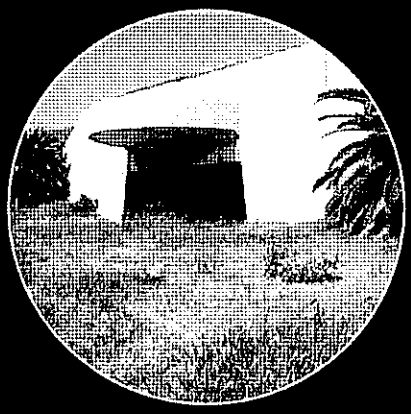
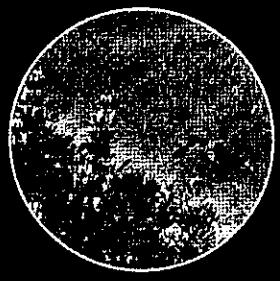
Draft Environmental Impact Report
White Point Park Nature Preserve





Submitted to:

Los Angeles Department of
Recreation and Parks

Submitted by:

Jones & Stokes

June 2001

White Point Park Nature Preserve
Draft Environmental Impact Report

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Executive Summary

Introduction

The City of Los Angeles Department of Recreation and Parks (Department) is the lead agency for the proposed White Point Park Nature Preserve Project Environmental Impact Report (EIR). This chapter identifies the purpose of the EIR, provides an overview of the proposed project and alternatives, summarizes the potential impacts and mitigation measures associated with the proposed project, and identifies other impact conclusions required by the California Environmental Quality Act (CEQA) and Section 15126 of the State CEQA Guidelines.

Purpose of this EIR

This draft EIR identifies and evaluates the potential environmental impacts associated with implementation of the proposed White Point Park Nature Preserve Master Plan. The proposed project involves the implementation of a nature preserve master plan at White Point Park, which provides for passive recreation and educational opportunities as well as protection of the sensitive biological species that remain in the Los Angeles basin.

CEQA requires all state and local government agencies to consider the potential environmental consequences of projects over which they have discretionary authority. CEQA also requires each public agency to mitigate or avoid potentially significant environmental effects resulting from proposed projects and to identify alternatives to the proposed project that could reduce or avoid those environmental effects.

As a first step in this analysis, an initial study (IS) was prepared for the proposed project. The IS concluded that the project may have significant impacts on the environment, and therefore, an EIR would be required.

The purpose of this EIR is to inform agencies and the public of any potentially significant environmental effects associated with the proposed project, identify ways to minimize potential significant effects of the project, and describe reasonable alternatives to the project that would avoid or reduce the project's significant effects.

This EIR is intended to be used for all discretionary approvals that would be required by state and local agencies involved in the proposed project.

Project Overview

A brief overview of the project is presented below. Additional details regarding the project description are provided in chapter 2, "Project Description."

Project Location and Setting

The proposed project site is located within White Point Park, which is situated along the Pacific Ocean bluffs at the southerly base of the Palos Verdes hills in the Los Angeles community of San Pedro. Figures 1 and 2 show the regional location and local vicinity of the project site.

Open fields, dominated by non-native annual grassland, cover the majority of the site. The native habitat has been replaced almost completely by the annual non-native grassland and disturbed ruderal vegetation with planted ornamental trees scattered throughout the site. Remnants of coastal sage scrub vegetation can be found on the site in the form of small patches and individual plants. Existing vegetation and plant communities are shown in figure 3.

The project area has a long history of former uses that have contributed to the current conditions of the site. The existing features from the past that are still evident include the Sepulveda Homestead, the Battery Paul D. Bunker, and the Nike Missile battery site.

At present, White Point Park is totally enclosed by an 8-foot-high chain link fence on the southern, eastern, and western borders, and by newly installed fencing on the northern border. Major portions of the chain link fence are in poor, dilapidated condition with several gaps and holes that have been caused by vandalism and in some cases severe rusting due to the marine environment. Three main entrances to the park are accessed by gates and paved roadways entering the site off Paseo del Mar. Paved roadways provide access to several abandoned military structures and foundations that remain above- and below-ground on the site. Existing site conditions are shown in figure 4.

Project Background and Objectives

The proposed project is a result of several years of planning for the future management of the White Point Park property in San Pedro that date back to 1978, when the site was initially transferred to the City of Los Angeles from the Department of the Interior. The planning process has transitioned through several citizens advisory committees and master plans for the project site that have not been implemented. The current efforts are in response to a Citizen's

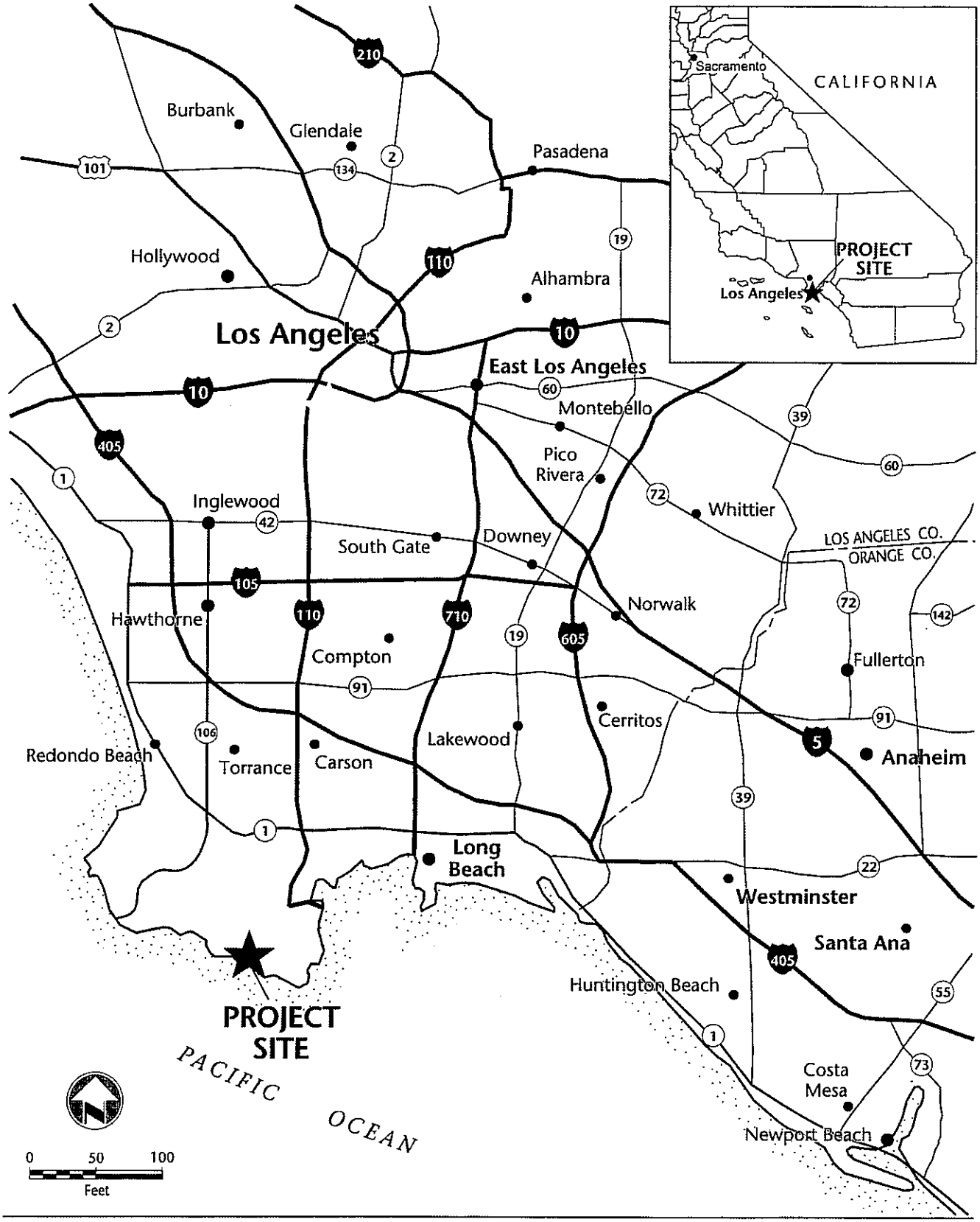

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Figure 1
Regional Location

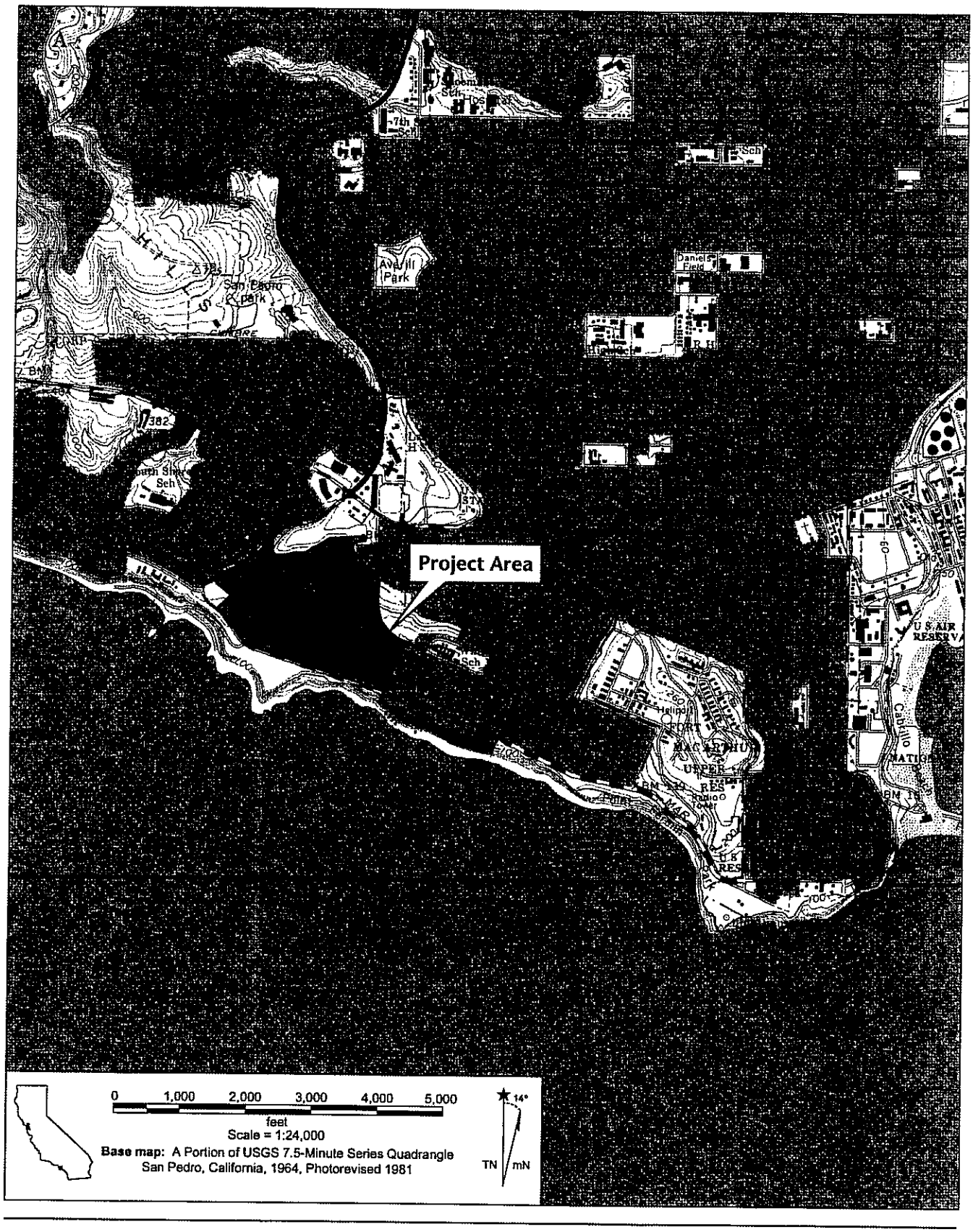

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Figure 2
Project Vicinity

Advisory Committee that was established by Los Angeles City Councilman Rudy Svorinich in 1999, which recommended that the entire site be dedicated as a coastal nature preserve for the long-term preservation and enhancement of native habitat and the natural environment. The Department chose the Palos Verdes Peninsula Land Conservancy (PVPLC) to implement these recommendations through the preparation of a Master Plan for the site.

The following project objectives encompass these goals that serve as the foundation for the future of the park:

- Provide safe and accessible natural parkland for broad regional use and enjoyment.
- Create passive recreational and educational opportunities that will inspire visitor appreciation of the scenic value and ecological, cultural, and historic significance of the Preserve.
- Enhance the ecological value of the Preserve through the restoration of native habitat and plant communities.
- Prohibit uses, such as active recreation fields, that would conflict with the nature preserve and have the potential to adversely affect sensitive natural resources.
- Remove existing vandalized structures that contribute to aesthetic and safety concerns of the surrounding community.
- Maintain the major contributing features of the site that present the site's significance in military air defense since World War II.

Project Components

The project area offers numerous opportunities to create park usage that make use of the natural resources and topography of the site. The planned land use improvements promote sustainability and integrity of the natural areas while providing for a mix of compatible passive recreation uses. The project can be divided into 4 major components:

- installation of visitor services and facilities,
- habitat restoration,
- removal of existing Nike Missile System structures, and
- and park operations.

The major project components are summarized below and are shown in figure 5.

Visitor Services and Facilities

The proposed project includes the development of a trail system that will provide pathways for people to experience the park and its resources. Additionally, some of the existing trails and roadways that extend through the park will be abandoned or removed for the new trail plan. Figure 6 shows the proposed trail plan.

A Native Plant Demonstration Garden will be established to exhibit specimen plants and plant communities that are representative of the plant diversity of the Palos Verdes Peninsula. A nature trail will be included that will display interpretive material that describes the plants and plant communities.

The project also includes the development of a new parking lot for visitors that will provide access from Paseo del Mar. The parking area planned for the Preserve will allow for an off-street parking capacity of 63 cars, 3 disabled access spaces, 3 buses, and a special area for bicycles. The planned circulation would allow for traffic to enter one way and exit out the other side, with a gate to close the entrance and a one-way spiked exit to prevent access after hours.

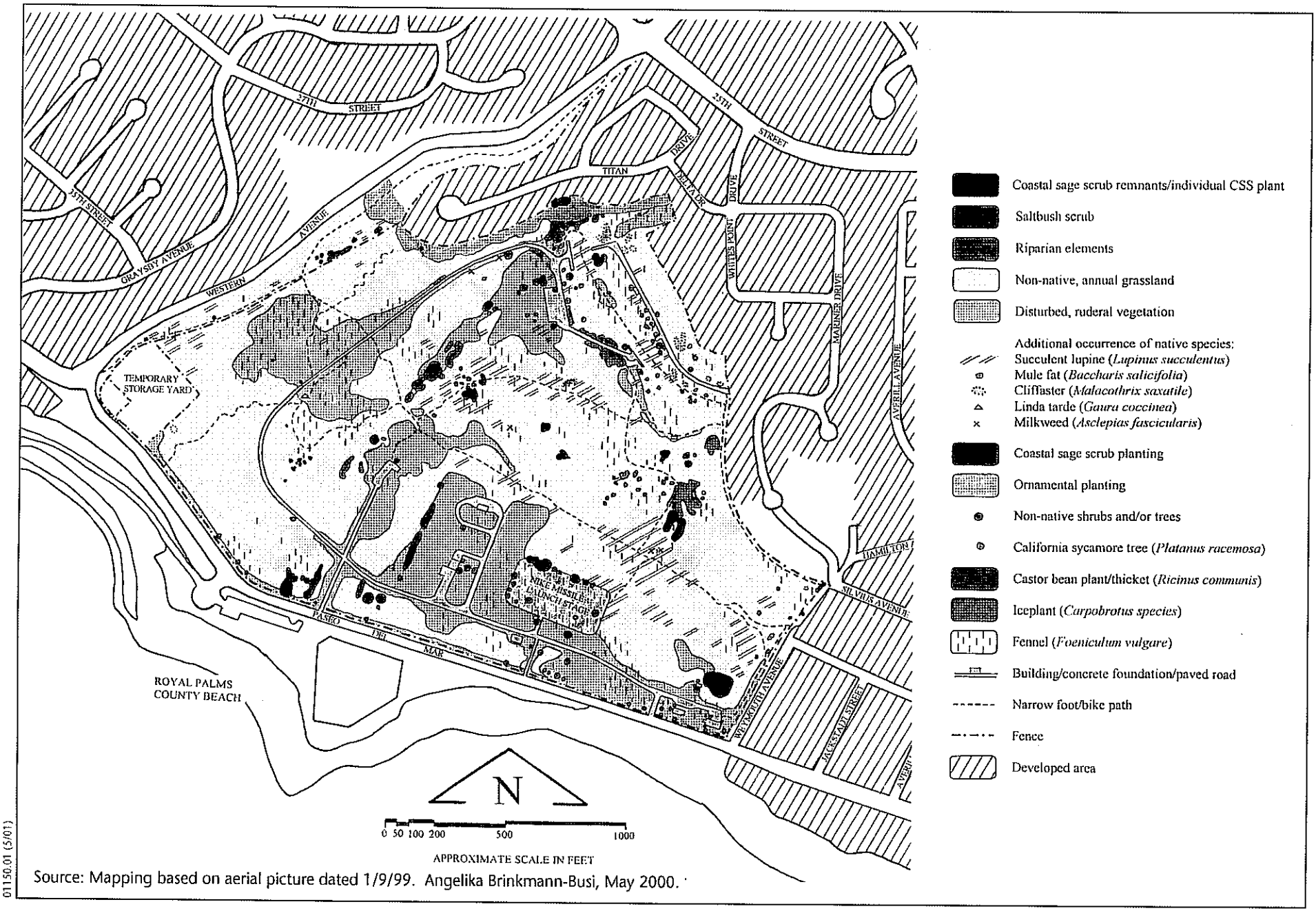
Restroom facilities are a planned improvement to the Preserve; they would be located near the parking area. Drinking fountains will be installed in a convenient location near these facilities.

The project includes the installation of new perimeter fencing and barriers, which would allow pedestrian access to the site and restrict vehicle access to only the parking areas on-site. Pedestrian entry points will also be established at convenient locations around the perimeter of the Preserve to allow access from the local community.

Habitat Restoration

The habitat restoration component involves the enhancement and restoration of native plant communities that provide habitat for native species, especially those that are considered to be rare or sensitive. The goal is to recreate a plant community that is not only self-sustaining once re-established, but that is also able to function as habitat for native wildlife. The primary goal will be to restore and enhance the remnant patches of coastal sage scrub, southern cactus scrub, and coastal bluff scrub, which will serve as the foundation for the restoration efforts. Areas covered with non-native grassland or disturbed vegetation will also be restored to native grassland or native scrub to recreate and support natural plant and wildlife diversity. Figure 7 shows the proposed habitat restoration plan.

The techniques used to prepare the restoration sites include removal of invasive, non-native species to prevent crowding and displacement of native vegetation; weed eradication through mechanical, hand weeding, and herbicide techniques; establishment of the native plant nursery for care and propagation of new plants;



Source: Mapping based on aerial picture dated 1/9/99. Angelika Brinkmann-Busi, May 2000.

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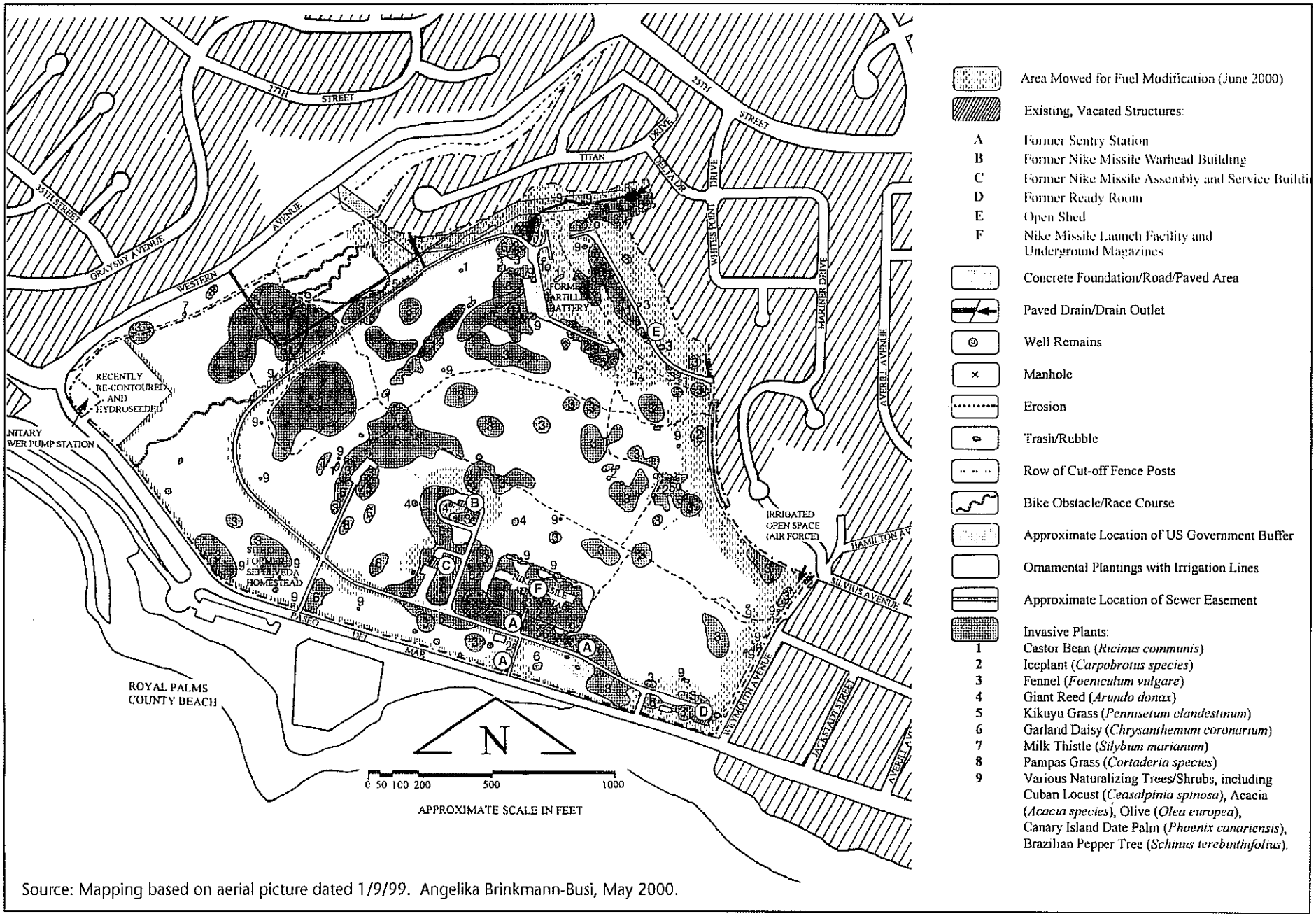
Figure 3
Existing Plant Communities/Vegetation at White Point Park



Source: Mapping based on aerial picture dated 1/9/99. Angelika Brinkmann-Busi, May 2000.

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Figure 4
Existing Site Conditions at White Point Park

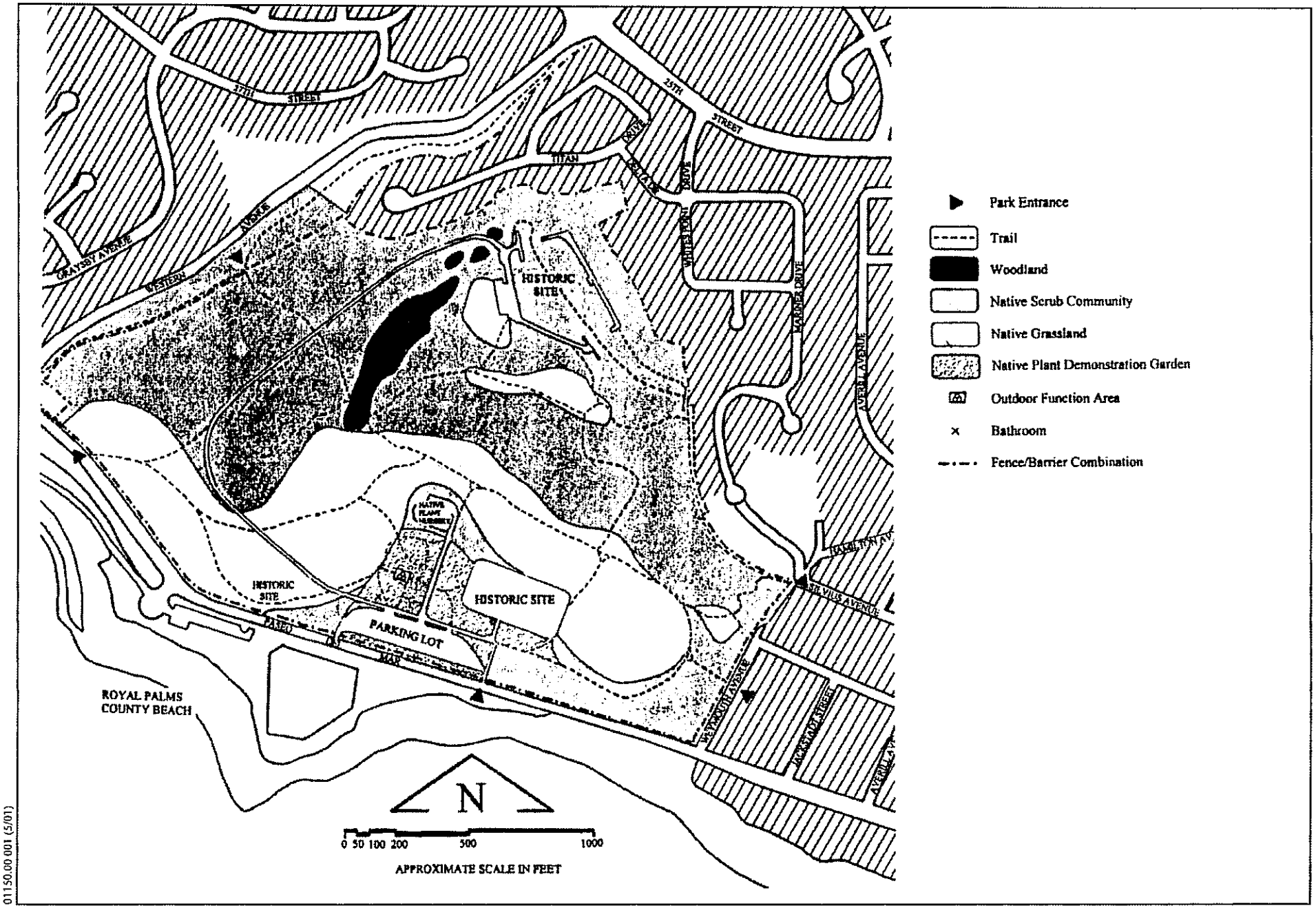

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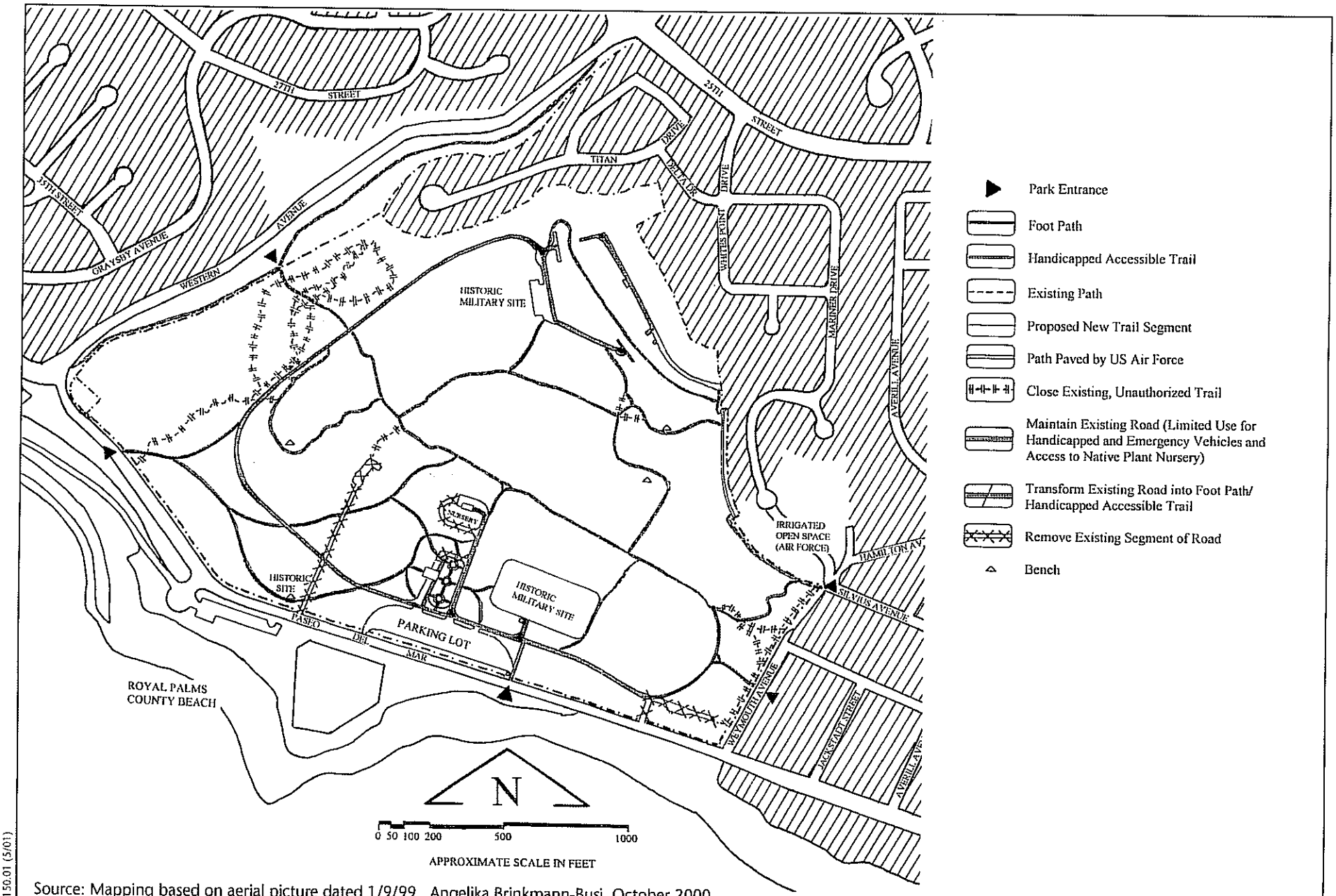
Figure 5
Proposed Land Use Improvements



Source: Mapping based on aerial picture dated 1/9/99. Angelika Brinkmann-Busi, October 2000.

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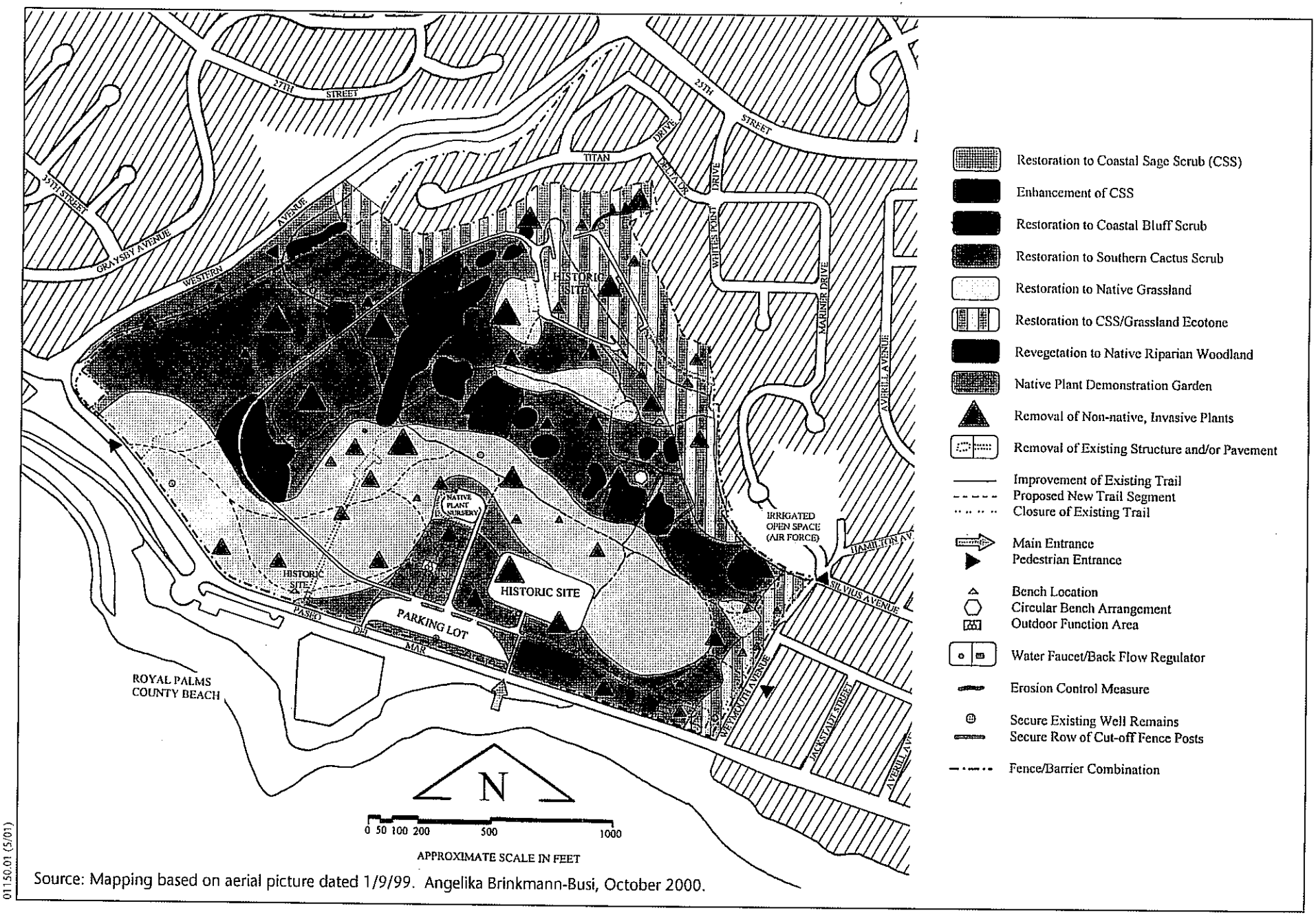
Figure 6
Proposed Trails and Access Plan



Source: Mapping based on aerial picture dated 1/9/99. Angelika Brinkmann-Busi, October 2000.

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Figure 7
Proposed Restoration Plan for White Point Park

collecting seeds and propagating new plants on-site; establishment of a temporary irrigation system; and ongoing maintenance and monitoring.

Fuel modification and fire prevention are considered in the habitat restoration plan to protect surrounding residential development. Within fuel modification zones, existing vegetation will be thinned out to reduce fuel volume, and new trees and shrubs will be spaced according to fuel modification guidelines.

Removal of Nike Missile Complex Structures

The project site currently contains several structures and foundations that were associated with the Nike Missile program. As part of the project, many of these existing buildings and structures would be removed from the site. The existing Nike Missile launch facility and underground storage magazines would remain in their current condition, secured from public access. No physical changes are proposed for the Nike Missile launch facility and underground storage magazines. Additionally, the Battery Paul D. Bunker would remain on-site in its current condition.

Park Operations and Maintenance

The proposed project is expected to accommodate an estimated annual walk-on visitation of between 20,000 to 30,000 people. Additionally, it is estimated that an additional 15,000 to 30,000 people will visit the Preserve as a result of planned events and educational and recreational programming.

The park will be open to the public, without fee, from dawn to dusk, and will be serviced on a 24-hour basis for security by the Park Rangers and, in emergency situations, by the Los Angeles Police Department and City of Los Angeles Fire Department.

A grounds maintenance program will be developed for the Preserve to properly maintain the physical grounds and safe upkeep of the park's facilities. The regular maintenance activities will be performed by the Department, supplemented with volunteer efforts. The habitat restoration areas will be managed and maintained by the PVPLC, also supplemented with volunteers.

The Preserve will be managed through a creative partnership between the Department and the PVPLC. The coordination between the partners will be regular and ongoing. The PVPLC will provide a site manager to oversee the management of the Preserve and its daily administrative and programming needs, as well as a stewardship director to manage and monitor the habitat restoration and native plant nursery operations at the Preserve.

The community and other volunteers will play a large part in implementing the interpretive programming, habitat restoration efforts, and ongoing stewardship

under the supervision of the PVPLC. The Education Director for the PVPLC will provide management of the educational programming at the Preserve.

Alternatives to the Proposed Project

CEQA states that the EIR must address "a range of reasonable alternatives to the project, or to the location of the project, which could feasibly attain the basic objectives of the project, and evaluate the comparative merits of the alternatives." Based on the project objectives, several alternatives were developed for consideration in this EIR.

Alternatives Considered

Alternative 1. No Project Alternative

An EIR must always evaluate and analyze the impacts of the no project alternative. The purpose of evaluating the no project alternative is to allow decision makers to compare the impacts of approving the project with the impacts of not approving the project. However, the no project alternative is not the baseline for determining whether the proposed project's impacts are significant, unless it is identical to the existing environmental setting analysis that establishes the baseline (State CEQA Guidelines 15126.6(e)(1)).

At the time the NOP is published, the no project analysis must discuss the existing conditions and what would be reasonably expected to occur in the foreseeable future if the project were not approved based on current plans and consistencies with available infrastructure and community services (State CEQA Guidelines 15126.6(e)(2)). If other future uses of the land are predictable, such uses should also be discussed as possible no project conditions and the project should be compared to those uses (State CEQA Guidelines 15126.6(e)(3)) the no project conditions.

While the project area currently has approved master plans for the White Point Park, it is not foreseeable that any of the previous plans would be implemented. The previous plans have a different focus and include active recreational facilities that would not attain the project objectives of "establishing a coastal nature preserve where habitat and the natural environment will be preserved and enhanced over the long term." A Citizen's Advisory Committee was appointed to be reconsidered the previous master plans during the planning process for the current master plan. That Citizen's Advisory Committee determined that any existing plans should be discarded and a new master plan be developed to respond to the new recommendations for the Park property. Therefore, the No Project Alternative is defined as maintaining the park in the status quo.

The No Project Alternative does not involve the implementation of the White Point Park Nature Preserve Master Plan. The White Point Park property would

be retained in its current condition, closed to public access. The existing non-native vegetation would remain onsite and no habitat restoration activities would occur. The site would likely remain void of sensitive wildlife species that would likely occupy the site if the nature preserve were implemented. The existing buildings located onsite that are part of the Nike Missile Site historic district would not be removed. They would likely continue to deteriorate and be subject to additional vandalism. This alternative would not attain any of the project objectives.

Alternative 2. Nature Preserve and As-Is Preservation of the Nike Missile Site Historic District

This alternative is essentially the same as the proposed project with the exception of preserving the existing structures associated with the former Nike Missile Site in their current condition. The site has been listed in the California Register of Historic Resources as a significant historic district. Preservation of the structures associated with the Nike Missile Site in place may involve minor cosmetic upgrades of the existing structures to remove the graffiti and noticeable vandalism, and occasional maintenance to reduce further deterioration of the buildings. This alternative does not include the restoration of, or any structural upgrades to the structures. This alternative may result in the need to restrict public access to the structures to prevent further vandalism and safety concerns. This alternative would still involve establishing the nature preserve, and preservation of the Battery Paul D. Bunker facilities onsite. This alternative was selected to reduce potentially significant impacts associated with removal of portions of the historic district.

Alternative 3. Nature Preserve and Restoration and Preservation of the Nike Missile Launch Pad Facility, the Warhead Assembly Building, the Missile Assembly and Services Building, the Ready Room, and the Three Sentry Buildings

This alternative is essentially the same as the proposed project with the exception of restoring and preserving the Warhead Building, the Missile Warhead Nike Hercules Assembly and Service Building, the Ready Room, and the three Sentry Buildings. This alternative involves removal of the remaining remnant structures, including the concrete slab foundations, associated with the Nike Missile Site. Restoration and preservation of these facilities would involve both cosmetic upgrades of the existing structure, and structural upgrades to accommodate potential future reuse of the facilities into the Park. This alternative still involves establishing the nature preserve and may incorporate the remaining resources into a historical interpretive program. This alternative was selected to reduce significant impacts associated with removal of portions of the historic district.

Alternative 4. Removal of Former Military Structures/No Nature Preserve

This alternative involves only the removal of the remaining above-ground former military structures associated with the Nike Missile system that occupy the site, and does not involve the establishment of the White Point Park Nature Preserve. However, the site would be reserved for future park development. This alternative was developed due to requests from some nearby residents to eliminate the dilapidated and deteriorating structures that occupy the site. Some nearby residents feel that these structures constitute a public nuisance that could be attractive for unlawful activities. This alternative still involves the preservation of the Nike Missile Launch Facility and underground magazines and the Battery Paul D. Bunker. This alternative would attain at least one of the project objectives to remove existing vandalized structures that contribute to the aesthetic and safety concerns of the surrounding community.

Alternative 5. Establishment of Active Sports Athletic Fields at White Point Park

This alternative involves many of the same features as the proposed project, with the addition of providing active sports athletic fields at White Point Park. This alternative was identified due to comments received on the Notice of Preparation for the desire to consider the site for active recreation, and because the site was previously considered for the potential development of soccer fields by AYSO. This alternative still involves the removal of the existing historic resources associated with the Nike Missile Site.

Alternatives Eliminated From Further Consideration

An EIR must briefly describe the rationale for selection and rejection of alternatives. The lead agency may make an initial determination as to which alternatives are feasible and, therefore, merit in-depth consideration, and which are infeasible. Alternatives that are remote or speculative, or the effects of which cannot be reasonably predicted, need not be considered (CEQA Guidelines 15126(f)(2)). Alternatives may be eliminated from detailed consideration in the EIR if they fail to meet most of the project objectives, are infeasible, or do not avoid any significant environmental effects (CEQA Guidelines 15126.6(c)). As presented above, several alternatives were considered in an attempt to alleviate impacts associated with the proposed project.

Alternative 5 was eliminated from further consideration for several reasons. First, the Citizens Advisory Committee unanimously recommended that the entire site be dedicated as a coastal nature preserve, and specifically not include active recreational facilities. This alternative would not be consistent with the project objectives identified above and in chapter 2, "Project Description." As an

alternative to the White Point Park site, it should be noted that the City has offered to develop an alternatives site for AYSO, and has begun planning the "Field of Dreams" at the former Gaffey Street landfill, a few miles north of the project site.

This alternative also fails to reduce significant impacts associated with the proposed project. The removal and or degradation of significant historical resources would still occur with this alternative. Additionally, potential impacts to other resources would likely be greater with this alternative, including but not limited to impacts to biological resources, transportation and parking, aesthetics, and noise.

Because this alternative fails to meet the project objectives, and would not reduce significant impacts associated with the proposed project, this alternative has been eliminated from further consideration.

Summary of Environmental Impacts

Based on the initial study and the environmental checklist form, the Department has determined that an EIR should be prepared for the proposed project. In addition, pursuant to Section 15065 of the State CEQA Guidelines, the EIR should identify any potentially significant adverse impacts and recommend mitigation that would reduce or eliminate these impacts to less-than-significant levels.

This draft EIR has been prepared to evaluate potentially significant impacts associated with the proposed project. Mitigation measures have been proposed to either reduce or eliminate potentially significant impacts. In addition, a range of reasonable alternatives was identified above. A summary of the project's and the alternatives' impacts, mitigation measures and residual impacts are provided in table ES-1.

Potentially Significant Adverse Impacts

If the proposed project is implemented, there would be potentially significant impacts in the following resource disciplines:

- Cultural resources
- Land use and recreation

Impacts Considered Less than Significant

After an analysis of the environmental impacts and the recommendations for feasible mitigation measures, it was determined that most of the impacts can be

reduced to less-than-significant levels. These are summarized in table ES-1. The exceptions are discussed below.

Unavoidable Significant Adverse Impacts

Potential impacts have been identified as being significant and unavoidable for cultural resources and land use. Impacts associated with the removal of significant historic resources would be considered significant and result in irreversible changes. Similarly, impacts on land use associated with inconsistencies with goals and policies related to the preservation of historic resources would be considered significant and unavoidable.

Environmentally Superior Alternative

An EIR must identify the environmentally superior alternative (CEQA Guidelines, Section 15126.6(c). All of the significant impacts associated with the proposed project relate to the removal and/or destruction of the Nike Missile Site Historic District. Alternative 3 would result in the restoration, maintenance, and preservation of the major contributors to the historic district and would result in the fewest impacts. Based on this analysis, the Alternative 3 is considered the environmentally superior alternative.

Issues to Be Resolved and Areas of Controversy

White Point Terminology

The description of the property and general vicinity is referenced in several different ways depending upon the source that is reviewed. While there is no intent to be insensitive or inaccurate regarding this matter, this EIR is not the appropriate forum for resolving these inconsistencies. For the purposes of this EIR, the property and the vicinity will be referenced as "White Point."

LARWQCB and Department of Toxic Substances Control Landfill Closures

The former use of the site as part of the Nike Missile Program, along with the identification of two former landfills on the site, have prompted concerns over the potential for hazardous materials to be located on the site. As part of the investigations conducted during the Installation Restoration Programs by the U.S. Air Force, the potential hazardous conditions were well researched. The Department of Toxic Substances Control (DTSC) reviewed the final Report of

Table ES-1. Comparison of Impacts for Proposed Project and Alternatives

Impact	Mitigation Measure	Residual Impact				
			Alternative			
		Proposed Project	1 (No Project)	2	3	4
Cultural Resources						
Impact A-1. Damage or Destruction of Known Significant Archaeological Resources	Mitigation Measure A-1: Avoid Known Archaeological Sites. Known significant archaeological sites shall be avoided by the following measures: ■ Design trail locations that do not cross archaeological sites. Proposed trails shall be at least 100 feet from the boundaries of known significant archaeological sites. ■ The locations of archaeological sites shall not be indicated by the use of signs or other means. ■ Any interpretive exhibits addressing the prehistoric and historic land uses shall be at least 100 feet from known archaeological sites. Archaeological site locations shall be identified on a copy of the project design maps so that design specification will avoid significant archaeological sites. This copy of the design maps will be marked confidential and will not be filed in the public domain in order to protect significant resources from vandalism.	●	○	●	●	○
Impact A-2. Potential for Ground-Disturbing Activities to Damage Previously Unidentified Buried Cultural Resource Sites	Mitigation Measure A-2: Stop Work if Cultural Resources are Discovered during Ground-Disturbing Activities. If buried cultural resources, such as chipped or ground stone, historic debris, building foundations, or non-human bone are inadvertently discovered during ground-disturbing activities, work will stop in that area and within 100 feet of the find until a qualified archaeologist can assess the significance of the find, and, if necessary, develop appropriate treatment measures. Treatment measures typically include development of avoidance strategies, capping with fill material, or mitigation of impacts through data recovery programs such as excavation or detailed documentation. The construction contractor and lead contractor compliance inspector will verify that work is halted until appropriate treatment measures are implemented if cultural resources are discovered during construction activities. Concurrence from the Los Angeles Department Recreation and Parks on measures to be implemented before resuming construction activities in the area of the find will be obtained.	●	○	●	●	○

Table ES-1. Continued.

Impact	Mitigation Measure	Residual Impact				
			Alternative			
		Proposed Project	1 (No Project)	2	3	4
Impact A-3. Potential to Damage Previously Unidentified Human Remains	Mitigation Measure A-3: Comply with State Laws Pertaining to the Discovery of Human Remains. If human remains of Native American origin are discovered during ground-disturbing activities, it is necessary to comply with state laws relating to the disposition of Native American burials, which falls within the jurisdiction of the Native American Heritage Commission (Pub. Res. Code Section 5097). If human remains are discovered or recognized in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until ■ the coroner of the county has been informed and has determined that no investigation of the cause of death is required; and ■ if the remains are of Native American origin, ▪ the descendants of the deceased Native Americans have made a recommendation to the land owner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Pub. Res. Code Sec. 5097.98, or ▪ the Native American Heritage Commission was unable to identify a descendant or the descendant failed to make a recommendation within 24 hours after being notified by the commission. According to California Health and Safety Code, 6 or more human burials at 1 location constitute a cemetery (Section 8100), and disturbance of Native American cemeteries is a felony (Section 7052). Section 7050.5 requires that excavation be stopped in the vicinity of discovered human remains until the coroner can determine whether the remains are those of a Native American. If the remains are determined to be Native American, the coroner must contact the California Native American Heritage Commission.	●	○	●	●	○

Table ES-1. Continued.

