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Comment: A significant impact may occur if riparian habitat or any other sensitive natural community were to be adversely modified.

The proposed vacation is not located within a Significant Ecological Area or other natural community containing riparian habitat or sensitive biological resources.

- c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

Reference: 22

Comment: A significant impact may occur if federally protected wetlands, as defined by Section 404 of the Clean Water Act would be modified or removed.

There are no wetlands within or adjacent to the project site.

- d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Reference: 5, 15 (G)

Comment: A significant impact may occur if the proposed project interferes or removes access to a migratory wildlife corridor or impedes the use of native wildlife nursery sites.

The proposed project is located within a developed urban area of Los Angeles. No sensitive habitats were identified within the project site or vicinity.

- e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Reference: 9, 10, 13, 15 (G)

Comment: A significant impact may occur if the proposed project would cause an impact that was inconsistent with local regulations pertaining to biological resources.

No sensitive or protected tree species are present on the project site. There are eleven (11) trees in the public right of way along the east side of McFarland Avenue. These consist of nine (9) carotwood trees (*Cupaniopsis anacardioides*) and two (2) ficus trees (*Ficus sp.*). Removal of these trees may be required to accommodate any future development on site. Removal of trees in the public right of way must comply with applicable City policy, including tree removal/replacement policies of the Board of Public Works, which call for replacement of removed trees on a two for one basis. However, after approval of the street vacation, these trees would be on private property and not subject to these provisions. There is a potential loss of eleven (11) trees.

<h1>Issues</h1>	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant	No Impact
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- f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

Reference: 15 (G), 17

Comment: A significant impact may occur if the proposed project would be inconsistent with mapping or policies in any conservation plans of the cited type.

No habitat conservation plan, or any plan as cited above, is known to exist for the project site or immediate vicinity.

5. CULTURAL RESOURCES – Would the project:

- a) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations Section 15064.5?

Reference: 1, 20

Comment: A significant impact may result if the proposed project caused a substantial adverse change to the significance of a historical resource (as identified above).

The railroad tracks that run down the center of McFarland Avenue have been in place since at least 1931 and are, therefore, potentially a historical resource. As the tracks are currently active, an easement would be maintained to accommodate their operation and maintenance. The vacated property would remain industrial, continuing the historical land use of the surrounding area. Any future development would need to comply with laws for protection of historical resources. No impact, either direct or indirect, is therefore anticipated.

- b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations Section 15064.5?

Reference: 1, 20

Comment: A significant impact may occur if the proposed project were to cause a substantial adverse change in the significance of an archaeological resource which falls under the CEQA Guidelines section cited above.

A Cultural Resources Records Search Quick Check performed by the South Central Coastal Information Center found the project area has not been (fully) surveyed by a professional archaeologist but cultural resources are likely to be in the area. Their recommendation was that a Phase 1 archaeological survey should be done prior to approval of project plans. This work was performed by LSA Associates, Inc. during May 2007. No cultural resources were identified within the project boundaries through a records search and field survey. It was determined that there is little potential for previously undocumented cultural resources within the project boundaries. However, if resources are identified during earthmoving activities, construction would stop to allow a qualified archaeologist to assess the nature and

<h1>Issues</h1>	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant	No Impact
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significance of the find. All future development projects involving ground disturbance will also need to comply with cultural resource protection laws.

- c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Reference: 1, 13, 18

Comment: A significant impact may occur if grading or excavation activities associated with the proposed project would disturb unique paleontological resources or unique geologic features.

According to the Geologic Map of the Palos Verdes Peninsula and Vicinity by Thomas Dibblee, the soils underlying the project site are Holocene-aged surficial sediments. The northern portion of the project site is alluvium, mostly loamy clay, and the southern portion is beach sediments ranging from sand to cobble-boulder gravel. These soils have a low potential for containing fossils. In general, the likelihood of encountering fossils increases with depth of excavation. The proposed project involves only minor ground disturbance and is unlikely to unearth any paleontological resources potentially located within the project site. All future development projects involving ground disturbance will also need to comply with cultural resource protection laws.

- d) Disturb any human remains, including those interred outside of formal cemeteries?