Impact	Mitigation Measure	Residual Impact				
			Alternative			
		Proposed Project	1 (No Project)	2	3	4
Impact A-4. Demolition and Removal of Features that Convey the Significance of a Significant Historical Resource	Mitigation Measure A-4: Interpretive Program for the White Point Nike Launcher Area Missile Site 43L Historic District. As part of the larger interpretive program for natural resources, the City will develop interpretive programs for the White Point historic district. The program will include the installation of interpretive displays in the vicinity of the remaining launch pad and Battery Paul D. Bunker to afford visitors the opportunity to understand the context and significance of those remaining features of the historic district. The City will coordinate with the San Pedro Historical Society and the Los Angeles Nike Air Defense Veteran's Association to identify opportunities to link the Preserve's interpretive programs with other interpretive programs aimed at providing the public with a greater understanding of the area's military history.	✖	○	●	○	✖
Impact A-5. Continued Degradation of a Significant Historical Resource Due to Neglect, Vandalism, or Lack of Maintenance	Mitigation Measure A-5: Maintenance and Condition Monitoring Procedures. The Master Plan for the Preserve states that a grounds maintenance program will be developed to properly maintain the physical grounds and that specific duties to be performed on a regular basis will be identified and incorporated into the Department's maintenance responsibilities. The City will ensure that a preservation architect who meets the Secretary of the Interior's professional qualification standards and has demonstrated experience developing cyclical maintenance programs for historic resources is a member of the team that develops this program. Policies and procedures will be included that are consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties. As part of the process to develop the grounds maintenance program the City will determine the appropriateness of installing fencing or other access barriers around the launch pad.	●	●	●	○	●

Table ES-1. Continued.

Impact	Mitigation Measure	Residual Impact				
			Alternative			
		Proposed Project	1 (No Project)	2	3	4
Impact A-6. Disturbance of Significant Paleontological Resources	Mitigation Measure A-6: Preconstruction Consultation and Construction Monitoring. A paleontological resource monitoring plan shall be developed by a qualified paleontologist. This plan should include a review of construction plans to determine whether activities may disturb geologic formations and, in effect, may be likely to produce impacts on paleontological resources. A grading observation schedule shall be maintained when significant ground disturbance/grading is being undertaken in bedrock units to further evaluate and protect the fossil resources of the site. A qualified paleontologist shall make a scientific evaluation of any fossil remains, either vertebrate or invertebrate, which may have been discovered in the process of earth removal. This evaluation would determine the level of necessity of making a scientific collection of the encountered paleontological resources. Salvage operations shall be initiated if significant paleontological resources are encountered. A qualified paleontologist shall make salvage collections, as they deem necessary, for the recovery of the affected paleontological resources.	●	○	●	●	○
Biological Resources						
Impact B-1. Impacts to Individual Species or Existing Habitat, of a State- or Federally Listed Endangered, Threatened, Rare, Protected, or Sensitive Species or a Species of Special Concern	No mitigation required.	○	○	○	○	○
Impact B-2. Impacts to Individuals or the Reduction of Existing Habitat of a Locally Designated Species or a Reduction in a Locally Designated Natural Habitat or Plant Community	No mitigation required.	○	○	○	○	○
Impact B-3. Impacts to Wildlife Movement/Migration Corridors	No mitigation required.	○	○	○	○	○
Impact B-4. Impacts to Existing Wetland Habitat	No mitigation required.	○	○	○	○	○
Impact B-5. Disturbance to Sensitive Species Affecting Long Term Survival from Interference with Habitat	No mitigation required.	○	○	○	○	○

Table ES-1. Continued.

Impact	Mitigation Measure	Residual Impact				
			Alternative			
		Proposed Project	1 (No Project)	2	3	4
Hazards and Hazardous Materials						
Impact C-1. Consistency with Regulatory Requirements Protecting Public Health and Safety	Mitigation Measure C-1: Obtain Closure from the Los Angeles Regional Water Quality Control Board.					
	Prior to implementation of the proposed project the Department shall obtain a "No Further Action" determination by the LARWQCB, or work with the LARWQCB to identify appropriate strategies that satisfy closure requirements, which could potentially involve deed restrictions and/or long-term groundwater monitoring.	●	○	●	●	○
	Mitigation Measure C-2: Properly Handle and Dispose of Asbestos-Containing Materials and Substances Containing Lead-Based Paint.					
	Before demolishing the buildings that are proposed for removal, and before the park is opened to the public, the Department shall commission a contractor to assess the three Sentry Buildings that were not previously investigated for the potential to contain ACMs and LPB. All asbestos and LPB substances that are identified within the remaining six buildings on-site shall be properly abated in accordance with federal, state, and local regulations.	●	○	●	●	●
Impact C-2. Exposure of People or Structures to the Risk of Loss, Injury or Death Involving Wildland Fires, Including Where Wildlands are Adjacent to Urbanized Areas or Where Residences are Intermixed with Wild Lands	No mitigation required.	●	○	●	●	○
Impact C-3. Health and Safety Consequences from the Potential Accidental Release or Explosion of a Hazardous Substance	No mitigation required.	●	○	●	●	○
Impact C-4. Consistency with Emergency Response or Evacuation Plans	No mitigation required.	●	○	●	●	○
Impact C-5. Health and Safety Consequences from existing Health Hazards	Mitigation Measure C-5: Eliminate Hazards Through Restricting access to hazardous elements.					
	Measures shall be incorporated into the project design to restrict public access from the edges of the top of the Battery Paul D. Bunker, and from the doors of the missile silos. These measures may consist of installation of railings, fencing, or some other physical barriers along with appropriate signage to prevent access to these areas.	●	○	●	●	○

Table ES-1. Continued.

Impact	Mitigation Measure	Residual Impact				
			Alternative			
		Proposed Project	1 (No Project)	2	3	4
Transportation and Traffic						
Impact D-1. Traffic Impacts to Existing Roadway Network	No mitigation required.	●	○	●	●	○
Impact D-2. Potential Transportation-Related Hazards	Mitigation Measure D-2. During final project design of the fencing and exit driveway, the fencing, landscaping, and any other potential obstructions shall be constructed/maintained below 30 inches above the roadway elevation.	●	○	●	●	○
Impact D-3. Impacts to Emergency Access and Street Closures	Mitigation Measure D-3.1. In the event of any required lane closures along Paseo del Mar, a construction traffic control plan shall be prepared and approved by the City of Los Angeles Department of Transportation (LADOT) prior to disruption of traffic flows. The contractor shall coordinate with LADOT to provide adequate safety and control measures during construction activities.	●	○	●	●	○
	Mitigation Measure D-3.2. During construction phases, if lane closures are required, these activities shall be limited to off-peak traffic periods, and full-service shall be restored at the end of each work period prior to peak traffic periods to reduce impacts to traffic flows.					
Impact D-4. Parking and Circulation Impacts	No mitigation required.	○	○	○	○	○
Impact D-5. Impacts to Transit Services or Other Alternative Transportation Modes	No mitigation required.	○	○	○	○	○
Land Use and Recreation						
Impact E-1. Impacts to the Existing Community or Surrounding Neighborhoods	No mitigation required.	○	○	○	○	○
Impact E-2. Consistency with Local Land Use Plans	No mitigation available.	✖	○	○	○	✖
Impact E-3. Impacts to Existing Park Facilities	No mitigation required.	○	○	○	○	○

Notes:

○ = no impact
● = less than significant
✖ = significant and unavoidable

Investigation for the property and determined that no further response action was necessary based on the findings that "the sites do not appear to pose unacceptable risk and hazard to human health and the environment" (Scandura pers. comm.). However, the LARWQCB has recently determined that the sites have not received adequate closure from the LARWQCB. The issues are presented and disclosed in this EIR.

White Point Nike Launcher Area Missile Site 43L Historic District

The California State Historical Resources Commission listed the former Nike Missile Site on the California Register of Historic Resources (CRHR) in August 2000. The buildings have fallen into dilapidated condition and have been subjected to vandalism. Local homeowner association groups contend that these buildings are attractive nuisances for unlawful activities on-site. As part of the proposed project, the Department intends to remove most of the above-ground buildings and structures on-site that compose the Nike Missile Site Historic District, including the former Nike Missile Warhead Building, the Nike Hercules Missile Assembly and Service Building, the Ready Room Building, the Sentry Buildings, and the remaining concrete slab foundations associated with former military structures. The project does intend to preserve the existing Nike Missile launch facility and underground missile storage magazines, along with the underground gun fortification Battery Paul D. Bunker, located at the upper elevations of the Park. It is currently unclear how these two remaining sites will be dealt with as part of the project (there are currently no specific proposals for this facility). These issues are further discussed in Chapter 3A, "Cultural Resources" of this EIR, and restoration and preservation alternatives are identified and evaluated in Chapter 4.

Contents

Tables

Figures

Chapter 1
Introduction

1.1 Purpose and Use of the Environmental Impact Report

This draft environmental impact report (EIR) identifies and evaluates the potential environmental impacts associated with implementation of the proposed White Point Park Nature Preserve Master Plan. The major elements of the Master Plan are described within a Framework Plan for the project, which is available for public review. The proposed project involves the implementation of a nature preserve master plan at White Point Park, which provides for passive recreation and educational opportunities as well as protection of the sensitive biological species that remain in the Los Angeles basin.

The California Environmental Quality Act (CEQA) requires that all state and local government agencies consider the environmental consequences of projects over which they have discretionary authority before taking action on them. CEQA requires that the potential environmental impacts of a project be identified and mitigation measures recommended that may reduce significant impacts on the environment.

As a first step in this analysis, an initial study (IS) was prepared for the proposed project. The IS concluded that the project may have significant impacts on the environment, and therefore, an EIR would be required.

The purpose of this EIR is to inform agencies and the public of any potentially significant environmental effects associated with the proposed project, identify ways to minimize potential significant effects of the project, and describe reasonable alternatives to the project that would avoid or reduce the project's significant effects.

This EIR is intended to be used for all discretionary approvals that would be required by state and local agencies involved in the proposed project.

1.2 Scope of the EIR

In accordance with Section 15063 of the State CEQA Guidelines, the City of Los Angeles Department of Recreation and Parks (Department), as lead agency, prepared an IS and notice of preparation (NOP) of a draft EIR. The IS was prepared based on field investigations and data contained in other related planning and technical documents. A copy of the IS is included as appendix A.

The NOP/IS was assigned a State Clearinghouse number (SCH #2001041074) and circulated to the appropriate public agencies, organizations, and interested groups and individuals for a 30-day comment period (April 16 to May 16, 2001).

The scope of the EIR was based on the findings in the IS and public and agency input. Under CEQA, the analysis in the EIR may be focused on issues determined in the IS to be potentially significant, whereas issues found in the IS to have less-than-significant impacts or no impact do not require further evaluation. Based on the analysis presented in the IS, this EIR analyzes the following environmental resources:

- cultural resources,
- biological resources,
- hazards and hazardous materials,
- transportation/traffic, and
- land use and recreational resources.

The EIR also includes all of the information and findings required by CEQA. Table 1-1 contains a list of information required under CEQA (including the section providing the requirements for content) and a corresponding location of the information in this EIR.

Table 1-1. Required EIR Contents

Information Item	CEQA Section	Location in this EIR
Table of contents	15122	Table of Contents
Summary	15123	Executive Summary
Project description	15124	Chapter 2
Environmental setting	15125	Chapters 3A-3E
Significant environmental impacts	15126.2	Chapters 3A-3E, chapter 5
Mitigation measures	15126.4	Chapters 3A-3E
Alternatives to the proposed project	15126.6	Chapter 4
Unavoidable significant environmental impacts	15126.2	Chapters 3A-3E, chapter 5
Cumulative impacts	15130	Chapter 5
Growth-inducing impacts	15126.2	Chapter 5
Effects found not to be significant	15128	Chapters 3A-3E, chapter 5, appendix A
Organizations and persons consulted	15129	Chapter 6
List of preparers	15129	Chapter 7

1.3 EIR Organization

The content and format of this EIR are designed to meet the current requirements of CEQA and the State CEQA Guidelines. The EIR is organized into the following chapters so the reader can easily obtain information about the program and its specific issues.

The Executive Summary presents a summary of the proposed project and alternatives, potential impacts and mitigation measures, and impact conclusions regarding growth inducement and cumulative impacts.

Chapter 1, "Introduction," describes the purpose and use of the EIR, provides a brief overview of the proposed project and outlines the organization of the EIR.

Chapter 2, "Project Description," describes the project location, project details, and the overall objectives for the proposed project.

Chapter 3, "Environmental Impacts and Mitigation Measures," describes

- the existing conditions, or setting, before project implementation;
- the methods and assumptions used in impact analysis;
- the thresholds of significance;
- the impacts that would result from the proposed project; and
- the applicable mitigation measures that would eliminate or reduce significant impacts for each environmental issue.

Chapter 4, "Alternatives Analysis," evaluates the environmental effects of project alternatives, including the No-Project Alternative.

Chapter 5, "Other CEQA Considerations," includes a discussion of issues required by CEQA that are not covered in other chapters. This discussion includes unavoidable adverse impacts, irreversible environmental changes, growth inducement, and cumulative impacts.

Chapter 6, "References Cited," identifies the documents (printed references) and individuals (personal communications) consulted in preparing this EIR. This chapter lists the organizations and persons consulted that provided information to augment the EIR analysis.

Chapter 7, "List of Preparers," lists the individuals involved in preparing this EIR.

Appendices A, B, and C present additional background information for some of the environmental resources.

1.4 Availability of the Draft EIR

The draft EIR for the White Point Park Nature Preserve is being distributed directly to numerous agencies, organizations, and interested groups and persons for comment during the formal review period for the draft EIR. The draft EIR is available for review at the Los Angeles Department of Recreation and Parks, located in City Hall East. Copies will also be available at the San Pedro Regional Library. Contact information for these offices is listed below.

City of Los Angeles Department of Recreation and Parks
City Hall East
200 N. Main Street, Room 709
Los Angeles, CA 90012
Contact: David Attaway,
Environmental Supervisor
(213) 485-6178

San Pedro Regional Library
931 S. Gaffey St.
San Pedro, CA 90731

The Department will receive public input on the project and EIR at a regular meeting of the Board of Recreation and Parks. Comments from the community and interested parties are encouraged at all public hearings before the Board. Information concerning the public review schedule for the EIR and public meetings can be obtained by contacting the City.

1.5 EIR Preparation

This EIR has been prepared by Jones & Stokes under contract with the Department. The draft EIR has been prepared for the Department in accordance with CEQA (Public Resources Code Section 21000 et seq.) and the State CEQA Guidelines (14 California Code of Regulations [CCR], Section 15000 et seq.). Additionally, this EIR is prepared in accordance with the City's CEQA Guidelines and the *Draft L.A. CEQA Thresholds Guide: Your Resource for Preparing CEQA Analysis in Los Angeles* (City of Los Angeles 1998), and has been independently reviewed by Department staff. Staff members from the Department and Jones & Stokes who helped prepare this EIR are identified in chapter 7, "List of Preparers."

1.6 Responsible and Reviewing Agencies

The Department and the responsible and trustee agencies are expected to use the information in this EIR during their respective deliberations regarding implementation of the proposed project. These agencies and their respective approvals are described below.

City of Los Angeles Department of City Planning

The project requires a Local Coastal Development Permit for the implementation of the nature preserve. The City of Los Angeles Department of City Planning has jurisdiction over local coastal development permits for all public projects throughout the corporate boundaries of Los Angeles.

California Coastal Commission

The project will also require review by the California Coastal Commission (CCC) for the Local Coastal Development Permit issued by the City. All areas within the coastal zone are subject to oversight by the CCC. The City of Los Angeles has been designated by the CCC to implement and enforce local coastal policies in accordance with the California Coastal Act within their coastal jurisdictions. The CCC only has appeal authority of local permits.

United States Fish and Wildlife Service

The proposed project involves establishment of wildlife habitat for sensitive species. The United States Fish and Wildlife Service (USFWS) is a trustee agency for protecting and maintaining populations of rare, threatened, and endangered biological species under the federal Endangered Species Act. No permits are anticipated to be required from USFWS.

California Department of Fish and Game

The proposed project involves establishment of wildlife habitat for sensitive species. The California Department of Fish and Game (CDFG) is a trustee agency for protecting and maintaining populations of rare, threatened, and endangered biological species under the California Endangered Species Act. No permits are anticipated to be required from CDFG.

Los Angeles Regional Water Quality Control Board

The Los Angeles Regional Water Quality Control Board (LARWQCB) maintains oversight and responsibility for protecting the water resources of the State and thus the public health and safety of people and the environment. The closure of the construction debris area and burn pit site requires approval and action by the LARWQCB.

City of Los Angeles Local Enforcement Agency

The City of Los Angeles Local Enforcement Agency (LEA) is the local government jurisdiction with oversight over landfill closures. The closure of the landfills on-site requires approval and action by the LEA.

1.7 Issues to Be Resolved and Areas of Controversy

White Point Terminology

The description of the property and general vicinity is referenced in several different ways depending upon the source that is reviewed. While there is no intent to be insensitive or inaccurate regarding this matter, this EIR is not the

appropriate forum for resolving these inconsistencies. For the purposes of this EIR, the property and the vicinity will be referenced as "White Point."

LARWQCB and Department of Toxic Substances Control Landfill Closures

The former use of the site as part of the Nike Missile Program, along with the identification of two former landfills on the site, have prompted concerns over the potential for hazardous materials to be located on the site. As part of the investigations conducted during the Installation Restoration Programs by the U.S. Air Force, the potential hazardous conditions were well researched. The Department of Toxic Substances Control (DTSC) reviewed the final Report of Investigation for the property and determined that no further response action was necessary based on the findings that "the sites do not appear to pose unacceptable risk and hazard to human health and the environment" (Scandura pers. comm.). However, the LARWQCB has recently determined that the sites have not received adequate closure from the LARWQCB. The issues are presented and disclosed in this EIR.

White Point Nike Launcher Area Missile Site 43L Historic District

The California State Historical Resources Commission listed the former Nike Missile Site on the California Register of Historic Resources (CRHR) in August 2000. The buildings have fallen into dilapidated condition and have been subjected to vandalism. Local homeowner associations contend that these buildings are attractive nuisances for unlawful activities on-site. As part of the proposed project, the Department intends to remove most of the above-ground buildings and structures on-site that compose the Nike Missile Site Historic District, including the former Nike Hercules Missile Warhead Building (Warhead Building), the Nike Hercules Missile Assembly and Service Building (Assembly and Service Building), the Ready Room Building, the Sentry Buildings, and the remaining concrete slab foundations associated with former military structures. The project does intend to preserve the existing Nike Missile launch facility and underground missile storage magazines, along with the underground gun fortification Battery Paul D. Bunker (Battery Paul D. Bunker), located at the upper elevations of the Park. It is currently unclear how these two remaining sites will be dealt with as part of the project (there are currently no specific proposals for this facility). These issues are further discussed in Chapter 3A, "Cultural Resources" of this EIR, and restoration and preservation alternatives are identified and evaluated in Chapter 4.

Chapter 2

Project Description

2.1 Project Background and Objectives

The proposed project is a result of several years of planning for the future management of the White Point Park property in San Pedro. The site originally served as a portion of Fort MacArthur and was declared a surplus property in 1975 by the federal government. In 1978, the Department of the Interior transferred ownership of the 102-acre site through the recording of a quitclaim deed to the City of Los Angeles (City), stating that the site should be maintained "for perpetual use...as and for public park and public recreation purposes" (LADRP 1999). At that time, a Citizen's Planning Advisory Committee was formed under Mayor Tom Bradley, in cooperation with City council President John S. Gibson, Jr., Los Angeles County Supervisor James A. Hayes, Congressman Glenn M. Anderson, and California Assemblyman Vincent Thomas, to undertake planning studies to determine the best uses for the Fort MacArthur properties. In December 1975, the City adopted the first master plan (The Fort MacArthur Land Use Plan) which included removal of existing structures and development as a regional park offering both active and passive recreational activities.

After the adoption of the 1975 plan, no significant steps were taken to carry out that plan. In 1986, Mayor Tom Bradley and Councilwoman Joan Milke Flores appointed another Citizen's Advisory Committee to work on a revised master plan, which began in May 1987. In 1991, the Board of Recreation and Parks adopted the White Point Master Plan that was developed out of these later efforts for the "purposes of coastal open space retention, passive recreation, habitat restoration and historical preservation." Due to the unique visual characteristics of the park along the coastline, the Committee believed that the park should exclude permanent athletic facilities or lighted fields for organized sports.

Again, no significant action was taken on the adopted Master Plan, and the site continued to deteriorate, inviting trespassing, vandalism, and other illegal activities. In January 1999, Los Angeles City Councilman Rudy Svorinich formed a new 12-member White Point Citizen's Advisory Committee to review the 1991 master plan and recommend changes to it. The latest Citizen's Advisory Committee recommended to "dedicate the entire site as a coastal nature preserve where habitat and the natural environment will be preserved and enhanced over the long term."

To begin implementation of the current recommendations, the Department entered into a 3-year operating agreement with the Palos Verdes Peninsula Land Conservancy (PVPLC), a local nonprofit organization. Under this agreement, the PVPLC was given responsibility to manage the development of a community-based Master Plan for the Preserve and, subsequent to the adoption of this plan, to begin implementing the restoration program it set forth. The primary elements of the Draft Master Plan are provided within a Framework Plan (LADRP 2000) that was prepared for the proposed project. This Framework Plan is available for public review at the Department's headquarters (address on page 1-4). This chapter summarizes the main elements of the Framework Plan.

In an effort to ensure community involvement in the planning process, the White Point Park Nature Preserve Steering Committee (Steering Committee) was created in May 2000. The committee, officially appointed by Councilman Svorinich and the Department, consists of thirteen volunteers from a broad cross-section of the community. The proposed project is a culmination of these activities leading up to the present day.

The Framework Plan establishes a series of goals for the Preserve, which provide a strong foundation for the proposed land use decisions and policy recommendations. The following project objectives encompass these goals that serve as the foundation for the future of the park:

- Provide safe and accessible natural parkland for broad regional use and enjoyment.
- Create passive recreational and educational opportunities that will inspire visitor appreciation of the scenic value and ecological, cultural, and historic significance of the preserve.
- Enhance the ecological value of the preserve through the restoration of native habitat and plant communities.
- Prohibit uses, such as active recreation fields, that would conflict with the nature preserve and have the potential to adversely affect sensitive natural resources.
- Remove existing vandalized structures that contribute to aesthetic and safety concerns of the surrounding community.
- Maintain the major contributing features of the site that present the site's significance in military air defense since World War II.

2.2 Project Location and Existing Conditions

The project's location and geological features make it well-suited for habitat restoration. The site is located along the Pacific Ocean bluffs at the southerly base of the Palos Verdes hills. The site is part of a larger natural community, which will connect with existing wildlife corridors and support other ongoing habitat restoration efforts of the emerging Natural Communities Conservation Program along the coast (LADRP 2000).

2.2.1 Regional Setting

The proposed nature preserve project is located within White Point Park, located within the community of San Pedro in the City of Los Angeles. Figure 2-1 shows the regional location of the project site. The White Point Park site consists of 102 acres that are bordered by Western Avenue to the west, Paseo del Mar to the south, Weymouth Avenue to the east, and the Los Angeles Air Force Base housing to the north. The property lies in the Coastal Zone directly adjacent to the Los Angeles County Royal Palms Beach Park, which encompasses White Point's ocean bluffs, rocky seashore, and tide pools. The Los Angeles Harbor and San Pedro Bay lie about 2 miles east of White Point. Figure 2-2 illustrates the local vicinity of the project area.

2.2.2 Site Topography

The park property consists of a low marine terrace parallel to the coastline, a second smaller marine terrace in the northwestern portion of the property, and steep slopes on the north side. The elevation varies from about 125 feet above sea level along Paseo del Mar to approximately 360 feet above sea level along the northerly border.

2.2.3 Natural Conditions

Open fields, dominated by non-native annual grassland, cover the majority of the site. The native habitat has been replaced almost completely by annual non-native grassland and disturbed ruderal vegetation with planted ornamental trees scattered throughout the site. Remnants of coastal sage scrub vegetation can be found on the site in the form of small patches and individual plants. The distribution and assemblage of existing plant communities are shown in figure 2-3 and are identified as

- non-native annual grassland,
- disturbed ruderal vegetation,
- coastal sage scrub, remnant patches,
- invasive non-native vegetation,
- ornamental shrubs and trees,
- riparian elements, and
- native plantings.

Because of the disturbed nature of the native vegetation at White Point Park, the site provides habitat for only the most common wildlife species that are associated with, or tolerant of, urbanized conditions and human activity. No candidate, rare, threatened, endangered, or other special-status species of animals have been observed at White Point Park. A survey of wildlife conducted in the White Point

area concluded that the quality of wildlife habitat is low except for the presence of trees and shrubs that provide some perching, nesting, and roosting areas for birds (Palos Verdes Peninsula Land Conservancy 2000).

2.2.4 Historical Development

The project area has a long history of former uses that have contributed to the current conditions of the site. The existing features of the site that are still evident from the past include the Sepulveda Homestead, the Battery Paul D. Bunker, and the Nike Missile battery site.

The White Point project area was part of the Rancho de Los Palos Verdes, a land grant given to the Sepulveda family in 1827 (Hoover et al. 1990). Throughout the late 19th century, the area was used for grazing livestock. Between the turn of the century and the beginning of World War II, the area was home to a Japanese community of abalone fishermen and farmers, who took part in the management of a local resort. The Sepulveda family built a summer home on the site some time before 1894 that was leased by a Japanese couple (the Seo family) between 1913 and 1942. Landscaping, including olive and palm trees, mark the former location of this residence. Two other residences also occupied the site, including the site of the Tagami house, which is marked by a line of palm trees, east of the Seo homesite, and the Kawashiri homesite, which was also located east of the Seo homesite. There is no surface evidence remaining of the Kawashiri site today.

In 1942, 175 acres of land, including White Point Park, were acquired by the U.S. Government as a site for a seacoast battery for harbor defense. An elongated, earth-covered bunker and two 16-inch gun emplacements were installed at the upper portion of the property. After World War II, these gun emplacements were dismantled and the site was transformed into a Nike missile battery. While entrances to these bunkers have been secured, evidence of vandalism and graffiti is apparent. The bunkers are covered with soil and vegetation so that only two concrete passage entrances are clearly visible.

During the early days of the Cold War, the Nike program was established as a missile anti-aircraft defense system intended to protect coastal cities from air attacks. Nike Ajax missiles at White Point Park were part of a system of 11 Nike air-defense sites around the greater Los Angeles Basin. The Nike Ajax missiles were phased out in the late 1950s to early 1960s and replaced with the more powerful nuclear-armed Nike Hercules missiles. By the mid-1960s the Nike system had become obsolete, but the site remained ready for combat until 1975. In the lower elevation of the property toward Paseo del Mar, several structures and foundations that were associated with the Nike Missile program remain. Still recognizable are three larger buildings (warhead assembly building, missile assembly and service building, and ready room), the Nike launch facility and underground weapons magazine area, and several small sentry buildings. Scattered around the property are several concrete foundations and remnants of metal fence posts. All of these structures are in disrepair and show visible signs of vandalism. The underground Nike launch facility is secured from public access. In August 2000, the State Historic Resources Commission designated the Battery

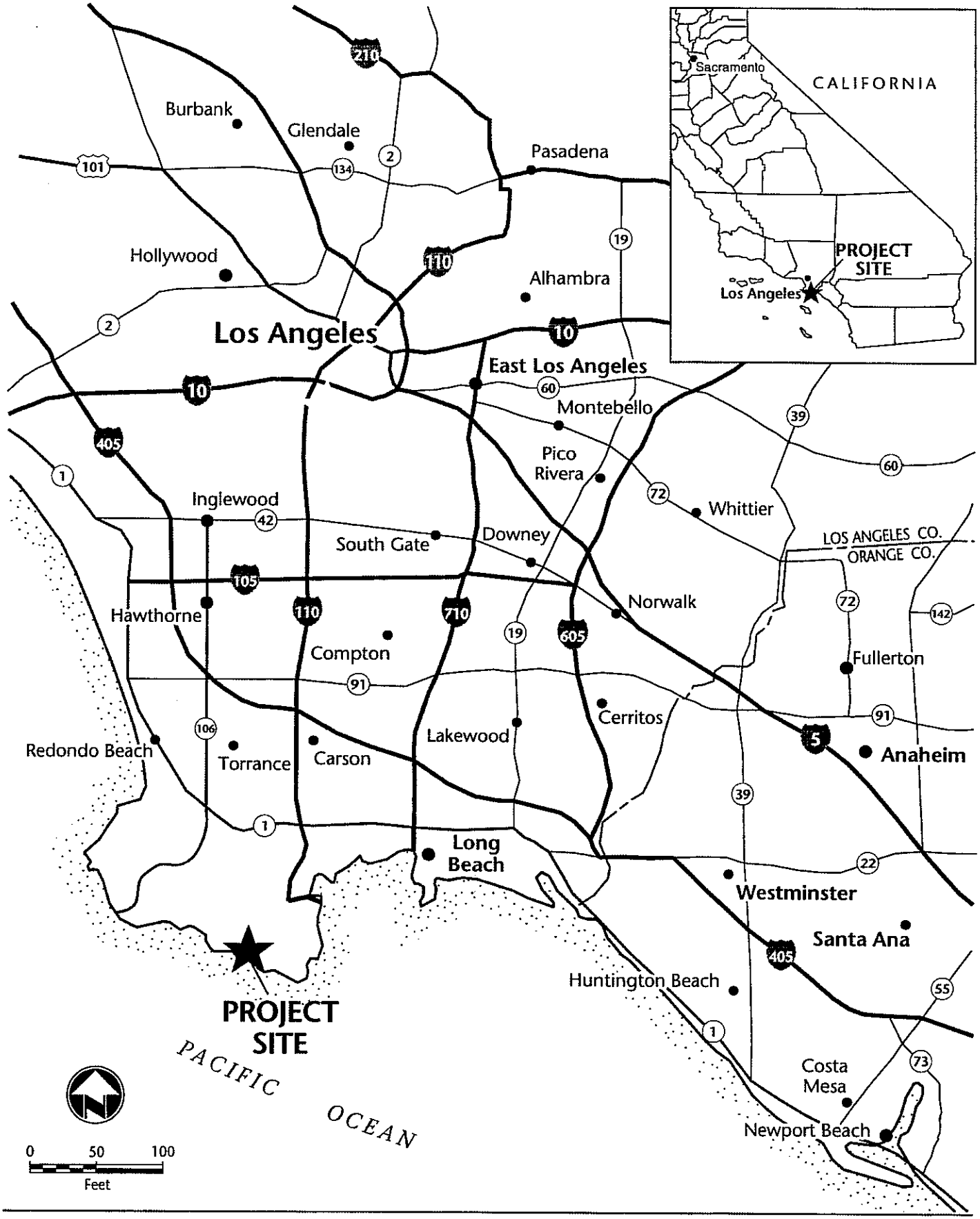

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Figure 2-1
Regional Location

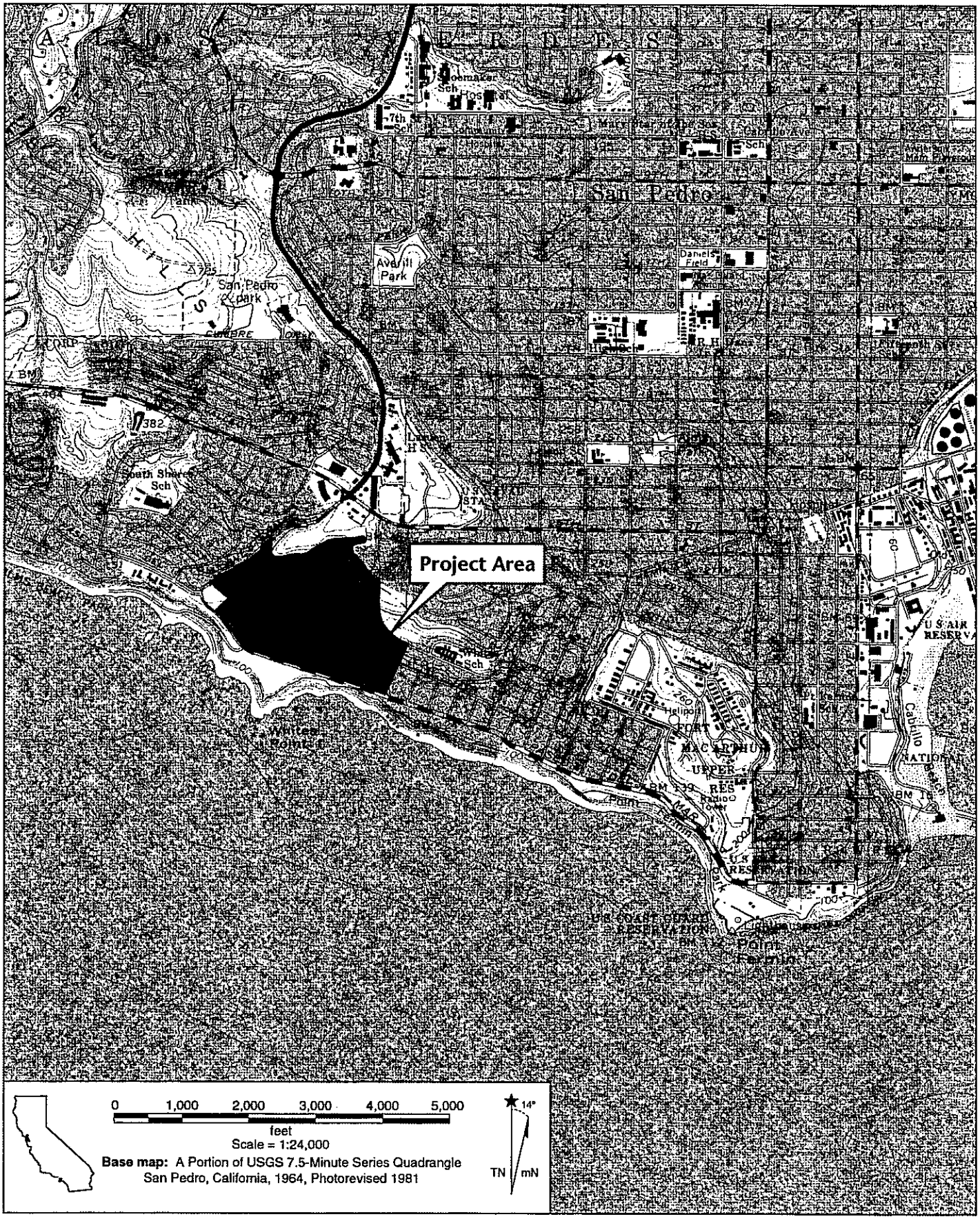

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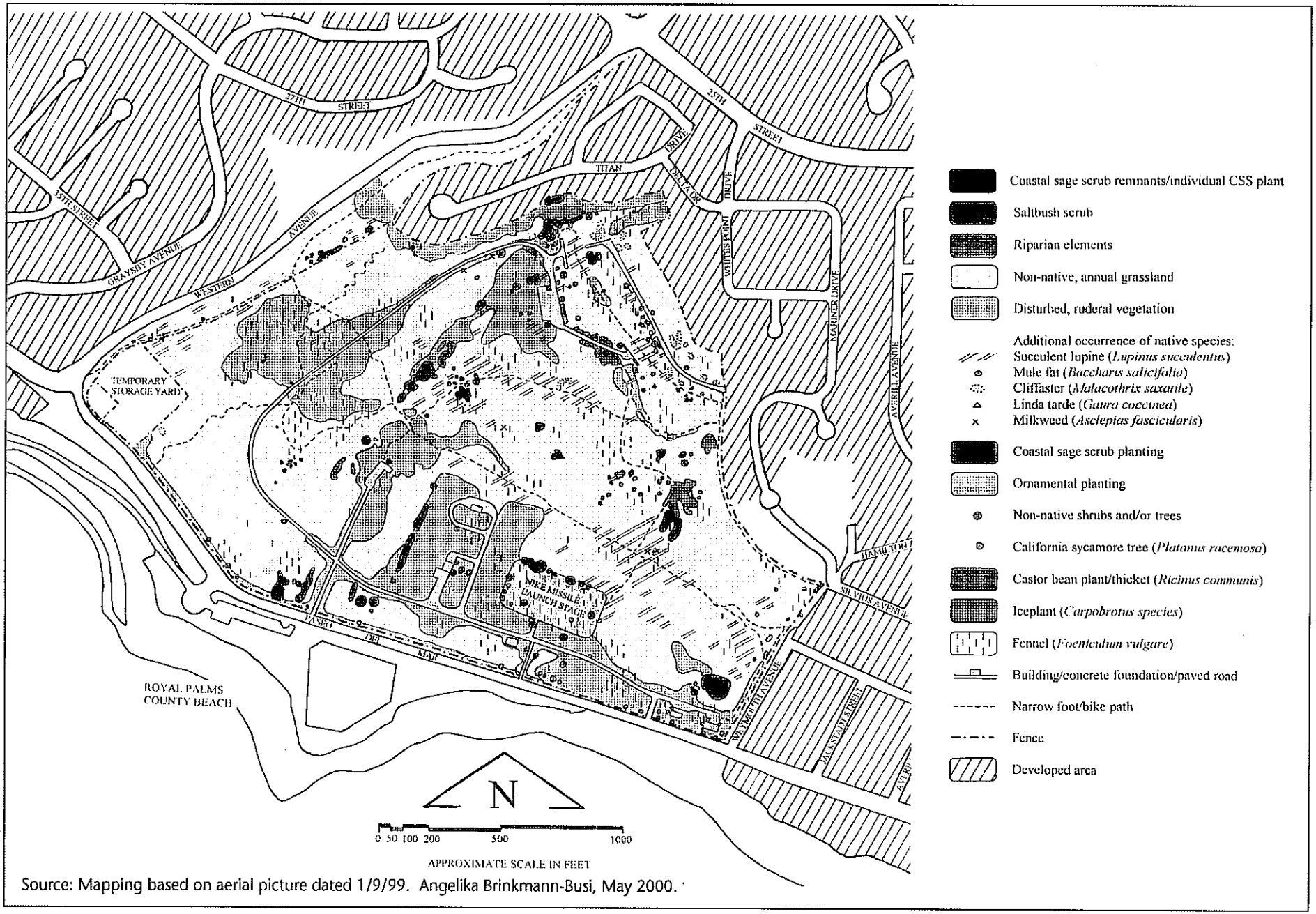
Figure 2-2
Project Vicinity



Source: Mapping based on aerial picture dated 1/9/99. Angelika Brinkmann-Busi, May 2000.

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Jones & Stokes

Figure 2-3
Existing Plant Communities/Vegetation at White Point Park

Paul D. Bunker and Nike missile facility as a state historic district. Figure 2-4 shows the existing conditions on-site, including locations of these former historic uses.

2.2.5 Existing Park Infrastructure

At present, White Point Park is totally enclosed by an 8-foot-high chain link fence on the south, east, and west borders, and by newly installed fencing on the northern border. Major portions of the chain link fence are in poor, dilapidated condition with several gaps and holes that have been caused by vandalism and in some cases severe rusting due to the marine environment. Three main entrances to the park are accessed by gates and paved roadways entering the site off Paseo del Mar. Paved roadways provide access to several abandoned military structures and foundations that remain above- and below-ground on the site. Utility service to the site includes water, sewer, and electrical lines along Paseo del Mar. Currently, a 2-inch water line is connected to a serviceable backflow meter just west of the proposed main entry to the park. Fire suppression hydrants are located along the perimeter of the property on Paseo del Mar, Western Avenue, and Weymouth Avenue.

2.3 Project Components

The project area offers numerous opportunities to create park usage that make use of the natural resources and topography of the site. The planned land use improvements promote sustainability and integrity of the natural areas while providing for a mix of compatible passive recreation uses. The project components are generally focused into 4 major components—visitor services and facilities, habitat restoration, removal of existing Nike missile system structures, and park operations. The major components of the project are described below and are shown in figure 2-5.

2.3.1 Visitor Services and Facilities

2.3.1.1 Trail System and Interpretive Facilities

The proposed project includes the development of a trail system that will provide pathways for people to experience the park and its resources. Figure 2-6 shows the proposed trail plan. Trails can be used for walking, hiking, nature observation, or enjoying the views. The proposed trail system will also be used for participation in self-guided or naturalist-led interpretive programming.

Different types of trails are planned for different purposes within the Preserve. Some of the trails will be used for self-guided interpretation, while other, smaller trails or footpaths will be used primarily for walking, nature observation, or passive recreational activities. The proposed project includes over 3.5 miles of

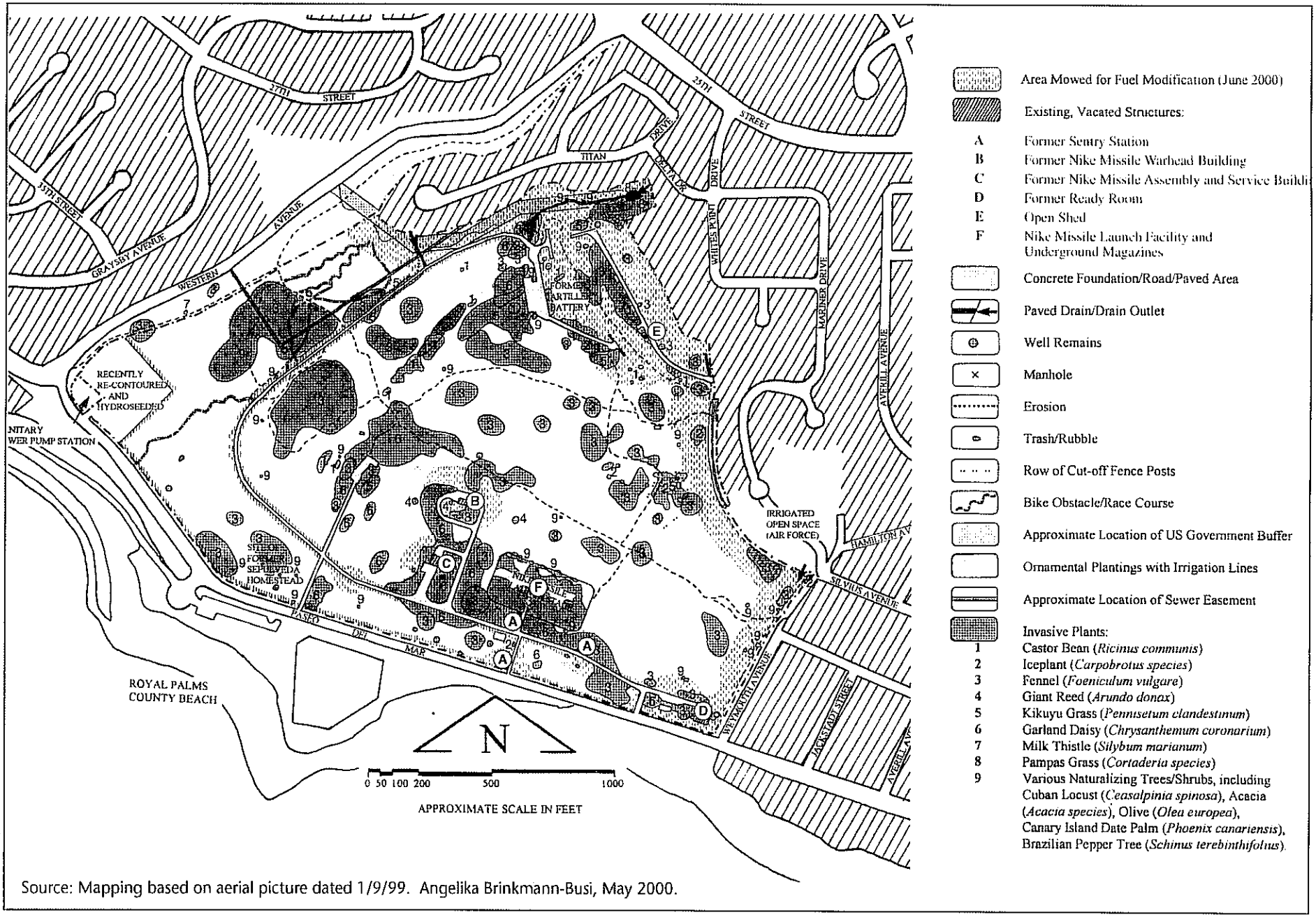
trails and roadways; some would comply with the American Disabilities Act (ADA) regarding access.

The design and content of the self-guided interpretation will be developed in a manner that is sensitive to the scenic and natural environment of the preserve. The programming will likely include the use of numbered stops with interpretive brochures, which is a low impact and a versatile approach to self-guided trails. In some areas, interpretive panels may be installed to orient the visitor and provide a schematic representation of the historical aspects of the park. The most likely places for interpretive panels would be at the bunkers and the restroom building.

Some of the existing trails and roadways that extend through the park will be abandoned or removed for the new trail plan (see figure 2-6). In the western portion of the Preserve, an unauthorized mountain bike course has been developed, which will be smoothed over and replanted. Several of the asphalt-surfaced road segments will also be removed.

Specific designs have not yet been identified for the trails. However, the following general guidelines are proposed to ensure proper care and use of the trails:

- Install benches at convenient resting spots and in locations that provide scenic viewing opportunities along the trail system.
- Establish ADA accessibility to the 3 main historic areas, the Native Plant Demonstration Garden, restrooms, and outdoor function area.
- Maintain footpaths in a more natural manner with no mowing along the edges.
- Whenever possible, loop trails to minimize backtracking, which reduces the number of people seen on the trail and decreases trail wear.
- Link new trails with existing trails to create more loop options and provide better access, thereby discouraging "off-trail" pedestrian traffic.
- Limit signage to maintain the scenic value of the Preserve while keeping the visitor oriented and informed of rules and dangers associated with trail use.
- Do not place signs (except in the case of safety precautions) on footpaths.
- When possible, use numbered sign posts that blend with the environment and correspond to self-guiding brochures instead of large, extensive interpretive panels.
- Use measures to reduce impacts of erosion when planning and maintaining trails.
- Develop and maintain trails consistent with their adjacent habitat and their intended use and in accordance with the habitat management plan to minimize impact to restored vegetation or wildlife.



Source: Mapping based on aerial picture dated 1/9/99. Angelika Brinkmann-Busi, May 2000.

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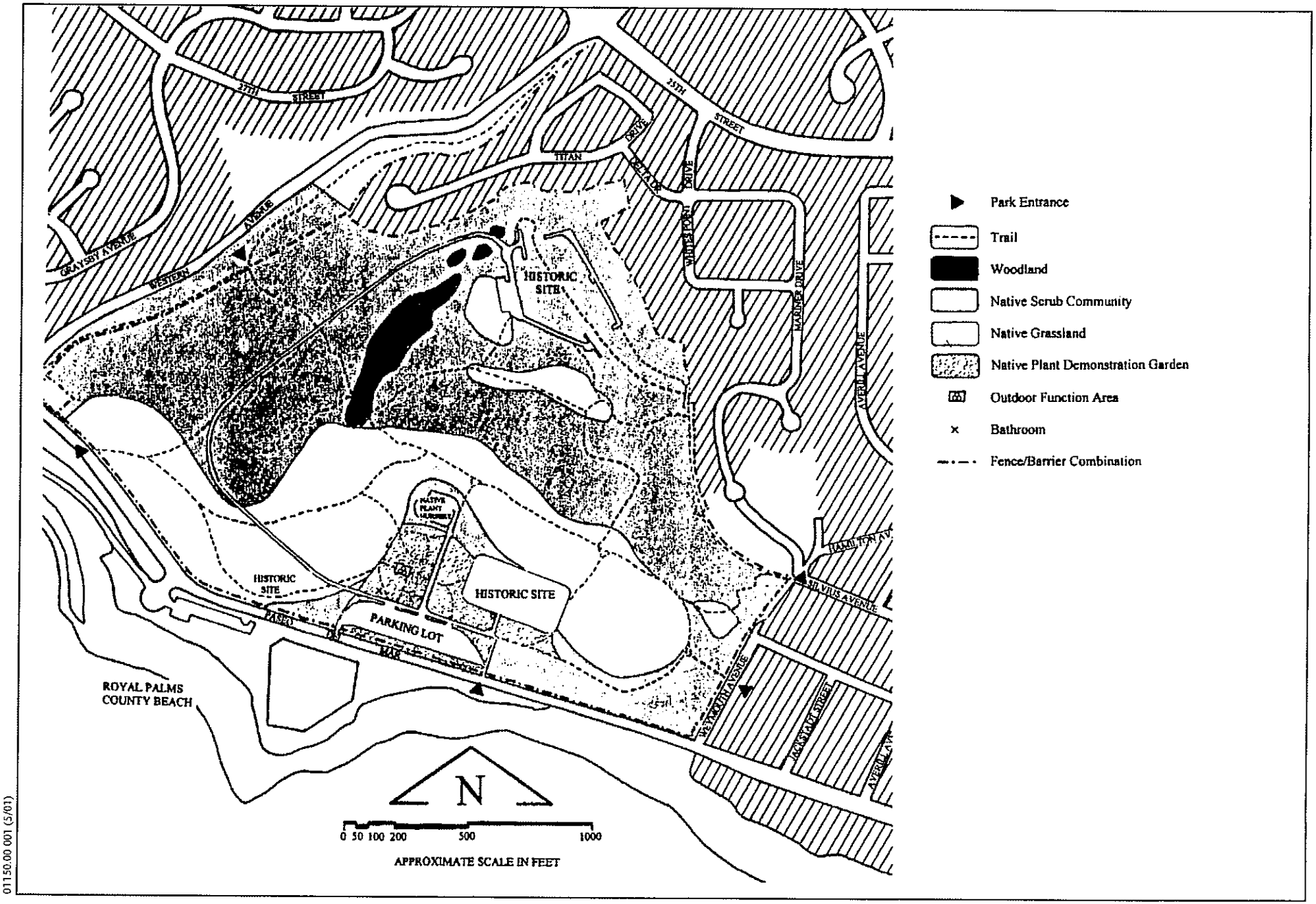
Figure 2-4
Existing Site Conditions at White Point Park



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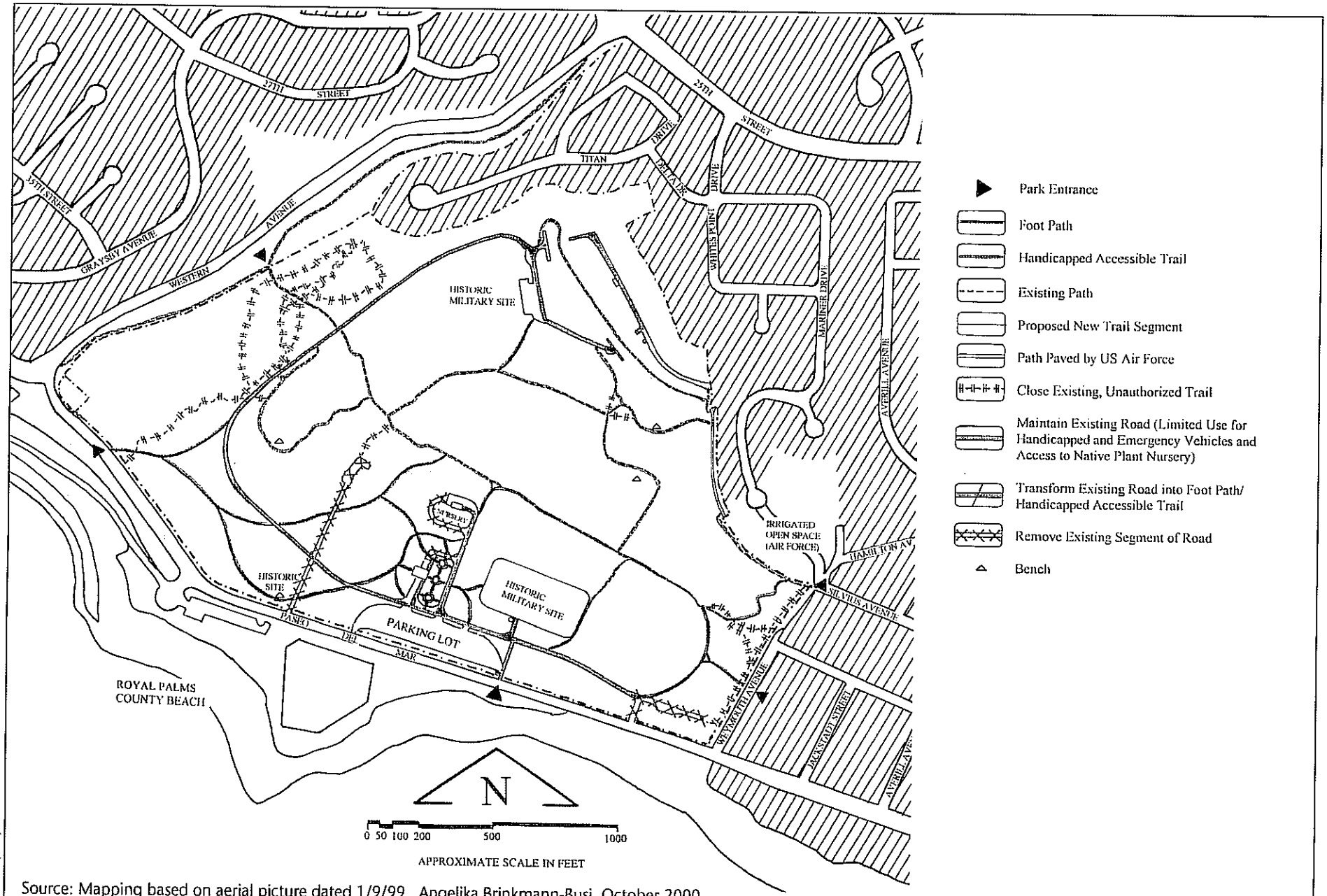
Jones & Stokes

Figure 2-5
Proposed Land Use Improvements



Source: Mapping based on aerial picture dated 1/9/99. Angelika Brinkmann-Busi, October 2000.

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Jones & Stokes

Figure 2-6
Proposed Trails and Access Plan

In addition to the interpretive programming to be offered at the Preserve, there will also be structured educational programming to provide study and observation of the natural environment in an outdoor classroom setting.

2.3.1.2 Native Plant Demonstration Garden

The proposed project will include a Native Plant Demonstration Garden. The garden will exhibit specimen plants and plant communities that are representative of the plant diversity of the Palos Verdes Peninsula. A nature trail winding through the demonstration area will display interpretive material that describes the plants and plant communities.

2.3.1.3 Access and Parking

The proposed project would accommodate vehicular access from Paseo del Mar into a new parking lot for visitors. The parking area, as well as the park, will be open to the public without fee. The parking area will allow for traffic to enter one way and exit out the other side. After hours, the main gate will be closed and any remaining cars will be allowed to exit the parking area through the one-way-only spiked exit. The parking area will be screened from Paseo del Mar by a 30- to 60-foot green space to be landscaped with native vegetation. Vehicle access to the interior of the preserve will be limited to maintenance and emergency vehicles and handicapped access along the existing paved road through a controlled gate. Pedestrian entry points will be established at convenient locations around the perimeter of the preserve to allow access from the local community.

Regular daily use of the parking area is expected to be minimal (5–10 spaces average at any given time), but larger capacity may be needed on weekends and for special programs and events. The largest groups of people are expected to consist of school children who would most likely arrive by bus. The parking area planned for the preserve will allow for an off-street parking capacity of 63 cars, 3 disabled access spaces, 3 buses, and a special area for bicycles; and it will include the possibility to add an additional 33 car spaces.

2.3.1.4 Restrooms

Restroom facilities are a planned improvement to the White Point Park Nature Preserve. The restrooms will be located near the parking area and will be designed to meet ADA requirements. Drinking fountains will be installed in a convenient location near these facilities. The restrooms would remain open to the public only when the park is open and staffed to minimize unlawful use.

2.3.1.5 Perimeter Fencing

The site is currently surrounded by an existing 8-foot-high, chain link fence that is in poor condition and has not effectively withstood the marine environment nor vandalism, as is evident by the rusting gates, missing sections, and gaping holes. Specific designs have not yet been completed for the fencing, but the Master Plan provides some flexibility into the design of new barriers with the following guidelines:

- The purpose of the proposed perimeter fencing will be to prohibit vehicular traffic while allowing pedestrian access at several convenient locations.
- Because of the size of the park and the pedestrian traffic patterns in the surrounding communities, it is best to plan for several pedestrian entry points.
- These pedestrian entry points should be determined by existing traffic patterns as established by the holes in the current fence lines.

In addition to these guidelines, the Master Plan also sets certain criteria for the design of the new fencing. These criteria include

- a height of not more than 4 feet to protect scenic aspects of the park,
- material that is non-corrosive, withstands the marine environment, is durable, and requires little maintenance,
- provision of an adequate barrier to prevent vehicular access to the park,
- allowance for pedestrian access points,
- made of natural materials that blend well with the environment, if possible, and
- compatibility with the scenic, cultural, and historical aspects of the surrounding community.

2.3.2 Habitat Restoration

One of the major components of the project is the enhancement and restoration of native plant communities that provide habitat for native species, especially those that are considered to be rare or sensitive. The goal is to recreate a plant community that is not only self-sustaining once reestablished, but that is also able to function as habitat for native wildlife. Considering the existing conditions and comparable sites on the Palos Verdes Peninsula, the White Point area is mainly potential habitat for coastal sage scrub, southern cactus scrub, and coastal bluff scrub. A few good quality remnants of native coastal sage scrub exist on the site, and the primary goal will be to restore and enhance these remnant patches so that they may serve as the basis of the restoration effort. Further revegetation of coastal sage scrub and associated scrub communities would then be initiated around existing coastal sage scrub patches, and in non-native grassland and disturbed areas of the site. Areas covered with non-native grassland or disturbed

vegetation will then be restored to native grassland or native scrub to recreate and support natural plant and wildlife diversity.

Among the plant communities proposed for restoration are a number of sensitive habitat associations, including coastal sage scrub, southern cactus scrub, coastal bluff scrub and annual native grassland (coastal prairie). Figure 2-7 shows the proposed habitat restoration plan.

The techniques used to prepare the restoration sites depend on existing specific conditions, such as steepness of slope and presence of native plants. The first step in the restoration includes removal of invasive, non-native species to prevent crowding and displacement of native vegetation. Weed eradication will also be an integral part of the restoration project. Special care will be taken to prevent soil disturbance, which would favor the germination of invasive non-native plants.

2.3.2.1 Eradication of Weeds and Non-Native Vegetation

The removal of highly invasive perennial species will have first priority. Once the mature non-native perennials are completely removed (and thereby the seed sources eliminated), regular follow-up checks and weeding operations would be effective in keeping these plants out.

Weed eradication would be implemented primarily by mechanical or hand weeding. While this is the most labor-intensive method, this method is the best option to reduce and prevent soil disturbance so as not to initiate another crop of weeds. Besides being hand-weeded, the purely non-native annual grasses and herbs will be mowed at an early stage before the seeds have a chance to ripen.

In some areas with a large amount of invasive non-native vegetation, herbicides may be used. However, no pre-emergent herbicides would be used, but rather topical ones that break down quickly. Roundup is the most commonly applied herbicide, which has to be applied during the growing season. This method would involve direct application, which is considered the most environmental friendly because the chemicals are directly absorbed by the targeted plant and are not dispersed into the surrounding environment, as might occur with spraying.

2.3.2.2 On-Site Plant Nursery

As part of the restoration efforts, the project includes establishing a nursery on-site for the propagation and care of native plants. The establishment of temporary, on-site nursery facilities will increase efficiency of the restoration process. The nursery will require a separate, specially controlled irrigation system and shade structure and a secured enclosure to protect it from vandalism.

2.3.2.3 Irrigation

Irrigation is necessary to stimulate germination of newly planted natives and to supplement precipitation in case of drought conditions. However, this irrigation is only needed on a temporary basis of 2–4 years at any given habitat restoration site. Typically, irrigation is required during the planting season in late fall and winter and extends for a period of 3–4 months. The irrigation system will include the installation of a temporary, above-ground drip system or low-flow overhead sprinklers (placed only where needed). It is estimated that approximately 30 acres of land during each planting season will be revegetated. Irrigation will be required to service each 30-acre parcel for 2–4 years. Once a revegetated area has become established, the irrigation system may be removed and relocated to a newly planted site.

A more permanent irrigation system may be required for the proposed revegetation of the riparian woodland habitat, the entrance green-scaping, and the proposed Native Plant Demonstration Garden. Approximately 4–5 acres of land will require this semi-permanent irrigation system.

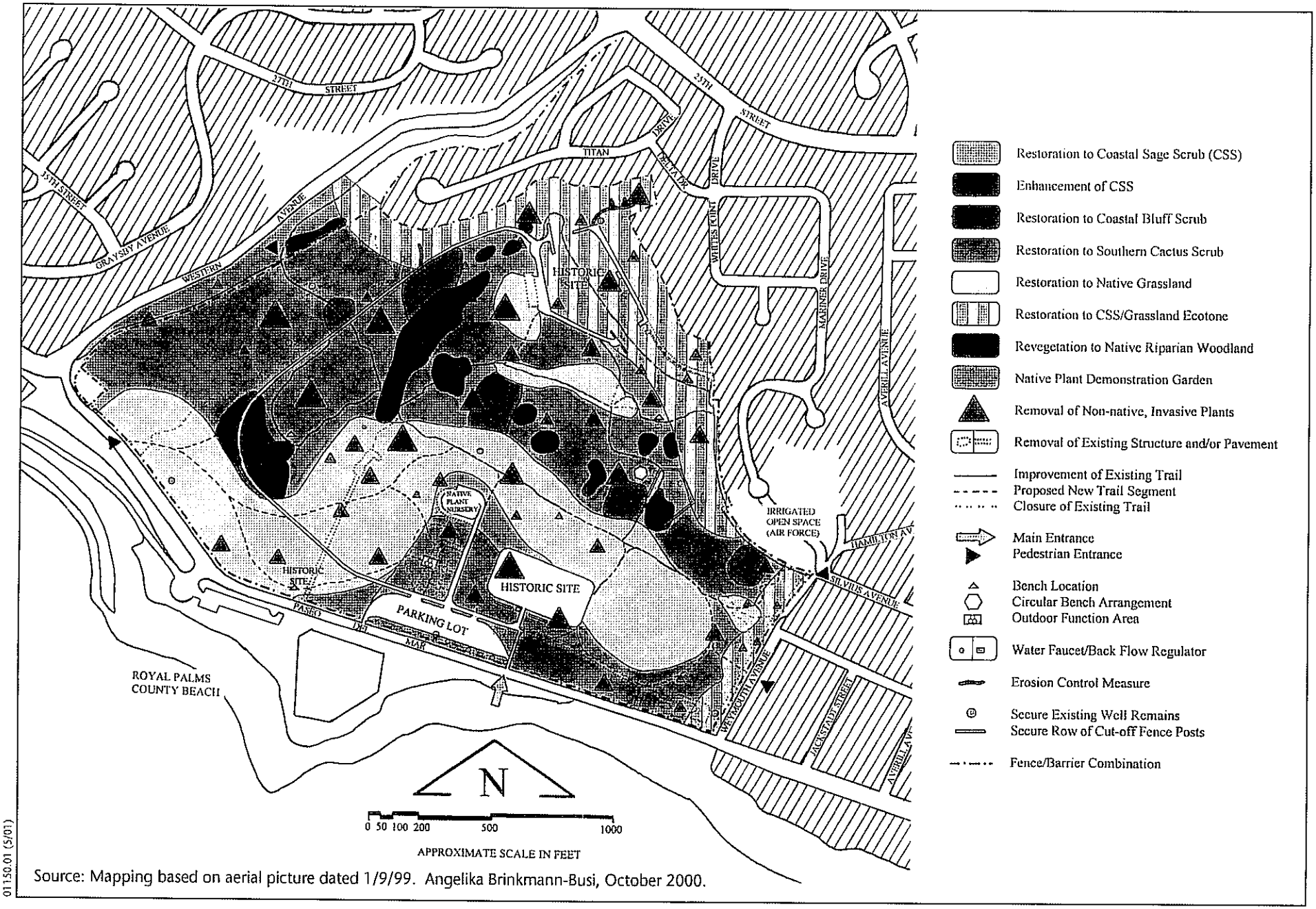
2.3.2.4 Seeding and Plant Propagation

The restoration activities would include collecting seed material from local sources, if available, and planting on-site. Areas proposed for seeding should be carefully cleared of existing non-native plant material and preferably be prepared by repeated weed control treatments. After the initial shrub cover is reestablished, the restoration area would be supplemented with container plants of additional species propagated from local plant sources. Once the dominant shrubs are well-established, the enhancement areas should be supplemented and replenished with a variety of native perennials and annuals.

2.3.2.5 Maintenance and Monitoring

Maintenance of the restored and enhanced areas will consist of replacement of dead or sick plants, regular weed control measures, irrigation, regular checks of the drip system, and other special management tasks as necessities arise. The restored areas, if implemented successfully, will eventually become self-sustaining and need little maintenance. Long-term management will be required, however, for screening plantings, native plant demonstration areas, and possibly for the riparian woodland revegetation and fuel modification zones.

Regular monitoring of restoration measures will provide feedback for ongoing evaluation and improvement of project strategies and methods. Systematic records would be kept to document restoration and revegetation activities. The monitoring program would include both qualitative and quantitative surveys.



Source: Mapping based on aerial picture dated 1/9/99. Angelika Brinkmann-Busi, October 2000.

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Jones & Stokes

Figure 2-7
Proposed Restoration Plan for White Point Park

2.3.2.6 Fuel Modification and Fire Prevention

The habitat restoration plan has been designed with fuel modification and fire prevention in mind. The proper installation and maintenance of native vegetation can fulfill fuel modification requirements. Within fuel modification zones, existing vegetation will be thinned out to reduce fuel volume, and new trees and shrubs will be spaced according to fuel modification guidelines. Plants selected for fuel modification areas would be fire-resistant species and would be regularly maintained to minimize the risk of fire. Additionally, to keep the fuel volume low, revegetation within fuel modification areas would emphasize low growing vegetation, with well-spaced small- and medium-sized shrubs mixed in.

The management partners at the White Point Park Nature Preserve will work closely with the City of Los Angeles Fire Department to develop a fuel modification program for the site. The City will perform annual brush clearance as required. The PVPLC will develop and manage a restoration plan that conforms to the requirements of the fuel modification program.

2.3.2.7 Erosion Control

Erosion control and watershed management are also important in a successful nature preserve program. However, these issues need to be balanced with the habitat restoration and fire prevention efforts. Low growing plants, which are preferred for fuel volume reduction, usually have relatively shallow root systems, while tall plants have relatively deeper and more extensive root systems. Tall plants are preferred for watershed management. Therefore, deep-rooted plants will be planted and maintained, particularly on sloping terrain, to stabilize the soil and reduce the erosive impact of surface water flow.

A vegetation cover with deep and strong root systems will be able to control surface erosion and reduce soil creep by anchoring the soil more effectively than shallow-rooted grasses and weeds. An added advantage is that deep-rooted plants transpire more water out of the soil and thereby increase the absorption of winter rains. Ground cover would be interspersed with taller, deep-rooted shrubs and woody ground cover.

2.3.3 Removal of Nike Missile Complex Buildings

The project site currently contains several structures and foundations, which were associated with the Nike Missile program. As part of the project, many of these existing buildings and structures would be removed from the site, including the Warhead Assembly Building, the Missile Assembly and Service Building, the Ready Room Building, the Sentry Buildings, and the remaining concrete slab foundations associated with former military structures. No physical changes are proposed for the Nike launch facility. The existing Nike launch facility and underground magazine would remain in its current condition, secured from public

access. Additionally, the Battery Paul D. Bunker would remain intact on-site in its current condition.

2.3.4 Park Operations and Maintenance

2.3.4.1 Park Visitation

Visitation projections for the White Point Park Nature Preserve are difficult to obtain due to the uncontrolled nature of the project. Based on a comparison study of similar facilities in the region, it is estimated that the White Point Park Nature Preserve will have annual, walk-on visitation of between 20,000 to 30,000 people. Supplementing this casual use, it is estimated that an additional 15,000 to 30,000 people will visit the preserve as a result of planned events and educational and recreational programming.

2.3.4.2 Operating Hours

The preserve will be open to the public, without fee, from dawn to dusk. The gate to the parking lot will be opened at a set time in the morning and closed at a set time in the evening. The restroom facilities will be open only when the park is staffed and open to the public. The park will be serviced on a 24-hour basis for security.

2.3.4.3 Park Maintenance

A secure maintenance yard will be included for storage and staging for maintenance and restoration equipment needed in the operation of the preserve. A grounds maintenance program will be developed for the preserve to properly maintain the physical grounds, and safe upkeep of the park's facilities. The specific duties to be performed on a regular basis will be identified and incorporated in to the Department's maintenance responsibilities. The Department will provide the necessary staff to provide general maintenance services as required at the preserve. The habitat restoration areas will be managed and maintained by the PVPLC.

2.3.4.4 Safety and Security Measures

The majority of the existing safety hazards at the site are perceived to be associated with the abandoned military structures. The dilapidated and vandalized condition of the buildings, and the fact that they are not secured, may pose risks to public safety. The buildings provide a nuisance that is attractive to unlawful activities and provide a place to hide that creates a safety concern. There are also hazards to public safety that exist inside the buildings.

The Preserve's topography provides an open view to the majority of the site, which is helpful in providing security. However, security lighting would be provided at the new restrooms to help secure these areas in the case of after-hour, unauthorized use.

The park will be serviced on a 24-hour basis by the Park Rangers and, in emergency situations, by the Los Angeles Police Department and City of Los Angeles Fire Department.

2.3.4.5 Restroom and Refuse Service

A regular program of restroom servicing and refuse removal will be established for the park and incorporated into the Department's maintenance responsibilities.

2.3.4.6 Park Management

The White Point Park Nature Preserve will be managed through a creative partnership between the Department and the PVPLC. The partnership will be defined by the operating agreement between the two entities and further refined by a site management plan to be developed and approved by the partners. The coordination between the partners will be regular and ongoing.

The PVPLC will provide a site manager to oversee the management of the preserve and its daily administrative and programming needs. The PVPLC will also provide a stewardship director to manage and monitor the habitat restoration and native plant nursery operations at the preserve.

The PVPLC will provide volunteer training and volunteer services management for the preserve. Volunteers will play an important and critical role in the management of the preserve. Possible opportunities for volunteer involvement will include

- habitat planting and maintenance activities;
- trail work and maintenance;
- docent opportunities for leading nature and history tours and programs;
- scientific study, observation, and restoration monitoring;
- an adopt-an-acre program for local volunteer groups; and
- regularly scheduled volunteer clean-up and weeding days.

Many aspects of the environmental education program and habitat restoration process can be effectively carried out through volunteer efforts. Involving the community at all levels of the process creates a feeling of ownership that plays an important role in the effective management of public parks. The PVPLC will utilize its experience and expertise in providing docent training and supervising volunteer restoration efforts.

The Education Director for the PVPLC will provide management of the educational programming at the preserve. The Education Director will develop a comprehensive educational program for the preserve that will involve local schools and provide outreach to the region through school field trip programs.

The Education Director will also develop site-specific programs to address the unique ecological, cultural and historical resources at White Point targeted to meet the needs of the public.

Chapter 3

Environmental Impacts and Mitigation Measures

3.1 Introduction

In April 2001, an Initial Study was prepared for the proposed White Point Park Nature Preserve project (see Appendix A). Based on the findings of the Initial Study, the Department determined that an EIR would be required for this project. The Department used the Initial Study (Jones & Stokes 2001), as well as agency and public input received during the notice of preparation (NOP) comment period, to determine the scope of the evaluation for the EIR. This chapter discusses the following environmental issues that were found to be potentially significant in the Initial Study:

- cultural resources,
- biological resources,
- hazards and hazardous materials,
- transportation/traffic, and
- land use and recreational resources.

Chapters 3A through 3E provide a detailed discussion of the environmental setting, impacts associated with the proposed project, and mitigation measures designed to reduce significant impacts to a less-than-significant level (or to reduce the severity of significant impacts).

3.2 Organization of Environmental Analysis

To assist the reader in comparing information about the various environmental issues, each chapter (Chapters 3A–3E) contains the following main headings and information:

- Introduction
- Setting
- Applicable Regulations

- Impacts and Mitigation
  - Methodology
    - Criteria for Determining Significance
  - Project Impacts
    - Mitigation Measures
    - Residual Impacts

In addition, the Executive Summary includes a table comparing all the impacts by environmental issue.

3.3 Terminology Used in This EIR

For each impact identified in this EIR, a statement of the level of significance of the impact is provided. Impacts are categorized in one of the following categories:

- A *beneficial impact* would result when the proposed project would have a positive effect on the natural or human environment, and no mitigation would be required.
- A designation of *no impact* is given when no adverse changes in the environment are expected.
- A *less-than-significant impact* would cause no substantial adverse change in the environment.
- A *significant (but mitigable)* impact would have a substantial adverse impact on the environment, but could be reduced to a less-than-significant level with mitigation.
- A *significant unavoidable impact* would cause a substantial adverse effect on the environment, and no feasible mitigation measures would be available to reduce the impact to a less-than-significant level.

Chapter 3A
Cultural Resources

3A.1 Introduction

As allowed by Section 15150 of the State CEQA Guidelines, this chapter incorporates cultural resource setting and background information from several documents:

- "California Register of Historical Resources Listing Battery Paul D. Bunker, White's Point, San Pedro" Letter from Daniel Abeyta to Paul Davis, August 24, 2000,
- "California Register of Historical Resources Listing White's Point Nike Launcher Area Missile Site 43L Historic District" Letter from Daniel Abeyta to Paul Davis, August 23, 2000,
- *Survey and Evaluation of the Nike Missile Site at Fort MacArthur, White Point Los Angeles County, California* (1987),
- Nomination package with inventory forms submitted to the State Office of Historic Preservation January 21, 2000, and
- *Report of Structural Survey Three Nike Missile Buildings Fort MacArthur Historic Site San Pedro, California* (1999).

The information from each of these reference documents is hereby incorporated by reference into this Draft EIR. Each of these documents is available for review during normal business hours at the Department of Recreation and Parks.

Additionally, the Palos Verdes area has geological formations that have a potential to contain vertebrate and invertebrate fossils of significant scientific value. Two of these formations are found on the project site. An evaluation of the paleontological resources of the site was conducted by Dr. John A. Minch of John Minch and Associates (2001). The entire report is provided as Appendix B of this EIR.

3A.2 Setting

The setting for cultural resources consists of a historic and paleontologic context of the project vicinity, a regulatory setting that provides the criteria for determining the significance of historical and paleontological resources, and an identification of properties and resources in the project area that are considered significant cultural resources for the purpose of CEQA review. The historic context includes a narrative of prehistoric and historic themes and a general discussion of properties in the project vicinity that are 50 years old or older. Since not every old property is considered significant, the regulatory setting provides the evaluation criteria that are used to identify significant historical resources. Finally, a summary is provided of the results of applying those criteria to properties within the immediate project area.

3A.2.1 Existing Paleontology

Rocks of the Palos Verdes Peninsula span a geologic history of nearly 150,000 years, while the current landform span no more than the past 1.5 million years. The rocks of the Palos Verdes Hills consist of the Late Mesozoic Catalina Schist, the middle to later Miocene Monterey Formation, and superficial marine to non marine terrace deposits related to the marine terraces. The majority of the rock outcroppings are from the later Miocene Monterey Formation.

Two rock formations have a high to moderate potential to contain fossil materials of significant scientific value. These formations are the Monterey Formation and the Palos Verdes Formation (a marine terrace deposit).

This Monterey Formation has been the most consistent producer of fossil marine vertebrates in California. The fossils of fishes, whales, sea lions, birds, other marine vertebrates and numerous invertebrates have been found in every district where this unit is exposed. In southern California numerous fossils are encountered in the Monterey Formation, including mollusks, bryozoans, foraminifera, serpulid worms, sand dollars, fish, sharks, ray, whales, dolphins, porpoises, sea cow, walrus, desmostylan, sea lions, some reptiles, crocodilians, and birds and terrestrial mammals. These include fossils of the pecten reef deposits of Orange County. Also discovered are fossils of nonvascular brown marine algae, nonvascular red algae, terrestrial vascular plants.

An extensive vertebrate and invertebrate fauna has been recovered from the Palos Verdes Formation in southern California. Fossils of a variety of marine invertebrates, marine vertebrates, and terrestrial vertebrates have been collected from these deposits in the coastal area and elsewhere. Fossil occurrences are very sporadic. Numerous authors cite collections of Mollusca from the Palos Verdes Formation.

3A.2.2 Historic Context

3A.2.2.1 Prehistoric Setting

The prehistoric occupation of southern California is divided chronologically into several temporal phases of horizons (Moratto 1984). Horizon I, or the Early Man Horizon, began at the first appearance of people in the region (perhaps approximately 11,000 years ago) and continued until about 5000 B.C. Although little is known about these people, it is assumed that they were semi-nomadic and subsisted primarily on game.

Horizon II, also known as the Millingstone Horizon or Encinitas Tradition, began around 5000 B.C. and continued until about 1500 B.C. The Millingstone Horizon is characterized by widespread use of milling stones (manos and metates), core tools, and few projectile points or bone and shell artifacts. This horizon appears to represent a diversification of subsistence activities and a more sedentary settlement pattern. Archaeological evidence suggests that hunting became less important and that reliance on collecting shellfish and vegetal resources increased. (Moratto 1984.)

Horizon III, the Intermediate Horizon or Campbell Tradition began around 1500 B.C. and continued until about A.D. 600–800. Horizon III is defined by a shift from the use of milling stones to increased use of mortar and pestle, possibly indicating a greater reliance on acorns as a food source. Projectile points become more abundant and, together with faunal remains, indicate increased use of both land and sea mammals. (Moratto 1984.)

Horizon IV, the Late Horizon, which began around A.D. 600–800 and terminated with the arrival of Europeans, is characterized by dense populations; diversified hunting and gathering subsistence strategies, including intensive fishing and sea mammal hunting; extensive trade networks; use of the bow and arrow; and a general cultural elaboration. (Moratto 1984.)

There remain outstanding theoretical and historical questions about the development of prehistoric cultural systems in the region. Further research is necessary to address questions about

- adaptive subsistence strategies during different periods;
- factors underlying apparent intervals of population growth, stability, and decline;
- direct and indirect effects of Holocene environmental changes on local and regional populations; and
- the evolutionary significance of economic, political, and social networks, either in stimulating culture change, or in preserving cultural continuity.

Data are needed to address these and other questions. A well defined floral and faunal assemblage is useful in reconstructing dietary regimes during different

periods. More data is needed to address the manufacture and use components of particular tool technologies. A well-controlled chronological ordering of key artifact categories and tool assemblages will aid in the dating of sites. The elucidation of diagnostic archaeological traits characterizing discrete sociolinguistic or ethnic groups will aid in the interpretation of social interactions. (Cooley et al. 1986b.)

3A.2.2.2 Ethnographic Setting

When Spanish explorers and missionaries first visited the southern coastal areas of California, the indigenous inhabitants of the Los Angeles area were given the Spanish name *Gabrielino.* Gabrielino territory included the watersheds of the San Gabriel, Santa Ana, and Los Angeles rivers; portions of the Santa Monica and Santa Ana mountains; the Los Angeles basin; the coast from Aliso Creek to Topanga Creek; and San Clement, San Nicolas, and Santa Catalina Islands. The Gabrielino language is classified as belonging to the Takic family, Uto-Aztecan stock, and is subdivided into four or more separate dialects (Shipley 1978).

Because the Gabrielino culture disintegrated soon after contact with Europeans, little is known of the group's way of life. Much of the available ethnographic information about the Gabrielino Indians is from the letters of Hugo Reid. Reid was a Scottish settler who married a Gabrielino woman and subsequently observed their ways of life throughout the early 1850s. Other ethnographic details were collected by Harrington (1942), Kroeber (1925), and others in the early 1900s. The available information has been summarized by Bean and Smith (1978).

Like their Chumash neighbors to the north, the Gabrielino had an elaborately developed material culture. Technological and artistic items included shell set in asphaltum; carvings; painting; an extensive steatite industry; baskets; and a wide range of stone, shell, and bone objects that were both utilitarian and decorative.

Gabrielino subsistence was based on a varied hunting and gathering strategy that included large and small land mammals, sea mammals, river and ocean fish, and a variety of plant resources. The Gabrielino would deep sea fish from boats of wooden planks tied together and sealed with asphaltum. Sea mammals were taken with harpoons, spears, and clubs. River fishing involved the use of line and hook, nets, basket traps, spears, and poisons. Land mammals were hunted with bow and arrow, trapped, clubbed, or taken with the use of deadfalls.

The Gabrielino were apparently first contacted by Europeans in 1542 when Juan Rodriguez Cabrillo entered the area. Following other Spanish visits to the region, colonization began in 1769 and resulted in the establishment of Missions San Fernando and San Gabriel. Because of Euroamerican-introduced diseases and the harsh effects of mission life, the Gabrielino population and culture were greatly diminished. Following the secularization of the missions, most surviving Gabrielino became wage laborers on the ranchos of Mexican California. In the early 1860s, a smallpox epidemic nearly wiped out the remaining Gabrielino.

3A.2.2.3 Historical Setting

(This historical setting has been summarized from Cooley et al. 1986b.)

The White Point project area was part of the Rancho de Los Palos Verdes, a land grant given to the Sepulveda family in 1827. The land grant was confirmed by the Mexican government to Jose Loreto and Juan Sepulveda in 1846 (Hoover et al. 1990). Throughout the late 19th century, the area was used for grazing livestock, though sheep replaced cattle after the decline of the cattle industry in the 1860s.

Between the turn of the century and the beginning of World War II, the area was home to a Japanese community of abalone fishermen and farmers. They also took part in the management of a local resort. The Japanese families living at White Point were part of the larger Japanese community of Palos Verdes and San Pedro.

In 1899, twelve Japanese immigrants from Taiji Wakayama-ken, Japan, leased beachfront property at White Point from Ramon Sepulveda with the intention of establishing an abalone fishery at the location. They worked seasonally, diving for abalone and drying it for sale to the Asia Company of Los Angeles. From May until the end of the harvest, they worked as agricultural laborers. By 1903, they had earned enough to invest in canning equipment and establish a small plant at the fishery. In addition to abalone, they harvested lobster, octopus, red crab, sea urchins, and sea snails.

After the closure of the fishery, White Point became a Japanese farming community and a seaside resort locale. By the early teens, numerous Japanese families were leasing land from the Sepulvedas and dry- farming in the Palos Verdes area. Sometime before 1913, a farmer named Nacagawa leased most of White Point from the Sepulvedas. In 1913, Nacagawa returned to Japan and sold his lease to a newlywed couple, Midori and Kazue Seo. The Seos occupied a small house that had been constructed by the Sepulvedas as a summer residence sometime before 1894. The Seos farmed on White Point and in the surrounding area, taking over the leases of other Japanese farmers who were returning to Japan. The Seos hired more than 65 laborers during harvest time and produced numerous crops including, tomatoes, green beans, celery, peas, squash, and cucumbers.

Two other Japanese farming families lived at White Point before World War II. The Kawashiras, a family of 12, lived in a residence directly west of the Seos and farmed a strip of land to the west. The Tagamis resided to the west, and were involved in farming and the management of the White Point resort.

In 1917, a group of Japanese investors from Los Angeles' Little Tokyo, leased the beachfront property formerly used by the abalone fishery (across the street from the White Point Project area) and constructed a seaside resort centered around a natural sulfur spring at the foot of the cliffs. The resort was completed in 1925 and consisted of a 2-story hotel and restaurant with a ballroom, a billiard

room, three saltwater plunges, an enclosed boating area, and a bathhouse. The resort was managed by Tojuro and Tajimi Tagami. A 1933 earthquake closed the spring. This event, in addition to the depressed economic conditions of the time, lead to a decline in the popularity of the resort, which closed in the late 1930s.

Following the bombing of Pearl Harbor in 1941, the Japanese families at White Point were forced to leave. The Tagamis were given 24 hours to vacate the property. Federal agents raided the farming community on February 7, 1942 and conducted a surprise search that yielded a single antiquated rifle and 50 cartridges. On May 3, 1942 the notice for Japanese removal was given, and in April, the Japanese families at White Point were moved to internment camps.

Military Period

A military facility has been present at the location of Fort MacArthur since the late 18th century. In January 1914, it was named Fort MacArthur after Lt. General Arthur MacArthur, a leader in the Spanish American War, and father of Douglas MacArthur. The function of the facility was to provide a home for coastal artillery batteries. In 1914, Fort MacArthur consisted of three parcels of land: Middle Reservation, Point Fermen or the Upper Reservation, and a plot on Terminal Point. Later, the Fort would acquire Lower Reservation on Cabrillo Beach and parcels at Point Vicente and White Point. (Los Angeles Air Force Base 2001.)

During World War II, White Point was taken by the Federal government and incorporated into the Coastal Defense system of Fort MacArthur. Battery installations were planned for Marin, San Diego, and Los Angeles. The batteries intended to protect Los Angeles were to be constructed at Bolsa Chica and White Point. The Bolsa Chica installation was never completed. The White Point installation, housing two 16-inch guns, was completed and operational in 1943. It was deactivated in September 1945, and most of the armament was sold for scrap metal in 1946. (Hatheway 1987.)

After World War II, Fort MacArthur served as a training base. In the 1950s changing technology and changing threats lead to defense strategies that concentrated on protection against long-range strategic bombers with nuclear armament, rather than battleships. In 1954, numerous Nike missile bases were planned throughout Southern California, and Fort MacArthur became an antiaircraft missile site. The Nike missile facility at White Point was completed and occupied by 1955. By 1974, the NIKE missile sites had become obsolete and were shut down. As a result, Fort MacArthur disposed of parcels at White Point, the Lower Reservation, the Hospital Area, Point Vicente, and the Upper Reservation. The White Point property was transferred to the City of Los Angeles. (Los Angeles Air Force Base 2001; Hatheway 1987.)

3A.2.3 California Register of Historical Resources

State CEQA guidelines define three ways that a property can qualify as a significant historical resource for the purpose of CEQA review:

1. if the resource is listed in or determined eligible for listing in the California Register of Historical Resources,
2. if the resource is included in a local register of historical resources, as defined in section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements of section 5024.1(g) of the Public Resources Code unless the preponderance of evidence demonstrates that it is not historically or culturally significant, or
3. if the lead agency determines the resource to be significant as supported by substantial evidence in light of the whole record (14 California Code of Regulations [CCR] 6 3 15064.5).

The California Register of Historical Resources (CRHR) "...is an authoritative listing and guide to be used by state and local agencies, private groups, and citizens in identifying the existing historical resources of the state and to indicate which resources deserve to be protected, to the extent prudent and feasible, from substantial adverse change." (14 CCR 4850.1) The criteria used in determining listing or eligibility for listing of historical resources in the CRHR are consistent with the criteria developed for the National Register. However, these criteria have been modified for state use in order to include a range of historical resources that better reflect the history of California.

To be eligible for listing in the California Register, a resource must be significant at the local, state, or national level under one or more of the following four criteria:

1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;
2. It is associated with the lives of persons important to local, California, or national history;
3. It embodies the distinctive characteristics of a type, period, region, or method or construction, or represents the work of a master, or possesses high artistic values; or
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

Properties that are listed in or eligible for listing in the National Register of Historic Places (NRHP) are considered eligible for listing in the CRHR, and thus are significant historical resources for the purpose of CEQA (Public Resources Code [Pub. Res. Code] section 5024.1(d)(1)). The NRHP is a list of historic properties that represent the local, state, and national heritage of the United

States. The list is managed by the National Park Service for the Department of the Interior, but each State Historic Preservation Office reviews eligibility assessments and forwards recommendations for listing from the state level.

3A.2.4 Archaeological Resources

3A.2.4.1 Methods

A records search was conducted at the South Central Coastal Information Center at California State University Fullerton. The records search indicated that many studies have been conducted within the project area, and that there are five recorded archaeological sites located within the project area (CA-LAn-142, CA-LAn-152, CA-LAn-1144, CA-LAn-1269, and 19-120003). Historic maps indicate that three homesites were located within the project area before 1942.

Surveys were conducted in the 1970s (Clewlow 1975, 1977; Eberhart 1974). All five of the archaeological sites were tested for National Register of Historic Places (NRHP) eligibility in 1986, and four of them (CA-Lan-142, CA-Lan-152, CA-Lan-1144, and CA-Lan-1269) were recommended to be eligible for NRHP listing (Cooley et al. 1986a, 1986b). One site (CA-LAn-1144) was excavated as part of a data recovery study in 1989 (Clevenger et al. 1989).

3A.2.4.2 Known Archaeological Sites

CA-LAn-142 and CA-LAn-152 were first recorded by N. C. Nelson in 1912 as refuse heaps. Farm buildings were located on both sites, and the surrounding area was cultivated. Prehistoric resources were reported on the surface of both sites. CA-LAn-142 was later recorded by Eberhart as a small shell midden (1974). Later observations indicated that other prehistoric materials were present and the site boundaries were expanded. A portion of the site was destroyed by the construction of a sewage facility. However, the remainder of the site remained undisturbed. Two test units were excavated at the site in 1986 (Cooley et al. 1986b). Though the top 30 centimeters of the site had been disturbed by agricultural activity (plow zone), cultural materials were found to a depth of 180 centimeters. CA-LAn-142 was recommended to be eligible for listing in the NRHP under Criterion D for its potential to yield important data. This site is therefore considered to be eligible for listing on the California Register of Historical Resources (CRHR) and is a significant cultural resource.

CA-LAn-152 was recorded by Eberhart in 1974. This site was also the location of the Sepulveda summer home, constructed some time after 1894. The site was occupied by the Seo family from 1913 to 1942. A remnant of a fish pond is located on the knoll, and landscaping marks the site. The homesite consisted of a house, a barn, migrant workers' sheds, a fishpond, and a Japanese bath. Testing at CA-LAn-152 yielded primarily historic artifacts, though chipped stone, ground stone, and shell indicate a prehistoric occupation as well. Test excavations have

indicated that intact subsurface deposits are present at CA-LAn-152 (Cooley 1986b). Additionally, historic subsurface components that were not discovered during testing, but are likely to be present, include refuse deposits and privy pits. The site was recommended eligible for listing in the NRHP under Criterion D for its potential to yield data important to the prehistory of the area and information about the lifestyles and cultural values of the Japanese community living in the area prior to World War II. This site is therefore considered to be eligible for listing on the CRHR and is a significant cultural resource.

CA-LAn-1144 is a shell and lithic scatter that was recorded in 1984 (Weil and Weisbord 1984). The site consists of two loci (1144 and 1144-B). A total of 16 test units were excavated in both loci of the site (Cooley 1986b). Testing revealed cultural materials in an undisturbed context between 30 and 100 centimeters below the surface. Historic refuse located on the surface of the site appears to be associated with excavation and dumping activity in the 1950s. Data recovery excavations were conducted at CA-LAn-1144 in 1989 (Clevenger et al. 1989). Radiocarbon dates from this site ranged from 3080 to 3290 before present. This study concluded that CA-LAn-1144 is a relatively small site, less than 1,000 square meters, exhibiting a shallow deposit dated to the Intermediate Period. Trade items included obsidian and steatite and are present in small amounts. Seasonality studies indicate that the site was occupied during the summer.

CA-LAn-1144 was recommended to be eligible for listing in the NRHP under Criterion D for its potential to yield data that will address important research questions regarding the prehistory of the area. This site is therefore considered to be eligible for listing on the CRHR and is a significant cultural resource.

CA-LAn-1269 was recorded by Eberhart in 1974 as shell midden representing one or more temporary prehistoric camps. Test excavations conducted in 1986 consisted of 41 shovel test pits spread across the site and three 1- by 1-meter test units (Cooley et al. 1986a). Despite disturbance by agricultural activities and military development, much of the subsurface deposit at CA-LAn-1269 remains intact. CA-LAn-1269 appears to be a single function site, and was recommended eligible for NRHP listing under Criterion D for its potential to yield important information. This site is therefore considered to be eligible for listing on the CRHR and is a significant cultural resource.

Site 19-120003 was recorded by Eberhart in 1974 as a sparse scatter of shell with slightly heavier concentrations on the east and west ends, possibly representing two temporary camps. The site has been disturbed by both cut and fill. The surface component of the site was sparse, and it consisted of modern and fossil shells and only a few pieces of lithic material. Test excavations consisting of 15 shovel test pits and two 1- by 1-meter test units were conducted to address site integrity (Cooley et al. 1986b). Because of the disturbed nature of the site and the paucity of artifactual materials, 19-120003 was recommended not eligible for listing in the NRHP.

There are also three historic home sites within the project area. CA-LAn-152, recommended to be eligible for listing on the NRHP, is the location of a summer house built by the Sepulveda family. The same site was later occupied by the Seos. Landscaping, including olive and palm trees, mark the former location of this residence. The site of the Tagami house is marked by a line of palm trees east of the Seo homesite. The Kawashiri homesite was located east of the Seo homesite, but there is no surface evidence of the site today. These sites were occupied before the government acquisition of the project area in 1942.

3A.2.5 Historical Resources

3A.2.5.1 Methods

The identification of significant historical resources was completed through a professional review of previous studies and correspondence. Numerous studies and individual opinions have been written evaluating the significance of the standing structures and buildings within the project area. However, in August 2000, the State Historical Resources Commission (SHRC) voted to list two properties in the CRHR. For the purpose of environmental review, the findings of the Office of Historic Preservation (OHP) that support the SHRC listing of these resources serve as the best evidence available to determine the presence and characteristics of significant historical resources within the project area. The following descriptions and statement of eligibility are adapted directly from the OHP findings (Abeyta August 23 and August 24).

3A.2.5.2 White's Point Nike Launcher Area Missile Site 43L Historic District

Description

White's Point Nike Air Defense Missile Launcher Site 43L, covering approximately 142 acres at White Point, in San Pedro, Los Angeles County, is part of what was once an extensive military installation whose headquarters were Fort MacArthur. The site is bounded on the west by the Pacific Ocean, and it roughly follows the roadways of Weymouth Street, Paseo del Mar Avenue, Western Avenue, and 25th Street. The Nike Defense Missile operations at White's Point Launcher Site 43L originally consisted of more than 50 buildings, structures, and objects typically required for the maintenance and operations of a military defense missile installation.

Contributors to the district include seven foundations or concrete slabs with engraved descriptions on them that "serve to provide information about the resource and the district as a whole" (Los Angeles Nike Air Defense Veteran's Association 2000), three Sentry Buildings, and a liquid fuel shed. Major contributors to the district include the two underground Missile Storage

Magazines, the Warheading Assembly Building, the Assembly and Service Building, the Ready Room Building, and the Battery Paul D. Bunker gun fortification structures on the hill above the launch facility.

Eligibility

The White Point Nike Launcher Area Missile Site 43L Historic District was nominated as a Historic District to the CRHR under Criterion 1 as being significant for its association with events that made a significant contribution to local, state, and national military and cultural history during the period from 1956 to 1975. The district is significant for several reasons. It is located on a parcel of land that also contains a large underground gun fortification constructed in 1942 (the Battery Paul D. Bunker). Therefore, the entire site represents the crucial transition in air defense from antiaircraft gun emplacements to guided missiles and is actually the last major antiaircraft gun element of the system. It is also a part of the harbor defense system in Los Angeles and an integral part of the entire West Coast defense system. The site is closely associated geographically with Fort MacArthur and historically with the role that both the fort and the 47th Brigade played in the development of the Nike systems. The base was one of the first in the country to become operative with Army National Guard troops. In addition, the site is significant for several reasons related to its association with the Nike-Ajax and Nike-Hercules missile programs. Finally, the White Point site was one of the first in the nation to be outfitted with and to implement launcher area physical security using dog handlers trained by the Military Police. (Abeyta August 23.)

Although its component parts may lack individual distinction for eligibility, the entire assemblage, including the World War II bunkers, represents a unique and significant resource feature of the Nike bases. The White Point site is primarily significant for its association with the Los Angeles harbor and coastal defense system. Of the 288 Nike sites in the Continental Air Defense, it is the only remaining site in the Los Angeles Defense with as many remaining resources worthy of restoration and preservation, and it is the only example of its type in Los Angeles known to be associated with such a system from World War II throughout the Nike period. (Abeyta August 23.)

Of the more than 50 buildings, structures, and objects that originally composed the facility, only the following structures remain:

- two Missile and Storage Magazines,
- the Assembly and Service Building,
- the Warhead Assembly Building,
- the Ready Room Building,
- three Sentry Buildings on the lower flat area, and
- the Battery Paul D. Bunker structures on the hillside above.

However, those buildings and structures are included in the SHRC's list of the most significant of the original components of the installation. The SHRC findings state that the White Point Nike Launcher Area Missile Site 43L Historic District retains the identity for which it is significant, despite the fact that "neither the missiles nor the military personnel that once made this installation a vital center of defense activity are present, and the buildings and landscaping that once spoke of military pride and precision have been allowed to fall into disrepair, neglect and ruin" because the site "nevertheless conveys a strong sense of its historical purpose". The findings also state that the underground Missile and Storage Magazines with hydraulic elevators, a vertical escape hatch and ventilation ducts represent the most central and critical part of the site.

3A.2.5.3 Battery Paul D. Bunker

Description

The Battery Paul D. Bunker consists of two seacoast artillery bunkers situated on a coastal bluff overlooking Nike missile launch site 43L. Construction on Battery Paul D. Bunker began in April 1942 and was completed in December 1943. The battery, which is over 500 feet long and two stories high, housed two 16-inch Mark II M-1 Naval guns. Constructed of reinforced concrete and steel at a cost of more than $1.25 million, the battery contains approximately 10,240 square feet of space which encompasses two gun pits, two shell rooms, two powder rooms, two store rooms, and a motor generator room for each gun. A contributor to the resource, the battery's Plotting, Survey and Radio Room, is buried underground in a ravine to the rear of the battery. Another contributor is a single level dug-in fire control station with a reinforced concrete roof and walls, steel shutters and a steel counter-weighted entrance hatch which also housed the Alternate Battery Commander's station. (Abeyta August 24.)

Eligibility

Battery Paul D. Bunker was nominated to the CRHR on August 11, 2000, under criterion 1 for its association with events that have made a significant contribution in the broad patterns of local, state, and national history. Battery Bunker is the largest single remaining element of the World War II Harbor Defenses of Los Angeles and was the only modern major caliber battery in the Harbor Defenses of Los Angeles to be completed, armed, proof fired and transferred to the Coast Artillery ready for action. Battery Bunker also illustrates the evolution in design of sea coast gun emplacements from those with open gun pits providing no overhead protection form aerial attacks, such as the World War I Battery Osgood-Farley and Battery Barlow-Saxton, to those of "modern" World War II design incorporating heavy overhead protection for each gun emplacement. In addition, the bunker and the entire White Point site is significant because it represents the crucial transition from harbor and coastal

defense utilizing guns to continental air defense utilizing guided missiles. (Abeyta August 24.)