Reference: 1, 20

Comment: A significant impact may occur if grading or excavation activities associated with the proposed project would disturb interred human remains.

No known burial sites are located within the project site. However, a standard halt-work condition would be in place in the event that human remains were discovered during construction so that appropriate measures could be followed to avoid any significant impacts.

6. GEOLOGY AND SOILS – Would the project:

- a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

- i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

References: 4

<h1>Issues</h1>	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant	No Impact
<p>Comment: A significant impact may occur if the proposed project were located within a state-designated Alquist-Priolo Zone or other designated fault zone and appropriate building practices were not followed.</p> <p>The project site is not located in an Alquist-Priolo Earthquake Fault Zone.</p>				
<p>ii) Strong seismic ground shaking?</p> <p>Reference: 3, 15 (C1)</p> <p>Comment: A significant impact may occur if the proposed project design did not comply with building code requirements intended to protect people from hazards associated with strong seismic ground shaking.</p> <p>In general, the Los Angeles region is subject to the effects of seismic activity. However, the proposed project does not involve construction of any structures. Future development would need to comply with seismic building code requirements.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>iii) Seismic-related ground failure, including liquefaction?</p> <p>Reference: 3, 15 (C1)</p> <p>Comment: A significant impact may occur if the proposed project would be located in an area identified as having a high risk of liquefaction and appropriate design measures required within such designated areas were not incorporated into the project.</p> <p>The project site is not in an area identified as being susceptible to liquefaction.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>iv) Landslides?</p> <p>Reference: 3, 15 (C1)</p> <p>Comment: A significant impact may occur if the proposed project were located in a hillside area with soil conditions that would suggest high potential for sliding and appropriate design measures were not implemented.</p> <p>The project site is not located in an area identified as being susceptible to landslides.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>b) Result in substantial soil erosion or the loss of topsoil?</p> <p>Reference: 15 (C2)</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<h1>Issues</h1>	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant	No Impact
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Comment: A significant impact may occur if the proposed project were to expose large areas to the erosion effects of wind or water for a prolonged period of time.

The project site is predominantly paved and would remain so after vacation proceedings are complete. All future construction would need to comply with stormwater Best Management Practices to prevent erosion or loss of topsoil.

- c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?
Reference: 3, 15 (C2)

Comment: A significant impact may occur if the proposed project were built in an unstable area without proper site preparation or design features to provide adequate foundations for project buildings, thus posing a hazard to life and property.

See 6 (a) (iii) and (iv) above.

- d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?
Reference:

Comment: Expansive soils typically have high clay content and may present a significant environmental impact to a project due to a high shrink-swell potential. Shrinking and swelling of soils underlying a project area may cause structures to become physically unsound or walkways to buckle and become dangerous or difficult to navigate.

Future development would comply with building code requirements to reduce risks to life or property.

- e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?
Reference: 13

Comment: A significant impact may occur if the proposed project were built on soils that were incapable of adequately supporting the use of septic tanks or alternative wastewater disposal system, and such a system was proposed.

The project area is served by the City's wastewater collection, conveyance, and treatment systems.

7. HAZARDS AND HAZARDOUS MATERIALS – Would the project:

- a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?
Reference: 15 (H1, H2)

Comment: A significant impact may occur if the proposed project involved the use or disposal of hazardous materials as part of its

<h1>Issues</h1>	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant	No Impact
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routine operations and would have the potential to generate toxic or otherwise hazardous emissions.

The proposed project does not involve the use, transport, or disposal of any hazardous materials. Future development would comply with applicable laws and regulations for use, transport, or disposal of hazardous materials.

- b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Reference: 7, 8, 15 (H1, H2), 24

Comment: A significant impact may occur if the proposed project involved a risk of accidental explosion or utilized substantial amounts of hazardous materials as part of its routine operations that could potentially pose a hazard to the public under accident or upset conditions.

The proposed project does not involve the use, transport, or disposal of any hazardous materials. There are signs indicating that Shell Oil and Conoco Phillips have pipelines along the west side of the street. A citywide oil pipeline map included in the city's General Plan does not show any pipelines in the vicinity. The city's subsurface map indicates only Shell Oil pipelines are present. In a letter dated May 4, 2006, Shell Oil states that they have no facilities in the area. The proposed project does not involve removal or relocation of potential oil pipelines. No evidence of spills or leaks was observed at the project site.