3A.3 Applicable Regulations

The California Environmental Quality Act addresses the issues involved with the loss of historic, archaeological, and paleontological resources that are potentially of scientific and cultural value.

3A.4 Impacts and Mitigation

3A.4.1 Methodology

Impacts to historic and archaeological resources were evaluated first through the identification of significant cultural resources. These methods were previously discussed above. The potential impacts are determined based on the project's ability to cause a substantial adverse change in significant resources using the criteria discussed below.

Paleontologic resources were evaluated through the use of available geologic maps of the area, which identify the rock formations that lie under the proposed project site. A determination was made of the potential for each of these formations to contain resources of significant scientific value based on the existing literature base. Then, a field reconnaissance was conducted to determine if any fossils were visible due to road cuts, erosion, or other causes. Grading plans were reviewed to determine if grading were to occur in any formation that could potentially contain fossils of significant scientific value.

3A.4.1.1 Criteria for Determining Significance

According to CEQA, a project with an effect that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment (CEQA rev. 1998 Section 15064.5(b)). CEQA further states that a substantial adverse change in the significance of a resource means the physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings that would materially impair the significance of an historical resource. Actions that would materially impair the significance of a historic resource are any actions that would demolish or adversely alter those physical characteristics of an historical resource that convey its historical significance and qualify it for inclusion in the CRHR or in a local register or survey that meet the requirements of sections 5020.1(k) and 5024.1(g) of the Public Resources Code.

3A.4.2 Project Impacts

3A.4.2.1 Impact A-1. Damage or Destruction of Known Significant Archaeological Resources

The proposed project could result in damage to or destruction of the four NRHP eligible archaeological sites in the project area. Making the area accessible to the public, creating trails that lead to the sites, and identifying archaeological sites would make them more vulnerable to looting and vandalism. To reduce this impact to a less-than-significant level, the following Mitigation Measure A-1 shall be implemented.

Mitigation Measure A-1: Avoid Known Archaeological Sites

Known significant archaeological sites shall be avoided by the following measures:

- Design trail locations that do not cross archaeological sites. Proposed trails shall be at least 100 feet from the boundaries of known significant archaeological sites.
- The locations of archaeological sites shall not be indicated by the use of signs or other means.
- Any interpretive exhibits addressing the prehistoric and historic land uses shall be at least 100 feet from known archaeological sites.

Archaeological site locations shall be identified on a copy of the project design maps so that design specification will avoid significant archaeological sites. This copy of the design maps will be marked *confidential* and will not be filed in the public domain in order to protect significant resources from vandalism.

3A.4.2.2 Impact A-2. Potential for Ground-Disturbing Activities to Damage Previously Unidentified Buried Cultural Resource Sites

Buried cultural resources that were not identified during field surveys could be inadvertently unearthed during ground-disturbing activities associated with the proposed project, which could result in the continued degradation or substantial damage to significant cultural resources. To avoid or reduce this potential impact on buried cultural resources, Mitigation Measure A-2 shall be implemented.

Mitigation Measure A-2: Stop Work if Cultural Resources are Discovered during Ground-Disturbing Activities

If buried cultural resources, such as chipped or ground stone, historic debris, building foundations, or non-human bone are inadvertently discovered during ground-disturbing activities, work will stop in that area and within 100 feet of the find until a qualified archaeologist can assess the significance of the find, and, if necessary, develop appropriate treatment measures. Treatment measures typically include development of avoidance strategies, capping with fill material, or mitigation of impacts through data recovery programs such as excavation or detailed documentation.

The construction contractor and lead contractor compliance inspector will verify that work is halted until appropriate treatment measures are implemented if cultural resources are discovered during construction activities. Concurrence from the Los Angeles Department Recreation and Parks on measures to be implemented before resuming construction activities in the area of the find will be obtained.

3A.4.2.3 Impact A-3. Potential to Damage Previously Unidentified Human Remains

Buried human remains that were not identified during field surveys could be inadvertently unearthed during project activities, which could result in damage to these human remains. To avoid or reduce this potential impact on human remains to a less-than-significant level, Mitigation Measure A-3 shall be implemented.

Mitigation Measure A-3: Comply with State Laws Pertaining to the Discovery of Human Remains

If human remains of Native American origin are discovered during ground-disturbing activities, it is necessary to comply with state laws relating to the disposition of Native American burials, which falls within the jurisdiction of the Native American Heritage Commission (Pub. Res. Code Section 5097). If human remains are discovered or recognized in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until

- the coroner of the county has been informed and has determined that no investigation of the cause of death is required; and
- if the remains are of Native American origin,
  - the descendants of the deceased Native Americans have made a recommendation to the land owner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate

dignity, the human remains and any associated grave goods as provided in Pub. Res. Code Sec. 5097.98, or

- the Native American Heritage Commission was unable to identify a descendant or the descendant failed to make a recommendation within 24 hours after being notified by the commission.

According to California Health and Safety Code, six or more human burials at one location constitute a cemetery (Section 8100), and disturbance of Native American cemeteries is a felony (Section 7052). Section 7050.5 requires that excavation be stopped in the vicinity of discovered human remains until the coroner can determine whether the remains are those of a Native American. If the remains are determined to be Native American, the coroner must contact the California Native American Heritage Commission.

3A.4.2.4 Impact A-4. Demolition and Removal of Features that Convey the Significance of a Significant Historical Resource

The proposed project includes demolition of all the abandoned foundations within the White's point Nike Launcher Area Missile Site 43L Historic District and six other buildings:

- the Missile Warhead Building,
- the Assembly and Service Building,
- the Ready Room Building, and
- three Sentry Buildings.

The demolition and removal of these contributing elements of the CRHR listed Historic District constitutes a significant impact.

The City shall incorporate Mitigation Measure A-4 into the proposed project to reduce the magnitude of the impacts on the Historic District.

Mitigation Measure A-4: Interpretive Program for the White Point Nike Launcher Area Missile Site 43L Historic District

As part of the larger interpretive program for natural resources, the City will develop interpretive programs for the White Point Historic District. The program will include the installation of interpretive displays in the vicinity of the remaining launch pad and Battery Paul D. Bunker to afford visitors the opportunity to understand the context and significance of those remaining features of the Historic District. The City will coordinate with the San Pedro

Historical Society and the Los Angeles Nike Air Defense Veteran's Association to identify opportunities to link the Preserve's interpretive programs with other interpretive programs aimed at providing the public with a greater understanding of the area's military history.

Residual Impacts

The mitigation measures will ensure that the central and most evocative component of the Historic District is not only retained, but also is protected from the gradual effects of deferred maintenance or neglect. Furthermore, the interpretive programs that will be developed to accompany the Nike launch pad will evoke the historic relationships of the buildings and structures of entire facility that have been lost over the past several decades, as well as the relationship of this part of the facility to the larger Fort MacArthur installation and the Los Angeles harbor defense network with which the district is associated. Therefore, the interpretive programs combined with the presence of the launch pad and the setting in relation to the Battery Paul D. Bunker will convey the important role that the Nike facility played in the transition between WWII air defense and Cold War era missile defense programs. Although the mitigation measures reduce the magnitude of the impact of the proposed project, because of the loss of the majority of buildings in the Historic District, the impacts cannot be reduced to a level of less than significant.

3A.4.2.5 Impact A-5. Continued Degradation of a Significant Historical Resource Due to Neglect, Vandalism, or Lack of Maintenance

The Master Plan does not specify that the grounds maintenance program will include procedures and policies geared specifically toward the care and maintenance of the remaining historic facilities with respect to their status as significant historical resources. Thus, the deterioration and vandalism that the property has already suffered could continue, and it could eventually result in the loss of the character-defining elements that currently convey the significance of the Underground Missile Storage Magazines or the Battery Paul D. Bunker. This constitutes a significant impact.

Mitigation Measure A-5: Maintenance and Condition Monitoring Procedures

The Master Plan for the Preserve states that a grounds maintenance program will be developed to properly maintain the physical grounds and that specific duties to be performed on a regular basis will be identified and incorporated into the City of Department's maintenance responsibilities. The City will ensure that a preservation architect who meets the Secretary of the Interior's professional

qualification standards and has demonstrated experience developing cyclical maintenance programs for historic resources is a member of the team that develops this program. Policies and procedures will be included that are consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties. As part of the process to develop the grounds maintenance program the City will determine the appropriateness of installing fencing or other access barriers around the launch pad.

Residual Impacts

With the implementation of Mitigation Measure A-5, the impact would be reduced to a level of less than significant.

3A.4.2.6 Impact A-6. Disturbance of Significant Paleontological Resources

Implementation of the proposed project is not expected to result in substantial grading of the site. However, grading for road construction, parking lot construction, trenching for pipelines, and other construction could disturb portions of the Monterey and Palos Verdes Formations. This activity could result in loss of paleontological resources of a significant scientific value. This impact is considered adverse and potentially significant without mitigation.

Mitigation Measure A-6: Preconstruction Consultation and Construction Monitoring

A paleontological resource monitoring plan shall be developed by a qualified paleontologist. This plan should include a review of construction plans to determine whether activities may disturb geologic formations and, in effect, may be likely to produce impacts on paleontological resources. A grading observation schedule shall be maintained when significant ground disturbance/grading is being undertaken in bedrock units to further evaluate and protect the fossil resources of the site.

A qualified paleontologist shall make a scientific evaluation of any fossil remains, either vertebrate or invertebrate, which may have been discovered in the process of earth removal. This evaluation would determine the level of necessity of making a scientific collection of the encountered paleontological resources.

Salvage operations shall be initiated if significant paleontological resources are encountered. A qualified paleontologist shall make salvage collections, as they deem necessary, for the recovery of the affected paleontological resources.

Residual Impacts

Impacts will be reduced to less than significant levels through implementation of the mitigation measures.

Chapter 3B
Biological Resources

3B.1 Introduction

The biological resources for the proposed White Point Park Nature Preserve Master Plan are discussed in this chapter. Information is provided on applicable standards, existing floral and faunal communities, sensitivity of both on-site plants and wildlife, and potential impacts that could occur from the proposed project.

3B.2 Setting

3B.2.1 Methods

Jones & Stokes based this analysis on reconnaissance-level field surveys conducted on April 28, 2001, and review of the following documents:

- *Preliminary Framework Plan for the White Point Nature Preserve*
- *Habitat Restoration and Development of White Point Nature Preserve*
- *U.S. Air Force Installation Restoration Program for Los Angeles Air Force Base, California, and Endangered Species Act Compliance Vegetation Mapping Report for White Point Nike Missile Site San Pedro, California*

The biologist surveyed the proposed site by driving along public roads and walking representative habitats. Habitat types, plants, and wildlife species observed (including observations of sign, such as burrows, scat, or tracks) in these representative areas were documented.

3B.2.1.1 Vegetation Resources

To determine the locations and types of vegetation resources that could occur on the project site, available information was reviewed from the California Department of Fish and Game 2000 California Natural Diversity Database (CNDDB), the California Native Plant Society's (CNPS's) *Inventory of Rare and*

Endangered Vascular Plants of California (Skinner and Pavlik 1994), and *The Jepson Manual* (Hickman 1993).

A biologist from Jones & Stokes conducted reconnaissance-level field surveys on April 28, 2001. The general purpose of the field surveys was to

- characterize plant communities and unique plant assemblages,
- determine if suitable habitat is present for special-status plant species known to occur in the region, and
- delineate waters of the United States, including wetlands using the U.S. Army Corps of Engineers' (Corps') 1987 Wetland Delineation Manual (Environmental Laboratory 1987).

Special-Status Plant Species

Information on occurrences of special-status plants on the project site was initially obtained from the CNDDB. Additional information on species habitat requirements, blooming periods, and field identifying characteristics was obtained from the state floras (Munz and Keck 1973, Hickman 1993) and the CNPS inventory (Skinner and Pavlik 1994). The term *special-status plants* defines species that are

- listed or proposed for listing as threatened or endangered under the federal Endangered Species Act (FESA) (50 CFR 17.12 for listed and various notices in the Federal Register (FR) for proposed species);
- candidates for possible future listing as threatened or endangered under the FESA (58FR 188: 51144-51190, September 30, 1993);
- federal species of concern (former C2 candidates);
- listed by the state of California as threatened or endangered under the California Endangered Species Act (CESA) (14 CCR 670.5);
- plants listed as rare under the California Native Plant Protection Act of 1977 (California Fish and Game Code, Section 1900 et seq);
- plants considered by CNPS to be rare, threatened, or endangered in California (List 1B); and
- select CNPS List 2, 3, and 4 plants identified in Skinner and Pavlik (1994) that may be unusual occurrences or range extensions or have unique attributes that would warrant their consideration under CEQA.

3B.2.1.2 Waters of the United States, Including Wetlands

To be subject to the Corps' jurisdiction, a wetland must meet the three mandatory criteria: hydrophytic vegetation, hydric soils, and wetland hydrology as defined in the 1987 Corps' wetlands delineation manual (Environmental Laboratory 1987).

Other waters of the United States refers to areas that do not qualify as jurisdictional wetlands but meet criteria for waters of the United States as defined in Section 404 of the Clean Water Act (33 CFR 328). The jurisdictional limits of non-wetland drainages and ponds are defined by an ordinary high-water mark. For the purposes of identifying such jurisdictional features, the Corps uses the following definition of an ordinary high-water mark (33 CFR 328.3):

> The term ordinary high-water mark means that a line on the shore established by the fluctuations of water and indicated by physical characteristics such as a clear, natural line impressed on the bank, shelving, changes in the character of soil, destruction of terrestrial vegetation, the presence of litter and debris, or other appropriate means that consider the characteristics of the surrounding areas (Environmental Laboratory 1987).

Under Sections 1600–1607, the California Fish and Game Code regulates activities that would alter the flow, channel, or banks of streams and lakes. The limits of DFG jurisdiction are defined in the code as a "bed, channel or bank of any river, stream or lake designated by the department in which there is at any time an existing fish or wildlife resource or from which these resources derive benefit" (Section 1601 California Fish and Game Code). The DFG defines a stream as:

> A body of water that flows at least periodically or intermittently through a bed or channel having banks and supports fish or other aquatic life. This includes watercourses having a surface or subsurface flow that supports or has supported riparian vegetation (Section 1601 California Fish and Game Code).

The term *stream* can include intermittent and ephemeral streams, rivers, creeks, dry washes, sloughs, blue line streams, and watercourses with subsurface flows.

3B.2.1.3 Wildlife Resources

Existing available information from the DFG, the USFWS, and other literature was reviewed to determine the locations and types of wildlife species that could occur in the project area.

The goal of the wildlife resource studies is to obtain sufficient information to adequately assess the potential impacts on wildlife resources on the project site. To accomplish this goal, the following tasks were conducted:

- Obtain and review existing information on wildlife resources known to be present in the project study area.
- Conduct habitat-based field surveys to describe and evaluate habitat types and species associations on the project site.

Pre–Field Survey Investigation

Before field surveys were conducted, existing and available information was gathered and reviewed to determine the location and types of wildlife resources that could occur in the project area, including statewide databases through contacts with the Natural Heritage Division and Nongame and Endangered Wildlife Section of the DFG. Previous reports listed above in the "Methods" section of this report were also reviewed.

A wildlife biologist conducted habitat-based field surveys on the project site. The objectives of the survey was to

- complete a detailed habitat-based resource survey of the entire project site to characterize habitat type, quality, and species associations; and
- evaluate habitat for threatened, endangered, candidate, and other special-status wildlife species identified as having a potential to occur on the project site.

Special-Status Wildlife Species

Various information was gathered and reviewed to develop a list of threatened, endangered, candidate, and other special-status wildlife species that occur or could occur at the project site. The DFG's 2000 database records from the CNDDB and results of reconnaissance-level field surveys were reviewed. In this document, the term special-status wildlife includes species that are:

- listed or proposed for listing as threatened or endangered under FESA (50 CFR 17.11);
- candidates for possible future listing as threatened or endangered under FESA (58 FR 188: 51144-51190, September 30, 1993);
- federal species of concern (former C2 candidates);
- listed by the state of California as threatened or endangered under CESA (14 CCR 670.5); and
- animal species fully protected in California (California Fish and Game Code, Sections 3511 [birds], 4700 [mammals], and 5050 [reptiles and amphibians]).

3B.2.2 Environmental Setting

The site consists of an approximately 102-acre parcel located in San Pedro, California. The site is bounded by Western Avenue on the west, Paseo del Mar on the south, Weymouth Avenue to the east, and housing to the north. The elevation of the site ranges from about 125 feet above mean sea level to about 360 feet above mean sea level.

The site has been disturbed from previous uses at the White Point U.S. Naval Reservation. Several buildings and foundations of military buildings, as well as roads, exist on the site.

3B.2.2.1 Plant Communities

Because of the prior uses at the site, the site lacks extensive populations of native plant species and is dominated by non-native annual grassland, and it is disturbed ruderal communities, ornamental species, and invasive non-native vegetation. There are occurrences of remnant coastal sage scrub, and individual scattered occurrences of native species.

Planting of native species has occurred on-site. During the 1999, 2000, and 2001 rainy season, native plants have been planted by community members and park enthusiasts in cooperation with the PVPLC. The species were planted along the boundary of the site and Paseo del Mar and at the intersection of Paseo del Mar and Weymouth Avenue. Plant species observed on-site are listed in table 3B-1.

Non-Native Annual Grassland

The non-native annual grassland community is the co-dominant community on-site (along with disturbed ruderal communities). This community is dominated by ripgut brome (*Bromus diandrus*), false brome (*Brachypodium distachyon*), wild oats (*Avena fatua*), slender oats (*Avena barbata*), black mustard (*Brassica nigra*), and fennel (*Foeniculum vulgare*). Native species including lupine (*Lupinus succulentus*), cliff aster (*Malacothrix saxatile*), and narrowleaved milkweed (*Asclepias fascicularis*) occur occasionally within this community.

Disturbed Ruderal Communities

This disturbed ruderal community is the other co-dominant community on-site. This community intergrades with the non-native annual grassland. Non-native herbaceous species including mallow (*Malva sylvestris*), oxtongue (*Picris echoides*), sowthistle (*Sonchus asper*), and sweet clover (*Melilotus albus*) dominate the disturbed ruderal community.

Ornamental Species

Ornamental species occur throughout the site. These species were most likely planted during the operation of the naval reservation. The ornamental species include pride of Maderia (*Echium fatsuosum*), sea lavender (*Limonium perezii*), ganzia (*Ganzia* sp.) Washington palm (*Washingtonia robusta*), California pepper tree (*Schinus mollis*), Cuban locust (*Ceasalpinia spinosa*), and olive (*Olea europea*).

Remnant Coastal Sage Scrub

Small areas of remnant populations of coastal sage scrub occur on-site. These areas are not contiguous and have been disturbed and only have occurrences of some typical coastal sage scrub species. Species occurring include California bush sunflower (*Encelia californica*), golden bush (*Isocoma menziesii*), California sagebrush (*Artemisa californica*), coast prickly pear (*Opuntia littoralis*), and lemonade berry (*Rhus integrifolia*).

Sensitive Plant Communities

A search of the CNDDB identified coastal bluff scrub as potentially occurring in the vicinity of the site. During the on-site surveys no sensitive plant communities were observed.

3B.2.2.2 Special-Status Plant Species

A list of special-status plant species with the potential to occur in the project area is presented in table 3B-2. This list was compiled based on a search of the DFG's CNDDB for the San Pedro 7.5-minute USGS quadrangles, information from the CNPS's *Inventory of Rare and Endangered Vascular Plants of California* (Skinner and Pavlik 1994), and *The Jepson Manual* (Hickman 1993).

The occurrence of special-status plant species on-site is not expected because the site has a long history of disturbance associated with U.S. Naval Reservation and lacks native plant communities. In addition, the CNDDB did not identify special-status species on the site. No special-status plant species were observed on-site during surveys conducted by Jones & Stokes.

State- or Federally Listed Species as Endangered or Threatened

No state- or federally listed endangered or threatened species were observed on-site and suitable habitat for these species is not present.

Table 3B-1. Plant Species Observed at the White Point Park Preserve

Common Name	Scientific Name
Italian cypress	*Cupressus sempervirens*
Pine	*Pinus* sp.
Sea fig	*Carpobrotus aequilaterus*
Hottentot fig	*Carpobrotus edulis*
Annual iceplant	*Mesembryanthemum crystallinum*
Prostate pigweed	*Amaranthus deflexus*
Lemonadeberry	*Rhus intergrifolia*
Brazilian peppertree	*Schinus terebinthifolius*
Fennel	*Foeniculum vulgare*
Natal plum	*Carissa macrocarpa*
Oleander	*Nerium oleander*
Narrowleaved milkweed	*Asclepias fascicularis*
California sagebrush	*Artemisa Californica*
Coyote bush	*Baccharis pilularis*
Mulefat	*Baccharis salicifolia*
Yellow starthistle	*Centaurea melitensis*
Horseweed	*Conyza canariensis*
Giant coreopsis	*Coreopsis gigantea*
California sunflower	*Encelia californica*
Gazania	*Gazania* sp.
Coast goldenbush	*Isocoma menziesii*
Cudweed aster	*Lessingoa filaninifolia*
Cliffaster	*Malacothrix saxatilis*
Bristly ox-tongue	*Picris echoides*
Prickly sow thistle	*Sonchus asper*
Cocklebur	*Xanthium strumarium*
Black mustard	*Brassica nigra*
Annual mustard	*Hirschfeldia incana*
Wild radish	*Raphanus sativus*
Prickly pear	*Opuntia littoralis*
Quail bush	*Atriplex lentiformis* ssp. *Breweri*
Australian saltbush	*Atriplex semibaccata*
Five-hook bassia	*Bassia hyssopifolia*
Russian thistle	*Salsola tragus*
Bindweed	*Convolvulus arvensis*
Rattlesnake weed	*Chamaesyce ālbomarginata*
Castor bean	*Ricinus communis*
Cuban locust	*Ceasalpinia spinosa*
Coastal lotus	*Lotus salsuginosus*
Arroyo lupine	*Lupinus succulentus*
Black medic	*Medicago lupulina*

Table 3B-1. Plant Species Observed at the White Point Park Preserve

Common Name	Scientific Name
Bur clover	*Medicago polymorpha*
White sweet clover	*Melilotus albus*
Yellow sweet clover	*Melilotus indicus*
Red stem filaree	*Erodium cicutarium*
Horehound	*Marrubium vulgare*
Cheeseweed	*Malva parviflora*
Ficus	*Ficus retusa*
Gum tree	*Eucalyptus* sp.
European olive	*Olea europea*
Linda Trade	*Gaura coccinea*
California poppy	*Eschscholzia Californica*
Sycamore	*Platanus racemosa*
Sea lavender	*Limonium perezii*
Canary Island date palm	*Phoenix canariensis*
Mexican fan palm	*Washington robusta*
Giant reed	*Arundo donax*
Slender oats	*Avena barbata*
Wild oats	*Avena fatua*
Ripgut brome	*Bromus diandrus*
Soft brome	*Bromus hordaceus*
Red brome	*Bromus madritensis* ssp. *rubens*
Bermuda grass	*Cynodon dactylon*
Common barley	*Hordeum vulgare*
Foxtail barley	*Hordeum murinum leporinum*
Giant rye	*Leymus condensatus*
Perennial ryegrass	*Lolium perenne*
Kikuyu grass	*Pennisetum clandestinum*
Fountain grass	*Pennisetum setaceum*
Wintergrass	*Poa annua*
Foxtail fescue	*Vulpia myuros*

Table 3B-2. Special-Status Plant Species that Could Potentially Occur in the Vicinity of the Site

Common Name Scientific Name	Status Federal/State/CNPS	California Distribution/Habitat	Potential for Occurrence
Aphanisma *Aphanisma blitoides*	SC/–/1B	Found in coastal bluff scrub coastal dunes, coastal scrub in sandy or clay soils in southern California.	Not expected because of the lack of suitable habitat.
South Coast Saltscale *Atriplex pacifica*	SC/–/1B	Found in coastal scrub, coastal bluff scrub, playas and chenopod scrub in coastal southern California.	Not expected because of the lack of suitable habitat.
Davidson's Saltscale *Atriplex serenana* var. *davidsonii*	–/–/1B	Found in coastal bluff scrub and costal scrub on alkaline soils.	Not expected because of the lack of suitable habitat.
Salt Marsh Bird's Beak *Cordylanthus maritimus* ssp. *maritimus*	E/E/1B	Found in coastal salt marsh, coastal dunes, and is limited to the higher zones of the salt marsh habitat.	Not expected because of the lack of suitable habitat.
Bright Green Dudleya *Dudleya virens* ssp. *virens*	SC/–/1B	Found on rocky bluffs facing the ocean in chaparral, coastal scrub, coastal bluff scrub. Endemic to San Clemente Island.	Not expected because of the lack of suitable habitat.
Coast Wooly Heads *Nemacualis denudata* var. *denudata*	–/–/1B	Found in coastal dunes.	Not expected because of the lack of suitable habitat.

Notes:

Federal

E = listed as endangered under the federal Endangered Species Act.

SC = species of concern; species for which existing information indicates it may warrant listing but for which substantial biological information to support a proposed rule is lacking.

State

E = listed as endangered under the California Endangered Species Act.

CNPS

1B = rare, threatened, or endangered in California and elsewhere.

State and Federal Species of Special Concern

No species of special concern were observed on-site and suitable habitat for these species is not present.

3B.2.2.3 U.S. Army Corps of Engineers Jurisdiction

No area on-site meets the three mandatory criteria (hydric soils, hydrophytic vegetation, and hydrology) for wetlands. Several swales or draws occur on the south facing slope, and surface water runoff from rain events flow down the swales and slope. These swales do not have an established bed and bank or evidence of a clear ordinary high-water mark. Therefore, these swales would not be considered other waters of the U.S.

3B.2.2.4 California Department of Fish and Game Jurisdiction

The swales on-site do not have riparian elements or a defined bed and bank and would not be considered a stream under the jurisdiction of the DFG nor require a streambed alteration agreement under Section 1600–1607 of the DFG Code.

3B.2.2.5 Wildlife

The site supports common wildlife species that are found in urban environments. The site has been disturbed because a lack of extensive native populations and habitats has reduced the diversity of wildlife species present. Species observed include red-winged blackbirds (*Agelaius phoeniceus*), red-tailed hawk (*Buteo jamaicensis*), mourning dove (*Zenaida macroura*), and common raven (*Corvus corax*). The presence of trees and shrubs on-site provide some perching, nesting, and roosting sites for birds. Wildlife species observed on-site are presented in table 3B-3.

Special-Status Wildlife Species

Because of the disturbed conditions, lack of native plant species, and lack of suitable habitats for special-status wildlife species, special-status species are not expected to occur. A list of special-status wildlife species with the potential to occur in the project area is presented in table 3B-4. This list was compiled based on a search of the DFG's CNDDB for the San Pedro 7.5-minute USGS quadrangle.

State- or Federally Listed Endangered or Threatened Species

The federally listed Palos Verde blue butterfly has historically occurred in the area. In 1983, three Palos Verde blue butterfly host plants locoweed (*Astragalus trichopodus* var. *Lonchus*) was observed on-site. These plants died in 1986 and no additional reports of this species have been documented on-site; no butterflies have been observed on-site. While coastal sage scrub species are found on-site they do not provide suitable habitat for the federally threatened California gnatcatcher (*Polioptilla californica*). No state- or federally listed endangered or threatened species were observed on-site and suitable habitat for those species is not present.

Federal or State Species of Concern

No state or federal species of concern were observed on-site and suitable habitat for these species is not present.

Wildlife Corridors

Royal Palms Beach Park is located south of the site across Paseo del Mar, and open space areas with coastal bluffs are located about 1 mile from the site at Friendship Park in San Pedro and Shoreline Park in Rancho Palos Verde. While these areas provide some native communities and habitats, they are not linked by open space to the site. Because of the disturbed nature of the project site and the lack of native communities (only common wildlife found in urban areas currently migrate through the site), the site does not provide significant wildlife corridors.

3B.3 Impacts and Mitigation

3B.3.1 Criteria for Determining Significance

The criteria used to determine the significance of impacts on biological resources are based on the Significance Thresholds in the *Draft LA CEQA Thresholds Guide*. The proposed project would normally result in a significant impact if it would result in

- the loss of individuals, or reduction of existing habitat, of a state- or federally listed endangered, threatened, rare, protected, candidate, or sensitive species or a Species of Special Concern;
- the loss of individuals or the reduction of existing habitat of a locally designated species or a reduction in a locally designated natural habitat or plant community;
- interference with wildlife movement/migration corridors that may diminish the chances for long term survival of a sensitive species;
- the alteration of an existing wetland habitat; or

Table 3B-3. Wildlife Species Observed at White Point Nature Preserve

Common Name	Scientific Name
Birds	
Cathartidae	
turkey vulture	*Cathartes aura*
Accipitridae	
red-tailed hawk	*Buteo jamaicensis*
Columbidae	
mourning dove	*Zenaida macroura*
rock dove	*Columba livia* *
Trochilidae	
Anna's hummingbird	*Calypte anna*
Tyrannidae	
western kingbird	*Tyrannus vociferus*
Corvidae	
American crow	*Corvus brachyrynchos*
common raven	*Corvus corax*
Mimidae	
northern mockingbird	*Mimus polyglottos*
Sturnidae	
European starling	*Sturnus vulgaris**
song sparrow	*Melospiza melodia*
Passeridae	
house sparrow	*Passer domesticus**
house finch	*Carpodacus mexicanus*
Reptiles and Amphibians	
Western fence lizard	Sceloporus occidentalis
Mammals	
brush rabbit	Sylvilagus bachmani cinerascens

Table 3B-4. Special-Status Wildlife Species that Could Potentially Occur in the Vicinity of the Site

Common Name Scientific Name	Status Federal/State	California Distribution/Habitat	Potential for Occurrence
Palos Verde Blue Butterfly *Glaucopsyche lygdamus palosverdensis*	E/–	Restricted to the cool fog shrouded seaward side of Palos Verdes Hills in Los Angeles County. Depends on host plant *Astragalus trichopodus* var. *lonchus*.	Not expected because of lack of suitable habitat, and lack of the presence of the host plant.
Sandy Beach Tiger Beetle *Cicindela hirticollis gravida*	–/–	Inhabits areas adjacent to non brackish water along the coast of California from San Francisco Bay to Northern Mexico. Prefers clean dry light colored sand in upper zone. Larvae prefer moist sand not affected by wave action.	Not expected because of the lack of suitable habitat.
California Least Tern *Sterna antillarum browni*	E/E	Nests along the coast from San Francisco Bay south to northern Baja California. Depends on sparsely vegetated flats, sandy beaches, alkali flats.	Not expected because of the lack of suitable habitat.
Coastal Cactus Wren *Campylorhynchus brunneicapillus couesi*	–/–	Found in southern California in coastal sage scrub with tall Opuntia cactus for nesting and roosting.	Not expected because of the lack of suitable habitat.
Coastal California gnatcatcher *Polioptila californica californica*	T/–	Obligate permanent resident of coastal sage scrub below 2500 feet in southern California.	Not expected because of the lack of suitable habitat.
San Diego Desert Woodrat *Neotoma lepida intermedia*	–/–	Coastal southern California from San Diego County to San Luis Obispo County. Specie prefers moderate to dense canopies, rock outcrops and rocky cliffs.	Not expected because of the lack of suitable habitat.

Notes:

Federal

E = listed as endangered under the federal Endangered Species Act.

T = listed as threatened under the federal Endangered Species Act.

State

E = listed as endangered under the California Endangered Species Act.

- interference with habitat that normal species behaviors are disturbed (e.g., from the introduction of noise or light) to a degree that may diminish the chances for long term survival of a sensitive species.

Impact B-1. Impacts to Individual Species or Existing Habitat, of a State- or Federally Listed Endangered, Threatened, Rare, Protected, or Sensitive Species or a Species of Special Concern

Development of the site including the planned land use improvements would not cause direct or indirect impacts on special-status species. The site lacks native plant communities and suitable habitat for individual species.

The proposed habitat restoration and management plan has the potential to benefit special-status species. The plan proposes to restore (through the re-creation of the native plant community that would typically be found in a given location due to the geologic, climatic, and site-specific local conditions) several native and sensitive habitat associations including coastal sage scrub, southern cactus scrub, coastal bluff scrub, and annual native grassland. After the restoration of these communities, and once substantial habitat is maintained, special-status species could have the potential to re-establish or inhabit the site. Potential species to re-establish or inhabit include

- federally threatened California coastal gnatcatcher (*Polioptilla californica*);
- federally endangered Palos Verde blue butterfly (*Glaucopsyche lygdamus palosverdesensis*);
- State Species of Concern costal cactus wren (*Campylorhnchus brunneicapillus couesi*);
- Palos Verde blue butterfly host plant locoweed (*Astragalus trichopodus* var. *lonchus*);
- CNPS 1B Lyon's pentachaeta (*Pentachaeta lyonii*);
- CNPS 1B Aphanisma (*Aphanisma blitoides*);
- CNPS 1B bright green dudleya (*Dudleya virens* ssp. *Virens*);
- CNPS 1B south coast saltscale (*Atriplex pacifica*).
- CNPS 1B Davidsons saltscale (*Atriplex serenana* var. *davidsonii*)

Mitigation Measures
No mitigation measures are required.

Residual Impacts
Impacts would be less than significant.

Impact B-2. Impacts to Individuals or the Reduction of Existing Habitat of a Locally Designated Species or a Reduction in a Locally Designated Natural Habitat or Plant Community

Development of the site including the planned land use improvements would not result in direct or indirect impacts on individuals or locally designated habitat or plant communities. The site lacks native plant communities and suitable habitat for individual species.

As discussed above in impact B-1 the proposed restoration of coastal sage scrub, annual grasslands, coastal bluff scrub, and riparian habitats has the potential to benefit the local and regional area by providing natural habitats and native plant communities resulting in increased wildlife diversity, and the potential for species to re-establish or inhabit increasing wildlife diversity. The same species as discussed in impact B-1 could re-establish or inhabit the site.

Mitigation Measures
No mitigation measures are required.

Residual Impacts
Impacts would be less than significant.

Impact B-3. Impacts to Wildlife Movement/Migration Corridors

Development of the site including the planned land use improvements would not result in direct or indirect impacts on wildlife movement or migration corridors. Because of the disturbed nature of the project site and the lack of native communities (only common wildlife found in urban areas currently migrate through the site), the site does not provide significant wildlife corridors.

The proposed habitat restoration and management plan has the potential to benefit general wildlife populations and provide native habitats for local and regional wildlife including special-status species. The restoration of coastal sage scrub, annual grassland, coastal bluff scrub, and riparian communities could provide an increase in wildlife diveristy, and the restablishment of special-status species. In additon, the native communities have the potential to provide additional habitats for migratory wildlife and increase migration of local and regional species to the site.

Mitigation Measures
No mitigation measures are required.

Residual Impacts
Impacts would be less than significant.

Impact B-4. Impacts to Existing Wetland Habitat

The proposed project will not have an impact on wetlands or waters of the U.S. under the jurisdiction of the Corps or DFG.

Mitigation Measures
No mitigation measures are required.

Residual Impacts
Impacts would be less than significant.

Impact B-5. Disturbance to Sensitive Species Affecting Long Term Survival from Interference with Habitat

As discussed in impact B-1, the project will not have an effect on sensitive species or habitats because of the lack of sensitive species and suitable habitat on-site.

As discussed in impact B-1, the proposed habitat restoration and management has the potential to create a benefit to sensitive wildlife species and provide suitable native habitats for the increase of wildlife diversity.

Mitigation Measures
No mitigation measures are required.

Residual Impacts
Impacts would be less than significant.

Chapter 3C

Hazards and Hazardous Materials

3C.1 Introduction

White Point Park has remained closed to the public since 1978. The site was formerly used for several military purposes that have resulted in potential hazardous conditions on the site, including

- housing large caliber gun emplacements for harbor and coastline protection;
- operating a Nike Ajax missile battery;
- operating a Nike Hercules nuclear missile battery;
- operating radar installations;
- operating facility support buildings;
- supporting a landfill used for disposal of non-industrial wastes (burn pit);
- supporting a landfill for construction debris (construction debris); and
- developing septic leachfields associated with operation of Fort MacArthur.

Many of the former activities at the site involved the use of what currently are considered hazardous substances. These included motor fuels, liquid rocket propellants, solvents, lubricants, paints, polychlorinated biphenyls (PCBs), and asbestos.

Concern about possible human health risks or adverse impacts on the environment led to several site assessments to investigate possible contamination by hazardous substances. The purpose of these investigations was to identify the location and severity of any contamination, and if needed, to develop a plan of action to remediate the site to a state whereby threats to human safety or the environment were reduced to less-than-significant levels. The history of these investigations is outlined below. (The following information was summarized from the Woodward-Clyde Federal Services' *Report of Investigation, Whites Point Nuke Missile Site, San Pedro, California*, prepared for the Los Angeles Air Force Base as part of the United States Air Force Installation Restoration Program.)

- 1981 – U.S. Army Toxic and Hazardous Materials Agency (USATHAMA) conducted an Installation Restoration Program (IRP) Phase I investigation (Chemical Systems Laboratory 1983)
- 1985 – U.S. Army Corps of Engineers conducted a site survey as part of the Corps' Defense Environmental Resources Program (DERP) (U.S. Army Corps of Engineers 1985)
- 1990 – Environmental Science and Engineering (ESE) conducted an IRP Phase II – Confirmatory Quantification, Stage I Report (ESE 1990)
- 1992 – Oak Ridge National Laboratory performed a reconnaissance radiological characterization of the White Point Nike Missile Site (ORNL 1992)
- 1993 – IT Corporation conducted a field investigation of the White Point site (IT Corporation 1993)
- 1997 – Woodward-Clyde conducted a further investigation for the ongoing IRP effort

Results of these investigations are discussed in the following description of the project setting.

3C.2 Setting

An overview of physical site characteristics is provided in Chapter 2, "Project Description." Physical site characteristics relevant to possible impacts on human health and the environment are discussed in below in the context of the results of previous on-site investigations.

3C.2.1 Findings of Previous Site Investigations

3C.2.1.1 1981 USATHAMA IRP Phase I Investigation

The purpose of the 1981 IRP Phase I investigation was to identify possible sites or sources of contamination and determine whether a Phase II program was warranted to collect and analyze samples for indications of suspected contamination.

Phase I investigations involve review of past land uses via photographs, maps, drawings, blueprints, documents, and personnel interviews to identify locations on a property where activities involving hazardous materials may have occurred. Once these locations have been identified on-site reconnaissance surveys are conducted to observe these and other areas of a site to determine if indications of possible contamination are apparent.

Results of the effort indicated a Phase II effort was warranted.

3C.2.1.2 1985 – U.S. Army Corps of Engineers DERP Survey

The 1985 DERP survey was essentially a Phase I survey. The same methodology of a Phase I investigation was employed.

The DERP report identified several locations warranting further investigation including sampling and analysis efforts.

3C.2.1.3 1990 –Environmental Science and Engineering IRP Phase II – Confirmatory Quantification, Stage I Report

The purpose of a Phase II investigation is to determine whether or not a site is contaminated by hazardous materials, to characterize that contamination and determine whether public safety may be in jeopardy, and to determine if site remediation is warranted.

ESE selected several sites at White Point for investigation based on the earlier Phase I and DERP efforts. These sites included petroleum-contaminated sites, a construction debris area, the Battery Paul D. Bunker septic leachfield, potential polychlorinated biphenyls sites, and groundwater testing. Results of these efforts are considered in sequence below.

Petroleum-Contaminated Sites

Two underground fuel storage sites located in concrete bunkers behind the former Battery Paul D. Bunker (figure 3C-1) were investigated and found to contain residual diesel fuel sludges. Because the tanks were completely encased in concrete bunkers, exposure to the environment was considered unlikely and no soil samples were collected. Recommendations were made to remove the residual diesel sludges.

During the investigations, two additional underground petroleum storage tanks were found. One was located near the former Nike generator building (building 1021, see figure 3C-1) and another in the area of demolished buildings at the corner of 25th Street and Western Avenue. ESE recommended decommissioning the former tank (which subsequently occurred in 1996) and evaluating the surrounding soils for possible contamination by petroleum hydrocarbons.

The latter tank was removed and soil sampling was performed in 1987 prior to construction of U.S. Air Force housing in the area.

ESE recommended that an exposure/risk assessment be conducted to determine risk to public health and safety. It is not known if soil sample were collected at

these locations and whether or not an exposure/risk assessment was performed at that time.

The ESE investigation also noted three other locations where petroleum hydrocarbon products were stored and handled: buildings 1018, 1033, and 1032. The Nike liquid propellant station, the flammable storage facility building, and the Nike acid fuel station respectively (see figure 3C-1). These locations were subsequently evaluated by Woodward-Clyde Federal Services in 1997. The effort and findings are discussed below.

Construction Debris Area and Burn Pit Site

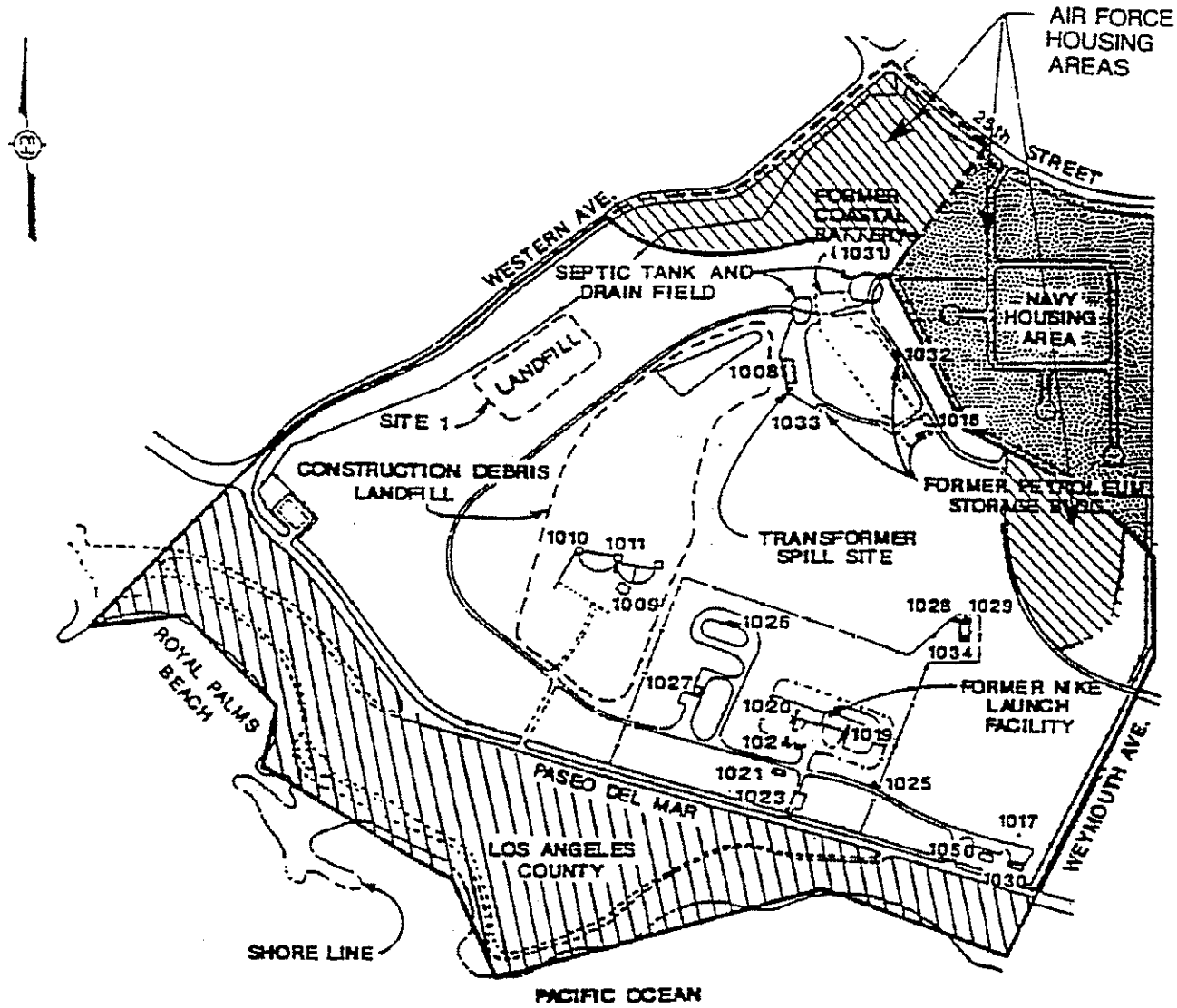
The burn pit site was operated in the mid- to late 1950s in the western portion of White Point (see figure 3C-1). There is apparently no record of an organized operation plan for the burn pit site. General refuse consisting of office trash, landscape trimmings, and building debris—but no industrial wastes—were reportedly disposed of at this location. ESE reported that petroleum wastes and solvents could be present because these materials were handled at White Point.

A construction debris area was operated in a ravine traversing the site in roughly a north-south direction just south of building 1008 and east of the roadway leading up to the Battery Paul D. Bunker (see figure 3C-1) this site was identified in the 1985 DERP report. The 1981 IRP Phase I investigation mentions that several truckloads of medical supplies were buried in a 6- by 15- by 9.5-meter trench at White Point. The exact location of this trench was not determined, but it is thought to be in the vicinity of the of the White Point construction debris area. It should be noted that this information was refuted by the former base facilities engineer, Lyle Jensen.

Battery Septic-Leachfield Area

Historical engineering diagrams indicate that a septic tank and drainfield were located at the northwest end of the former Battery Paul D. Bunker (see figure 3C-1). The tank and drainfield served as the sanitary disposal system for the battery and for some buildings that were located north of the battery prior to 1965. It is not known if any industrial-type wastes were disposed in this sanitary system.

ESE's soils investigation at this location did not detect any volatile aromatic or halogenated chemical compounds. The report indicated that, because petroleum hydrocarbons were not detected in the drainfield soils, hydrocarbons were not likely migrating from the system. ESE recommended no further action.



Note: Prepared for Lockheed Martin Energy Systems, Inc. Oak Ridge, Tennessee
Source: Woodward-Clyde Federal Services, NFRAP Category III Decision Document for the White Point Landfill, April 1998.

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Jones & Stokes

Figure 3C-1
Existing Facilities and Sites at White Point Park

Potential Polychlorinated Biphenyl Sites

The 1985, DERP survey identified five pole-mounted transformers on White Point. In addition, ESE identified two other pole-mounted transformers, a vandalized transformer spill site near building 1008, and three concrete pad-mounted transformers adjacent to building 1021 (see figure 3C-1). Based on practices common at the time the facility was in operation, ESE concluded that there was a high likelihood that these transformers contained PCBs and that spillage or leakage may have contaminated the soil.

ESE also detected PCB-containing hydraulic fluids and spills in the Nike missile launch complex buildings 1019 and 1020. ESE recommended that hydraulic fluids in these buildings be tested for PCBs and that, depending on the results of the laboratory analysis, the fluids or the fluids and the hydraulic systems be properly disposed.

Groundwater Testing

ESE tested groundwater at White Point and found low-level contamination by polynucleated aromatic hydrocarbons (PAHs). Based on samples taken up-gradient and down-gradient of the burn pit, it was determined that the burn pit site is a potential contributing source of PAHs. No pesticides, PCBs or chlorinated solvent contamination was detected. Four metals (iron, manganese, mercury, and selenium were detected at concentrations in excess of EPA drinking water maximum contamination levels (MCLs).

ESE recommended installation of an additional groundwater monitoring well several hundred feet down-gradient of the former burn pit site to define the down-gradient extent of PAH contamination. They recommended an exposure/risk assessment to determine whether the levels of PAHs constitute a risk to human health based on the site's anticipated future use. If the exposure/risk assessment determined that an unacceptable risk would occur, then a feasibility study would be conducted to evaluate remedial alternatives.

3C.2.1.4 1992 – Oak Ridge National Laboratory Reconnaissance Radiological Characterization of the White Point Nike Missile Site

In 1991, Oak Ridge National Laboratory performed a radiological characterization of the Nike missile buildings (1019 and 1020). The effort identified slightly elevated radon readings in the missile silos and attributed the cause to be buildup of natural radon consistent with an underground, poorly ventilated concrete structure.

3C.2.1.5 1993 – IT Corporation White Point Site Field Investigation

In 1993 and 1994, IT Corporation (IT) conducted field investigation activities at the White Point site. The investigation consisted of soil and water sampling and analyses and a geophysical survey. Areas investigated included the petroleum fuels storage area, construction debris area and associated areas, the Battery Paul D. Bunker septic tank and leachfield, the burn pit site, and the vandalized transformer area. Groundwater sampling was conducted throughout the White Point site.

Petroleum Fuels Storage Area

Soil samples from building 1018 showed presence of lead and total recoverable petroleum hydrocarbons (TRPH). Soil samples from building 1032 showed presence of lead, nitrate/nitrite, PAHs, and TRPH. Soil samples from building 1033 showed presence of lead, PAH, volatile organic hydrocarbons (VOH), and TRPH. The risk evaluation indicated that the maximum concentration of lead and one PAH (benzo(a) pyrene) exceeded their residential Primary Remediation Goals (PRGs) but all cancer and non-cancer risk estimates were within acceptable levels. Samples from buildings 1032 and 1033 did show elevated concentrations of lead above action levels (thresholds at which actions must be taken to reduce health hazards to acceptable safety standards). Samples from buildings 1032 and 1033 also showed elevated concentrations of TRPH above action levels.