An easement of at least 25 feet will remain surrounding the active railroad line and no work will take place in this area. Therefore, there is no potential for exposure to any possible contamination surrounding the tracks.

The project site is located within the boundaries of the Wilmington oil field. The closest active oil well is on the property adjacent to the east of the project site. The site is within a methane zone, however no structures are proposed as part of this project and any future development would need to conform to existing laws to ensure methane does not present a risk to building occupants.

For future development, refer to discussion under 7 (a) above.

- c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Reference: 14, 23

<h1>Issues</h1>	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant	No Impact
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Comment: A significant impact may occur if the proposed project were located within one-quarter mile of an existing or proposed school site and were projected to release toxic emissions which pose a hazard beyond regulatory thresholds.

There are no schools within one-quarter mile of the project site.

- d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

Reference: 7, 8, 24

Comment: The project site is not included on any list of hazardous materials sites. It is within the 2000-foot buffer zone for a Border Zone Property site located at 210 S. Avalon Boulevard. Restrictions apply to certain uses within this buffer zone, including the construction of residences, schools, hospitals and day care facilities. None of these uses are allowed in the project area, which is zoned for industrial use.

- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

Reference: 13, 16, 23

Comment: A significant impact may occur if the proposed project site were located within a public airport land use plan area, or within two miles of a public airport, and would create a safety hazard.

The project is not located within an airport land use plan, or within two miles of a public airport or public use airport.

- f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

Reference: 13, 16, 23

Comment: No private airstrips are located within the vicinity of the project site.

- g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Reference: 15 (H1)

Comment: A significant impact may occur if the proposed project were to substantially interfere with roadway operations used in conjunction with an emergency response plan or evacuation plan or would generate sufficient traffic to create traffic congestion that would interfere with the execution of such plan.

The proposed project would vacate a one-block segment of a local street. There are other streets in the area which adequately serve emergency vehicles and provide evacuation routes.

<h1>Issues</h1>	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant	No Impact
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- h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?
Reference: 14, 15 (J2), 16

Comment: A significant impact may occur if the proposed project were located in a wildland area and poses a significant fire hazard, which could affect persons or structures in the area in the event of a fire.

The project site is not located within a wildland or a very high fire hazard severity zone.

8. HYDROLOGY AND WATER QUALITY – Would the project:

- a) Violate any water quality standards or waste discharge requirements?
Reference: 15 (D2)

Comment: A significant impact may occur if the proposed project discharged water which did not meet the quality standards of agencies which regulate surface water quality and water discharge into storm-water drainage systems. For example, if a project were not in compliance with all applicable regulations with regard to surface water quality as governed by the State Water Resources Control Board (SWRCB). These regulations include compliance with the Standard Urban Storm Water Mitigation Plan (SUSMP) requirements to reduce potential water quality impacts.

A condition for approval of this vacation is that surface flows be diverted or collected from the area to be vacated. In addition, any future development would need to be in compliance with all applicable regulations, code requirements, and permit provisions pertaining to water quality and waste discharge.

- b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?
Reference: 15 (D3)

Comment: Groundwater is a major component of the water supply for many public water suppliers in the Los Angeles metropolitan area, and is also used by private industries, as well as a limited number of private agricultural and domestic users. A project would normally have a significant impact on groundwater supplies if it were to result in a demonstrable and sustained reduction of groundwater recharge capacity or change the potable water levels sufficiently that it would reduce the ability of a water utility to use the groundwater basin for public water supplies or storage of imported water, reduce the yields of adjacent wells or well fields, or adversely change the rate or direction of groundwater flow.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant	No Impact
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The proposed project would not utilize existing groundwater resources nor would it interfere with groundwater recharge. Any future development is expected to be an expansion of adjacent businesses and would use existing water supplies rather than groundwater.

- c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

Reference: 15 (D1), 23

Comment: A significant impact may occur if the proposed project resulted in a substantial alteration of drainage patterns that resulted in a substantial increase in erosion or siltation during construction or operation of the project.

The proposed project would not alter the existing drainage pattern of the site or area. Vacation of the street would maintain existing paving, therefore no erosion or siltation would be expected to occur. Future development would need to comply with The Amended Redevelopment Plan for the Los Angeles Harbor Industrial Center Redevelopment Project, which requires open areas to be either landscaped or paved and drained so that surface water does not run across public sidewalks.

- d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?

Reference: 15 (D1), 23

Comment: A significant impact may occur if the proposed project resulted in increased runoff volumes during construction or operation of the proposed project that would result in flooding conditions affecting the project site or nearby properties.

The proposed project would not alter the existing drainage pattern of the site or area. The majority of the project site is currently paved and will remain so. A condition of approval of this vacation is that any surface flows be diverted or collected from the area to be vacated. Future development would need to comply with The Amended Redevelopment Plan for the Los Angeles Harbor Industrial Center Redevelopment Project, which requires open areas to be either landscaped or paved and drained so that surface water does not run across public sidewalks.

- e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

Reference: 15 (D)

Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant	No Impact
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Comment: A significant impact may occur if the volume of runoff were to increase to a level which exceeded the capacity of the storm drain system serving a project site. A significant impact may also occur if the proposed project would substantially increase the probability that polluted runoff would reach the storm drain system.

The proposed project would not change the volume of stormwater runoff as the majority of the site is currently paved and would remain so. A condition for approval of this vacation is that surface flows be diverted or collected from the area to be vacated. Future development would not change the impermeable conditions, therefore, there would be no increase in the amount of runoff water.

- f) Otherwise substantially degrade water quality?

Reference: 15 (D2)

Comment: A significant impact may occur if a project included potential sources of water pollutants and potential to substantially degrade water quality.

No potential sources of water quality degradation are anticipated.

- g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

Reference: 19

Comment: The proposed project does not include housing.

- h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?

Reference: 19

Comment: A significant impact may occur if the proposed project were located within a 100-year flood zone and would impede or redirect flood flows.

Per Federal Emergency Management Agency Flood Insurance Rate Map Panel 060137 0107E (effective date 7/6/98), the project site is not located within a 100-year flood hazard area.

- i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

Reference: 13, 16

<h1>Issues</h1>	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant	No Impact
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Comment: A significant impact may occur if the proposed project were located in an area where a dam or levee could fail, exposing people or structures to significant risk of loss, injury or death.

The Inundation and Tsunami Hazard Areas map (Exhibit G) of the Safety Element of the Los Angeles City General Plan (adopted by City Council November 26, 1996) shows that the project site is not located in an area subject to flooding from a dam or levee failure.

j) Inundation by seiche, tsunami, or mudflow?

Reference: 13, 16

Comment: A significant impact may occur if the proposed project were located in an area with inundation potential due to seiche, tsunami, or mudflow.

The Inundation and Tsunami Hazard Areas map (Exhibit G) of the Safety Element of the Los Angeles City General Plan (adopted by City Council November 26, 1996) shows that the project site is not located in an area subject to flooding from a tsunami. No inland water bodies are located nearby, making inundation due to a seiche unlikely. The project site is flat and no potential source of mudflow has been identified.

9. LAND USE AND PLANNING – Would the project:

a) Physically divide an established community?

Reference: 13, 15 (A2)

Comment: A significant impact may occur if the proposed project were sufficiently large or otherwise configured in such a way as to create a physical barrier within an established community.

The proposed project would not introduce a physical barrier. The project site is located in an industrial park. No established residential community exists in the area and future development would be compatible with the surrounding businesses.

b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

Reference: 13, 14, 15 (A)

<h1>Issues</h1>	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant	No Impact
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Comment: A significant impact may occur if the proposed project were inconsistent with the General Plan, or other applicable plan, or with the site's zoning if designated to avoid or mitigate a significant potential environmental impact.

The Wilmington Harbor City Community Plan includes a policy to approve the vacation of unneeded public right-of-way in industrial areas to facilitate land consolidation, eliminate nuisance conditions and improve development potential provided it is determined that such vacation will not adversely affect vehicular access to property or have adverse impacts upon traffic circulation in the vicinity of the vacation area. This project appears to meet these criteria. Future development would need to comply with the zoning and land use designations of the Community Plan and the requirements of The Amended Redevelopment Plan for the Los Angeles Harbor Industrial Center Redevelopment Project.