IT recommended a focused removal action for these substances in the immediate vicinity of the sampling locations. IT also recommended that these locations be included in the site-wide ecological risk assessment to evaluate the potential impact of past site activities on indigenous site biota.

Construction Debris Area

Soil samples from the construction debris area indicated the presence of metals, cyanide, and PAHs. Soil samples from the alluvial fan at this site indicated the presence of metals, PAHs, and VOCs. Soil samples from the trap and skeet range indicated the presence of metals, cyanide, PAHs, and one VOC. The risk evaluation identified two metals (arsenic and cadmium) and several PAHs that exceeded their residential PRGs. The cancer risk and non-cancer hazard index using the residential scenario exceeded acceptable risk levels for the site.

IT recommended a site-specific risk evaluation with greater flexibility in exposures scenarios to reflect the intended future use of the site and a site-wide ecological risk assessment to evaluate the potential impact of past site activities on indigenous site biota.

Battery Septic Tank and Leachfield

Soil samples analyzed from this site indicated the presence of metals, PAHs, semivolatile organic compounds (SVOCs), and TRPH. The risk evaluation identified two metals (arsenic and cadmium) and two PAHs (benzo(a) pyrene and dibenzo(a,h) anthracene) that showed soil concentrations in excess of their residential PRGs. Only the non-cancer hazard index for the residential receptor exceeded acceptable risk levels for the site.

IT recommended a further site-specific human health risk assessment for the site including more plausible exposure scenarios reflecting the intended future site use and a site-wide ecological risk assessment to evaluate the potential impact of past site activities on indigenous site biota.

Burn Pit Site

Soil samples analyzed from the burn pit site indicated the presence of metals, pesticides, PAHs/SVOCs, and VOCs. Outside the burn pit boundaries, the samples contained metals and PAHs only. Only the non-cancer hazard index for the residential receptor exceeded acceptable risk levels for the site as a whole.

IT recommended a further site-specific human health risk assessment for the site including more plausible exposure scenarios reflecting the intended future site use and a site-wide ecological risk assessment to evaluate the potential impact of past site activities on indigenous site biota.

Groundwater samples analyzed from this site indicated the presence of metals and VOCs. Only one metal (antimony) source concentration exceeded the EPA drinking water MCL. Antimony was not considered carcinogenic through the oral pathway.

Vandalized Transformer Area

Soil samples taken from this site indicated the presence of TRPH above the action level and recommended that a focused removal action be limited to the soils in the immediate vicinity of the locations where the elevated TRPH was found.

IT stated that additional soil sampling may be required to define the extent of contaminated soil. This site was also recommended to be included in the site-wide ecological risk assessment.

Groundwater Sampling

Groundwater sample analyses from the seven monitoring wells on the White Point site showed two metals (antimony and thallium) and one SVOC (bis[2-ethyl hexyl] phthalate that had source concentrations in excess of the EPA drinking water MCL.

3C.2.1.6 1997 – Woodward-Clyde Federal Services Continuation of Ongoing IRP Effort

In 1997 Woodward-Clyde Federal Services (WCFS) continued the IRP effort at the White Point site. They conducted additional sampling efforts and performed a human health risk evaluation and an ecological health risk assessment. These activities were performed for the propellant storage areas:

- buildings 1018, 1032, and 1033,
- the battery septic leachfield area,
- the construction debris area,
- the burn pit site, and
- the Nike missile silos (buildings 1019 and 1020).

In addition, they conducted ambient air monitoring, additional sampling of groundwater monitoring wells, and an asbestos survey. Results of the human health risk evaluations and ecological health risk assessments are provided in the tables below for each of these locations on-site.

Propellant Storage Areas

Based on the results of the human health and ecological risk screenings, Woodward-Clyde Federal Services recommended no further action and that the propellant storage areas be granted closure (tables 3C-1 and 3C-2).

Table 3C-1. Human Health Risk Screening for Propellant Storage Areas

Building	Analytes	Constituents Of Concern	Conclusion
1032	Metals	Copper, molybdenum, selenium, silver, and zinc	Based on the Gehan background comparison test and the PRG comparison, concentrations of metals in soil samples at Building 1032 do not pose a significant health risk
	PCB, PAH, TPH, and VOC	None	Based on the PCB, PAH, TPH, and VOC results, concentrations of organic chemicals at Building 1032 do not pose a significant risk to human health.
1033	Metals	Cadmium, copper, molybdenum, selenium, silver, thallium, and zinc.	Based on the Gehan background comparison test and the PRG comparison, COC in subsurface soil at Building 1033 slightly exceeded levels found in background soil samples but are below carcinogenic and non-carcinogenic risk levels of concern
	PCB, PAH, TPH and VOC	None	Based on the PCB, PAH, TPH, and VOC results, concentrations of organic chemicals at Building 1032 do not pose a significant risk to human health.

Table 3C-2. Ecological Risk Screening for Propellant Storage Areas

Building	Analytes	Primary Constituents of Ecological Concern	Conclusion
1032	Metals	Copper, molybdenum, selenium, and zinc	Based on the Gehan background comparison test, the comparisons of site RME concentrations to that of the Monterey Formation, and the limited ecological habitat, concentrations of metals in soil samples at Building 1032 do not pose a significant ecological risk
	PCB, PAH, TPH, and VOC	None	Based on the analytical results, concentrations of organic chemicals do not pose a significant risk to ecological health.
1033	Metals	Cadmium, copper, molybdenum, selenium, silver, and zinc.	Based on the Gehan background comparison test, the comparisons of site RME concentrations to that of the Monterey Formation, and the limited ecological habitat, concentrations of metals in soil samples at Building 1032 do not pose a significant ecological risk
	PCB, PAH, TPH and VOC	None	Based on the low toxicity, the limited detection of 1,2,4-trichlorobenzene, the limited ecological habitat, and the analytical results for other organic chemicals, concentrations of organic chemicals at Building 1032 do not pose a significant risk to ecological health.

Coastal Battery Septic Leachfield Area

Based on the results of the human health and ecological risk screenings, Woodward-Clyde Federal Services recommended no further action and that the coastal battery septic leachfield site be granted closure (tables 3C-3 and 3C-4).

Table 3C-3. Human Health Risk Screening for Coastal Battery Septic Leachfield Area

Analytes	Constituents of Concern	Conclusion
Metals	Antimony, cadmium, chromium, cobalt, copper, molybdenum, nickel, selenium, thallium, and zinc.	Based on the Gehan background comparison test and the PRG comparison, some metals in subsurface soil at the coastal septic leachfield slightly exceed levels found in background soil samples but are below carcinogenic and non-carcinogenic risk levels of concern
PAH	None	PAHs do not pose an unacceptable human health risk at the the coastal septic leachfield

Table 3C-4. Ecological Risk Screening for Coastal Battery Septic Leachfield Area

Analytes	Primary Constituents of Ecological Concern	Conclusion
Metals	Cadmium, chromium, cobalt, copper, molybdenum, nickel, selenium, and zinc.	Based on the Gehan background comparison test HQs, comparison of site HQs, and weight of evidence, concentrations of metals in soil samples at the coastal battery septic leachfield do not pose a significant ecological risk.
PAH	Benzo(a) fluoranthene	Based on the HQ method, PAHs do not pose an unacceptable ecological risk at the coastal battery septic leachfield.

Construction Debris Area

Based on the results of the human health and ecological risk screenings, Woodward-Clyde Federal Services recommended no further action and that the construction debris area be granted closure (tables 3C-5 and 3C-6).

Table 3C-5. Human Health Risk Screening for the Construction Debris Landfill

Analytes	Constituents of Concern	Conclusion
Metals	Antimony, beryllium, cadmium, chromium, copper, lead, mercury, molybdenum, nickel, selenium, thallium, vanadium, and zinc.	Based on the Gehan background comparison test and the PRG comparison, metals in soil at the construction debris landfill are not likely to pose an unacceptable health risk under long-term residential or industrial exposure conditions.
PAH	None	PAHs in subsurface soil at the construction debris landfill are within accepted carcinogenic and non-carcinoginic risk levels. The PAHs were infrequently detected above the reporting limits at the construction debris landfill.

Table 3C-6. Ecological Risk Screening for the Construction Debris Landfill

Analytes	Primary Constituents of Ecological Concern	Conclusion
Metals	Antimony, beryllium, cadmium, chromium, copper, lead, molybdenum, nickel, selenium, vanadium, and zinc.	Based on the Gehan background comparison test HQs, comparison of site HQs to background HQs, and weight of evidence, concentrations of metals in soil samples at the construction debris landfill do not pose a significant ecological risk.
PAH	Benzo(a)anthracene benzo(a) pyrene benzo(b) fluoranthene benzo(k)fluoranthene benzo(g,h,I)perylene chrysene,floranthene indeno(1,2,3-cd)pyrene and pyrene.	Based on the HQ method, PAHs do not pose an unacceptable ecological risk at the construction debris landfill

Burn Pit Site

Based on the results of the human health and ecological risk screenings, Woodward-Clyde Federal Services recommended no further action and that the burn pit site be granted closure (tables 3C-7 and 3C-8).

Table 3C-7. Human Health Risk Screening for the Burn Pit Site

Analytes	Constituents of Concern	Conclusion
Metals	Antimony, beryllium, cadmium, chromium, cobalt, copper, lead, mercury, nickel, silver, selenium, thallium, vanadium, and zinc.	Based on the Gehan background comparison test and the PRG comparison, some metals in subsurface soil at the White Point landfill exceed levels found in background soil samples but are below carcinogenic and non-carcinogenic risk levels of concern Results of the lead spread sheet model indicate that lead in the soil at the White Point landfill is not expected to result in unacceptable levels of blood lead in children for residential purposes.
PAHs	None	PAHs do not pose an unacceptable human health risk at the White Point landfill.

Table 3C-8. Ecological Risk Screening for the Burn Pit Site

Analytes	Primary Constituents of Ecological Concern	Conclusion
Metals	Antimony, beryllium, cadmium, chromium, cobalt, copper, lead, nickel, selenium, silver, vanadium, and zinc.	Based on the Gehan background comparison test HQs, comparison of site HQs to background HQs, and weight of evidence, concentrations of metals in soil samples at the White Point landfill do not pose a significant ecological risk.
PAHs	Dibenzo(a)n anthracene and indeno(1,2,3-cd)pyrene	Based on the HQ method, PAHs do not pose an unacceptable ecological risk at the White Point landfill

Nike Missile Silos

Based on the results of the human health and ecological risk screenings, Woodward-Clyde Federal Services recommended no further action and that the soils at the Nike missile site drainfield site be granted closure (tables 3C-9 and 3C-10).

Table 3C-9. Human Health Risk Screening for Nike Missile Silos

Analytes	Constituents of Concern	Conclusion
Metals	Beryllium, , cobalt, copper, lead, mercury, and zinc.	Based on comparing the Cmax to 95% UCL and the PRG comparison, metals in subsurface soil in the drainfield at the Nike missile silos are below carcinogenic and non-carcinogenic risk levels of concern
PAHs, SVOCs, VOCs, TPH, and PCBs	PAHs, SVOCs, VOCs, and PCBs were not detected.	TPH does not pose an unacceptable human health risk at the Nike missile silos
Ambient Air Monitoring	PCBs	PCBs detected inside building 1019 and 1020 do not pose a significant health risk by inhalation.

Table 3C-10. Ecological Risk Screening for Nike Missile Silos

Analytes	Primary Constituents of Ecological Concern	Conclusion
Metals	None	Based on a comparison of detected levels in site surface soils to background, concentrations of metals in Nike missile silos surface soils do not pose a significant ecological risk
PAHs	None	Based on the analytical results, concentrations of PAHs do not pose a significant risk to ecological health.

With regard to PCB contamination of concrete and hydraulic piping associated with the missile lift system previously reported, Woodward-Clyde Federal Services recommended that remediation and sealing of the contaminated surfaces be conducted in both silos. They proposed that exposed hydraulics associated with the missile elevator and silo missile doors be removed and all residual liquids be collected and transported to a state-approved disposal facility and that the floor drains be cleaned of contaminated debris and capped with a concrete plug.

3C.2.1.7 Groundwater and Monitoring Wells

The 1997 Woodward-Clyde Federal Services IRP investigation reported substantial detail regarding the hydrogeology and groundwater for the site and vicinity (Woodward-Clyde Federal Services, December 1997, *Report of Investigation, Whites Point Nuke Missile Site, San Pedro, California*, Prepared for the Los Angeles Air Force Base as part of the United States Air Force Installation Restoration Program pages 2-3 through 2-7). The report found that the Monterey Formation underlying the site is largely impervious and serves as an aquitard (i.e., a barrier to water transmission), although localized sandstone units within the formation may contain connate waters with salinity ranging from that equal to ocean water to approximately half of that found in ocean water.

Woodward-Clyde Federal Services reviewed water well information on nearby wells provided by the State of California Department of Water Resources, the Los Angeles County Department of Public Works, and the United States Geological Survey. Results of that review indicated that no industrial or potable water supply wells are completed within the Monterey Formation on the Palos Verde Peninsula and there are no known operating supply wells within 2 miles of White Point.

No groundwater in the vicinity of the site is used as drinking water. The closest groundwater source used as a potable supply is the Silverado Aquifer located in the Los Angeles Basin. The Silverado Aquifer occurs approximately 3 miles north of the White Point site, just north of the Palos Verde fault, which forms the southern boundary of the aquifer. The Silverado Aquifer does not exist at the White Point site and is statigraphically above the Monterey Formation where it does exist. It is geologically isolated from the geologic units underlying the site by the Palos Verde Fault.

Results of both the human health and ecological risk assessments did not indicate human or ecological risks related to groundwater and no direct exposure pathway exists to the surface. Woodward-Clyde Federal Services recommended retaining the monitoring wells to allow the Department to monitor them as appropriate.

3C.2.1.8 Asbestos

Because non-friable asbestos was identified in samples collected in buildings 1019, 1020, 1027, 1030, and 1050, Woodward-Clyde Federal Services recommended that during remediation of the PCB in buildings 1019 and 1020, that the control rooms be sealed and hepa-vacuuming be performed near the control room door to protect remediation contractor personnel as they perform PCB cleanup. Subsequently, all asbestos-containing materials in Buildings 1019 and 1020 were removed by the Department to protect maintenance personnel.

In July 1998, the Department conducted an asbestos abatement project to remove some asbestos-containing materials (ACMs) associated with some former buildings at the site that were vandalized. The ACMs were properly disposed in accordance with applicable regulations. However, this abatement did not include the six buildings that still stand today (Davis pers comm.).

In November 1998, an Asbestos and Lead-based Paint Survey was conducted at White Point, which included the Ready Room Building, the Assembly and Service Building, and the Warhead Building (Health Science Associates 1998). None of the three Sentry Buildings were surveyed. Of the three main buildings, only the Ready Room Building and the Nike Hercules Missile Assembly and Service buildings contained ACMs in the form of flexible duct joint material and elbow fitting insulation, respectively. There were no ACMs in the Warhead Building. These ACMs have not been abated as of this date (Davis pers comm.).

In addition, lead-based paint (LPB) with lead levels above both the Consumer Product Safety Standard (0.06% by weight) and the HUD standard (0.5% by weight) were found in all three main buildings (i.e., Ready Room Building, the Missile Assembly and Service Building, and the Missile Warhead Building). None of the LBP has been abated as of this date (Davis pers comm.).

3C.3 Applicable Regulations

Use of hazardous materials and hazardous materials management are governed by many federal and California state laws and regulations. Generally, federal and state laws within California are enforced via several departments within California Environmental Protection Agency. These include the DTSC, the State Water Resources Control Board, the Department of Pesticide Regulation, the Office of Health Hazard Assessment, and the California Air Resources Board.

The Department of Energy (DOE) provided technical and management support to the Los Angeles Air Force Base for implementation of the IRP as part of the Comprehensive Environmental Response Conservation and Liability Act (CERCLA), site investigations, remedial actions, and related activities associated with the White Point site.

The lead oversight agency at White Point was the DTSC, southern California office, Long Beach. The LARWQCB assisted the DTSC in oversight of remediation activities at the White Point site and assumed lead oversight after DTSC issued "No Further Response Action." Agency involvement included review and approval of work plans, field oversight, consultation on development of screening-level human health and ecological risk assessment protocols and remediation strategy, and a review of interim data and the final report.

3C.4 Impacts and Mitigation

3C.4.1 Methodology

3C.4.1.1 Criteria for Determining Significance

The criteria used to determine the significance of impacts related to hazards and hazardous materials are based on Appendix G of the State CEQA Guidelines and the *Draft LA CEQA Thresholds Guide*. The proposed project would result in a significant impact if it would

- conflict with regulatory requirements protecting public health and safety;
- expose people or structures to the risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wild lands

- result in probable and severe consequences to people or property as a result of a potential accidental release or explosion of a hazardous substance;
- require substantial new, or interfere with existing, emergency response or evacuation plans resulting in severe consequences; or
- result in probable and severe consequences to people from exposure to health hazards.

3C.4.2 Project Impacts

3C.4.2.1 Impact C-1. Consistency with Regulatory Requirements Protecting Public Health and Safety

The project site has been thoroughly investigated for potential hazards to public health and safety. Known hazards have either already been remediated or will be eliminated through design elements of the proposed project.

The DTSC has issued a "No Further Response Action" for the project site, indicating that the site has been cleaned to appropriate standards and that no remaining health effects remain on-site. However, it should be noted that the project site is an active case with the LARWQCB. It is not clear why the site is currently active since all previous studies indicated that there are no significant hazards associated with the site. Nevertheless, prior to implementation of the project, the Department will need to obtain a "No Further Action" determination by the LARWQCB, or identify appropriate strategies that satisfy LARWQCB requirements for possible deed restrictions and long-term groundwater monitoring.

The other remaining health hazards are related to the potential for the remaining buildings to contain remnants of asbestos and lead-based paint. If not properly abated, demolition of structures containing ACMs and LPB could potentially expose construction workers and other receptors on or near the project site to adverse health effects. Additionally, if these materials are located within any of the structures that would remain on-site, exposure of people that come into contact with these materials could potentially lead to adverse health effects. Implementation of the mitigation measures below would minimize the potential for significant impacts and reduce impacts to less-than-significant levels.

Mitigation Measure C-1. Obtain Closure from the Los Angeles Regional Water Quality Control Board

Prior to implementation of the proposed project the Department shall obtain a "No Further Action" determination by the LARWQCB, or work with the LARWQCB to identify appropriate strategies that satisfy closure requirements,

which could possibly involve deed restrictions or long-term groundwater monitoring.

Mitigation Measure C-2. Properly Handle and Dispose of Asbestos-Containing Materials and Substances Containing Lead-Based Paint

Before demolishing the buildings that are proposed for removal, and before the park is opened to the public, the Department shall commission a contractor to assess the three Sentry Buildings that were not previously investigated for the potential to contain ACMs and LPB. All asbestos and LPB substances that are identified within the remaining six buildings on-site shall be properly abated in accordance with federal, state, and local regulations.

Residual Impacts

Implementation of the above mitigation measure will reduce potential impacts on public safety to less-than-significant levels.

3C.4.2.2 Impact C-2. Exposure of People or Structures to the Risk of Loss, Injury, or Death Involving Wildland Fires, Including Where Wildlands are Adjacent to Urbanized Areas or Where Residences are Intermixed with Wild Lands

The proposed project would not expose people or structures to significant wildland fire hazards. Roads, parking areas, pathways, and other open areas serve to isolate vegetated areas from nearby residents and buildings. As part of the proposed project, a fuel modification plan is incorporated into the restoration plan at the borders of the site to protect adjacent uses from possible fire hazards on-site. Additionally, the PVPLC will coordinate with the City of Los Angeles Fire Department to identify detailed fuel modification requirements prior to implementation on-site. No significant risk of loss, injury, or death related to wildland fire would occur.

Mitigation Measures

No mitigation is required.

Residual Impacts

No residual impacts are anticipated.

3C.4.2.3 Impact C-3. Health and Safety Consequences from the Potential Accidental Release or Explosion of a Hazardous Substance

According to the studies conducted previously on-site, no hazardous substances that are capable of exploding were found on-site. The health risk assessments and ecological risk assessment prepared for the site determined that no hazardous or toxic substances exist in significant concentrations on the subject site that would cause health and safety consequences if released to the environment. No significant adverse impacts are anticipated.

Mitigation Measures

No mitigation is required.

Residual Impacts

No residual impacts are anticipated.

3C.4.2.4 Impact C-4. Consistency with Emergency Response or Evacuation Plans

The proposed project includes accommodations for adequate emergency access throughout the site. A paved road will provide access from the parking lot to the Battery Paul D. Bunker at the higher elevations of the project site. Additionally, several pedestrian access locations would be provided around the perimeter of the site, which would enable emergency crews to serve the site if necessary. No significant adverse impacts are anticipated.

Mitigation Measures

No mitigation is required.

Residual Impacts

No residual impacts are anticipated.

3C.4.2.5 Impact C-5. Health and Safety Consequences from Existing Health Hazards

There are no known existing health hazards associated with the site, with the exception of the potential ACMs and LPB substances that may remain in the former military structures on-site. The site has been thoroughly investigated and any potential health hazards have been remediated or will be remediated through project design. Based on the health risk assessments and ecological risk assessments prepared for the proposed project site, no significant adverse health-related impacts are anticipated.

There are potential safety hazards related to the possibility of people being injured by falling off the top of the Battery Paul D. Bunker. There is also a potential safety perception in relation to the stability of the silo doors. Implementation of the mitigation measures below would minimize the potential for impacts.

Mitigation Measure C-5: Eliminate Hazards through Restricting Access to Hazardous Elements.

Measures shall be incorporated into the project design to restrict public access from the edges of the top of the Battery Paul D. Bunker, and from the doors of the missile silos. These measures shall consist of installation of railings, fencing, or some other physical barriers along with appropriate signage to prevent access to these areas.

Residual Impacts

No residual impacts are anticipated.

Chapter 3D

Transportation and Traffic

3D.1 Introduction

This chapter discusses the potential impacts on transportation facilities resulting from the proposed project. Portions of this analysis are based on the results of a traffic impact analysis conducted by Linscott, Law & Greenspan Engineers (2001) for the proposed project. The traffic analysis assesses the impacts of traffic generated by the proposed specific plan on local roadway systems, as well as potential impacts associated with the site access design. The complete traffic study is provided as Appendix C of this EIR.

3D.2 Setting

3D.2.1 Local and Regional Access

Regional access to White Point Park is provided via the 110 Harbor Freeway with exits at Pacific Coast Highway to Western Avenue or Gaffey Street to Paseo del Mar. Public transportation is provided to the area by Metro line service along Paseo del Mar and Western Avenue, with the closest stop at Western Avenue and 25th Street. The area is also served by the Municipal Area Express (MAX), which has more frequent stops along Paseo del Mar. Planned improvements along Paseo del Mar include a pedestrian walkway and curb as well as striped bicycle lanes in each direction.

3D.2.2 Existing Roadway Network

The principal local network of streets serving White Point Park is Western Avenue, Gaffey Street, and Paseo del Mar.

Western Avenue is designated as State Route 213, which is a north–south 4-lane/6-lane divided roadway north of 25th Street and a 2-lane/4-lane undivided roadway south of 25th Street. The speed limit on Western Avenue is currently 40 mph. Parking is not permitted on either side of the roadway within the vicinity of

the project. The land use along Western Avenue within the project vicinity is primarily residential, retail, or open space.

Gaffey Street is designated as a north–south 4-lane undivided roadway south of the southerly terminus of the 110 Harbor Freeway. The speed limit on Gaffey Street is currently 35 mph. Parking is permitted on either side of the roadway within the vicinity of the project. The land use along Gaffey Street within the project vicinity is primarily retail and residential.

Paseo del Mar is designated as a east–west 2-lane undivided roadway between Gaffey Street and Western Avenue. The speed limit on Paseo del Mar is currently 35 mph. Parking is not permitted on the north side adjacent to the White Point Park and is time restricted on the south side along the bluffs (no parking is allowed between 10 p.m. and 6 a.m.). The land use along Paseo del Mar within the project vicinity is primarily open space and park use.

3D.2.2.1 Existing Area Traffic Volumes

Existing weekday and weekend (Saturday) peak hour and daily traffic volumes for Paseo del Mar were collected in April 2001 by City Traffic Counters. The weekday and weekend peak hour and daily volumes along Paseo del Mar are summarized in table 3D-1 below. The weekday peak hour occurs from 2:15 p.m. to 3:15 p.m. and the weekend peak hour occurs from 3:00 p.m. to 4:00 p.m. The operating conditions of roadways and intersections are expressed in terms of level of service (LOS), which is represented by letter grades A–F, where A indicates excellent, free-flow conditions and F indicates severely congested conditions. The LOS categories and the corresponding vehicle capacity utilization ratios are as follows:

- LOS A - 0.00 to 0.60
- LOS B - 0.61 to 0.70
- LOS C - 0.71 to 0.80
- LOS D - 0.81 to 0.90
- LOS E - 0.91 to 1.00
- LOS F - >1.00

The existing weekday and weekend level of service on Paseo del Mar is LOS A (V/C = 0.469 [weekday] and V/C = 0.575 [weekend]) based on a collector roadway (2-lanes) capacity of 15,000 vehicles per day (VPD).

Table 3D-1. Existing Weekday and Weekend Daily and Peak Hour Traffic Volumes

	Weekday Volumes (vehicles)		Weekend Volumes (vehicles)	
Street Segment	Daily	Peak Hour	Daily	Peak Hour
Paseo del Mar	7,037	596	8,625	874

3D.3 Applicable Regulations

With respect to transportation issues, the proposed project is subject to the requirements of the City of Los Angeles Department of Transportation, and the California Department of Transportation (Caltrans) has jurisdiction for any impacts along Western Avenue because it is a State Highway. No specific requirements have been identified at this time.

3D.4 Impacts and Mitigation

3D.4.1 Methodology

The impact of the added project-related traffic volumes generated by the proposed White Point Nature Preserve during the daily and peak hour timeframes were evaluated based on analysis of future operating conditions along Paseo del Mar, with the proposed project.

Due to the nature of the project, the proposed Preserve is expected to generate a minimal amount of traffic during the a.m. and p.m. peak periods (7:00 a.m.–9:00 a.m. and 4:00 p.m.–6:00 p.m.). Consequently, the intersections in the vicinity of the proposed preserve (i.e., Western/Paseo del Mar, Western/25th, and Paseo del Mar/Weymouth) were not studied in detail because they are not expected to be impacted by the minimal traffic that would be generated by the proposed project. Additionally, Paseo del Mar currently operates at LOS A in the vicinity of the project site and would not be substantially impacted by the project-related traffic. Furthermore, the peak hour traffic expected to be generated by the proposed Preserve, which will occur between 9:00 a.m. and 4:00 p.m., will be less than 50 trips, which is a general threshold whereby, if the project generates 50 or fewer trips, the intersection analysis is not required. Therefore, the traffic impact analysis focuses on the 2 proposed driveways that would provide ingress and egress the park.

The *Highway Capacity Manual* (HCM) analysis methodology was used to investigate the future volume-to-capacity relationships and service level characteristics at the 2 proposed White Point Nature Preserve driveways. The methodology for stop-controlled intersections was used for the analysis of the 2 proposed access driveways, which are characterized as unsignalized intersections. This methodology estimates the average delay for each vehicle to make its turning movement and determines the LOS for each movement. The

overall average control delay measured in seconds per vehicle and level of service is then calculated for the entire intersection. The HCM control delay value translates to a LOS estimate, which is a relative measure of the intersection (driveway) performance.

The methodology used to analyze potential hazards associated with the proposed access locations involves a site distance analysis. Minimum Stopping Sight Distance is defined in the Caltrans *Highway Design Manual* (HDM) as the distance required by the driver of a vehicle, traveling at a given speed, to bring his vehicle to a stop after an object on the road becomes visible. Stopping sight distance is measured from the driver's eyes, which are assumed to be 3.5 feet above the pavement surface, to an object 0.5-foot high on the roadway. The speed used in determining stopping sight distance is defined as the critical speed or 85th percentile speed (the speed at which 85% of the vehicles are traveling at or less). The critical speed is the most important factor in determining stopping sight distance. Table 201.1 in the HDM is used in determining stopping sight distance based on the critical speed of vehicles on the affected roadway. While the speed limit on Paseo del Mar is posted at 35 mph, a critical speed of 45 mph was used for the sight distance analysis presented in this EIR in order to be conservative and to allow for additional acceleration time for buses.

Other transportation issues were analyzed based on common planning practices and an evaluation of the proposed project in relation to the existing setting.

3D.4.1.1 Criteria for Determining Significance

The criteria used to determine the significance of impacts on transportation are based on Appendix G of the State CEQA Guidelines and the *Draft LA CEQA Thresholds Guide*. A project would normally have a significant impact if it would

- cause an increase in the volume-to-capacity (V/C) ratio on an intersection operating condition after the addition of project traffic of one of the following:
  - V/C increase > 0.040 if final LOS[1] is C
  - V/C increase > 0.020 if final LOS[1] is D
  - V/C increase $\geq$ 0.010 if final LOS[1] is E or F;
- cause an increase in the V/C ratio on a street segment operating condition after the addition of project traffic equal to or greater than the following:
  - V/C increase $\geq$ 0.080 if final LOS[1] is C
  - V/C increase $\geq$ 0.040 if final LOS[1] is D

[1] Final LOS is defined as projected future conditions including project, ambient, and related project growth but without project traffic mitigation.

- V/C increase ≥ 0.020 if final LOS[1] is E or F;

- cause an increase in the demand-to-capacity (D/C) ratio on a freeway segment or freeway on- or off-ramp of 2% or more capacity (D/C increase ≥ 0.02), which causes or worsens LOS F conditions (D/C > 1.00);
- have a significant neighborhood intrusion impact from the increase in the average daily traffic (ADT) volume on a local residential street in an amount equal to or greater than the following:
  - ADT increase ≥ 120 trips if final ADT[2] <1,000
  - ADT increase ≥ 12% if final ADT[2] ≥1,000 and < 2,000
  - ADT increase ≥ 10% if final ADT[2] ≥2,000 and < 3,000
  - ADT increase ≥ 8% if final ADT[2] ≥3,000;
- cause an intersection nearest the primary site access to operate at LOS E or F during the a.m. or p.m. peak hour, under cumulative plus project conditions;
- include design features/physical configurations that affect the visibility of pedestrians and bicyclists to drivers entering and exiting the site and the visibility of cars to pedestrians and bicyclists;
- result in hazards from existing physical conditions of the site and surrounding area, such as curves, slopes, walls, landscaping or other barriers that could result in vehicle/pedestrian, vehicle/bicycle or vehicle/vehicle conflicts;
- affect existing transit capacity or conflict with existing transit systems;
- provide less parking than is needed to accommodate visitors at the site;
- result in street closures or traffic lane closures that could adversely affect circulation patterns, result in safety considerations, or affect emergency access to the site or surrounding areas;
- result in the interruption of bus service or reduce the availability of public transit options within a 0.25-mile radius of the project site; or
- reduce alternative parking locations within 0.25-mile of the project site.

3D.4.2 Project Impacts

3D.4.2.1 Impact D-1. Traffic Impacts to Existing Roadway Network

Traffic impacts to the existing street system are evaluated based on the increase in traffic from the proposed project when added to ambient traffic conditions. The traffic analysis presents the ambient traffic conditions, the project-related

[2] Final ADT is defined as total projected future daily volume including project, ambient, and related project growth.

traffic generation and distribution, and the resulting traffic conditions on the existing roadway network.

Project Traffic Generation

In order to determine the impacts on the existing transportation network, the project-related vehicle trips must first be identified and then added to ambient traffic conditions. Traffic generation is expressed in vehicle trip ends, defined as one-way vehicular movements, either entering or exiting the generating land use. The forecasted trips generated by the proposed project are presented in tables 3D-2 and 3D-3 for weekdays and weekends, respectively.

As presented in table D-2, the Preserve is expected to generate approximately 466 weekday daily trips and 27 weekday peak hour trips (12 inbound, 15 outbound). As presented in table D-3, the Preserve is expected to generate approximately 576 weekend (Saturday) daily trips and 34 weekend day peak hour trips (16 inbound, 18 outbound). The Saturday generation was used because visitation to the park is likely to be greater on Saturday than on Sunday. The Regional Park land use was the most indicative of the nature preserve characteristics based on the size of the preserve and the capacity of the parking lot. The traffic generation forecast provided in tables D-2 and D-3 are conservative, particularly the peak hour forecast, which provides a reasonable worst-case analysis.

Table 3D-2. Weekday Project Traffic Generation Forecast

		Peak Hour		
Land Use	Daily	Enter	Exit	Total
Generation Factors: 417: Regional Park (TE/Acre)	4.57	0.11	0.15	0.26
Generation Forecast: Nature Preserve (102 Acres)	466	12	15	27
Weekday Traffic Generation Forecast	466	12	15	27

Note: Peak hour is p.m. peak hour of generator.

Source: *Trip Generation,* 6th Edition, Institute of Transportation Engineers, Washington, D.C. 1997

Table 3D-3. Weekend Project Traffic Generation Forecast

		Peak Hour		
Land Use	Daily	Enter	Exit	Total
Generation Factors: 417: Regional Park (TE/Acre)	5.65	0.16	0.18	0.34
Generation Forecast: Nature Preserve (102 Acres)	576	16	18	34
Weekend Traffic Generation Forecast	576	16	18	35

Land Use	Daily	Peak Hour Enter	Peak Hour Exit	Peak Hour Total

Note: Peak hour is p.m. peak hour of generator.

Source: *Trip Generation*, 6th Edition, Institute of Transportation Engineers, Washington, D.C. 1997

Project Traffic Distribution and Assignment

The general, directional traffic distribution pattern for the proposed project is presented in figures 3D-1 and 3D-2 for weekday and weekend peak hour and daily project volumes, respectively. Project traffic volumes, both entering and exiting the site, have been distributed and assigned to the adjacent street system based on

- the site's proximity to major traffic carriers (i.e., I-110, Western Avenue, and Gaffey Street, etc.); and
- ingress/egress availability at the project site.

Consequently, it was assumed that 75% of visitation traffic would be attracted from the northwest via Western Avenue and the remaining 25% from the southeast via Gaffey Street and Pacific Street.

The anticipated weekday and weekend peak hour and daily project volumes at the 2 proposed park driveways are presented in figures 3D-1 and 3D-2. The traffic volume assignments presented in the above mentioned exhibits reflect the traffic distribution characteristics shown.

Ambient Traffic Conditions

In order to assess the impacts from the project, the project trips are added to the ambient traffic conditions. The ambient traffic represents the forecasted traffic at the opening date, or horizon year, of the project, which is 2003. Horizon year background traffic growth estimates have been calculated using ambient growth factors, which are intended to include unknown and future related projects in the study area. They also account for regular growth in traffic volumes due to the development of projects outside the study area. For this traffic analysis, future growth in the traffic volumes along Paseo del Mar have been calculated by incorporating a 1% annual ambient growth rate. The application of this growth rate to existing 2001 traffic volumes results in a 2% growth in existing volumes along Paseo del Mar to horizon year 2003.

2003 Background Plus Project Traffic

The estimates of project-generated traffic volumes were added to the 2003 background condition to develop traffic projections for the 2003 background plus project scenario. The resulting weekday and weekend peak hour and daily traffic volumes at each of the 2 proposed nature preserve driveways are illustrated in figures 3D-3 and 3D-4, respectively.

Based on the HCM method of analysis for the 2 proposed nature preserve driveways, the inbound driveway (east) and outbound driveway (west) are both estimated to operate at LOS A during the weekday and weekend peak hour with the addition of project-related traffic. The weekday and weekend peak hour total intersection delay at the inbound driveway is 0.1 seconds per vehicle. The weekday and weekend peak hour total intersection delay at the outbound driveway is 0.2 seconds per vehicle. In addition, the eastbound left turn movement delay was calculated at the inbound driveway to determine if an exclusive eastbound left turn pocket would be needed. The weekday and weekend peak hour left turn delay was calculated as 7.7 and 8.1 seconds per vehicle, respectively, which indicates no significant delay and no need to create an exclusive eastbound left turn pocket at the inbound driveway. As a result of these overall conditions, the proposed project will not significantly impact the surrounding transportation circulation system or traffic along Paseo del Mar.

As discussed above, the existing local intersections (i.e., Western/Paseo del Mar, Western/25th, and Paseo del Mar/Weymouth) were not studied in detail due to the minimal increase in traffic that is expected on the local roadway network. The peak hour traffic expected to be generated by the proposed Preserve would be less than 50 trips, which is below the standard threshold for conducting intersection analyses.

Mitigation Measures

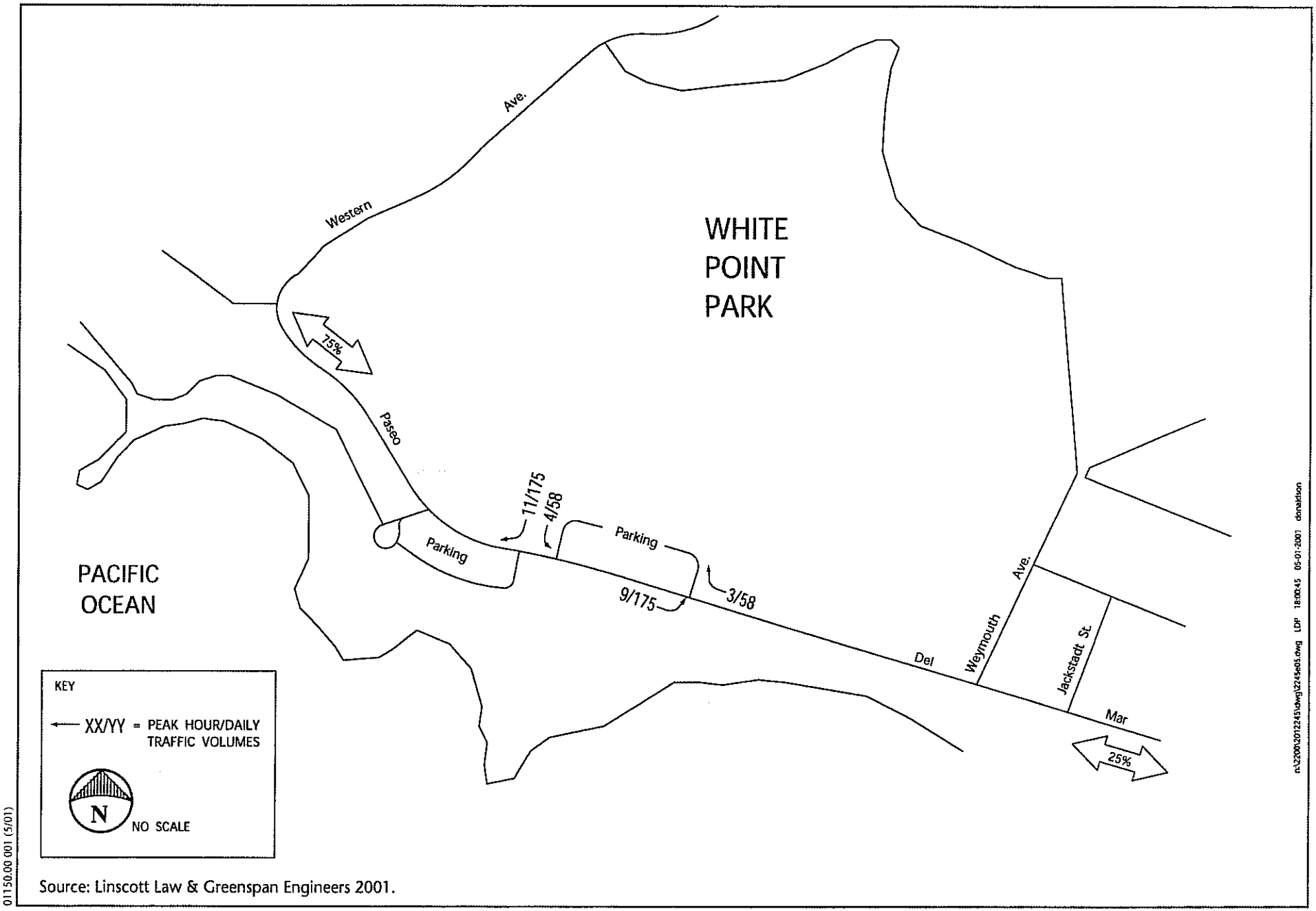
No mitigation is required.

Residual Impacts

Impacts would be less than significant.

3D.4.2.2 Impact D-2. Potential Transportation-Related Hazards

The primary transportation-related hazard that could be associated with the proposed project is the possibility of limited sight distance for turning movements out of the proposed parking lot driveways. As discussed above under "Methodology," a Minimum Stopping Site Distance analysis was conducted to



Source: Linscott Law & Greenspan Engineers 2001.

01150.00 001 (5/01)

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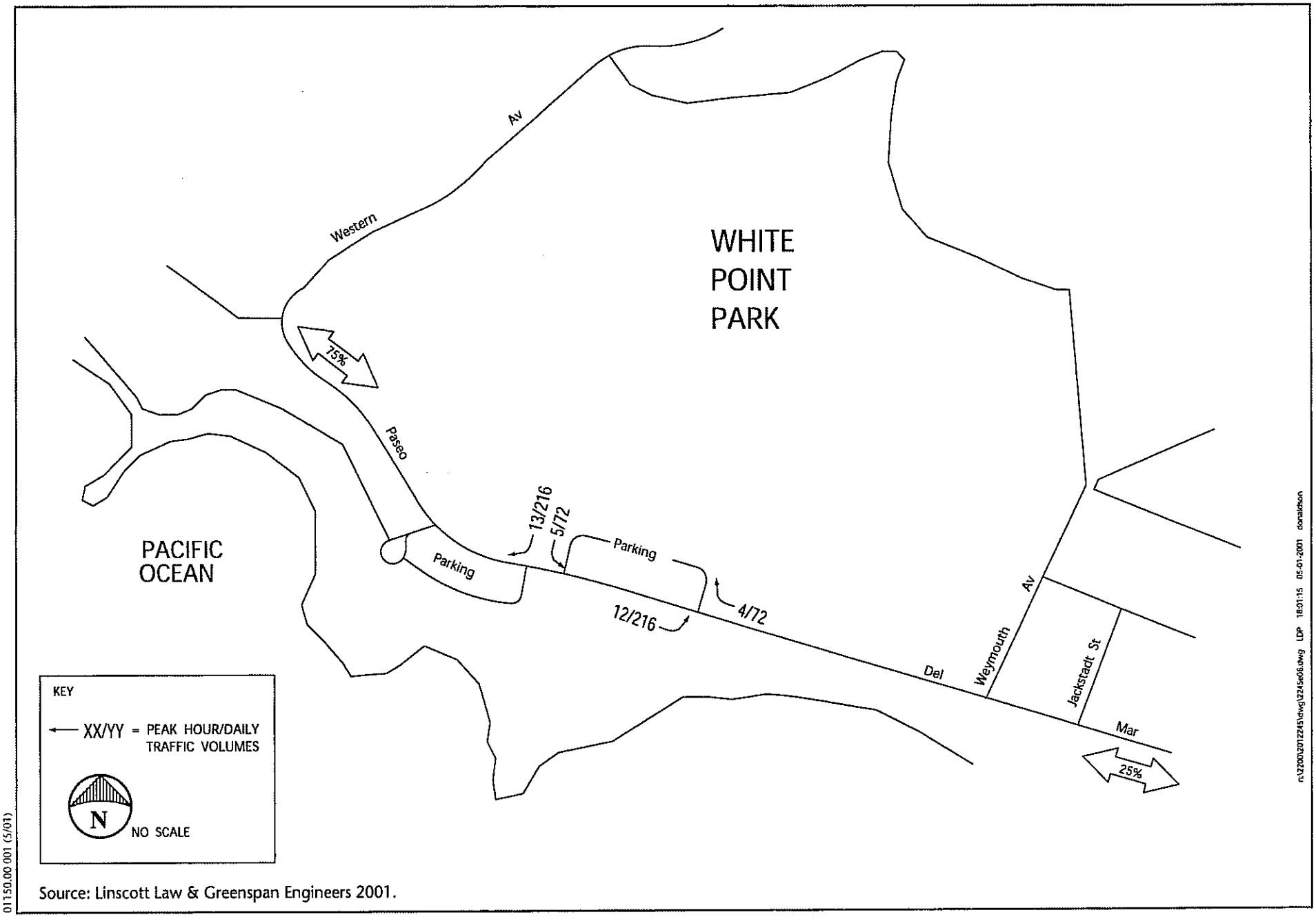
Jones & Stokes

Figure 3D-1
Weekday Peak Hour and Daily Project Traffic Volumes



Source: Linscott Law & Greenspan Engineers 2001.

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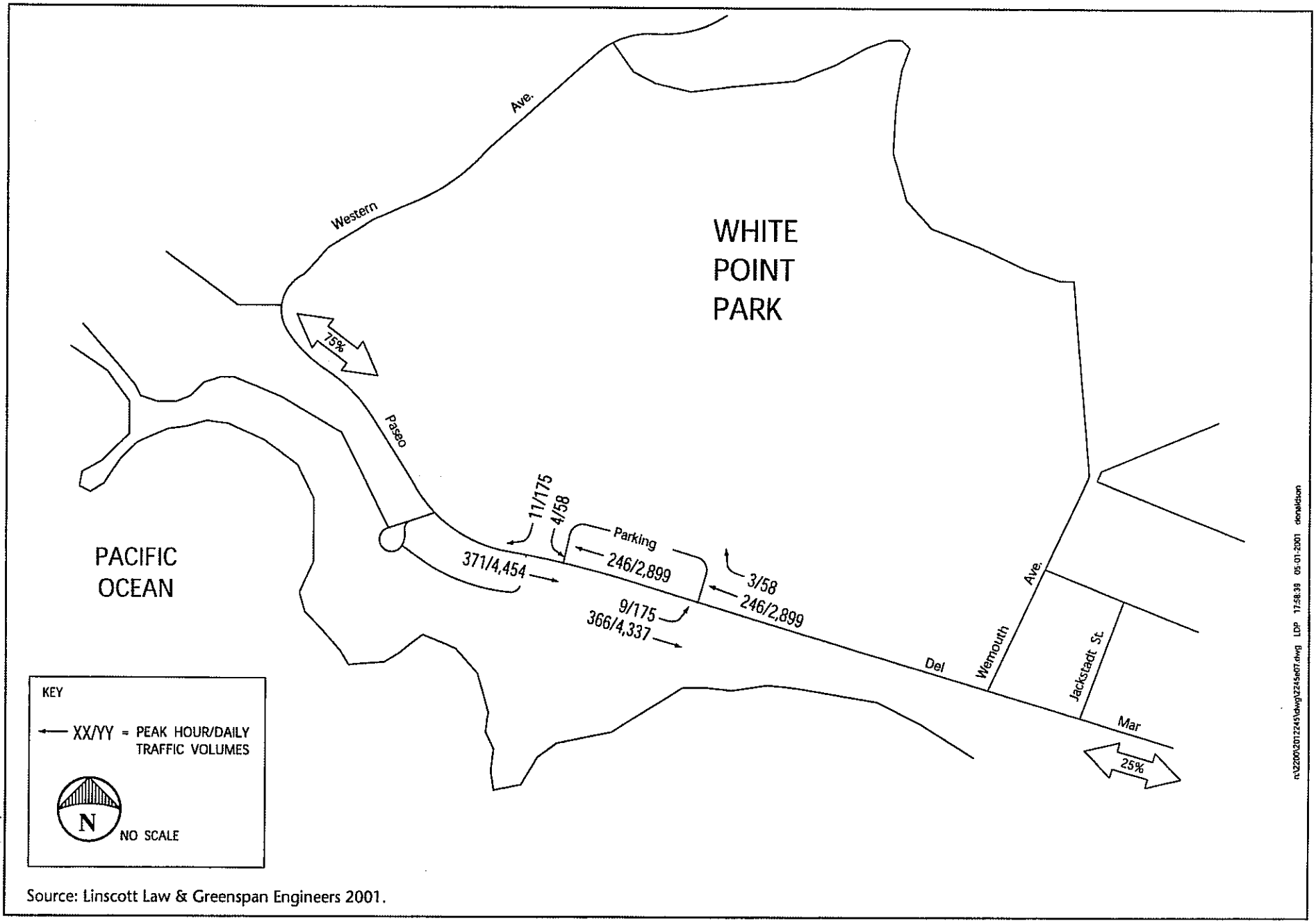
Jones & Stokes

Figure 3D-2
Weekend Peak Hour and Daily Project Traffic Volumes

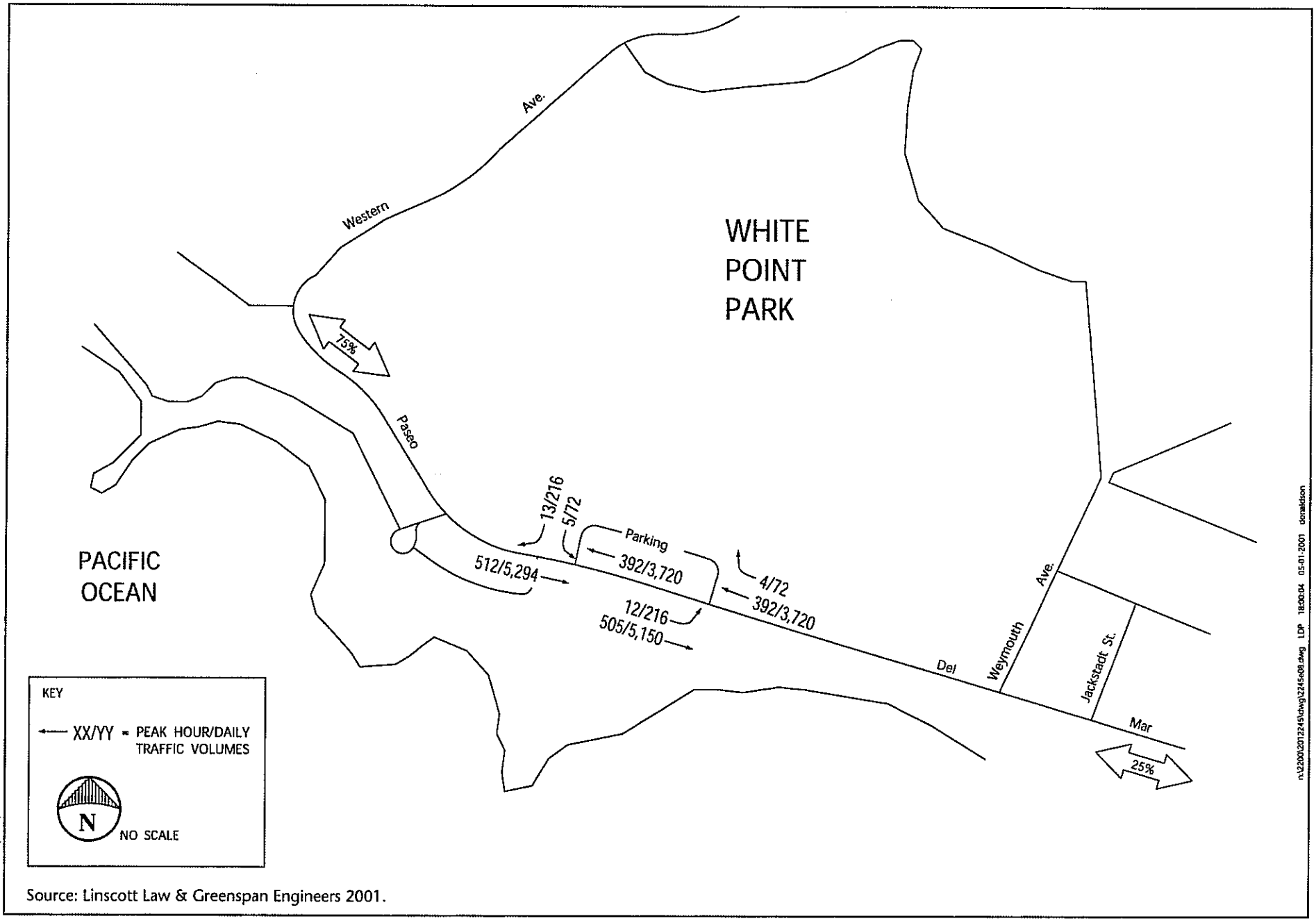


Source: Linscott Law & Greenspan Engineers 2001.

01150.00 001 (5/01)

Jones & Stokes

Figure D-3
2003 Weekday Peak Hour and Daily Project Traffic Volumes with Project Traffic



Source: Linscott Law & Greenspan Engineers 2001.

01150.00 001 (5/01)

Jones & Stokes

Figure 3D-4
2003 Weekend Peak Hour and Daily Project Traffic Volumes with Project Traffic

determine whether adequate site distance is available at the proposed driveways for motorists exiting the park.

Given a critical speed of 45 mph for this sight distance analysis, the required stopping sight distance on Paseo del Mar is 360 feet. Figure 3D-5 presents the required sight distances for the outbound driveway in each direction. As shown in figure 3D-5, the sight distance would be adequate. In fact, the available sight distance would exceed the requirements since it extends approximately 500 feet to the west and beyond 500 feet to the east. Figure 3D-5 shows the sight triangles for the 360-foot sight lines and the shaded areas indicate the area where hardscaping and landscaping must be constructed or maintained below 30 inches in height above the roadway elevation. Therefore, to prevent any potential site obstructions, the mitigation measure identified below shall be implemented.

Mitigation Measures

Mitigation Measure D-1

During final project design of the fencing and exit driveway, the fencing, landscaping, and any other potential obstructions shall be constructed/maintained below 30 inches above the roadway elevation as shown in figure 3D-5.

Residual Impacts

Implementation of Mitigation Measure D-1 would ensure that impacts would be less than significant.

3D.4.2.3 Impact D-3. Impacts to Emergency Access and Street Closures

The existing site currently has 3 main entrances that are accessed by gates and paved roadways entering the site off Paseo del Mar. Proposed improvements for the main entry to the park include the creation of a new parking lot which will allow vehicles to enter from Paseo del Mar. The site would be accessed by one of the existing driveways located toward the middle of the site. The 2 other existing driveways will remain closed off from access, and a new exit driveway will be created to the west of the existing driveway that will be used for ingress to the site. The main entryway, parking and visitor areas will conform to all ADA requirements.

Maintenance and emergency vehicles will enter at the same gate but will be allowed access to the interior of the Preserve through a second, controlled gate. Existing asphalt roadways, which remain in fair condition, are located within the site that provide access to abandoned military structures in the interior of the site and extend up the grade along the western end of the site to the WWII Bunkers at the top of the hill. These existing paved roadways will provide access for

emergency vehicles throughout the site. Additionally, pedestrian entry points will be established at convenient locations around the perimeter of the park to allow access from the local community and any emergency crews arriving on foot.

Construction of the proposed driveways as well as implementation of proposed improvements along Paseo del Mar could potentially result in the need to close portions of the westbound lane on limited occasions. This may result in adverse impacts. Implementation of the mitigation measures below would reduce potential impacts.

Mitigation Measures

Mitigation Measure D-2

In the event of any required lane closures along Paseo del Mar, a construction traffic control plan shall be prepared and approved by the City of Los Angeles Department of Transportation (LADOT) prior to disruption of traffic flows. The contractor shall coordinate with LADOT to provide adequate safety and control measures during construction activities.

Mitigation Measure D-3

During construction phases, if lane closures are required, these activities shall be limited to off-peak traffic periods, and full-service shall be restored at the end of each work period prior to peak traffic periods to reduce impacts to traffic flows.

Residual Impacts

Implementation of the Mitigation Measures 2 and 3 would ensure that potential impacts would be less than significant.

3D.4.2.4 Impact D-4. Parking and Circulation Impacts

Implementation of the proposed project would provide a parking lot that is accessed from Paseo del Mar through the main entry gate. The parking area will be open to the public, without fee, during regular park hours. After hours, the main gate will be closed and any remaining cars will be allowed to exit the parking area by means of the one-way-only spiked exit. The parking area will allow for traffic to enter one way and exit out the other side.

A comparative analysis of similar facilities indicated that regular, daily use of their parking areas was minimal (5–10 space average at any given time), but that larger capacity was needed on weekends, and for special programs and events. The largest groups of people are expected to consist of school children, which would normally arrive by bus. The parking plan for the Preserve incorporates an area to park and unload 3 large buses at one time adjacent to the visitor staging

area. Additional parking areas would accommodate off-street parking for 63 cars, 3 disabled access spaces, and bicycles. Additional space may be allocated for the expansion of the parking area in the future, which would accommodate an additional 33 car spaces. According to the traffic engineering firm of Linscott, Law & Greenspan Engineers, the on-site circulation is adequate to accommodate the expected visitor traffic including bus turning movements.

Mitigation Measures

No mitigation is required.

Residual Impacts

Impacts would be less than significant.

3D.4.2.5 Impact D-5. Impacts to Transit Services or Other Alternative Transportation Modes

The proposed project would not adversely affect transit services or other transportation modes. Public transportation is currently provided to the area by Metro line service along Paseo del Mar and Western Avenue with the closest stop at Western Avenue and 25th Street (approximately 1 mile from the proposed main entry, and approximately 0.25 mile from the nearest pedestrian access location). The area is also served by the MAX, which has more frequent stops along Paseo del Mar. The City currently has planned improvements along Paseo del Mar, which include a pedestrian walkway and curb along the south side, as well as striped bicycle lanes in each direction. The proposed project would not adversely affect these transportation facilities, but may in fact benefit from them.

Mitigation Measures

No mitigation is required.

Residual Impacts

Impacts would be less than significant.

Chapter 3E

Land Use and Recreation

3E.1 Introduction

This chapter discusses the existing land use and recreational setting and potential impacts to these resource areas that are associated with the proposed project. Land use and planning issues refer to the compatibility of the physical land uses of the proposed project with adjacent or surrounding land uses and the project's consistency with plans and policies that have regulatory jurisdiction over the project. Impacts to recreational resources could occur if the project were to adversely affect existing recreational resources or cause an increased demand for recreational facilities.

3E.2 Setting

The project site is located within the community of San Pedro in the City of Los Angeles. The site is generally bounded by Western Avenue to the west, Paseo del Mar to the south, Weymouth Avenue to the east, and the Los Angeles Air Force Base housing to the north. Navy housing is also located adjacent to the site to the northeast, and single-family residential uses are located directly east of the site across Weymouth Avenue. The site is located within the Coastal Zone directly north across Paseo del Mar from the Los Angeles County Royal Palms Beach Park. The Los Angeles Harbor and San Pedro Bay lie about 2 miles southeast of the site.

The site consists of a marine terraces with steep slopes in the northern portion of the property. The elevation of the site rises from approximately 125 feet above sea level to approximately 360 feet above sea level along the northerly border. Open fields cover the majority of the site. The native habitat has been replaced almost completely by annual non-native grassland and disturbed ruderal vegetation with planted ornamental trees scattered throughout the site.

The site also consists of numerous former military structures and remnant foundations. An elongated, earth-covered bunker and two 16-inch gun emplacements are located on the site (Battery Paul D. Bunker). The bunker was installed at the upper portion of the property for a seacoast battery for harbor defense during World War II, and it still remains largely intact. The site also

contains several resources associated with the Nike Missile Program, which was established during the early days of the Cold War as a missile anti-aircraft defense system intended to protect coastal cities from air attacks. Several structures and foundations still remain that were associated with the Nike Missile program, including three larger buildings (Warhead Building, Missile Assembly Building, and Ready Room), the Nike Launch Pad and underground weapons magazine area, and several small guard post buildings. Several concrete foundations and remnants of metal fence posts also remain. In August 2000, the State Historic Resources Commission designated the Battery Paul D. Bunker and Nike missile facility as state historic districts.

The three main entrances to the park are accessed by gates and paved roadways that enter the site off Paseo del Mar. These paved roadways provide access to the abandoned military structures and foundations that remain on the site.

The park was transferred to the City of Los Angeles by the Secretary of the Interior in 1978 and has remained closed to the public since this transfer.

3E.3 Applicable Regulations

The proposed project is governed by state and city land use regulations. Through the California Coastal Act of 1976, the California Coastal Commission (CCC) has jurisdiction on land use and planning decisions within the Coastal Zone. The primary land use regulatory mechanisms of the city includes the general plan and zoning ordinance. These documents provide a blueprint for development throughout the planning area. The applicable planning programs are discussed below.

3E.3.1 City of Los Angeles General Plan/San Pedro Community Plan

The City of Los Angeles General Plan is the fundamental policy document of the City of Los Angeles, as it defines the framework by which the City's physical and economic resources are to be managed and utilized over time. The General Plan Framework is a long-range, citywide, comprehensive growth strategy.

The General Plan contains a series of Community Plans that are intended to promote an arrangement of land uses, streets, and services which will encourage and contribute to the economic, social and physical health, safety, welfare, and convenience of the people who live and work in the community. The Community Plans are also intended to guide development to create a healthful and pleasant environment.

The San Pedro Community Plan provides more precise determinations of the goals, objectives, policies, programs, and land use and planning decisions that pertain to the San Pedro Community. Additionally, the Community Plan

identifies the land use designation for the intended use of the property. The community plan area is generally bounded by

- Taper Avenue on the north;
- John Gibson Boulevard, Harbor Boulevard, the West Channel of the Port of Los Angeles, and Cabrillo Beach on the east;
- the Pacific Ocean on the south; and
- the western border of Los Angeles with the City of Rancho Palos Verdes.

The San Pedro Community Plan Land Use Map designates the White Point Park property for Open Space use. In addition, the map further denotes that the site is intended for recreational purposes as a regional park. The zoning for the site as Open Space is consistent with this land use designation.

The San Pedro Community Plan identifies goals, objectives, policies, and programs that may be relevant to the proposed project. These issues are highlighted in table 3E-1. The San Pedro Community Plan include the San Pedro Specific Plan, which is intended to serve as part of the Local Coastal Program for the area. The Specific Plan is further discussed below.

3E.3.2 California Coastal Commission – City of Los Angeles Local Coastal Program

The California Coastal Commission (CCC) was established in 1972 and made permanent by the State Legislature in 1976 with the adoption of the California Coastal Act. The primary mission of the CCC, as the lead agency responsible for carrying out California's federally approved coastal management program, is to plan for and regulate land and water uses in the Coastal Zone consistent with the policies of the Coastal Act. (California Coastal Commission 2001)

CCC jurisdiction in the Coastal Zone is broad and applies to all private and public entities and covers virtually all manner of development activities, including any division of land and a change in the intensity of state water use and of public access to state water (California Coastal Commission 2001). The Coastal Act requires that any city within the Coastal Zone must prepare a Local Coastal Program (LCP) and receive certification of its LCP from the CCC before the city can exercise development permitting authority over the area within the Coastal Zone.

The San Pedro Community Plan (discussed above) includes the boundaries of the San Pedro Specific Plan and the San Pedro Local Coastal Land Use Plan (LUP), which are components of the LCP. The Specific Plan and the LUP are intended to protect, maintain, enhance, and restore the overall quality of the Coastal Zone environment while meeting a portion of the Coastal Act. It should be noted tha the LCP has not yet been adopted by the CCC for the project area. The relevant policies of the Specific Plan and the LUP are presented in table 3E-2.

3E.3.3 Southern California Association of Governments

The Southern California Association of Governments (SCAG) is the local Metropolitan Planning Organization (MPO) that is responsible for regional planning within the 6-county southern California region, including Los Angeles, Orange, San Bernardino, Riverside, Ventura and Imperial Counties. As the designated MPO, SCAG is mandated by the federal government to research and draw up plans for transportation, growth management, hazardous waste management, and air quality. Additional mandates exist at the state level:

- maintain a continuous, comprehensive, and coordinated planning process resulting in a Regional Transportation Plan and a Regional Transportation Improvement Program;
- develop demographic projections plus the integrated land use, housing, employment, transportation programs, measures, and strategies portions of the South Coast Air Quality Management Plan, as well as serve as co-lead agency for air quality planning for the Central Coast and Southeast Desert air basin districts;
- under the federal Clean Air Act, be responsible for determining how projects, plans, and programs conform to the Air Plan of projects;
- function as the authorized regional agency for intergovernmental review of programs proposed for federal financial assistance and direct development activities;
- review environmental impact reports for projects having regional significance for consistency with regional plans;
- pursuant to federal water pollution control statutes, function as the authorized area wide waste treatment management planning agency; and
- as mandated in state law, prepare the Regional Housing Needs Assessment. (SCAG 2001)

SCAG's Regional Comprehensive Plan and Guide (RCPG) contains policies that may be applicable to the proposed project. As requested by SCAG in a comment letter on the NOP (Smith pers. comm.), this EIR cites the relevant SCAG policies and addresses the consistency with the core policies and other applicable ancillary policies. These are numbered according to the RCPG as presented by SCAG. These policies are presented in table 3E-3.

Table 3E-1 San Pedro Community Plan Policies Relevant to the White Point Park Nature Preserve Project

Policy
Public and Institutional Land Use
Goal 4. Adequate recreation and park facilities which meet the needs of the residents in the Plan Area.
Objective 4-1. To conserve, maintain and better utilize existing recreation and park facilities which promote the recreational experience.
Policy 4-1.1. Preserve and improve the existing recreational facilities and park space.
Policy 4-4.3. All park and recreation facilities shall be designed, landscaped, and maintained to promote a high quality recreation experience.
Objective 4-5. To ensure the accessibility, security, and safety of parks by their users, particularly families with children and senior citizens.
Policy 4-5.1. Ensure that parks are adequately illuminated for safe use at night as appropriate.
Open Space
Goal 5. A community with sufficient open space in balance with new development to serve the recreational, environmental, health and safety needs of the community and to protect environmental and aesthetic resources.
Objective 5-1. To preserve existing open space resources and where possible develop new open space.
Policy 5-1.1. Encourage retention of passive and visual open space which provides a balance to the urban development of the community.
Policy 5-1.2. Protect significant environmental resources from environmental hazards.
Policy 5-1.3. Accommodate active park lands and other open space uses in areas designated and zoned as Open Space.
Policy 5-1.8. Coastal areas containing ecological or scenic resources be preserved and protected within State reserves, preserves, parks, or natural wildlife refuges.
Historic and Cultural Resources
Goal 18. Preservation and restoration of cultural resources, neighborhoods, and landmarks which have historical and/or cultural significance.
Objective 18-1. To ensure that the community's historically significant resources are protected, preserved and/or enhanced.
Policy 18-1.1. Encourage the preservation, maintenance, enhancement and reuse of existing historically significant buildings and the restoration of original facades.

Source: City of Los Angeles 1998.

Table 3E-2. San Pedro Local Coastal Program Specific Plan Policies Relevant to the White Point Park Nature Preserve Project

San Pedro Local Coastal Program Specific Plan

Goal 6. Preservation of the scenic and visual quality of coastal areas. The California Coastal Act of 1976 declared the California Coastal Zone a distinct and valuable resource of vital and enduring interest to all people and exists as a delicately balanced ecosystem.

Objective 6-1. To provide a guide for the Land use of the policies contained in the California Coastal Act of 1976 within the designated Coastal Zone in San Pedro.

Policy 6-1.1. The San Pedro Coastal Land Use Plan constitutes the Land Use Plan portion of the City's Local Coastal Program for San Pedro. Development within the Coastal Zone shall conform to all Policies and Objectives contained in this plan.

Objective 6-2. To protect, maintain and where feasible, enhance and restore the overall quality of the Coastal Zone environment and its natural and man-made resources.

Policy 6-2.1. That the scenic and visual qualities of San Pedro be Protected as a resource of Community as well as regional importance, with permitted development sited and designed to: protect the views to and along the ocean, harbor and scenic coastal areas; minimize the alteration of natural landform; be visually compatible with the character of the surrounding area; and prevent the blockage of existing views for designated public scenic view areas and Scenic Highways.

Objective 6-3. To assure the orderly and balanced utilization and conservation of Coastal Zone resources, taking into account the social and economic needs of the people of the region.

Policy 6-3.1. That existing coastal-oriented recreational facilities be maintained, developed, and expanded where needed to provide local as well as regional access to and enjoyment of San Pedro's unique coastal resources.

Objective 6-4. To maximize public access and recreational opportunities to and within the Coastal Zone consistent with sound resource conservation principles and the rights of private property owners.

Policy 6-4.1. That adequate public parking areas serving recreational facilities along the coast be freely available to the public to avoid spill-over parking into residential areas.

Policy 6-4.2. Trails and paths should be developed with consideration for their unique characteristics in keeping with the natural terrain. Other trails, as indicated in the San Pedro Coastal Land Use Plan, should be improved pursuant to the Specific Plan. All trails, paths and bikeways should be indicated by appropriate signs.

Policy 6-5.1. That existing coastal-oriented recreational facilities be maintained, developed, and expanded where needed to provide local as well as regional access to and enjoyment of San Pedro's unique coastal resources.

San Pedro Local Coastal Program Specific Plan

Policy 6-5.2. Existing lower cost visitor and recreational facilities shall be protected where feasible, and new ones encouraged, by allowing them as permitted uses in the appropriate land use categories. Developments providing public recreational opportunities are preferred uses.

Oceanfront land suitable for coastal recreational uses shall be protected for coastal-related recreational use and development unless present and foreseeable future demand for public or commercial recreational activities that could be accommodated in property is already adequately provided for in the near vicinity.

The use of private lands suitable for visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation shall have priority over private residential, general industrial, general commercial development, but not over coastal-dependent industry.

Upland areas necessary to support coastal recreational uses shall be reserved for such uses where feasible.

Objective 6-6. To preserve existing scenic views of the ocean and harbor from designated Scenic Highways, scenic view sites, and existing residential structures.

Policy 6-6.1. That visual access to coastal views be provided by means of appropriately located scenic overlooks, turnouts, view spots, and other areas for limited vehicular parking, especially along designated Scenic Highways and Bikeways.

Turn-out and view site areas from Paseo del Mar shall provide unobstructed views of the ocean. All development seaward of the turn-out and viewsite areas of Paseo del Mar and Shepard Street shall be sited, designed and constructed so that public views to and along the ocean are protected to the maximum extent feasible. All development in this area, including public recreation and public works, shall be subordinate to their setting and minimize in height and bulk to the maximum extent feasible to accomplish view protection.

Until a "Corridor Plan" is prepared for Scenic Highway, any development adjacent to a Scenic Highway shall protect public views to the ocean to the maximum extent feasible, be adequately landscaped to soften the visual impact of the development, and, where appropriate, provide hiking or biking trails, a turnout, vista points and other complementary facilities.

Source: City of Los Angeles 1998

Table 3E-3. SCAG Regional Comprehensive Plan and Guide Policies Relevant to the White Point Park Nature Preserve Project

Policy	
3.03	The timing, financing, and location of public facilities, utility systems, and transportation systems shall be used by SCAG to implement the region's growth policies.
4.02	Transportation investments shall mitigate environmental impacts to an acceptable level.
4.04	Transportation Control Measures shall be a priority.
4.16	Maintaining and operating the existing transportation system will be a priority over expanding capacity.
3.09	Support local jurisdiction's efforts to minimize the cost of infrastructure and public service delivery, and efforts to seek new sources of funding for development and the provision of services.
3.18	Encourage planned development in locations least likely to cause adverse environmental impacts.
3.19	Support policies and actions that preserve open space areas identified in local, state, and federal plans.
3.20	Support the protection of vital resources such as wetlands, groundwater recharge areas, woodlands, production lands, and land containing unique and endangered plants and animals.
3.21	Encourage the implementation of measures aimed at the preservation and protection of recorded and unrecorded cultural resources and archaeological sites.
3.22	Discourage development, or encourage the use of special design requirements, in areas with steep slopes, high fire, flood, and seismic hazards.
3.23	Encourage mitigation measures that reduce noise in certain locations, measures aimed at preservation of biological and ecological resource, measures that would reduce exposure to seismic hazards, minimize earthquake damage, and to develop emergency response and recovery plans.
11.07	Encourage water reclamation throughout the region where it is cost-effective, feasible, and appropriate to reduce reliance on imported water and wastewater discharges. Current administrative impediments to increased use of wastewater should be addressed.
9.01	Provide adequate land resources to meet the outdoor recreation needs of the present and future residents in the region and to promote tourism in the region.
9.02	Increase the accessibility to open space lands for outdoor recreation.
9.03	Promote self-sustaining regional recreation resources and facilities.
9.08	Develop well-managed viable ecosystems or known habitats of rare, threatened and endangered species, including wetlands.

Source: Smith pers. comm.

3E.4 Impacts and Mitigation

3E.4.1 Methodology

The potential impacts associated with the proposed project are evaluated through a qualitative comparison of the anticipated project effects and the existing baseline conditions. Impacts on land use occur from both a physical and regulatory standpoint. The impacts associated with the physical land use environment involve the physical difference between the anticipated project effects and the existing site and area conditions. The impact analyses associated with the regulatory requirements are evaluated through a policy analysis of the various planning policies and regulations with jurisdiction over the project.

3E.4.1.1 Criteria for Determining Significance

The criteria used to determine the significance of impacts on land use and recreation are based on appendix G of the State CEQA Guidelines and the *Draft LA CEQA Thresholds Guide*. The proposed project would result in a significant impact if it were to result in

- inconsistency with the adopted land use/density designation in the Community Plan, redevelopment plan, or specific plan for the site;
- inconsistency with the General Plan or adopted environmental goals or policies contained in other applicable plans;
- disruption, division, or isolation of existing neighborhoods, communities, or land uses;
- secondary impacts to surrounding land uses from implementation of the proposed project.
- increased use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated; or
- the construction or expansion of recreational facilities that might have an adverse physical effect on the environment.

3E.4.2 Project Impacts

3E.4.2.1 Impact E-1. Impacts to the Existing Community or Surrounding Neighborhoods

The proposed project would not adversely affect the local community or surrounding land uses. The project involves the establishment of a nature preserve for passive recreation and environmental education. The project would be a community resource and would be open to the public without fee. In

addition to the main entrance, several pedestrian access locations would be located around the perimeter of the park to accommodate foot traffic from surrounding neighborhoods.

Because of the nature of the project, it is not expected to generate nuisance impacts to the local residents. An off-street parking lot would be provided, which would reduce the potential for spill-over traffic into residential areas. The proposed enhancement of the park would also reduce existing concerns regarding criminal activity that occurs on-site. The site would include lighted restroom facilities and would be patrolled on a 24-hour basis. The project also includes the removal of existing dilapidated buildings that are thought to attract nuisance and unlawful behavior. Impacts would be less than significant.

Mitigation Measures

No mitigation measures are required.

Residual Impacts

Impacts would be less than significant.

3E.4.2.2 Impact E-2. Consistency with Local Land Use Plans

The proposed project is consistent with the land use designations established by the General Plan and the San Pedro Community Plan. The proposed project involves the implementation of a nature preserve, which is consistent with the site's designation as Open Space with a recreational overlay of regional park. The establishment of the nature preserve is also consistent with the Open Space zoning designation of the City's Municipal Code. No impacts would occur.

In addition to the land use designations, the EIR must evaluate the project's consistency with applicable general plans and regional plans. The applicable goals, objectives and policies contained within the San Pedro Community Plan and San Pedro Specific Plan and Local Coastal Plan were previously presented in table 3E-1, and the goals, objectives and policies within the SCAG Regional Comprehensive Plan and Guide were presented in table 3E-2. An analysis of the consistency with these plans is also provided in tables 3E-4, 3E-5, and 3E-6, respectively.

As presented in tables 3E-1 and 3E-2, the proposed project is largely consistent with most of the goals, objectives, and policies contained in the plans. The exception is that the proposed project would remove existing buildings that are listed on the California Register of Historic Resources and would not be consistent with those respective goals, objectives, and policies regarding

Table 3E-4. Consistency of the White Point Park Nature Preserve Project with the San Pedro Community Plan Policies

Policy	White Point Park Nature Preserve Project Consistency
Public and Institutional Land Use	
Goal 4. Adequate recreation and park facilities which meet the needs of the residents in the Plan Area.	The proposed project is entirely a recreation amenity that would be a resource for passive recreation and educational interpretation for residents in the Plan Area and region. The project would not generate the demand for additional recreational facilities, and it may in fact alleviate some existing demand for recreation in the area.
Objective 4-1. To conserve, maintain and better utilize existing recreation and park facilities which promote the recreational experience.	The proposed project would preserve, restore, maintain, and better utilize the existing park facilities through the creation of a nature preserve with public access. The park has been closed to public access for several decades, and implementation of the proposed project would enhance the site to accommodate passive recreation and natural resource conservation.
Policy 4-1.1. Preserve and improve the existing recreational facilities and park space.	The proposed project is currently designated as a park, but has not been available for public use. The proposed project involves enhancing and restoring the existing vegetation to improve the park space and provide passive recreation to the public.
Policy 4-4.3. All park and recreation facilities shall be designed, landscaped, and maintained to promote a high quality recreation experience.	The proposed project involves the design, landscape, and maintenance of a nature preserve to promote a high quality passive recreation and education experience. The proposed project involves native plant restoration that is compatible with coastal areas in the region and will be maintained by the management partners involved in the project.
Objective 4-5. To ensure the accessibility, security, and safety of parks by their users, particularly families with children and senior citizens.	The proposed project provides improvements to make White Point Park Nature Preserve safe and accessible to the public. The project includes compliance with the American Disabilities Act (ADA) through the provision of designated parking areas, adequate restroom facilities, and ADA access to areas throughout the site. The park will include nighttime lighting at the restroom facilities for security and will be patrolled on a 24-hour basis by Park rangers and local law enforcement agencies.
Policy 4-5.1. Ensure that parks are adequately illuminated for safe use at night as appropriate.	The proposed project provides public access from dawn to dusk only and is not intended for nighttime use. However, security lighting will be provided at the restrooms to provide for safety in case of after-hour unauthorized use.
Open Space	
Goal 5. A community with sufficient open space in balance with new development to serve the recreational, environmental, health and safety needs of the community and to protect environmental and aesthetic resources.	The proposed project creates a natural parkland that will provide passive recreation within the local community and protect environmental and aesthetic resources. The park includes the reintroduction of native vegetation and wildlife habitat that will help to conserve environmental resources throughout the region, while providing an aesthetic appeal to the property.

Table 3E-4. Continued

Policy	White Point Park Nature Preserve Project Consistency
Objective 5-1. To preserve existing open space resources and where possible develop new open space.	The proposed project involves the preservation and enhancement of the existing White Point Park property.
Policy 5-1.1. Encourage retention of passive and visual open space which provides a balance to the urban development of the community.	The proposed project would retain and enhance the current passive and visual open space in the community. The surrounding area is largely developed on 3 sides of the property and preservation of the park would provide a visual amenity for the community.
Policy 5-1.2. Protect significant environmental resources from environmental hazards.	The proposed project incorporates fuel modification and fire prevention balanced with erosion control and watershed management practices to protect significant environmental resources from environmental hazards.
Policy 5-1.3. Accommodate active park lands and other open space uses in areas designated and zoned as Open Space.	The proposed project involves the establishment of a nature preserve and passive recreational uses at White Point Park, which is designated and zoned as open space. No active recreational facilities are proposed.
Policy 5-1.8. Coastal areas containing ecological or scenic resources be preserved and protected within State reserves, preserves, parks, or natural wildlife refuges.	The project site is located within a coastal area that contains scenic and ecological resources. The project would enhance the ecological and scenic value of the site through the establishment of a nature preserve, which will be operated by the City in conjunction with the PVPLC.
Historic and Cultural Resources	
Goal 18. Preservation and restoration of cultural resources, neighborhoods, and landmarks which have historical and/or cultural significance.	The proposed project involves the removal of historic resources that are part of a historic district, which is listed in the California Register of Historic Resources. The site is also known to include sensitive archeological resources. Disturbances to these resources would result in significant impact.
Objective 18-1. To ensure that the community's historically significant resources are protected, preserved and/or enhanced.	The proposed project involves the removal of historic resources that are part of a historic district that is listed in the California Register of Historic Resources. The site is also known to include sensitive archeological resources. Disturbances to these resources would result in significant impact.
Policy 18-1.1. Encourage the preservation, maintenance, enhancement and reuse of existing historically significant buildings and the restoration of original facades.	The proposed project involves the removal of historic resources that are part of a historic district that is listed in the California Register of Historic Resources. The site is also known to include sensitive archeological resources. Disturbances to these resources would result in significant impact.

Source: City of Los Angeles 1998

Table 3E-5. Consistency of the White Point Park Nature Preserve Project with the San Pedro Local Coastal Program Specific Plan Policies

Policy	White Point Park Nature Preserve Project Consistency
Goal 6. Preservation of the scenic and visual quality of coastal areas. The California Coastal Act of 1976 declared the California Coastal Zone a distinct and valuable resource of vital and enduring interest to all people and exists as a delicately balanced ecosystem.	The proposed project recognizes the scenic and visual quality of this coastal area. The project will establish a nature preserve that will be open to the public, and will enhance the ecological value of the area through the restoration of native habitat and plant communities.
Objective 6-1. To provide a guide for the Land use of the policies contained in the California Coastal Act of 1976 within the designated Coastal Zone in San Pedro.	The project is consistent with local coastal policies related to recreation, open space, and environmental preservation.
Policy 6-1.1. The San Pedro Coastal Land Use Plan constitutes the Land Use Plan portion of the City's Local Coastal Program for San Pedro. Development within the Coastal Zone shall conform to all Policies and Objectives contained within this plan.	The proposed project conforms to the LUP as discussed herein. However, the project is not consistent with some policies related to preservation of historic resources.
Objective 6-2. To protect, maintain and where feasible, enhance and restore the overall quality of the Coastal Zone environment and its natural and man-made resources.	The proposed project involves the preservation and enhancement of White Point Park through the establishment of a nature preserve. This would improve the native habitat and plant communities within the coastal zone.
Policy 6-2.1. That the scenic and visual qualities of San Pedro be Protected as a resource of Community as well as regional importance, with permitted development sited and designed to: protect the views to and along the ocean, harbor and scenic coastal areas; minimize the alteration of natural landform; be visually compatible with the character of the surrounding area; and prevent the blockage of existing views for designated public scenic view areas and Scenic Highways.	The proposed project does not involve any construction that would impair the scenic and visual qualities of San Pedro as a resource of Community and regional importance. The proposed project will protect the views to and along the ocean, harbor and scenic coastal areas by maintaining important natural open space. The project does not involve significant alteration of natural landforms. Restoration of the site will conform to the natural topography. Any structural improvements would occur on the relatively flat areas toward the low elevations of the site along Paseo del Mar. The project would be visually compatible with the character of the surrounding area. The project provides beneficial aesthetic resource to the area. No existing views would be blocked. The project also removes existing structures that have been vandalized and left in a dilapidated condition. This may be considered a beneficial impact. Potential impacts due to loss of significant historical resources are addressed in Chapter 3A. Cultural Resources.
Objective 6-3. To assure the orderly and balanced utilization and conservation of Coastal Zone resources, taking into account the social and economic needs of the people of the region.	The proposed project would provide safe access to the recreational and educational opportunities of White Point Park. The park would be conserved and enhanced to contribute to the social needs of the community.
Policy 6-3.1. That existing coastal-oriented recreational facilities be maintained, developed, and expanded where needed to provide local as well as regional access to and enjoyment of San Pedro's unique coastal resources.	The proposed project maintains, develops, and expands the existing coastal-oriented Park to create White Point Park Nature Preserve. This will provide local as well as regional access, passive recreation, and education to and enjoyment of San Pedro's unique coastal resources.
Objective 6-4. To maximize public access and recreational opportunities to and within the Coastal Zone consistent with sound resource conservation principles and the rights of private property owners.	The proposed project would provide public access to White Point Park Nature Preserve, which is currently not available for public use. The project will create this nature preserve which will establish passive recreational and educational opportunities within the Coastal Zone. The rights of private property owners will not by affected by this project as the site is owned by the City of Los Angeles.

Table 3E-5. Continued

Policy	White Point Park Nature Preserve Project Consistency
Policy 6-4.1. That adequate public parking areas serving recreational facilities along the coast be freely available to the public to avoid spill-over parking into residential areas.	The proposed project provides a new parking lot that will sufficiently accommodate space for visitors arriving by car or bus. The parking lot is to be designed to hold more visitors than anticipated. This will avoid spill-over parking into residential areas. Additional analysis is contained in Chapter 3D. Transportation.
Policy 6-4.2. Trails and paths should be developed with consideration for their unique characteristics in keeping with the natural terrain. Other trails, as indicated in the San Pedro Coastal Land Use Plan, should be improved pursuant to the Specific Plan. All trails, paths and bikeways should be indicated by appropriate signs.	The proposed project develops a trail system that is sensitive to the natural conditions of the site following the existing contours and unofficial paths. The trail system will have entry points determined by current use patterns that will be accessible to the local community and surrounding neighborhoods. Trail signage will keep the visitor informed with proper trail use and interpretive needs.
Policy 6-5.1. That existing coastal-oriented recreational facilities be maintained, developed, and expanded where needed to provide local as well as regional access to and enjoyment of San Pedro's unique coastal resources.	The proposed project maintains, develops, and expands the existing coastal-oriented Park to create White Point Park Nature Preserve. This will provide local as well as regional access, passive recreation, and education to and enjoyment of San Pedro's unique coastal resources.
Policy 6-5.2. Existing lower cost visitor and recreational facilities shall be protected where feasible, and new ones, encouraged, by allowing them as permitted uses in the appropriate land use categories. Developments providing public recreational opportunities are preferred uses. Oceanfront land suitable for coastal recreational uses shall be protected for coastal related recreational use and development unless present and foreseeable future demand for public or commercial recreational activities that could be accommodated in property is already adequately provided for in the near vicinity. The use of private lands suitable for visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation shall have priority over private residential, general industrial, general commercial development, but not over coastal-dependent industry. Upland areas necessary to support coastal recreational uses shall be reserved for such uses where feasible.	The proposed project develops a public passive recreational opportunity through the creation of White Point Park Nature Preserve that will not require a visitation fee. This development is considered a preferred use development since it provides recreational opportunities and protects oceanfront land through the establishment of a dedicated park land.

Table 3E-5. Continued

Policy	White Point Park Nature Preserve Project Consistency
Objective 6-6. To preserve existing scenic views of the ocean and harbor from designated Scenic Highways, scenic view sites, and existing residential structures.	The proposed project does not alter any scenic views of the ocean from designated Scenic Highways, scenic view sites, or existing residential structures. The proposed project intends to retain the existing topography of the site. To protect the scenic aspects of the park, the proposed project involves the replacement of the existing dilapidated 8-foot chain link fence with a 4-foot-high permanent fence to surround the project.
Policy 6-6.1. That visual access to coastal views be provided by means of appropriately located scenic overlooks, turnouts, view spots, and other areas for limited vehicular parking, especially along designated Scenic Highways and Bikeways.	The proposed project provides a public recreation area with parking facilities that will accommodate views of the coast. The parking area will be screened from Paseo Del Mar by a green space to be landscaped with native vegetation. There will be no development seaward of Paseo del Mar.
Turn-out and view site areas from Paseo del Mar shall provide unobstructed views of the ocean. All development seaward of the turn-out and viewsite areas of Paseo del Mar and Shepard Street shall be sited, designed and constructed so that public views to and along the ocean are protected to the maximum extent feasible. All development in this area, including public recreation and public works, shall be subordinate to their setting and minimize in height and bulk to the maximum extent feasible to accomplish view protection.	
Until a "Corridor Plan" is prepared for Scenic Highway, any development adjacent to a Scenic Highway shall protect public views to the ocean to the maximum extent feasible, be adequately landscaped to soften the visual impact of the development, and, where appropriate, provide hiking or biking trails, a turnout, vista points and other complementary facilities.	

Source: City of Los Angeles 1998.

Table 3E-6. Consistency of the White Point Park Nature Preserve Project with the SCAG Regional Comprehensive Plan and Guide Policies

Policy	White Point Park Project Consistency
3.03 The timing, financing, and location of public facilities, utility systems, and transportation systems shall be used by SCAG to implement the region's growth policies.	The proposed project does not involve the development of major new utilities or transportation systems that would affect the region. White Point Park is a public facility, and the proposed project will contribute to the recreational needs of the local community as well as the Los Angeles region. Once complete, the White Point Park Nature Preserve will be a valuable recreational and natural resource for the region.
4.02 Transportation investments shall mitigate environmental impacts to an acceptable level.	The proposed project does not involve the development of major transportation facilities. However, the project involves the creation of an off-street parking lot for the park. This improvement will improve safety conditions for vehicles that must currently park along the shoulder of Paseo del Mar and would accommodate off-street parking and loading and unloading for buses. The design of the parking lot would also enhance environmental and aesthetic resources by blending into the natural surroundings through the reintroduction of native plantings along Paseo del Mar, and by surfacing the parking lot with a permeable material that will likely consist of recycled asphalt. The project site is also directly linked to an existing regionally significant bikeway and is served by public transit lines. The Palos Verdes Peninsula Land Conservancy (PVPLC) is currently pursuing a grant from the Los Angeles County Metropolitan Transportation Authority (MTA) to assist with these improvements.
4.04 Transportation Control Measures shall be a priority.	The proposed project does not require major transportation control measures. As presented in the traffic impact analysis for the proposed project, the proposed driveway locations would operate at LOS A and would not result in traffic safety hazards (see chapter 3D, "Transportation"). The project site would be accessible via bicycle and public transit and by foot.
4.16 Maintaining and operating the existing transportation system will be a priority over expanding capacity.	The proposed project does not involve expanding the capacity of the nearby transportation system.
3.09 Support local jurisdiction's efforts to minimize the cost of infrastructure and public service delivery, and efforts to seek new sources of funding for development and the provision of services.	The project sponsors, the PVPLC and the City, are seeking funding grants to assist with the implementation of the proposed project.
3.18 Encourage planned development in locations least likely to cause adverse environmental impacts.	The proposed project does not involve a planned development. The site would be improved and operated as a nature preserve for passive recreation and environmental education. The proposed project site is dedicated for park land, which would prevent development of the site for other incompatible uses. The proposed project is the least environmentally damaging and would improve the ecological conditions of the site.
3.19 Support policies and actions that preserve open space areas identified in local, state, and federal plans.	The proposed project involves the preservation and restoration of White Point Park, which is identified for the maintenance of park use in the City of Los Angeles General Plan, the San Pedro Community Plan, and the San Pedro Local Coastal Program.
3.20 Support the protection of vital resources such as wetlands, groundwater recharge areas, woodlands, production lands, and land containing unique and endangered plants and animals.	The project site currently contains few unique natural resources. The proposed project intends to reintroduce native vegetation and wildlife habitats to draw sensitive species back to the site in order to provide a refuge for these species.

Table 3E-6. Continued

Policy	White Point Park Project Consistency
3.21 Encourage the implementation of measures aimed at the preservation and protection of recorded and unrecorded cultural resources and archaeological sites.	The proposed project involves the removal of former military-related historic resources that are part of a historic district that is listed in the California Register of Historic Resources. The site is also known to include sensitive archaeological resources. Disturbance to these resources would result in significant impacts.
3.22 Discourage development, or encourage the use of special design requirements, in areas with steep slopes, high fire, flood, and seismic hazards.	The proposed project does not involve development in hazardous areas. The project involves restoration of native habitat, which is compatible with the site conditions.
3.23 Encourage mitigation measures that reduce noise in certain locations, measures aimed at preservation of biological and ecological resource, measures that would reduce exposure to seismic hazards, minimize earthquake damage, and to develop emergency response and recovery plans.	The proposed project would not generate significant noise that could affect nearby residents. The project would be maintained as a passive recreational area with a nature preserve. Minimal noise could come from initial brush-clearing landscaping equipment and occasional maintenance. However, this noise would be compatible with similar residential noise sources. The project would also involve the preservation and enhancement of ecological resources, and it would not expose people to increased earthquake hazards. Adequate emergency access and fire suppression would be provided as part of the project.
11.07 Encourage water reclamation throughout the region where it is cost-effective, feasible, and appropriate to reduce reliance on imported water and wastewater discharges. Current administrative impediments to increased use of wastewater should be addressed.	The proposed project would not involve wastewater discharge, with the exception of a small amount for domestic purposes that would be discharged to the sewer infrastructure. The project would require water for irrigation. However, irrigation of the restoration areas would be temporary until the native habitat takes over and would only be used for part of the year. Therefore, it is neither cost-effective nor appropriate to develop a reclaimed water system on the site.
9.01 Provide adequate land resources to meet the outdoor recreation needs of the present and future residents in the region and to promote tourism in the region.	The proposed project is entirely a recreational amenity that would be a resource for passive recreation and educational interpretation for the local community and the region.
9.02 Increase the accessibility to open space lands for outdoor recreation.	The proposed project would enhance the existing White Point Park and provide public access to the site, which is currently closed to the public.
9.03 Promote self-sustaining regional recreation resources and facilities.	The proposed project will require intensive initial efforts to establish native vegetation and will require maintenance for a short-term period. In the long term, the project is expected to be largely self-sustaining, with minimal occasional maintenance.
9.08 Develop well-managed viable ecosystems or known habitats of rare, threatened and endangered species, including wetlands.	The proposed project involves the establishment of a nature preserve, which will incorporate habitats for rare, threatened and endangered species.

Source: Smith pers. comm.

preservation of significant historic and archaeological resources (additional discussions regarding impacts to cultural resources are provided in Chapter 3A, "Cultural Resources"). Therefore, the proposed project would not be fully consistent with these land use plans, and it represents a significant land use impact.

Mitigation Measures

No mitigation measures are available.

Residual Impacts

Removal of historic resources constitutes a significant impact to cultural resources that cannot be fully mitigated. Therefore, the project is not fully consistent with land use plans and policies and represents significant and unavoidable impacts.

3E.4.2.3 Impact E-3. Impacts to Existing Park Facilities

The proposed project would not adversely affect existing park facilities. Implementation of the proposed project would enhance the existing White Point Park and provide public access to the 102-acre site that has previously been closed to the public. The provision of the nature preserve would provide passive recreational amenities to the local community and visitors from the surrounding region. Establishment of the new park facilities could potentially reduce strain on existing nearby parks by attracting visitors that might use those parks. Implementation of the proposed project would be considered a beneficial effect.

Mitigation Measures

No mitigation is required.

Residual Impacts

Impacts would be less than significant.

Chapter 4
Alternatives Analysis

4.1 Introduction and Overview

This chapter describes and analyzes alternatives to the proposed project. CEQA requires that an EIR describe a reasonable range of feasible alternatives to a proposed project that could feasibly attain most of the basic project objectives and would avoid or substantially lessen any of the proposed project's significant effects. Additionally, the No Project Alternative must be analyzed. An EIR must evaluate the comparative merits of the alternatives (State CEQA Guidelines 15126.6[a], [d] and [e]).

The range of alternatives required in an EIR is governed by a rule of reason that requires an EIR to set forth only those alternatives necessary to permit a reasoned choice. An EIR does not need to consider every conceivable alternative to a project. Instead, the alternatives must be limited to ones that meet the project objectives, are feasible, and would avoid or substantially lessen at least one of the significant environmental effects of the project (State CEQA Guidelines 15126.6(f)). *Feasible* means capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, legal, social, and technological factors (State CEQA Guidelines 15364).

The EIR must briefly describe the rationale for selection and rejection of alternatives and the information the lead agency used when selecting the alternative. It should also identify any alternatives considered but rejected as infeasible by the lead agency during the scoping process and briefly explain the reasons for the exclusion. Alternatives may be eliminated from detailed consideration in the EIR if they fail to meet most of the project objectives, are infeasible, or do not avoid any significant environmental effects (State CEQA Guidelines 15126.6(c)). In identifying alternatives to the proposed project, the project objectives should be revisited. As presented in Chapter 2, "Project Description," the proposed project includes the following project objectives:

- Provide safe and accessible natural parkland for broad regional use and enjoyment.
- Create passive recreational and educational opportunities that will inspire visitor appreciation of the scenic value and ecological, cultural, and historic significance of the preserve.

- Enhance the ecological value of the preserve through the restoration of native habitat and plant communities.
- Prohibit uses, such as active recreation fields, that would conflict with the nature preserve and have the potential to adversely affect sensitive natural resources.
- Remove existing vandalized structures that contribute to aesthetic and safety concerns of the surrounding community.
- Maintain the major contributing features of the site that present the site's significance in military air defense since World War II.

This chapter identifies several alternatives that attain some of the project objectives, are feasible, and could avoid or substantially lessen environmental impacts, including the No Project Alternative and the Environmentally Superior Alternative. Additionally, this chapter identifies and further evaluates those alternatives considered by the Department and those that have been rejected from further consideration.

4.2 Alternatives to the Proposed Project

A range of alternatives was developed for consideration in this EIR in accordance with Section 15126.6 of the State CEQA Guidelines. These are discussed below.

4.2.1 Alternative 1. No Project Alternative

An EIR must always evaluate and analyze the impacts of the No Project Alternative. The purpose of evaluating the No Project Alternative is to allow decision makers to compare the impacts of approving the project with the impacts of not approving the project. However, the No Project Alternative is not the baseline for determining whether the proposed project's impacts are significant, unless it is identical to the existing environmental setting analysis that establishes the baseline (State CEQA Guidelines 15126.6[e][1]).

At the time the NOP is published, the no project analysis must discuss the existing conditions and what would be reasonably expected to occur in the foreseeable future if the project were not approved based on current plans and consistencies with available infrastructure and community services (State CEQA Guidelines 15126.6[e][2]). If other future uses of the land are predictable, such uses should also be discussed as possible no project conditions and the project should be compared to those uses (State CEQA Guidelines 15126.6[e][3]).

While the project area is currently subject to approved master plans for the White Point Park, it is not foreseeable that any of the previous plans would be implemented. The previous plans have a different focus and include active recreational facilities that would not attain the project objective of "establishing a coastal nature preserve where habitat and the natural environment will be preserved and enhanced over the long term." A Citizen's Advisory Committee

was appointed to reconsider the previous master plans during the planning process for the current master plan. That Citizen's Advisory Committee determined that any existing plans should be discarded and a new master plan be developed to respond to the new recommendations for the Park property. Therefore, the No Project Alternative is defined as maintaining the park in the current condition.