According to communications from the Community Redevelopment Agency (CRA), both they and the Wilmington Industrial Park Advisory Committee are in support of this vacation application.

- c) Conflict with any applicable habitat conservation plan or natural community conservation plan?

Reference: 13, 17

Comment: A significant impact may occur if the proposed project were located within an area governed by a habitat conservation plan or natural community conservation plan and would conflict with such plan.

As discussed under 4(f) above, no habitat conservation plan or natural community conservation plan is known to exist for the project site or immediate vicinity.

10. MINERAL RESOURCES – Would the project:

- a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

Reference: 13, 15 (C4)

Comment: A significant impact may occur if the project were located in an area used or available for extraction of a regionally important mineral resource, if the project converted an existing or potential present or future regionally-important mineral extraction use to another use, or if a project affected access to such a site.

The project site is not located within an area that contains known mineral resources.

- b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

Reference: 13, 15 (C4)

<h1>Issues</h1>	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant	No Impact
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Comment: A significant impact may occur if a project were located in an area used or available for extraction of a locally-important mineral resource and the project converted such a resource to another use or affected access to such a site.

The project site is not located within an area that contains known mineral resources.

11. NOISE – Would the project result in:

- a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Reference: 13 (Noise Element), 15 (I1, I2, I3, and I4)

Comment: A significant impact may occur if the project generated noise levels that exceeded the standards for ambient noise as established by the General Plan and Municipal Code or exposed persons to that increased level of noise.

The proposed street vacation would open up the land to potential development, which could result in additional noise from construction and operations. Noise generated from any construction activities would be temporary. Future development would likely involve expansion of the adjacent businesses and operations would be similar to that which currently exists. No noise sensitive land uses are present in the surrounding area. In addition, any future project would comply with standards established in the General Plan and in the noise regulations of the City of Los Angeles Municipal Code.

- b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

Reference: 13, 15 (I)

Comment: A significant impact may occur if the project were to expose persons to or generate excessive groundborne vibration or groundborne noise levels.

Construction activities associated with any future potential project could generate groundborne vibration from use of heavy equipment. These effects would be temporary and short-term in nature and would comply with applicable noise standards. See also comment under Section 11(a).

- c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

Reference: 13, 15 (I1, I2, I3, and I4)

Comment: A significant impact may occur if the project were to substantially and permanently increase the ambient noise levels in the project vicinity above levels existing without the proposed project.

Refer to discussion under 11 (a) above.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant	No Impact
<p>d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? Reference: 13, 15 (I) Comment: A significant impact may occur if the project were to create a substantial temporary or periodic increase in the ambient noise levels in the project vicinity above levels existing without the proposed project.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Refer to discussion under 11 (a) above.</p>				
<p>e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? Reference: 16, 23 Comment: No public airport is located within the vicinity of the project area.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? Reference: 16, 23 Comment: No private airstrips are located within the vicinity of the project area.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>12. POPULATION AND HOUSING – Would the project:</p>				
<p>a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? Reference: 15 (B2) Comment: A significant impact may occur if the proposed project induced substantial population growth in an area, either directly or indirectly. The proposed project consists of the vacation of a one-block segment of a local street. It will not induce population growth, either directly or indirectly. Future development would be limited to approximately 27,720 square feet of floor area, which would not induce population growth.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? Reference: 16 Comment: The proposed project would not displace any housing.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? Reference: 16 Comment: The proposed project would not displace any people.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<h1>Issues</h1>	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant	No Impact
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Comment: A significant impact may occur if the recreation and park services available could not accommodate the population increase resulting from the implementation of the proposed project.

The proposed project is not a growth inducing project, either directly or indirectly, and would therefore not increase the demand for parks in the area.

v) Other public facilities?

Reference: 15 (J5)

Comment: The proposed project is not a growth inducing project, either directly or indirectly. No impact on other public facilities has been identified.

14. RECREATION –

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

Reference: 15 (J4)

Comment: A significant impact may occur if the proposed project includes substantial employment or population growth that may generate demand for public park facilities that exceed the capacity of existing parks.