The No Project Alternative does not involve the implementation of the White Point Park Nature Preserve Master Plan. The White Point Park property would remain in its current condition—closed to public access. The existing non-native vegetation would remain on-site and no habitat restoration activities would occur. The site would likely remain void of sensitive wildlife species that would likely occupy the site if the Nature Preserve were implemented. The existing buildings located on-site that compose the Nike Missile Site Historic District would not be removed. They would likely continue to deteriorate and be subject to additional vandalism. This alternative would not attain any of the project objectives.

4.2.2 Alternative 2. Nature Preserve and As-Is Preservation of the Nike Missile Site Historic District

This alternative is essentially the same as the proposed project with the exception of preserving the existing structures associated with the former Nike Missile Site in their current condition. The site has been listed in the CRHR as a significant Historic District. Preservation of the structures associated with the Nike Missile Site may involve minor cosmetic upgrades of the existing structures to remove the graffiti and noticeable vandalism, and occasional maintenance to reduce further deterioration of the buildings. This alternative does not include the restoration of, or any structural upgrades to, the structures. This alternative may result in the need to restrict public access to the structures to prevent further vandalism and for safety concerns. This alternative would still involve establishing the nature preserve and preservation of the Battery Paul D. Bunker facilities on-site. This alternative was selected to reduce potentially significant impacts associated with removal of portions of the Historic District.

4.2.3 Alternative 3. Nature Preserve and Restoration and Preservation of the Nike Missile Launch Pad Facility, the Warhead Assembly Building, the Missile Assembly and Services Building, the Ready Room, and the Three Sentry Buildings

This alternative is essentially the same as the proposed project but it would restore and preserve the Warhead Assembly Building, the Assembly and Service

Building, the Ready Room, and the three Sentry Buildings. This alternative involves removal of the remaining remnant structures, including the concrete slab foundations, associated with the Nike Missile Site. Restoration and preservation of these facilities would involve both cosmetic upgrades of the existing structure and structural upgrades to accommodate potential future reuse of the facilities into the Park. This alternative still involves establishing the nature preserve and may incorporate the remaining resources into a historical interpretive program. This alternative was selected to reduce significant impacts associated with removal of portions of the Historic District.

4.2.4 Alternative 4. Removal of Former Military Structures/No Nature Preserve

This alternative involves only the removal of the remaining above-ground former military structures associated with the Nike Missile system that occupy the site, and does not involve the establishment of the Preserve. However, the site would be reserved for future park development. This alternative was developed due to requests from some nearby residents to eliminate the dilapidated and deteriorating structures that occupy the site. Some nearby residents feel that these structures constitute a public nuisance that could be attractive for unlawful activities. This alternative still involves the preservation of the Nike Missile Launch Facility and underground magazines and the Battery Paul D. Bunker. This alternative would attain at least one of the project objectives to remove existing vandalized structures that contribute to the aesthetic and safety concerns of the surrounding community.

4.2.5 Alternative 5. Nature Preserve and Establishment of Active Athletic Fields at White Point Park

This alternative involves many of the same features as the proposed project, with the addition of providing active sports athletic fields at White Point Park. This alternative was suggested because of comments received on the Notice of Preparation expressing the desire to consider the site for active recreation, and because the site was previously considered for the potential development of soccer fields by the American Youth Soccer Organization (AYSO). This alternative still involves the removal of the existing historic resources associated with the Nike Missile Site, with the exception of the Nike Missile Launch Facility and underground magazines and the Battery Paul D. Bunker.

4.3 Alternatives Eliminated from Further Consideration

As discussed at the beginning of this chapter, an EIR must briefly describe the rationale for selection and rejection of alternatives. The lead agency may make an initial determination as to which alternatives are feasible and, therefore, merit in-depth consideration, and which are infeasible. Alternatives that are remote or speculative, or the effects of which cannot be reasonably predicted, need not be considered (CEQA Guidelines 15126(f)(2)). This section identifies alternatives considered by the lead agency but rejected as infeasible, and it briefly explains the reasons for their exclusion. Alternatives may be eliminated from detailed consideration in the EIR if they fail to meet most of the project objectives, are infeasible, or do not avoid any significant environmental effects (State CEQA Guidelines 15126.6(c)).

Several alternatives were considered in an attempt to alleviate impacts associated with the proposed project.

Alternative 5 was eliminated from further consideration for several reasons. As discussed in Chapter 2, "Project Description," the Citizen's Advisory Committee unanimously recommended that the entire site be dedicated as a coastal nature preserve and specifically not include active recreational facilities. This alternative would not be consistent with the project objectives identified above and in Chapter 2. It should be noted that the City has offered to develop an alternative site for AYSO, and has begun planning the "Field of Dreams" at the former Gaffey Street landfill, a few miles north of the project site.

This alternative also fails to reduce significant impacts associated with the proposed project. The removal or degradation of significant historical resources would still occur with this alternative. Additionally, potential impacts on other resources would likely be greater with this alternative, including but not limited to impacts on biological resources, transportation and parking, aesthetics, and noise.

Because this alternative fails to meet the project objectives and would not reduce significant impacts associated with the proposed project, this alternative has been eliminated from further consideration.

4.4 Alternatives Impact Analysis

This section presents an analysis of each alternative (with the exception of the "Alternatives Eliminated from Further Consideration") and a comparison of the impacts among the various alternatives. In accordance with the State CEQA Guidelines (15126.6(d)), the discussion of the environmental effects of the alternatives may be less detailed than the discussion of the impacts of the project

proposed. Table 4-1 shows a comparison of the impacts on each alternative and a brief analysis of the impacts is provided below.

4.4.1 Alternative 1. No Project Alternative

This alternative would maintain the site in the current condition. The beneficial effects to biological resources that would occur from the plan would not be realized. The site would remain occupied by primarily non-native vegetation. The reintroduction of sensitive wildlife species would not likely occur. This alternative would not result in traffic generation to the site and would result in a slight reduction of vehicle trips on surrounding roadways. This alternative also does not realize the recreational benefits associated with the proposed project. The site would remain closed to the public and would not provide passive recreational or educational interpretive opportunities. This alternative would also result in fewer, but not all, impacts on cultural resources and would eliminate land use impacts associated with the proposed project.

The significant impacts associated with removal of the former Nike Missile Site Historic District would not occur. Consequently, the alternative would eliminate the land use impacts associated with the inconsistency in land use plans and policies if the historic resources were removed. However, the proposed project's impacts regarding continued degradation due to neglect, vandalism, or lack of maintenance would be similar for this alternative. This alternative may result in the degradation of significant historical resources if they are not preserved, restored, or adequately maintained. Therefore, the deterioration and vandalism that the property has already suffered could continue and eventually result in the loss of the character-defining elements that currently convey the significance of the Missile Storage Magazines or the Battery Paul D. Bunker. Under CEQA, the inappropriate care and maintenance of the remaining historic facilities with respect to their status as significant historical resources may be considered a significant impact. Implementation of similar mitigation measures involving the development of a maintenance program to properly maintain the physical grounds would reduce potential impacts of this alternative to less-than-significant levels (see Chapter 3A).

4.4.2 Alternative 2. Nature Preserve and As-Is Preservation of Nike Missile Site Historic District

This alternative is similar to the proposed project, as it involves the establishment of the nature preserve, with the exception that the existing historic Nike Missile Site resources would be preserved as-is. This alternative would result in similar impacts as the proposed project for most resources, and the beneficial effects to biological resources that the proposed project would cause would also occur for this alternative. The exceptions are the impacts on cultural resources and land

Table 4-1. Comparison of Impacts for Proposed Project and Alternatives

Impact	Proposed Project	Alternatives 1 (No-Project)	2	3	4
Cultural Resources					
A-1. Damage or Destruction of Known Significant or Potentially Significant Archaeological Resources	●	○	●	●	○
A-2. Potential for Ground-Disturbing Activities to Damage Previously Unidentified Buried Cultural Resource Sites	●	○	●	●	○
A-3. Potential to Damage Previously Unidentified Human Remains	●	○	●	●	○
A-4. Demolition and Removal of Features that Convey the Significance of a Significant Historical Resource	✖	○	●	○	✖
A-5. Demolition of a Significant Historical Resource Due to Neglect, Vandalism, or Lack of Maintenance	●	●	●	○	●
A-6. Disturbance of Significant Paleontological Resources	●	○	●	●	○
Biological Resources					
B-1. Impacts to Individual Species or Existing Habitat, of a State- or Federally Listed Endangered, Threatened, Rare, Protected, or Sensitive Species or a Species of Special Concern	○	○	○	○	○
B-2. Impacts to Individuals or the Reduction of Existing Habitat of a Locally Designated Species or a Reduction in a Locally Designated Natural Habitat or Plant Community	○	○	○	○	○
B-3. Impacts to Wildlife Movement/Migration Corridors	○	○	○	○	○
B-4. Impacts to Existing Wetland Habitat	○	○	○	○	○
B-5. Disturbance to Sensitive Species Affecting Long Term Survival from Interference with Habitat	○	○	○	○	○
Hazards and Hazardous Materials					
C-1. Consistency with Regulatory Requirements Protecting Public Health and Safety	●	○	●	●	○
C-2. Exposure of People or Structures to the Risk of Loss, Injury or Death Involving Wildland Fires, Including Where Wildlands are Adjacent to Urbanized Areas or Where Residences are Intermixed with Wild Lands	□	○	□	□	○

Table 4-1. Continued.

Impact	Proposed Project	Alternatives 1 (No-Project)	2	3	4
C-3. Health and Safety Consequences from the Potential Accidental Release or Explosion of a Hazardous Substance	□	○	□	□	○
C-4. Consistency with Emergency Response or Evacuation Plans	□	○	□	□	○
C-5. Health and Safety Consequences from existing Health Hazards	●	○	●	●	○
Transportation and Traffic					
D-1. Traffic Impacts to Existing Roadway Network	□	○	□	□	○
D-2. Potential Transportation-Related Hazards	□	○	□	□	○
D-3. Impacts to Emergency Access and Street Closures	□	○	□	□	○
D-4. Parking and Circulation Impacts	○	○	○	○	○
D-5. Impacts to Transit Services or Other Alternative Transportation Modes	○	○	○	○	○
Land Use and Recreation					
E-1. Impacts to the Existing Community or Surrounding Neighborhoods	○	○	○	○	○
E-2. Consistency with Local Land Use Plans	✖	○	○	○	✖
E-3. Impacts to Existing Park Facilities	○	○	○	○	○

Notes:

○ = no impact
□ = less than significant
● = less than significant impact with mitigation
✖ = significant and unavoidable

use issues. This alternative would result in fewer impacts on cultural resources and would eliminate land use impacts associated with the proposed project.

The significant impacts associated with removal of the former Nike Missile Site Historic District would not occur for this alternative. Consequently, the alternative would also eliminate the land use impacts associated with the inconsistency in land use plans and policies due to preservation of historic resources. However, the remainder of the cultural resources impacts that would occur from the proposed project would also occur for this alternative.

This alternative could result in the damage or destruction of known significant or potentially significant archaeological resources by making these sites vulnerable to looting and vandalism if access is not considered. The alternative would result in grading, trenching or other ground-disturbing construction activities that could potentially damage previously unidentified buried cultural resource sites or human remains. This alternative also could result in the continued degradation of significant historical resources due to neglect, vandalism, or lack of maintenance (as discussed under the No Project Alternative); and it could potentially result in the disturbance of significant paleontological resources.

Implementation of mitigation measures similar to those identified for reducing comparable impacts of the proposed project would also reduce these potential impacts of this alternative to less-than-significant levels.

4.4.3 Alternative 3. Nature Preserve and Restoration and Preservation of the Nike Missile Launch Pad Facility, the Warhead Assembly Building, the Missile Assembly and Service Building, the Ready Room, and the Three Sentry Buildings

This alternative is similar to the proposed project, as it involves the establishment of the nature preserve, with the exception that the major contributing facilities of the Nike Missile Site Historic District would be restored, preserved, and maintained on-site. This alternative would result in similar impacts as the proposed project for most resources. Additionally, the beneficial effects to biological resources that would occur as a result of the proposed project would also occur for this alternative. The exception is the impacts on cultural resources and land use issues. This alternative would result in fewer impacts on cultural resources and would eliminate land use impacts associated with the proposed project.

The significant impacts associated with removal of the former Nike Missile Site Historic District would not occur for this alternative. Consequently, the alternative would also eliminate the land use impacts associated with the inconsistency in land use plans and policies due to the preservation of historic resources. However, some of the impacts associated with cultural resources that

would occur from the proposed project would also occur for this alternative. These include

- the damage or destruction of known significant or potentially significant archaeological resources by making these sites vulnerable to looting and vandalism if access is not considered;
- grading, trenching or other ground-disturbing construction activities that could potentially damage previously unidentified buried cultural resource sites;
- potential damage to previously unidentified human remains; and
- a potential result in the disturbance of significant paleontological resources.

Implementation of mitigation measures similar to those identified for reducing comparable impacts of the proposed project would also reduce the potential impacts of this alternative to less-than-significant levels.

4.4.4 Alternative 4. Removal of Former Military Structures/No Nature Preserve

This alternative involves only the removal of the former above-ground military structures associated with the Nike Missile system. No nature preserve would be established and no other park improvements would be implemented. Thus, none of the beneficial effects of the proposed project would be realized, including habitat restoration and recreation. The site would remain occupied by primarily non-native vegetation. The reintroduction of sensitive wildlife species would not likely occur. This alternative also does not realize the recreational benefits associated with the proposed project. The site would remain closed to the public until another plan for the site can be developed and would not provide passive recreational or educational interpretive opportunities. However, this alternative would result in similar or slightly fewer impacts as the proposed project to some resources.

This alternative would not result in traffic generation to the site and would result in a slight reduction of vehicle trips on surrounding roadways. Additionally, no impacts from hazards would occur. Impacts to cultural resources from this alternative would be similar to the proposed project. This alternative would involve the removal of significant resources associated with the Nike Missile Site 43L Historic District, including the Missile Warhead Building, the Missile Assembly & Service Building, the Ready Room Building, the three Sentry Buildings, and the remnant concrete slabs. These actions constitute a significant impact. Additionally, the impacts to the remaining Nike Missile launch facility and underground magazines, and the Battery Paul D. Bunker from the continued degradation due to neglect, vandalism, or lack of maintenance would be similar for this alternative as the proposed project. Implementation of similar mitigation measures involving the development of a maintenance program to properly maintain the physical grounds would be required for this alternative (see Chapter 3A).

Consequently, impacts to land use would also remain the same as the proposed project due to the elimination of significant historical resources. However, impacts to archaeological resources and paleontological resources would be reduced because the site would remain closed to public access and would not involve grading or ground disturbance for new park facilities.

4.5 Environmentally Superior Alternative

An EIR must identify the Environmentally Superior Alternative (State CEQA Guidelines 15126.6(c). All of the significant impacts associated with the proposed project relate to the removal and/or destruction of the Nike Missile Site Historic District. Alternative 3 would result in the restoration, maintenance, and preservation of the major contributors to the Historic District and would result in the fewest impacts. Based on this analysis, Alternative 3 is considered the Environmentally Superior Alternative.

Chapter 5

Cumulative and Growth-Inducing Impacts

This chapter presents the analysis of potential cumulative impacts and growth-inducing impacts associated with the proposed project as required by CEQA.

5.1 Cumulative Impacts

5.1.1 Requirements for Cumulative Impact Analysis

The State CEQA Guidelines (Section 15130) require a reasonable analysis of the cumulatively considerable impacts of a proposed project. A cumulative impact is referred to as "two or more individual effects, which, when considered together, are considerable or which compound or increase other environmental impacts" (State CEQA Guidelines 15355). The cumulative impact of several projects or actions is the change in the environment, which results from the incremental impact of the project when added to other closely related past, present, and reasonable foreseeable, probable future projects. Cumulative impacts can result from individually minor but collectively significant projects or actions taking place over a period of time (State CEQA Guidelines 15355[b]). An EIR must discuss the cumulative impacts of a project when the project's incremental effect is cumulatively considerable.

5.1.2 Cumulative Impact Analysis

5.1.2.1 Cultural Resources

Implementation of the proposed project could potentially result in cumulatively considerable impacts on cultural resources due to the loss of a significant feature of a larger potentially significant historic resource. The State Office of Historic Preservation (OHP) has identified a potential historic district centered on the history of the harbor and air defenses of Los Angeles (Abeyta August 24). Other elements include Battery Osgood-Farley, Battery Barlow-Saxton, the American Trona Corporation Building, and the 500 Vara Square Government Reserve, which are already listed individually in the NRHP. Because the management and fate of those other properties is unknown at this time and out of the control of the Department, this impact can not be fully analyzed. However, it can be assumed

that the loss of one potential contributor within the historic context of the harbor and air defense system would constitute an impairment of the larger resource. The impairment of the White Point Historic District, discussed in Chapter 3A, thus constitutes a potentially significant impact on this larger collection of significant historical resources associated with the harbor and air defenses of Los Angeles.

Additionally, construction activities within the general Palos Verdes area have the potential to impact paleontological resources that may be of significant scientific value since the Monterey and Palos Verdes Formations are present throughout the area. The project's contribution to these impacts is considered potentially adverse and significant without mitigation.

Mitigation Measures

Mitigation for these potential cumulatively considerable impacts on the potential harbor and air defense historic district are the same as Mitigation Measure A-4 that was identified for the proposed project—Develop Interpretive Program for the White Point Nike Launcher Area Missile Site 43L Historic District.

As part of the larger interpretive program for natural resources, the Department shall develop interpretive programs for the White Point Historic District. The programs shall include the installation of interpretive displays near the remaining launch pad and Battery Paul D. Bunker to afford visitors the opportunity to understand the context and significance of those remaining features of the Historic District. The City shall coordinate with the San Pedro Historical Society and the Los Angeles Nike Air Defense Veteran's Association to identify opportunities to link the Preserve's interpretive programs with other interpretive programs aimed at providing the public with a greater understanding of the area's military history.

The mitigation measures to reduce impacts on paleontological resources are also the same as the project-related Mitigation Measure A-6 that was identified for the proposed project—Preconstruction Consultation and Construction Monitoring.

A paleontological resource monitoring plan shall be developed by a qualified paleontologist. This plan should include a review of construction plans to determine whether activities may disturb geologic formations and, in effect, may be likely to produce impacts on paleontological resources. A grading observation schedule shall be maintained when significant ground disturbance/grading is being undertaken in bedrock units to further evaluate and protect the fossil resources of the site.

A qualified paleontologist shall make a scientific evaluation of any vertebrate or invertebrate fossil remains that may have been discovered in the process of earth removal. This evaluation would determine the level of necessity of making a scientific collection of the encountered paleontological resources.

Salvage operations shall be initiated if significant paleontological resources are

encountered. A qualified paleontologist shall make salvage collections, as they deem necessary, for the recovery of the affected paleontological resources.

Residual Impacts

The White Point Historic District is one of several components of the potentially eligible harbor and air defense of Los Angeles historic district. Two of the central and most evocative features of the White Point Historic District will still be preserved and able to convey the site's significant role within this larger set of properties (i.e., the juxtaposition between the gun battery and the missile launch pad, which is unique among the referenced properties). Because the mitigation measures ensure that the potential significance of the site is conveyed through interpretive programming, the potential significant impact on the collection of historical resources is reduced to a less than cumulatively considerable level.

Impacts on paleontological resources would also be reduced to less than cumulatively considerable.

5.1.2.2 Biological Resources

The proposed project would not have an adverse cumulative impact on biological resources in both the local vicinity and the region. The site currently lacks native plant communities and suitable habitat for individual special-status plant and wildlife species on-site. The proposed project involves habitat restoration and management, which has the potential to benefit local and regional biological resources by providing additional important native plant communities and habitats for wildlife and special-status species. Cumulative impacts on biological resources are expected to be beneficial and would not be cumulatively considerable.

Mitigation Measures

No mitigation is required.

Residual Impacts

Residual biological impacts would be beneficial to the ecological value of the local and regional vicinity.

5.1.2.3 Hazards and Hazardous Materials

Implementation of the proposed project would not result in cumulatively considerable impacts from hazards and hazardous materials. All impacts associated with on-site hazards would be limited to the project site and activities

that would occur on-site. The existing limited hazards would not have the potential to contribute to cumulatively considerable impacts when combined with other projects.

Mitigation Measures

No mitigation is required.

Residual Impacts

Impacts would be less than cumulatively considerable.

5.1.2.4 Transportation and Traffic

Implementation of the proposed project would not contribute to cumulatively considerable impacts related to transportation and traffic. No known traffic-generating projects are located in the vicinity of the proposed project site. However, the analysis in this EIR is based on the opening horizon year (2003) plus an ambient growth factor of 1% per year, which is intended to include unknown and future related projects in the study area, as well as account for regular growth in traffic volumes due to the development of projects outside the study area. Therefore, the analysis presented in Chapter 3D already accounts for cumulative projects. As discussed in Chapter 3D, the proposed project would add minimal traffic to the existing transportation network. Existing roadways and nearby intersections currently perform at levels of service that are well above acceptable levels. Therefore, the addition of the small amount of project-related traffic would not contribute to cumulatively considerable impacts.

One project that has the potential to contribute to a cumulative traffic effect has been identified within the vicinity of the project site. This project involves planned improvements along Paseo del Mar by the City of Los Angeles. These improvements include a pedestrian walkway and curb along the south side, as well as striped bicycle lanes in each direction. The proposed project would not contribute to adverse cumulatively considerable impacts on or from these transportation facilities, but may in fact contribute to a beneficial cumulative impact.

Mitigation Measures

No mitigation is required.

Residual Impacts

Impacts would be less than cumulatively considerable.

5.1.2.5 Land Use and Recreation

The proposed project could potentially contribute to cumulatively considerable land use impacts. Implementation of the proposed project would be compatible with surrounding land uses and would not contribute to cumulatively considerable impacts associated with physical land use effects. Additionally, the project would be largely consistent with land use plans and policies that have jurisdiction over the project area. However, the project would not be consistent with goals, objectives and policies relating to the preservation of important historic and cultural resources. When combined with other projects within the region that may also result in the loss of important historic resources, the inconsistency with land use plans and policies would be cumulatively considerable.

Mitigation Measures

No mitigation is available.

Residual Impacts

Impacts would be cumulatively considerable.

5.2 Growth-Inducing Impacts

Pursuant to Section 15126.2(d) of the State CEQA Guidelines, an EIR must address whether a project will directly or indirectly foster growth. Section 15126.2(d) reads as follows:

> [An EIR shall] discuss the ways in which the proposed project could foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment. Included in this are projects which would remove obstacles to population growth (a major expansion of wastewater treatment plant, might, for example, allow for more construction in service areas). Increases in the population may further tax existing community service facilities so consideration must be given to this impact. Also discuss the characteristic of some projects which may encourage and facilitate other activities that could significantly affect the environment, either individually or cumulatively. It must not be assumed that growth in any area is necessarily beneficial, detrimental, or of little significance to the environment.

This section discusses ways in which the project could directly or indirectly foster economic, housing, or population growth. The growth-inducing impacts of

the proposed project are assessed in terms of whether the project influences the rate, location, and amount of growth. The project is growth-inducing when it allows or encourages growth that would not otherwise occur if the proposed project were not developed.

5.2.1 Direct Growth-Inducing Impacts in the Surrounding Environment

A project would directly induce growth if it would remove barriers to population growth such as a change to a jurisdiction's General Plan and Zoning Ordinance which allowed new residential development to occur.

The proposed project would not result in the provision of new housing or the direct inducement of growth through removing other barriers to population growth. The project involves enhancement of existing property that is currently designated for open space and regional parkland. The site is currently designated as parkland and will remain parkland in the form of a nature preserve.

5.2.2 Indirect Growth-Inducing Impacts in the Surrounding Environment

A project would indirectly induce growth if it would increase the capacity of infrastructure in an area in which the public service currently met demand. Examples would be increasing the capacity of a sewer treatment plant or a roadway beyond that needed to meet existing demand.

The proposed project does not involve increases in infrastructure or services that could result in indirect growth effects. The project involves enhancement of existing open space facilities as a passive recreational nature preserve. The proposed project would not increase the capacities of existing infrastructure to accommodate existing or projected demand. No indirect growth-inducing impacts would occur.

Chapter 6
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[1] The Green report is Melvyn Green and Associates, 1999, referenced above.

Chapter 7

List of Preparers

7.1 Introduction

This EIR has been prepared by Jones & Stokes on behalf of the Los Angeles Department of Recreation and Parks. The individuals who contributed to the preparation of this document are listed below.

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Appendix A

Initial Study and Notice of Preparation

Notice of Preparation and Initial Study for the Preparation of an Environmental Impact Report for the White Point Nature Preserve Framework Plan

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April 13, 2001

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Notice of Preparation

TO: Agencies, Organizations, and Interested Parties

SUBJECT: Notice of Preparation of a Draft Environmental Impact Report in Compliance with Title 14, Sections 15082(a), 15103, and 15375 of the California Administrative Code.

The City of Los Angeles Department of Recreation and Parks (Department) will be the lead agency under the California Environmental Quality Act (CEQA) in the preparation of an environmental impact report (EIR) for the implementation of the White Point Park Nature Preserve Master Plan.

Agencies: We request the view of your agency as to the scope and content of the environmental information relevant to your agency's statutory responsibilities in connection with the proposed project. Your agency may need to use the EIR prepared by the Department when considering the permit that your agency must issue or when authorizing other approvals for the project.

Organizations and Interested Parties: Comments and concerns regarding the environmental issues associated with construction and buildout of this project are requested from organizations and individuals.

CEQA requires a 30-day public review of the notice of preparation. The public review period is scheduled to begin on April 16, 2001 and close on May 16, 2001. Due to the time limits mandated by state law, your response must be received **no later than 30 days** after receipt of this notice. Please indicate a contact person in your response and send your response to the following:

David Attaway, Environmental Supervisor
City of Los Angeles Department of Recreation and Parks
200 N. Main Street, Room 709
City Hall East
Los Angeles, CA 90012
Fax: (213) 617-0439

PROJECT TITLE: White Point Park Nature Preserve

PROJECT LOCATION: The project area is located within the community of San Pedro in the City of Los Angeles. The White Point Park site consists of 102 acres that are delineated by Western Avenue to the west, Paseo del Mar to the south, Weymouth Avenue to the east, and the Los Angeles Air Force Base housing to the north.

PROJECT DESCRIPTION: The proposed project involves the implementation of a nature preserve master plan at White Point Park to provide for passive recreation and educational opportunities, as well as protection of the sensitive biological species that remain of the urban wilderness in the Los Angeles basin. The planned land use improvements promote sustainability and integrity of the natural areas while providing for a mix of compatible passive recreation uses. The proposed land use improvements are further detailed in the initial study and the proposed Framework Plan for the park.

for
David Attaway, Environmental Supervisor

Date: 4/13/01

Initial Study

1. **Project Title:**

   White Point Park Nature Preserve

2. **Lead Agency Name and Address:**

   City of Los Angeles Department of Recreation and Parks
   200 N. Main Street, Room 709
   City Hall East
   Los Angeles, CA 90012

3. **Contact Person and Phone Number:**

   David Attaway, Environmental Supervisor
   (213) 485-6178

4. **Project Location:**

   The proposed White Point Park Nature Preserve would be located within White Point Park, which is located in the community of San Pedro in the City of Los Angeles. Figure 1 illustrates the regional location of the project site. The park consists of 102 acres that are delineated by Western Avenue to the west, Paseo del Mar to the south, Weymouth Avenue to the east, and the Los Angeles Air Force Base housing to the north. The property lies in the coastal zone directly adjacent to the Los Angeles County Royal Palms Beach Park, which encompasses White Point's ocean bluffs, rocky seashore, and tide pools. The Los Angeles Harbor and San Pedro Bay lie approximately 2 miles south of White Point. Figure 2 illustrates the local vicinity of the project area.

5. **Project Sponsor's Name and Address:**

   City of Los Angeles
   Department of Recreation and Parks
   200 N. Main Street, Room 709
   City Hall East
   Los Angeles, CA 90012

   Palos Verdes Peninsula Land Conservancy
   P.O. Box 3427
   Palos Verdes Peninsula, CA 90274

6. **General Plan Designation:** Open Space

7. **Zoning:** OS-1XL

8. **Description of Project:**

The City of Los Angeles Department of Recreation and Parks (Department) in partnership with the Palos Verdes Peninsula Land Conservancy (PVPLC) proposes to establish a nature preserve at White Point Park to provide for passive recreation and educational opportunities, as well as protection of the sensitive biological species that remain of the urban wilderness in the Los Angeles basin. A Framework Plan was prepared for the project, which forms the basis for the development of a master plan for the nature preserve. The proposed project involves the implementation of a master plan that will promote sustainability and integrity of the natural areas while providing for a

mix of compatible passive recreation uses. The proposed land use improvements planned for White Point Park include the following:

- Providing improvements to make the preserve safe and accessible to the public.
- Installing safety and security features where appropriate.
- Constructing improved park entrance, signage, and trailhead orientation.
- Removing non-functional asphalt surfaces (recycle asphalt grindings for use as surface material in the parking lot) and improving existing roadways.
- Providing safe, American Disabilities Act compliant, off-street parking for visitors and buses.
- Providing new perimeter fencing to replace old deteriorated fencing.
- Developing new trail linkages and improving existing trails and footpaths.
- Providing trailside benches and viewing areas.
- Providing casual, picnic areas utilizing natural seating arrangements.
- Improving a portion of the interpretive trails to be American Disabilities Act accessible.
- Constructing a restroom facility and drinking fountain for visitor use.
- Providing self-guided interpretive trails.
- Creating a native plant demonstration garden with interpretive signage.
- Providing interpretive and educational programming reflecting the scenic, ecological, cultural, and historical resources of the site.
- Removing non-native vegetation.
- Providing native habitat restoration and revegetation on more than 90 acres of the preserve.
- Providing temporary and semi-permanent irrigation system.
- Providing a temporary, onsite native plant nursery and maintenance yard.
- Providing trash receptacles and recycle bins, and initiating trash removal service.
- Establishing an ongoing maintenance and monitoring program at the preserve.
- Removing existing buildings associated with the former Nike Missile Program.

The proposed land use improvements for the project are shown on Figure 3 and the restoration plan is shown on Figure 4.

9. Surrounding Land Uses and Setting:

The existing White Point Park consists of a low marine terrace parallel to the coastline, a second smaller marine terrace in the northwest portion of the property, and steep slopes on the north side. The elevation varies from approximately 125 feet above sea level along Paseo del Mar, to approximately 360 feet above sea level along the northern border.

Open fields, dominated by non-native, annual grassland cover the majority of the site. The native habitat has been replaced almost completely by annual non-native grassland and disturbed ruderal vegetation with planted ornamental trees scattered throughout the site. Remnants of coastal sage scrub vegetation can be found on the site

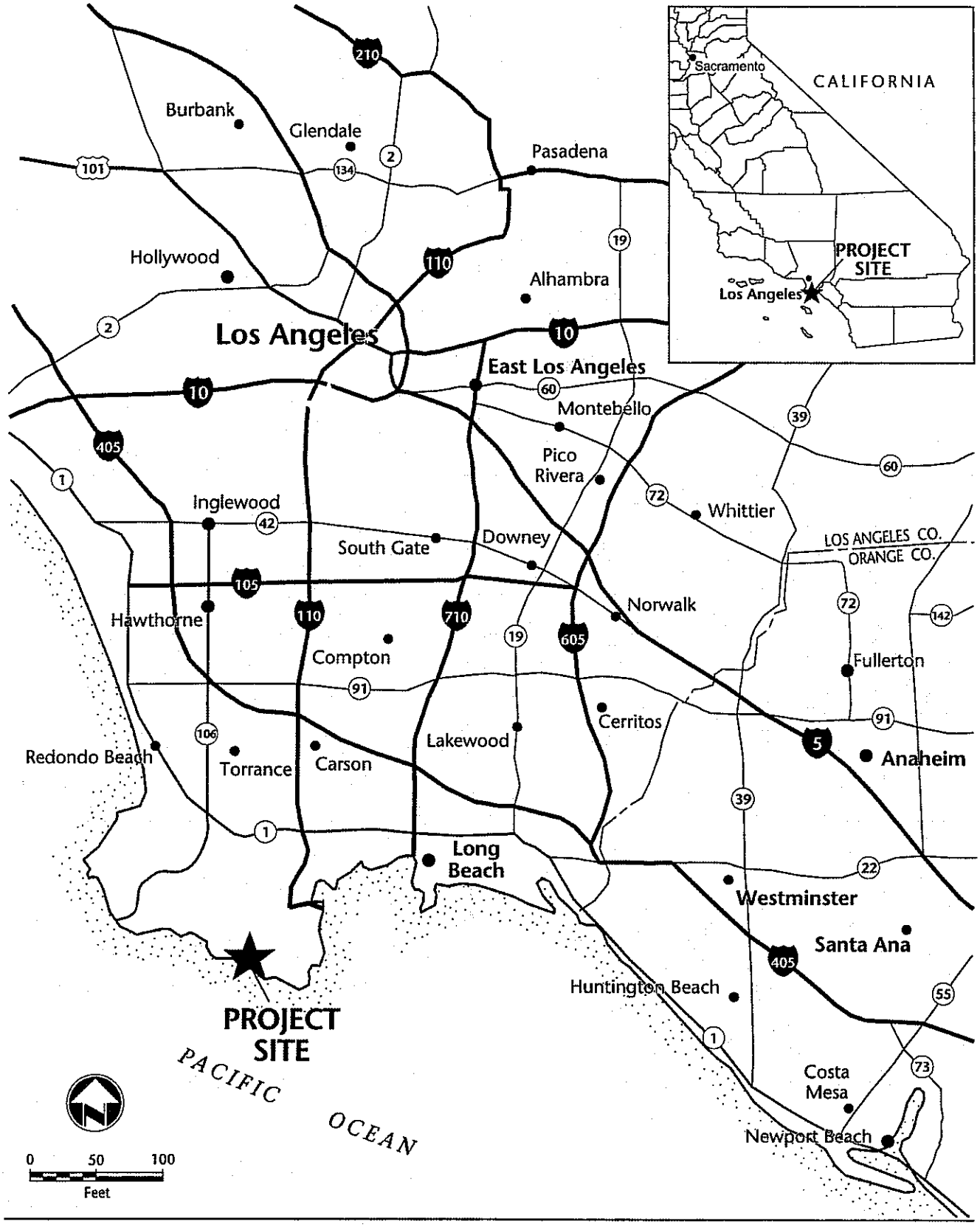

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Figure 1
Regional Location

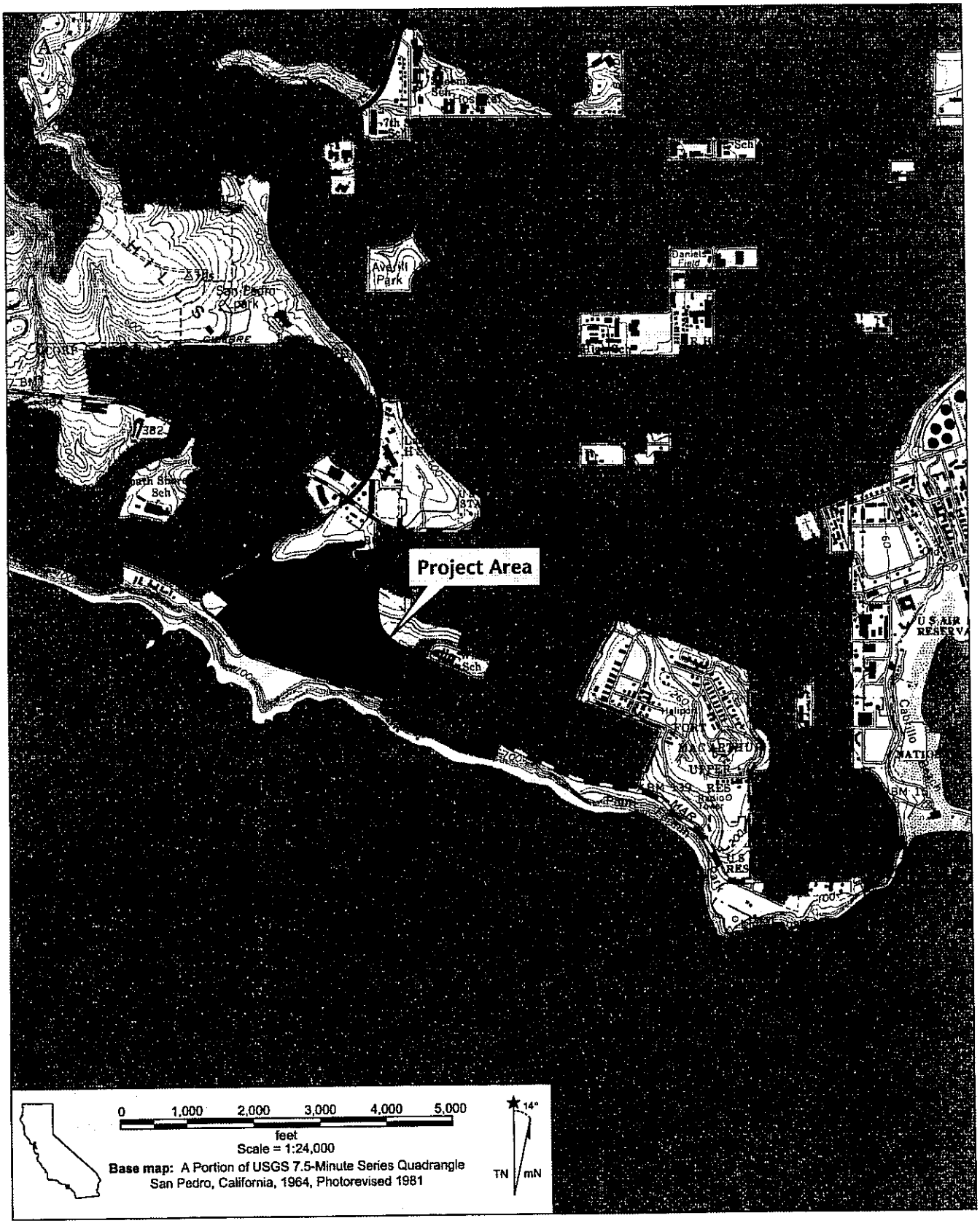

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Figure 2
Project Vicinity

in the form of small patches of sage scrub shrubs and individual coastal sage scrub plants. The distribution and assemblage of existing plant communities are identified as follows:

- Non-native annual grassland
- Disturbed ruderal vegetation
- Coastal sage scrub, remnant patches
- Invasive non-native vegetation
- Ornamental shrubs and trees
- Riparian elements
- Native plantings

Because of the disturbed nature of the native vegetation at White Point Park, the site provides habitat for only the most common wildlife species associated with, or tolerant of, urbanized conditions and human activity. No candidate, rare, threatened, endangered, or other special-status wildlife species have been observed at White Point Park. A wildlife survey conducted in the White Point area concluded that the quality of wildlife habitat is low except for the presence of trees and shrubs that provide some perching, nesting, and roosting areas for birds.

Because of the lack of native vegetation and natural terrestrial habitats onsite, the area was found to contain the typical residential-type wildlife assemblage (lizard, gopher, snake, fox, skunk, mouse, opossum) and a variety of bird species (gulls, kestrels, doves, hummingbirds, crows, starlings, sparrows, finches, etc.)

The Palos Verdes Peninsula is thought to support a population of approximately 50 pairs of California gnatcatchers, a federally listed threatened species. The closest populations of this bird to White Point are on the southeast-facing slope of Shoreline Park and in the Switchbacks area of Rancho Palos Verdes. The slopes of Shoreline Park are approximately 1.1 miles from White Point, and the Switchbacks area is 1.3 miles away. These same sites also are home to the closest populations of the coastal cactus wren, which has been designated a species of special concern by the California Department of Fish and Game (DFG). However, none of these special-status species have been observed onsite.

The project area has a long history of former uses that have contributed to the current conditions of the site. In 1942, 175 acres of land, including White Point, were acquired by the U.S. Government as a site for a seacoast battery for harbor defense. An elongated, earth-covered bunker and two 16-inch gun emplacements were installed at the upper portion of the property. After World War II, these gun emplacements were dismantled and the site was transformed into a Nike missile battery. While entrances to these bunkers have been secured, evidence of vandalism and graffiti is apparent. The bunkers are covered with soil and vegetation so that only its two concrete passage entrances are clearly visible.

During the early days of the Cold War, the Nike program was established as a missile anti-aircraft defense system intended to protect coastal cities from air attacks. Nike Ajax missiles at White Point were part of a system of 11 Nike air defense sites around the greater Los Angeles Basin. The Nike Ajax missiles were phased out in the late 1950s to early 1960s and replaced with the more powerful Nike Hercules missiles. By the mid-1960s the Nike system had become obsolete, but the site remained combat ready until 1975. In the lower portion of the property, several structures and foundations, which were associated with the Nike Missile program, remain. Currently recognizable are three larger buildings (the warhead building, the missile assembly building, and the ready room), the Nike Launch Pad and underground weapons magazine area, and several small guard post buildings. Scattered around the property are several concrete foundations and remnants of metal fence posts. All of these structures are in disrepair and show visible signs of vandalism. The underground Nike launch facility is secured from public access. In August 2000, the State Historic Resources Commission designated the Battery Paul D. Bunker and Nike missile facility as a state historic district.

Presently, the White Point Park's perimeter is totally enclosed by an 8-foot-high chain link fence on the south, east, and west borders, and by newly installed fencing on the northern border. Major portions of the chain link fence are in poor, dilapidated condition with several gaps and holes that have been caused by vandalism, and in some cases, severe rusting due to the marine environment. There are three main entrances to the park accessed by gates and paved roadways entering the site off Paseo del Mar.

Paved roadways provide access to several abandoned military structures and foundations that remain above and below ground on the site. In addition, close to Paseo del Mar on the western portion of the property is the former location of the Ramon Sepulveda homestead or guesthouse. An overgrown mound and some plantings, dominated by a grove of Phoenix palms, are all that remain to indicate the location of this historic site.

Utility service to the site includes water, sewer, and electrical lines along Paseo del Mar. Currently, a 2-inch water line is connected to a serviceable backflow meter just west of the proposed main entry to the park. Fire suppression

hydrants are located along the perimeter of the property on Paseo del Mar, Western Avenue, and Weymouth Avenue.

Existing residential development is located on three sides of the project. The U.S. Air Force Housing and the U.S. Naval Housing occupy the north and northeast boundaries of the site. Existing single-family residential uses are located directly east of the site, and residential uses are also located to the west across Western Avenue. An existing county park is located to the south of the site across Paseo del Mar in the southwestern vicinity of the site with the bluffs and the Pacific Ocean beyond.

10. Other Agencies:

City of Los Angeles Planning Department – Consideration of a Local Coastal Development Permit

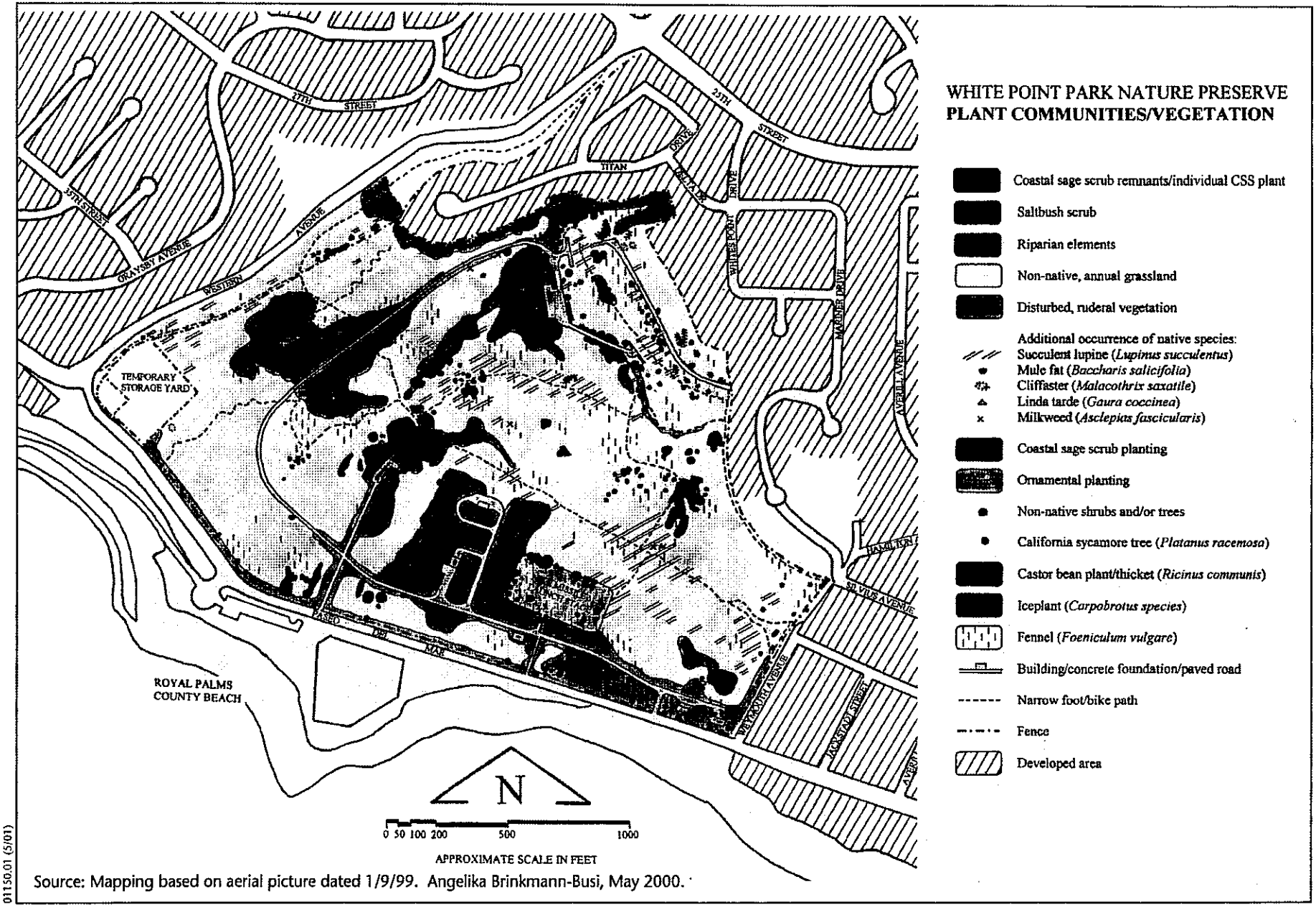
California Coastal Commission – Consideration of a Local Coastal Development Permit

United States Fish and Wildlife Service – Establishment of wildlife habitat for sensitive species

California Department of Fish and Game – Establishment of wildlife habitat for sensitive species

Los Angeles Regional Water Quality Control Board – Landfill closure

City of Los Angeles Local Enforcement Agency – Landfill closure



Source: Mapping based on aerial picture dated 1/9/99. Angelika Brinkmann-Busi, May 2000.