The proposed project is not a growth inducing project, either directly or indirectly, and would therefore not increase the demand for parks or other recreational facilities in the area.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?

Reference: 15 (J4)

Comment: No recreational facilities would be included in the proposed project nor would any new recreation facilities be required. No impact has been identified.

15. TRANSPORTATION/TRAFFIC – Would the project:

a) Cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?

Reference: 12, 13, 15 (F1, F2, F3, F4, and F8)

<h1>Issues</h1>	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant	No Impact
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Comment: A significant impact may occur if the proposed project causes an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system.

The proposed vacation would not cause an increase in traffic. Any future development would have the potential to increase traffic, but would need to comply with restrictions in the existing redevelopment and community plans, which have taken potential increased traffic into account.

The City of Los Angeles, Department of Transportation did not respond to a request for recommendation on this project, but would need to be consulted with regarding traffic circulation for future development.

- b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?

Reference:

Comment: See comment to Section 15 (a).

- c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

Reference: 13, 23

Comment: A significant impact may occur if the proposed project changed air traffic patterns, including either an increase in traffic levels or a change in location the resulted in substantial safety risks.

There would be no impact to air traffic patterns.

- d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Reference: 15 (F5)

Comment: A significant impact may occur if the proposed project substantially increased road hazards due to a design feature or incompatible uses.

The proposed project would not introduce design features or new uses to surrounding roadways that would create increased hazards. An easement of at least 25 feet would be retained for the active railroad line. A condition of approval for this vacation is that future development be in conjunction with the currently active railroad to maintain appropriate line of sight to the tracks to ensure design features do not pose hazards to the railroad or surrounding businesses.

- e) Result in inadequate emergency access?

Reference: 15 (F5, F8, and J2)

<h1>Issues</h1>	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant	No Impact
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Comment: A significant impact may occur if the proposed project resulted in inadequate emergency access.

The proposed project will not impact emergency access to the area. Adjacent businesses would retain adequate access routes after vacation. A condition of approval requires each portion of the vacation area and the adjoining parcel under the same ownership to be held as one parcel to prevent the creation of landlocked parcels.

f) Result in inadequate parking capacity?

Reference: 13, 15 (F5 and F7)

Comment: A significant impact may occur if the proposed project resulted in inadequate parking capacity based upon Municipal Code requirements.

Parking is currently allowed on both sides of McFarland Avenue from 6:00 am to 10:00 pm. Parking is also allowed on D and E Streets. Although the proposed project would remove the current on-street parking spaces, this would not result in inadequate parking capacity because sufficient parking is available on nearby streets. The Amended Redevelopment Plan for the area requires all businesses to provide adequate off-street parking for employees, customers and visitors. Therefore, future development would be subject to this requirement.

g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

Reference: 13

Comment: A significant impact may occur if the proposed project conflicts with adopted policies, plans, or programs supporting alternative transportation.

The proposed project would not conflict with adopted policies, plans, or programs supporting alternative transportation. No bicycle facilities exist on McFarland Avenue or in the surrounding area.

16. UTILITIES AND SERVICE SYSTEMS – Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

Reference: 15 (K2)

Comment: A significant impact may occur if the proposed project exceeds wastewater treatment requirements of the local regulatory governing agency.

The proposed project would not generate additional wastewater. Future development would be limited to 27,720 square feet of floor area, which would not be expected to exceed wastewater treatment requirements.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant	No Impact
<p>b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? Reference: 15 (K1 and K2) Comment: A significant impact may occur if the proposed project resulted in the need for new construction or expansion of water or wastewater treatment facilities that could result in an adverse environmental effect that could not be mitigated.</p> <p>The proposed project would not use additional water or generate additional wastewater that would exceed existing capacity. Future development would be limited to 27,720 square feet of floor area, which would not be expected to exceed the capacity of water or wastewater treatment facilities.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? Reference: 15 (D1) Comment: A significant impact may occur if the volume of storm water runoff from the proposed project increases to a level exceeding the capacity of the storm drain system serving the project site.</p> <p>The storm water facilities in the area are adequate to serve the proposed project. The proposed project would not increase the volume of storm water runoff. Future development would not change the impermeable conditions, therefore, there would be no increase in the amount of runoff water.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? Reference: 15 (K1) Comment: A significant impact may occur if the proposed project's water demands would exceed the existing water supplies that serve the site.</p> <p>The proposed project would not lead to any increase in water consumption. Future development would be limited to 27,720 square feet of floor area, which would be adequately served from existing entitlements and resources.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>e) Result in a determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? Reference: 15 (K2)</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<h1>Issues</h1>	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant	No Impact
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Comment: A significant impact may occur if the proposed project would increase wastewater generation to such a degree that the capacity of facilities currently serving the project site would be exceeded.

The proposed project would not generate additional wastewater. Future development would be limited to 27,720 square feet of floor area, which would be adequately served by existing wastewater treatment facilities.

- f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

Reference: 15 (K3)

Comment: A significant impact may occur if the proposed project were to increase solid waste generation to a degree that existing and projected landfill capacities would be insufficient to accommodate the additional waste.

The proposed project would not result in an increase in the amount of solid waste generated. Future development would likely be expansion of the adjoining businesses. Potential Industries operates a recycling facility to the east of McFarland Avenue. The Metropolitan Stevedore Company has offices on the west. Neither business would be expected to generate solid waste to a degree that existing landfill capacity would be exceeded.

- g) Comply with federal, state, and local statutes and regulations related to solid waste?

Reference: 15 (K3)

Comment: A significant impact may occur if the proposed project would generate solid waste that was in excess of or was not disposed of in accordance with applicable regulations.

Any solid waste disposal would comply with all applicable federal, state, local statutes and regulations.

17. MANDATORY FINDINGS OF SIGNIFICANCE

- a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Reference: 5, 20

Comment: The project is located in an industrial area that does not contain significant biological resources or known cultural resources, including historical, archaeological, or paleontological resources.

- b) Does the project have impacts that are individually limited, but cumulatively considerable? ("cumulatively considerable" means that the

<h1>Issues</h1>	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant	No Impact
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incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

Reference: 13, 15

Comment: No significant impacts have been identified as resulting from the proposed project or foreseeable future development either on an individual or cumulative basis.

c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

Reference: 13, 15

Comment: The proposed project does not have potential significant effects or impacts that would cause substantial adverse effects on human beings, either directly or indirectly. Future development would be limited to 27,720 square feet of floor area, which would also not cause substantial adverse effects.

V. MITIGATION MEASURES

No significant impacts have been identified and no mitigation measures are required.

VI. PREPARATION AND COORDINATION / CONSULTATION

A. Prepared by:

Julie Van Wagner
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Environmental Management Group
Bureau of Engineering
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B. Coordination / Consultation with:

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VII. DETERMINATION - RECOMMENDED ENVIRONMENTAL DOCUMENTATION

A. Summary

The proposed project consists of the vacation of a one-block segment of McFarland Avenue between D Street and E Street in the Wilmington-Harbor City community. The total area to be vacated is approximately 27,720 square feet. The vacated area would revert to the vestee(s) of the underlying fee title interest, which is generally the adjacent property owner(s).

There is an existing active railroad track along the street centerline, which would remain. An easement of at least 25 feet in width, a minimum of 12.5 feet from the centerline of the tracks, would be granted to the railroad operator. This would leave approximately 8,610 square feet on each side of the tracks for future industrial development. Under the Amended Redevelopment Plan for the Los Angeles Harbor Industrial Center Redevelopment Project, which controls all development in the area, a potential maximum of approximately 27,720 square feet in floor area could be developed on the vacated area. However, no development is proposed as part of this project.

B. Recommended Environmental Documentation

On the basis of this initial evaluation, I find that the project could not have a significant effect on the environment, and a **Negative Declaration** should be adopted.

Prepared by: *Julie Van Wagner*
Julie Van Wagner
Environmental Specialist II

Approved by: *Lisa Ochsner for*
Ara Kasparian, Ph.D., Manager
Environmental Management Group

VIII. REFERENCES:

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4. The study is being conducted in the form of a series of case studies in different states of India.

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12. The study is being conducted in the form of a series of case studies in different states of India.