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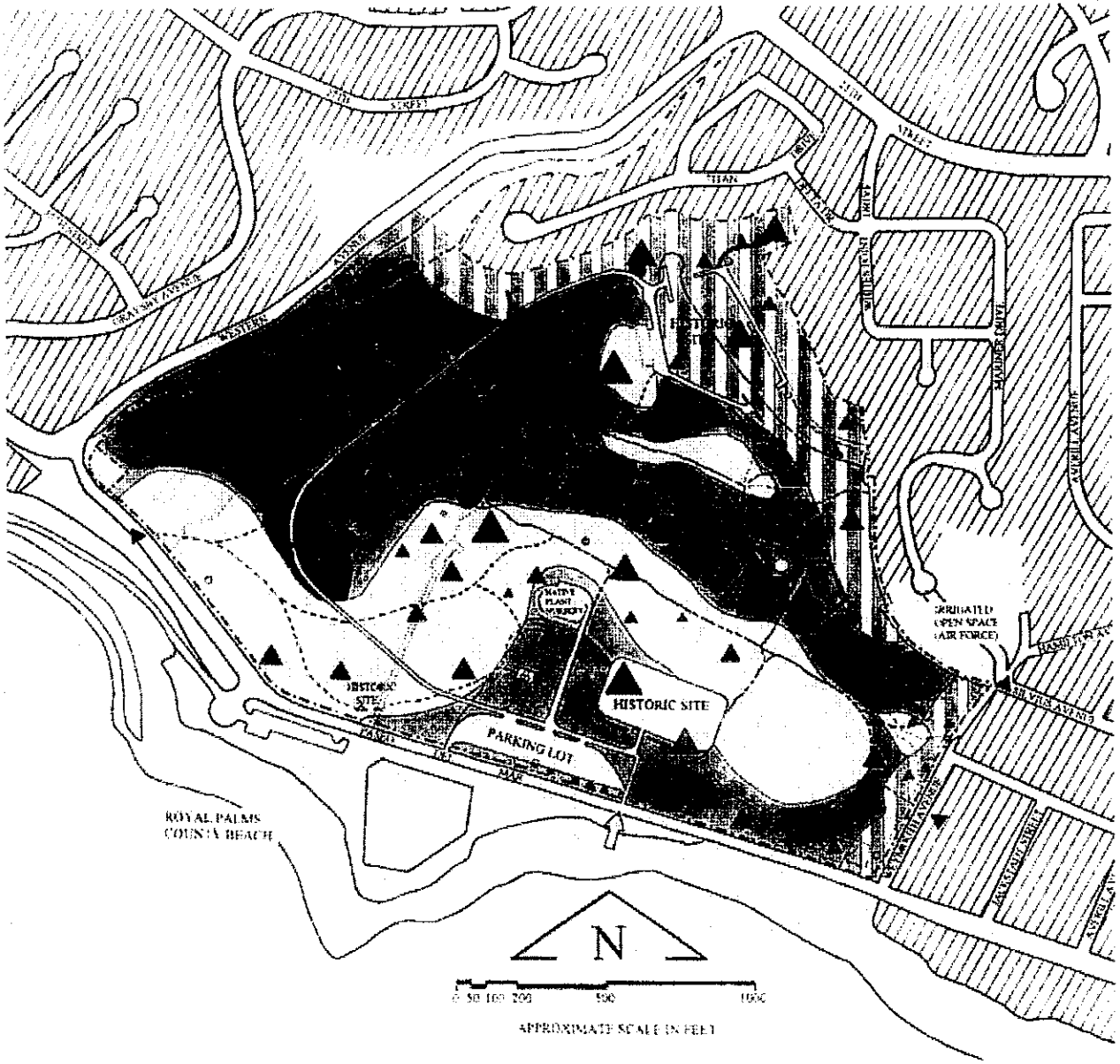
Figure 3
Existing Site Communities/Vegetation at White Point Park



WHITE POINT PARK NATURE PRESERVE
RESTORATION PLAN

- Restoration to Coastal Sage Scrub (CSS)
- Enhancement of CSS
- Restoration to Coastal Bluff Scrub
- Restoration to Southern Cactus Scrub
- Restoration to Native Grassland
- Restoration to CSS/Grassland Ecotone
- Revegetation to Native Riparian Woodland
- Native Plant Demonstration Garden
- Removal of Non-native, Invasive Plants
- Removal of Existing Structure and/or Pavement
- Improvement of Existing Trail
- Proposed New Trail Segment
- Closure of Existing Trail
- Main Entrance
- Pedestrian Entrance
- Bench Location
- Circular Bench Arrangement
- Outdoor Function Area
- Water Faucet/Back Flow Regulator
- Erosion Control Measure
- Secure Existing Well Remains
- Secure Row of Cut-off Fence Posts
- Fence Barrier Combination

Mapping based on Aerial Picture dated 1-9-1999
Angelika Brinkmann-Busi October 2000

SOURCE: Angelika Brinkmann-Busi 2000

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Figure 4
Proposed Restoration Plan

Environmental Factors Potentially Affected:

The environmental factors checked below would be potentially affected by the project and involve at least one impact that is a "potentially significant impact" as indicated by the checklist on the following pages.

☐ Aesthetics	☐ Agricultural Resources	☐ Air Quality
☐ Biological Resources	☒ Cultural Resources	☐ Geology/Soils
☐ Hazards and Hazardous Materials	☐ Hydrology/Water Quality	☐ Land Use/Planning
☐ Mineral Resources	☐ Noise	☐ Population/Housing
☐ Public Services	☐ Recreation	☐ Transportation/Traffic
☐ Utilities/Service Systems	☒ Mandatory Findings of Significance	

Environmental Determination

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared. ☐

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions to the project have been made by or agreed to by the applicant. A MITIGATED NEGATIVE DECLARATION will be prepared. ☐

I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required. ☒

I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed. ☐

I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the project, nothing further is required. ☐

Chad R. Fuller for — 4/13/01

Signature — Date

David Attaway, Environmental Supervisor

Issues & Supporting Information Sources	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS – Would the project:				
a. Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
b. Damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☐	☒
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

Discussion:

a. Only viewers from offshore would have distant visual access of the site. The site may stand out among the surrounding areas as one of the only remaining, largely undeveloped areas along the coast. Additionally, the site offers scenic vistas of the Pacific Ocean for viewers located onsite. The proposed project involves enhancement of the existing natural environment and would have the capacity to expose more visitors of the future park to scenic vistas of the Pacific Ocean. No impacts would occur.

b. The proposed project would not damage scenic resources within a state scenic highway. Western Avenue (SR 213) is the closest state highway to the site, which serves as the northwestern boundary for the project. This highway is not designated as a scenic highway or eligible scenic highway by the California Department of Transportation (California Department of Transportation 2000). No impacts would occur.

It should be noted that the project site does contain resources that were recently listed on the California Register of Historic Resources. These issues are addressed in "Section V. Cultural Resources."

c. The project area is currently characterized by marine terraces and large expanses of open space covered largely by non-native grasslands and vegetation. The site also contains existing traces of historical uses onsite, including the Battery Paul D. Bunker that was installed during World War II, and remnants of the former Nike Missile program, which include three larger buildings (the warhead building, the missile assembly building, and the ready room), the Nike Launch Pad, the underground weapons magazine area, and several small guard post buildings. All of these structures are in disrepair and show visible signs of vandalism. The project site is visible from surrounding residential neighborhoods, users of the County park across Paseo del Mar, and motorists that pass by the site on Paseo del Mar.

The proposed project involves the restoration and preservation of the natural ecological conditions onsite and removal of the existing buildings that are in disrepair. There are currently no proposals for restoration or rehabilitation of the existing buildings onsite that have fallen in disrepair. Therefore, removal of these buildings would result in a visual enhancement of the project site. No impacts would occur.

d. The proposed project would not introduce new lighting or glare into the area. The proposed project site does not currently contain lighting, and no major lighting sources are proposed for the site. The project may provide minimal light sources around the restroom facility for security that would be activated by motion sensors after park hours. These minimal light sources would not generate significant impacts.

Issues & Supporting Information Sources	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
II. AGRICULTURAL RESOURCES - In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model prepared by the California Department of Conservation as an optional model to use in assessing impacts on agricultural farmland. 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 in the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c. Involve other changes in the existing environment which, due to their location or nature, could individually or cumulatively result in loss of Farmland, to non-agricultural use?	☐	☐	☐	☒

Discussion:

a. The proposed project site is largely open space dominated by non-native vegetation. No existing agricultural resources are located onsite. Because the project area is part of the larger Los Angeles Metropolitan urban area, the site is not located within the area mapped by the California Department of Conservation (CDC), Farmland Mapping and Monitoring Program. Therefore, the site does not contain any farmland designations. No impacts would occur.

b. The project site is not zoned for agricultural use and no Williamson Act contracts are associated with this site. No impacts would occur.

c. Surrounding land uses include residential and other open space uses. No farmland or agricultural uses are located in the vicinity of the project site. No impacts would occur.

III. AIR QUALITY - Where available, the significance criteria established by the applicable air quality management or pollution control district may be relied upon to make the following determinations. Would the project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☒
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☒	☐
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emission which exceed quantitative thresholds for ozone precursors)?	☐	☐	☒	☐

Issues & Supporting Information Sources	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d. Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☐	☒
e. Create objectionable odors affecting a substantial number of people?	☐	☐	☐	☒

Discussion:

a. All projects within the City of Los Angeles are subject to the "clean air" requirements of the California Air Resources Board, South Coast Air Quality Management District, and the U.S. Environmental Protection Agency. A project is deemed inconsistent with air quality plans if it would result in population and/or employment growth that exceeds growth estimated in the applicable air quality plan. The project does not include any development, housing, or large local or regional employment centers and, therefore, would not result in significant population or employment growth. The site has been vacant and unused since the mid-1970s with the expectations of developing a park on the site. The proposed project would be consistent with long-term land use plans for the site, and as a nature preserve, would not have the capability to adversely affect air quality in the South Coast Air Basin. No impacts would occur.

b. The proposed project site is located in the South Coast Air Basin, which is in non-attainment for several criteria air pollutants, including carbon monoxide, PM_{10}, and ozone. However, the proposed project would not result in violations in air quality standards or substantially contribute to an existing air quality violation. Construction activities may result in minor amounts of air emissions associated with asphalting the parking lot and improving paved roadways, demolition of existing structures, clearing existing asphalt and concrete from the site, and minor land disturbances. No major grading would occur and all plan restoration would occur by hand-clearing and mowing, and manual installation of native vegetation. These activities would not have the capability to generate significant criteria pollutants above South Coast Air Quality Management District thresholds. Long-term operations may have the capacity to generate small amounts of pollutants from vehicle trips to the site. However, daily visitation to the site would not generate significant vehicle trips. Because the site is an ecological preserve with passive recreational uses, significant vehicular traffic is not expected. No significant impacts would occur.

c. The proposed project site would not result in a cumulatively considerable net increase of criteria pollutants. As discussed above, the project would not have the capacity to generate significant air emissions. Any air emission contributions would be negligible and would represent a de minimus contribution to cumulatively considerable impacts.

   Sensitive receptors include land uses, such as residential, schools, day care centers, and medical and recreational facilities. The proposed project would not generate substantial pollutants that could affect sensitive receptors in the surrounding area.

d. The proposed project would not create objectionable odors. The establishment of a nature preserve is not associated with the creation of odors. No odor-producing uses would be located onsite. No impacts would occur.

IV. BIOLOGICAL RESOURCES – Would the project:				
a. Have a substantial adverse impact, 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?	☐	☐	☐	☒

Issues & Supporting Information Sources	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
b. Have a substantial adverse impact on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
c. Adversely impact federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) either individually or in combination with the known or probable impacts of other activities through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d. Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established resident or migratory wildlife corridors, or impede the use of wildlife nursery sites?	☐	☐	☐	☒
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Communities Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

Discussion:

a. The proposed project would not result in a substantial adverse impact on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations or by DFG or the U.S. Fish and Wildlife Service. No existing special-status species have been observed onsite as part of previous studies. However, because of the geologic, topographic, and existing natural conditions of the site, it is thought to be well suited for habitat restoration. Historically, the Palos Verdes Peninsula and the proposed project site have been associated with the Palos Verdes blue butterfly. However, neither the species, nor its habitat (Ocean locoweed) was observed onsite. The proposed project involves the establishment of a nature preserve to provide habitat for the enhancement and protection of special-status species. No adverse impacts would occur. The project would result in beneficial impacts on biological resources.

b. The proposed project would not result in a substantial adverse impact on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by DFG or the U.S. Fish and Wildlife Service. No existing riparian habitat or sensitive natural communities were identified onsite as part of previous studies. As part of the proposed project, new natural communities would be established, including coastal sage scrub, coastal bluff scrub, southern cactus scrub, native grassland, and native riparian woodland habitats. No adverse impacts would occur. The project would result in beneficial impacts on biological resources.

c. The proposed project would not adversely impact federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) either individually or in combination with the known or probable impacts of other activities through direct removal, filling, hydrological interruption, or other means. No wetlands were identified onsite as part of previous studies, and no new wetlands would be created. No impacts would occur.

d. The proposed project would not interfere substantially with the movement of any resident or migratory fish or wildlife species or with established resident or migratory wildlife corridors, or impede the use of wildlife

Issues & Supporting Information Sources	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact

nursery sites. The proposed project is intended to contribute to part of a larger natural community, which will provide connectivity to existing wildlife corridors and support other ongoing habitat restoration efforts of the emerging Natural Communities Conservation Program along the coast. New foraging and nesting habitat would be created onsite to accommodate migratory species. This project represents a beneficial impact on migratory species and wildlife corridors.

e. The proposed project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. The project area is located adjacent to the Palos Verdes Peninsula Coastline Significant Ecological Area (SEA). SEAs function to preserve the variety of biological communities within the County of Los Angeles and provide a level of protection to the resources within them. SEAs are intended for preservation in an ecologically viable condition for the purposes of public education, research, and other non-disruptive outdoor uses. The coastal cliffs and offshore rocks offer roosting and feeding sites for shorebirds, gulls, and other seabirds, including state and federally endangered brown pelican. The state and federally listed endangered peregrine falcon, and species of special concern prairie falcon are reported to winter along bluff tops in the area. (City of Los Angles 1998). The proposed project area would be consistent with the adjacent SEA, would provide a buffer between existing developed uses off the coast, and would provide connectivity to SEA through the provision of wildlife habitat. The proposed use is also consistent with SEAs intent to provide education and passive recreational uses. No impacts would occur.

f. The proposed project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Communities Conservation Plan (NCCP), or other approved local, regional, or state habitat conservation plan. The County of Los Angeles is currently involved in establishing an NCCP along the coast. The proposed project would provide connectivity to existing wildlife corridors and support other ongoing habitat restoration efforts of the emerging Los Angeles NCCP. No impacts would occur.

V. CULTURAL RESOURCES – Would the project:

a. Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	☒	☐	☐	☐
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	☒	☐	☐	☐
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☒	☐	☐	☐
d. Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☐	☒

Discussion:

a. The proposed project site contains historic resources that are listed on the California Register of Historic Resources. Both the Battery Paul D. Bunker and the Nike Launcher Area Missile Site Historic District were listed on the California Register of Historic Resources by the California State Historical Resources Commission on August 11, 2000. The proposed project involves removal of the structures associated with the Nike Missile Site Historic District. These actions would constitute a significant impact. A full analysis of these impacts will be included within the EIR.

b. The proposed project site may potentially contain archaeological resources that may be disturbed by the project. The White Point area may have been sporadically used by early native people. Previous research has yielded nine known archeological deposits, possibly representing prehistoric camps or villages. These may be associated with the Gabrielino people, a hunter/gather group who lived in small sedentary groups of 50–100 people. This native culture was thought to have disappeared with the Spanish colonization of southern California at the end of the 18th Century. The site was also occupied by the Ramon Sepulveda Homestead guesthouse (Royal Palms Hotel and Resort), which was associated with the Rancho de los

Issues & Supporting Information Sources	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact

Palos Verdes that fell under the control of Jose Dolores Sepulveda in the late 1880s. During this time, the area was also used by Japanese fishermen as an abalone industry site. Later, when the abalone beds were depleted, some Japanese families were encouraged to lease land on the bluffs above White Point for farming purposes. A well-known local family, the Ishibashis, farmed the Paseo del Mar area. In 1933, the Long Beach earthquake sealed off the main sulfur water springs, eventually leading to the demise of the storm-ravaged resort. Remnants of the concrete outlet from the spring and the original fountain are still visible. It is anticipated that these elements of the project will not be significantly impacted and will be interpreted as part of the nature preserve plan. A full analysis of these issues will be addressed in the EIR.

c. The project site may potentially contain paleontological resources. Fossil resources are commonly discovered in marine terraces similar to what occur on the project site. The potential for fossils to be located onsite will be evaluated and a full analysis of the potential impacts on paleontological resources will be included within the EIR.

d. The proposed project is not expected to disturb any human remains. The project site contains no known past or present cemeteries. No significant impacts on human remains are expected.

VI. 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? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☐	☒
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☐	☒
iv) Landslides?	☐	☐	☒	☐
b. Would the project result in substantial soil erosion or the 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?	☐	☐	☒	☐
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Issues & Supporting Information Sources	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact

Discussion:

ai. Impacts from fault rupture are limited to the immediate area of the fault zone where the fault breaks along the surface. Such a rupture could potentially displace and/or deform the ground surface. The project site is located in the Palos Verdes Hills, an uplifted fault along the southwestern edge of the Los Angeles Basin. No faults were identified at the site during previous studies. The closest fault is the Palos Verdes Fault (considered active), which is approximately 4 miles northeast of the site. Since the project is not located on or adjacent to an active fault, no impacts would occur.

aii. Southern California is a seismically active region that experiences earth movements capable of damage to persons and property. Impacts from seismic ground shaking could occur many miles away from the epicenter of a seismic event. The Palos Verdes Fault is the closest fault to the site and has the potential to generate significant seismic shaking onsite. The proposed project would not involve the development of significant inhabitable structures that would be subject to seismic hazards. The exception is the restroom facilities, which would adhere to standard seismic building elements of the California Building Code that are required throughout the state. The existing buildings associated with the Nike Missile site are constructed with unreinforced masonry and are not secure for use or occupancy. These buildings would be demolished as part of the proposed project. No significant impacts would occur. Alternatives that involve the restoration and seismic retrofitting of the existing buildings may be considered in the EIR.

aiii. The proposed project site is not subject to liquefaction hazards. According to CDC, the site is not located within a liquefaction hazard zone (California Department of Conservation 1999). No impacts would occur.

aiv. The project would not expose people to landslide hazards. The site contains some significant slopes and previous studies indicate the presence of landslide debris. However, since the site would largely remain in open space, especially the areas of steep slopes, and no structural development would occur in these areas, impacts from landslides would be considered less than significant. Additionally, it should be noted that CDC does not designate the site as containing significant landslide hazards.

b. The proposed project would not result in substantial soil erosion or loss of topsoil. The major component of the project involves clearing existing vegetation and restoration of native vegetation onsite. Some areas of the site currently experience significant erosion, such as the bike obstacle/race course along the northern portion of the site. The framework plan provides erosion control measures that will avoid any significant erosion impacts and restore areas that currently experience erosion. This includes the installation of tall plants that have relatively deep and more extensive root systems, particularly on sloping terrain, to stabilize the soil and reduce the erosive impact of surface water flow. A vegetation cover with deep and strong root systems will control surface erosion and reduce soil creep by anchoring the soil more effectively than shallow-rooted grasses and weeds. Deep-rooted plants also increase the absorption of winter rains. The framework plan recommends that ground covers be interspersed with taller, deep-rooted shrubs and woody ground covers. The erosion control plan will also be balanced with fuel modification requirements. No significant impacts would occur.

c. The project site may be subject to unstable soils. Previous studies onsite indicated the presence of shear zones that are associated with historical folding of sedimentary geologic layers. Strata observed at White Point Park show obvious indications of near surface deformation (folding), and the predominant geology consists predominantly of shale with siltstone and sandstone overlain by shallow marine deposits. The geologic units encountered include terrace deposits, non-engineered fill, alluvial fan detritus, landslide debris, and the Altimira Shale or bedrock. Additionally, bedding beneath the southeastern corner of the site may dip toward the exposed sea cliffs, creating a potentially unstable area. While these conditions may not be ideal for development of the site, these constraints do not pose a significant impact on the proposed project. The majority of the site would remain in open space, and the only proposed inhabitable structure would include restroom facilities. Engineering plans for the restrooms would take into consideration the geologic conditions and would design these facilities in accordance with the California Building Code. No significant impacts would occur.

Issues & Supporting Information Sources	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact

d. No expansive soils are located onsite. As discussed above, the site is comprised of terrace deposits, non-engineered fill, alluvial fan detritus, landslide debris, and Altimira Shale or bedrock, which are not considered expansive soils and would not result in significant impacts.

e. The proposed project involves the development of a small restroom facility that would be served by sewer infrastructure from offsite. No septic tanks or alternative wastewater disposal systems are required, and no impacts would occur.

VII. 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?	☐	☐	☒	☐
b. Create a significant hazard to the public or the environment through the reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?	☐	☒	☐	☐
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
d. Is the project 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?	☐	☐	☒	☐
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
h. Expose people or structures to the risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☒	☐

Discussion:

a. The proposed project would not create a significant hazard from the routine transport, use, or disposal of hazardous materials. The only materials that would be used onsite that resemble hazardous materials may include the use of herbicides during the vegetation removal and restoration. However, no pre-emergent herbicides would be used, but rather topical ones that break down quickly. Roundup is the herbicide most commonly applied, and it is preferable to paint it on the freshly cut stump. This method is

often considered the most environmentally friendly because the chemicals are directly absorbed by the targeted plant and do not get dispersed into the surrounding environment, as may occur with spraying. Care will be taken in the application of herbicides in accordance with applicable safety standards. No significant impacts would occur.

b. The proposed project may potentially involve handling hazardous materials. The existing buildings onsite associated with the Nike Missile Program may potentially contain lead paint and asbestos. If care is not taken in the removal of these buildings, potential impacts may result from the release of these materials into the environment. Prior to any removal of these buildings, hazardous materials would be identified, removed, and abated from the site in accordance with applicable regulations. A final survey and removal would be conducted prior to any removal of the buildings. These measures would reduce the potential for significant impacts to occur.

c. The proposed project would not emit hazardous materials. The operation of the site as a nature preserve would not involve hazardous emissions. No impacts would occur.

d. The proposed project site is the location of the former Nike Missile program, which utilized hazardous materials during their operations. Intensive investigations of the site were completed between 1991–1998 as part of the U.S. Air Force's Installation Restoration Program to evaluate potential human health and ecological risks. Impacts were determined not to pose a significant risk to human health or the environment. The Department of Toxic Substances Control issued a letter indicating that no further action was required for the sites (California Environmental Protection Agency 1997).

The project site also contains two landfills, one with construction debris. These sites were also intensively investigated as part of the U.S. Air Force's Installation Restoration Program, and it was determined that contamination at the site was in concentrations below preliminary remediation goals or risk-based clean-up levels consistent with applicable or relevant and appropriate standards. The presence of contamination does not pose risks to human health or the environment, and the Los Angeles Regional Water Quality Control Board (RWQCB) reviewed the plans and determined that no further response action was necessary. Groundwater monitoring wells are still located onsite.

e. The proposed project site is not located within 2 miles of a public airport or airport land use plan. No impacts would occur.

f. The proposed project site is not located within 2 miles of a private airstrip. No impacts would occur.

g. The project would not involve the closure of streets that would prevent access for emergency vehicles or interfere with an adopted emergency response or evacuation plan. The proposed framework plan provides for the maintenance of emergency access roads throughout the site to the top of the hill where the Battery Paul D. Bunker is located. No significant impacts would occur.

h. The proposed project is surrounded by residential uses to the south and east. Therefore, it is important to consider fuel modification onsite to protect the surrounding residents. The proposed framework plan includes provisions to work with the Los Angeles County Fire Department to develop a fuel modification program for the site. The City of Los Angles will perform an annual brush clearance as required. The PVPLC will develop and manage a restoration plan that conforms to the requirements of the fuel modification program. No significant impacts would occur.

Issues & Supporting Information Sources	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
VIII. HYDROLOGY AND WATER QUALITY - Would the project:				
a. Violate any water quality standards or waste discharge requirements?	☐	☐	☐	☒
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 (i.e., 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)?	☐	☐	☐	☒
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?	☐	☐	☒	☐
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 which would result in flooding on- or off-site?	☐	☒	☐	☐
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?	☐	☐	☒	☐
f. Otherwise substantially degrade water quality?	☐	☐	☐	☒
g. Place housing within a 100-year floodplain, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	☒
h. Place within a 100-year floodplain structure which would impede or redirect flood flows?	☐	☐	☐	☒
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?	☐	☐	☐	☒
j. Inundation by seiche, tsunami, or mudflow?	☐	☐	☒	☐

Discussion:

a. The proposed project would not violate water quality standards or waste discharge permits. The proposed project involves the establishment of a nature preserve. The proposed project would largely be preserved in open space with minor physical improvements added to the site. The project would not involve the discharge of wastewater from the site. No impacts would occur.

b. The proposed project would not substantially deplete groundwater supplies or substantially interfere with groundwater recharge. The project site would largely remain in open space and no direct withdrawals of groundwater would occur as part of the project. Therefore, the project would not have the capability to

affect groundwater resources. The Monterey Formation that underlies the entire site is largely impervious and considered to have the characteristics of an aquitard. Previous investigations revealed that there were no industrial or potable water supply wells within the Monterey Formation on the Palos Verdes Peninsula, and there were no known operating water supply wells within 2 miles of White Point Park. No groundwater in the vicinity of the site is used as a drinking water supply. The nearest ground water source used for potable supply is the Silverado Aquifer located in the Los Angeles Basin, which is located approximately 3 miles north of the site. The Silverado Aquifer does not exist at this site and is geologically isolated from the geologic units underlying the site by the Palos Verdes Fault. No impacts would occur.

c. The proposed project would not substantially alter the existing drainage pattern of the site or area in a manner that would result in substantial erosion or siltation on or offsite. Surface water at White Point Park drains from north to south, primarily as sheet flow, and is directed by road gradient to the Pacific Ocean. Stormwater collected above White Point Park in the Air Force housing area is directed along a concrete channel to a 60-inch concrete lined stormwater system just west of the former World War II bunker that empties directly into the ocean at White Point beach. Because of the vegetation on the slopes and terraces, it is likely that little stormwater exits on the site during typical Southern California winter storms. Based on observations, the canyon in the mid-west section of White Point Park probably contains significant water flow (sufficient for collection of samples) only during prolonged major winter storms. Other than the canyon, there is no well-developed drainage system at White Point Park. Surface water transport is by sheet flow over most of the site. The project area would largely remain in open space. No major topographical alterations that would significantly affect drainage or impact water quality would occur as part of the project. As part of the project, native riparian woodland vegetation would be created within the canyon area, and other native vegetation communities would be restored to the majority of the site. These elements would contribute to water retention and erosion control through the installation of more deep-rooted vegetation. No significant impacts on drainage would occur.

d. Implementation of the proposed project would not substantially alter the existing drainage pattern of the site or area, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on or offsite. As discussed above, surface water transport is currently by sheet flow over most of the site. The project area would largely remain in open space and the proposed restoration plan would help to retain more water onsite through the installation of more deep-rooted vegetation. Minor structural improvements would occur, including construction of restroom facilities and a parking area. The development of the parking lot would be subject to the Standard Urban Storm Water Mitigation Plan (SUSMP), which was recently established by the Los Angeles RWQCB. The SUSMP requires that parking lots that comprise more than 5,000 square feet or larger, or contain 25 or more parking spaces, are required to comply with the SUSMP. The purpose of the SUSMP is to reduce the discharge of pollutants from stormwater conveyance systems to the maximum extent practicable. The SUSMP contains a list of the minimum required best management practices that must be used for a designated project. Additional best management practices may be required by ordinance or code adopted by the permittee, and applied generally, or on a case-by-case basis. The PVPLC and the Department will be required to incorporate appropriate SUSMP requirements into the master plan. Compliance with these requirements would reduce potential water quality impacts to less-than-significant levels.

e. The proposed project would not create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems, or provide substantial additional sources of polluted runoff. As discussed above, the project would largely be retained in open space and would retain more water onsite than under current conditions. Therefore, the project would not result in a net increase in water runoff to local storm drains. The proposed parking lot would represent the largest area of new facilities that cold potentially increase runoff locally. However, because of the relatively small land area that the parking lot encompasses, significant increases in runoff would not be expected. No significant impacts would occur.

f. The proposed project would not otherwise substantially degrade water quality. No additional impacts would occur that were not previously addressed.

Issues & Supporting Information Sources	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact

g. The proposed project would not place housing within a 100-year floodplain. No housing is proposed as part of the project. No impacts would occur.

h. The project would not place structures within an area that would impede flood flows. The project site is not located within a flood hazard zone or within a 100-year floodplain (Environmental Systems Research Institute 2001). No impacts would occur.

i. The proposed project would not 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. The project site is not within the flood inundation area of a levee or dam. No impacts would occur.

j. The proposed project would not expose people to significant hazards resulting from inundation by seiche, tsunami, or mudflow. Seiches occur as a result of pooled water that could generate a sloshing action as a result of seismic conditions. No pooled water that could affect the project is located onsite or in the vicinity. The site is covered with vegetation, which will be restored with native vegetation to prevent erosion or mudflows onsite. The elevation of the site does not extend to a distance that could generate significant mudflows on or offsite. A tsunami is a series of waves generated by an undersea disturbance, such as an earthquake. From the area of the disturbance, the waves will travel outward in all directions. As the waves approach the shallow coastal waters, they appear normal and the speed decreases. Then, as the tsunami nears the coastline, it may grow to great height and smash into the shore, causing substantial destruction. Rapid changes in the water level are an indication of an approaching tsunami. Tsunamis can originate hundreds or even thousands of miles away from coastal areas. Areas at greatest risk are less than 50 feet above sea level and within 1 mile of the shoreline. (Federal Emergency Management Agency 1998). The project site is located atop the coastal bluff at 125 feet above sea level, rising to 360 feet above sea level. While the shoreline in the vicinity of the site could potentially be subject to the hazards associated with tsunamis, it is highly unlikely that any impacts would occur to the site or visitors of the site. No significant impacts would occur.

IX. LAND USE AND PLANNING - Would the project:				
a. Physically divide an established community?	☐	☐	☐	☒
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?	☐	☐	☐	☒
c. Conflict with any applicable habitat conservation plan or natural communities conservation plan?	☐	☐	☐	☒

Discussion:

a. The proposed project would not physically divide an established community. The site has been vacant, closed off, and unused since it was transferred to the Department in the mid-1970s. The site was planned for use as a park shortly thereafter, which will serve as an amenity to the city, region, and local community. No impacts would occur.

b. The proposed project would not conflict with any established land use plans created for the purposes of mitigating environmental effects. The project site has been planned for use as a park for several decades since it was acquired by the City of Los Angeles. Previous master plans for the site have involved a combination of passive and active recreational uses for the site. The proposed project involves the establishment of a nature preserve in order to restore the native conditions of the site, and to provide valuable wildlife habitat, while serving as an attractive passive recreational and educational amenity. The project area is located within the jurisdiction of the San Pedro Community Plan and is also within the San

Issues & Supporting Information Sources	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact

Pedro Specific Plan area. The White Point Park is designated as open space and is identified as a regional park. The site is also zoned for open space use. The project would be consistent with these plans and would not result in significant impacts.

c. The project would not conflict with applicable habitat conservation plans or NCCPs. The County of Los Angeles is currently involved in establishing an NCCP along the coast. The proposed project would provide connectivity to existing wildlife corridors and support other ongoing habitat restoration efforts of the emerging Los Angeles NCCP. No impacts would occur.

X. 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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Discussion:

a–b. The proposed project site is not currently used for mineral production. CDC, Division of Mines & Geology classifies the project area as MRZ-1 for sand and gravel resources. This zone is defined as "areas where adequate information indicates that no significant mineral deposits are present or where it is judged that little likelihood exists for their presence" (California Department of Conservation 1994). No impacts would occur.

XI. 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?	☐	☐	☒	☐
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☐	☒
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Issues & Supporting Information Sources	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact

Discussion:

a. The proposed project would not expose persons to or generate noise levels in excess of local noise standards. The proposed project site is bordered by residential uses to the south and east. The proposed project would not generate significant noise sources that would affect nearby residents. The majority of the project site would be preserved as open space for a nature preserve. Passive recreational and educational activities would constitute the major uses that would occur onsite. No noisy activities would occur onsite during implementation of the project. The largest noise source associated with the project would be associated with traffic generation. The parking lot would be located close to Paseo del Mar in the central portion of the site, which is a substantial distance from the closest residential uses. The noise from vehicular circulation onsite would be negligible and would be less than the existing ambient traffic noise along Paseo del Mar. Some minimal noise may occur during the vegetation restoration phases and, on occasion, during maintenance from the use of motorized lawnmowers and weeders. These noise sources would be similar to typical landscape maintenance in residential neighborhoods. No significant impacts would occur.

b. The proposed project would not generate significant ground-borne noise levels. Groundborne noise may be associated with extensive grading or pile driving onsite. The proposed project does not involve these elements, and, therefore, would not result in any impacts.

c. The proposed project would not result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. As discussed above, the project may result in minor noise generation from vehicular traffic and landscape maintenance. However, these impacts would not result in substantial permanent increases. Traffic noise would be drowned out by the existing traffic along Paseo del Mar, and landscape maintenance would be compatible with typical landscaping in residential neighborhoods. No significant impacts would occur.

d. The proposed project would not result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project. As discussed above, the project may result in minor temporary or periodic noise generation from vehicular traffic and landscape maintenance. However, these impacts would not result in substantial permanent increases. Traffic noise would be drowned out by the existing traffic along Paseo del Mar, and landscape maintenance would be compatible with typical landscaping in residential neighborhoods. No significant impacts would occur.

e. The proposed project would not expose people residing or working in the project area to excessive noise levels from airport activities. The project site is not located within an airport land use plan or within 2 miles of a public airport or public use airport. No impacts would occur.

f. The proposed project would not expose people residing or working in the project area to excessive noise levels from aircraft activities. The project site is not located in the vicinity of a private airstrip. No impacts would occur.

XII. POPULATION AND HOUSING - Would the project:				
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)?	☐	☐	☐	☒
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

Issues & Supporting Information Sources	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact

Discussion:

a. The proposed project would not induce substantial population growth. The project does not involve the direct provision of housing or businesses and would not provide extension of infrastructure that would accommodate new development. The project involves the implementation of a nature preserve, which will serve as an amenity for the existing community and regional visitors. No impacts would occur.

b. The proposed project would not displace a substantial number of housing. No housing is currently located onsite. No impacts would occur.

c. The proposed project would not displace substantial numbers of people. No people currently reside on or occupy the site. No impacts would occur.

XIII. PUBLIC SERVICES

a. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	☐	☐	☒	☐
Police protection?	☐	☐	☐	☒
Schools?	☐	☐	☐	☒
Parks?	☐	☐	☐	☒
Other public facilities?	☐	☐	☐	☒

Discussion:

a. **Fire Protection:** The proposed project is not expected to significantly affect the ability for the fire department to provide adequate service to the park. The management partners at the White Point Park Nature Preserve will work closely with the Los Angeles County Fire Department to develop a fuel modification program for the site. The City of Los Angles will perform annual brush clearance as required. The PVPLC will develop and manage a restoration plan that conforms to the requirements of the fuel modification program. The proposed project also involves the provision of fire suppression systems onsite that will serve higher altitude areas of the park near adjacent residents that may experience more difficult access. No significant impacts would occur.

Police Protection: The proposed project is not expected to significantly affect the ability of the police department to provide adequate service to the park. One of the concerns of the existing site in its current condition is that it is attractive to vandals and criminal activity. The dilapidated and vandalized condition of the buildings, and the fact that they are not secured, is thought to pose risks to public safety. The buildings can be entered through missing doors and windows, providing an attractive nuisance and a place to hide for unlawful activities. There are signs of increased vandalism to the entrances to the underground portions of the bunkers and the Nike Missile pad, which may also generate safety concerns.

Issues & Supporting Information Sources	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact

The implementation of the proposed project would likely reduce the criminal behavior that currently occurs onsite and may reduce police demands to the site. The preserve's topography provides an open view to the majority of the site, which would be helpful in providing security. Security lighting is also proposed at the new restrooms, which would provide illumination to prohibit unauthorized use after hours. The preserve would be serviced on a 24-hour basis by park rangers and, in emergency situations, by the Los Angeles Police Department. These safety concerns have been addressed as part of the plan and would not represent a significant impact.

Schools: The proposed project would not adversely affect school facilities. The project would not generate new students that could contribute to the capacity at existing schools. The project is intended to be a resource for school children by providing interpretive and educational programming for ecological and cultural resources. No impacts would occur.

Parks: The proposed project would not adversely affect park facilities. The project would add to the existing park system in Los Angeles and surrounding communities, and would be a community resource. The project would not contribute to performance problems of other parks. No impacts would occur.

Other Public Facilities: The proposed project would not affect other public facilities. No impacts would occur.

XIV. 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?	☐	☐	☐	☒
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☒

Discussion:

a. The proposed project would not increase the use of existing parks such that physical deterioration would occur or be accelerated. The proposed project would provide additional park resources for the local community, city, and region. While the project would be a passive park, it would provide a valuable community recreational resource. No impacts would occur.

b. The proposed project would not provide recreational resources that would have an adverse physical effect on the environment. The proposed project involves the development of a nature preserve, which is expected to enhance the environment and protect sensitive environmental resources. No impacts would occur.

XV. TRANSPORTATION/TRAFFIC – Would the project:

a. Cause an increase in traffic, which 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)?	☐	☐	☒	☐

Issues & Supporting Information Sources	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	☐	☐	☐	☒
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?	☐	☐	☐	☒
d. Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☒	☐	☐
e. Result in inadequate emergency access?	☐	☐	☒	☐
f. Result in inadequate parking capacity?	☐	☐	☐	☒
g. Conflict with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	☐	☐	☐	☒

Discussion:

a. The proposed project is not expected to cause a substantial increase in traffic that could significantly impact existing roadway conditions. The project involves the creation of a passive park, which would not generate significant amount of vehicular traffic to the site. Visitation projections for the White Point Park Nature Preserve are based on a comparison study of similar facilities in the region. It is estimated that the White Point Park Nature Preserve will have annual visitation of between 20,000–30,000 people. Supplementing this casual use, it is estimated that an additional 15,000–30,000 people will visit the preserve as a result of planned events and educational and recreational programming. On a daily basis, especially during the peak traffic hours, these impacts would be negligible. The evaluation of potential impacts on the surrounding roadways will be discussed in greater detail in the EIR.

b. Implementation of the proposed project is not expected to exceed the level of service standards for roadways designated by the County Congestion Management Program. Traffic effects on surrounding roadways, resulting from the project, are expected to be minimal. These issues will be discussed in greater detail within the EIR.

c. The proposed project is not located within the vicinity of any airports or heliports. Additionally, the project does not involve the development of any tall structures. Therefore, the project would not have the capacity to affect air traffic patterns. No impacts would occur.

d. The proposed project is not expected to generate hazards from design features. Currently, there are three main entrances to the park accessed by gates and paved roadways entering the site off Paseo del Mar. The proposed project involves the elimination of two of these existing access locations, and establishing a circulation pattern with a parking lot that has one-way in and one-way out (additional details regarding the circulation plan are provided in the Framework Plan). A traffic assessment will be conducted as part of the EIR to determine traffic flow and public safety considerations for the public access plan for the preserve.

e. The proposed project would not result in inadequate emergency access. The existing paved roadway will be used to provide access through the interior of the park and to the bunkers at the top of the hill for emergency access. No impacts would occur.

f. The proposed project would not result in inadequate parking capacity. The planned parking area will be accessed off Paseo del Mar through the main entry gate. A comparative analysis of similar facilities indicated that regular, daily use of their parking areas was minimal (5–10 space average at any given time), but that larger capacity was needed on weekends, programming days, and special events. The

Issues & Supporting Information Sources	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact

largest groups of people, usually school children, most often arrived by bus. The proposed project incorporates an area to park and safely unload three large buses at one time, parking spaces for 63 cars, three disabled access spaces, a special area for bicycles, and an area for potential expansion for an additional 33 vehicles. This is expected to be more than sufficient to accommodate parking demand onsite. No impacts would occur.

g. The proposed project would not conflict with alternative transportation policies. Public transportation is provided to the area by Metro line service along Paseo del Mar and Western Avenue, with the closest stop at Western Avenue and 25th Street. The area is also serviced by the Municipal Area Express, which has more frequent stops along Paseo del Mar. Planned improvements to the south side of Paseo del Mar include a pedestrian walkway and curb. Stripped bicycle lanes presently run in both north and south directions along Paseo del Mar and the southern boundary of the preserve. Improvements planned for the main entry to the park will allow all visitors arriving by car or bus to enter the preserve's parking area from Paseo del Mar. No impacts on existing or planned alternative transportation modes would occur.

XVI. UTILITIES AND SERVICE SYSTEMS – Would the project:				
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☒	☐
e. Result in a determination by the wastewater treatment provider, which 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?	☐	☐	☐	☒
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☒	☐
g. Comply with federal, state, and local statues and regulations related to solid waste?	☐	☐	☒	☐

Discussion:

a. The proposed project would not exceed treatment requirements of the RWQCB. The proposed project would not result in the discharge of wastewater to surface water bodies. The only wastewater generated onsite would be from the restroom facility, which would be discharged into local sewers and treated by the County Sanitation Districts of Los Angeles County. No impacts would occur.

b. Implementation of the proposed project would not require the expansion of any water or wastewater treatment facilities. The proposed project would utilize small amounts of water and contribute to small

amounts of wastewater discharge from domestic uses at the restroom facilities. These sources are negligible and would not have the capacity to significantly affect existing treatment facilities or require the development of new facilities. No impacts would occur.

c. The proposed project would not require or result in the construction of new stormwater drainage facilities or expansion of existing facilities. Storm drainage onsite is currently carried via surface flow from north to south, and is directed by road gradient to the Pacific Ocean. Implementation of the proposed project would include restoration of native habitat with deeper root structures expected to retain more water onsite. The project would largely remain as open space and would not generate significant amounts of additional runoff that would result in the need for new stormwater drainage facilities. No impacts would occur.

d. The proposed project would generate demand for water for irrigation and domestic purposes at the restroom facilities. Water service infrastructure exists in Paseo del Mar adjacent to the site. Currently, a 2-inch water line is connected to a serviceable backflow meter just west of the proposed main entry to the park, and fire suppression hydrants are located along the perimeter of the property on Paseo del Mar, Western Avenue, and Weymouth Avenue. Irrigation will be needed to stimulate plant germination and to supplement precipitation in case of drought conditions for newly planted natives. However, this irrigation is only needed on a temporary basis of 2–4 years at any given habitat restoration site. Once the plants are established, they should survive without irrigation. Typically, irrigation is required during the planting season in late fall and winter and extends for a period of 3–4 months. The irrigation system will consist of a temporary, aboveground drip system, or low-flow overhead sprinklers (placed only where needed). It is estimated that approximately 10 acres of land during each planting season will be revegetated. Irrigation will be required to service each 10 acre parcel for 2–4 years, creating a need of no more than 30–40 acres of irrigated land at any given time. A more permanent irrigation system will be required for the proposed revegetation of the riparian woodland in the western draw, the green-scaping at the entrance, and the proposed Local Native Plant Demonstration Garden. Approximately 4–5 acres of land will require this semi-permanent irrigation system. In addition to the above irrigation needs, a separately controlled irrigation system will be needed to service the native plant nursery. The phasing of the irrigated areas combined with the conservation measures would result in a negligible water supply demand. Additionally, the domestic facilities would require minimal water demands to serve the site. No significant impacts would occur.

e. Implementation of the proposed project would not significantly increase the demand for wastewater treatment services. Existing sewer infrastructure is located in Paseo del Mar adjacent to the site. The proposed restroom facilities would connect to the existing sewer system. The domestic wastewater would contribute a negligible amount of wastewater to the treatment system. It is expected that the County Sanitation Districts of Los Angeles County would be able to adequately accommodate the projected wastewater flows.

f. Implementation of the proposed project would not significantly increase solid waste disposal needs. The project would generate small amounts of solid waste. However, it is anticipated that the demand can be accommodated by existing disposal services and landfills. The Department will establish a recycling program for the park to help reduce impacts on existing landfill space shortages.

g. The proposed project will comply with all local, state, and federal requirements for integrated waste management (e.g., recycling) and solid waste disposal. Any hazardous waste disposal will be disposed of properly in accordance with applicable regulations of the U.S. Environmental Protection Agency. Impacts are considered less than significant.

Issues & Supporting Information Sources	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XVII. 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?	☒	☐	☐	☐
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, effects of other current projects, and the effects of probable future projects.)	☒	☐	☐	☐
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

Discussion:

a. The proposed project is intended to improve the quality of the natural environment on the site. However, demolition of the existing Nike Missile program buildings that are listed on the California Register of Historic Resources is considered a significant impact. Additional analysis of these impacts will be disclosed in the EIR.

b. The proposed project could potentially contribute to cumulatively considerable impacts from the demolition of the listed historic resources. The Nike Missile site has been identified as a historic district and is among the last remaining sites in California. These impacts will be further disclosed in the EIR.

c. The proposed project is not expected to cause significant impacts on human beings, either directly or indirectly. No impacts that could affect human health were identified.

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Comments on the Notice of Preparation Issued on April 13, 2001

California Regional Water Quality Control Board

Los Angeles Region

(50 Years Serving Coastal Los Angeles and Ventura Counties)

320 W. 4th Street, Suite 200, Los Angeles, California 90013
Phone (213) 576-6600 FAX (213) 576-6640
Internet Address: http://www.swrcb.ca.gov/rwqcb4

Winston H. Hickox
Secretary for Environmental Protection

Gray Davis
Governor

May 1, 2001

Mr. David Attaway
Environmental Supervisor, City of Los Angeles
200 North Main Street, Room 709
City Hall East
Los Angeles, CA 90012

NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT – INSTALATION RESTORATION PROGRAM WHITE POINT LANDFILL (LF01) AND CONSTRUCTION DEBRIS LANDFILL (LF18), LOS ANGELES AIR FORCE BASE, SAN PEDRO (SLIC NO. 038)

Dear Mr. Attaway:

The Los Angeles Regional Water Quality Control Board (Regional Board) has reviewed the Notice of Preparation of Draft Environmental Impact Report, dated April 13, 2001. Based on our review of the document, we have the following comments:

1. The Regional Board signed a "No Further Response Action Planned" (NFRAP) Document for LF01 and LF018 on June 5, 1998 and June 8, 1998, respectively. On June 25, 1998, the Regional Board retracted the NFRAP for LF01 and LF18 with additional closure requirements. Subsequently, Landfills LF01 and LF18 became active cases at the Regional Board.

2. Landfills LF01 and LF18 at White Point have not been granted no further action by the Regional Board. The landfills must be remediated or an Institutional Control Plan (ICP) must be developed for these sites. The ICP must include a "Deed Restriction" and a longterm groundwater monitoring program.

3. To date, the United States Air Force (USAF) has not made a decision as to the final disposition of the landfills. The outstanding issues regarding the landfills at White Point must be addressed prior to development activities at the site.

We look forward to working with you regarding this matter. Please call me at (213) 576-6745, if you have any questions.

Sincerely,

S. Steven Hariri, P.E.
Water Resources Control Engineer - D
Site Cleanup Unit I

cc: Frances McChesney, Legal Council, State Water Resources Control Board
Jorge Leon, Legal Council, State Water Resources Control Board
Mr. David Evon, USAF Judge Advocate
Mr. Michael Hanna, TrendTec
John Ryan, Los Angeles Air Force Base

South Coast
Air Quality Management District
21865 E. Copley Drive, Diamond Bar, CA 91765-4182
(909) 396-2000 • http://www.aqmd.gov

April 25, 2001

Mr. David Attaway
Environmental Supervisor
200 N. Main Street, Room 709
City Hall East
Los Angeles, CA 90012

Dear Mr. Attaway:

Notice of Preparation of an Environmental Impact Report for
White Point Nature Preserve Framework Plan

The South Coast Air Quality Management District (AQMD) appreciates the opportunity to comment on the above-mentioned document. The AQMD's comments are recommendations regarding the analysis of potential air quality impacts from the proposed project that should be included in the Draft Environmental Impact Report (EIR).

Air Quality Analysis

The AQMD adopted its California Environmental Quality Act (CEQA) Air Quality Handbook in 1993 to assist other public agencies with the preparation of air quality analyses. The AQMD recommends that the Lead Agency use this Handbook as guidance when preparing its air quality analysis. Copies of the Handbook are available from the AQMD's Subscription Services Department by calling (909) 396-3720.

The Lead Agency should identify any potential adverse air quality impacts that could occur from all phases of the project and all air pollutant sources related to the project. Air quality impacts from both construction and operations should be considered. Construction-related air quality impacts typically include, but are not limited to, emissions from the use of heavy-duty equipment from grading, earth-loading/unloading, paving, architectural coatings, off-road mobile sources (e.g., heavy-duty construction equipment) and on-road mobile sources (e.g., construction worker vehicle trips, material transport trips). Operation-related air quality impacts may include, but are not limited to, emissions from stationary sources (e.g., boilers), area sources (e.g., solvents and coatings), and vehicular trips (e.g., on- and off-road tailpipe emissions and entrained dust). Air quality impacts from indirect sources, that is, sources that generate or attract vehicular trips should be included in the evaluation. An analysis of all toxic air contaminant impacts due to the decommissioning or use of equipment potentially generating such air pollutants should also be included.

Mitigation Measures

In the event that the project generates significant adverse air quality impacts, CEQA requires that all feasible mitigation measures be utilized during project construction and operation to minimize or eliminate significant adverse air quality impacts. To assist the Lead Agency with identifying possible mitigation measures for the project, please refer to Chapter 11 of the AQMD CEQA Air Quality Handbook for sample air quality mitigation measures. Additionally, AQMD's Rule 403 – Fugitive Dust, and the Implementation Handbook contain numerous measures for controlling construction-related emissions that should be considered for use as CEQA mitigation if not otherwise required. Pursuant to state CEQA Guidelines §15126.4 (a)(1)(D), any impacts resulting from mitigation measures must also be discussed.

Data Sources

AQMD rules and relevant air quality reports and data are available by calling the AQMD's Public Information Center at (909) 396-2039. Much of the information available through the Public Information Center is also available via the AQMD's World Wide Web Homepage (http://www.aqmd.gov).

The AQMD is willing to work with the Lead Agency to ensure that project-related emissions are accurately identified, categorized, and evaluated. Please call Dr. Charles Blankson, Transportation Specialist, CEQA Section, at (909) 396-3304 if you have any questions regarding this letter.

Sincerely,

Steve Smith

Steve Smith, Ph.D.
Program Supervisor, CEQA Section
Planning, Rule Development and Area Sources

SS:CB:li

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Control Number

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May 1, 2001

Mr. David Attaway
Environmental Supervisor
City of Los Angeles
Department of Recreation and Parks
City Hall East
200 North Main Street, Room 709
Los Angeles, CA 90012

RE: **Comments on the Notice of Preparation / Initial Study for a Draft Environmental Impact Report for the White Point Nature Preserve Framework Plan - SCAG No. I 20010198**

Dear Mr. Attaway:

Thank you for submitting the **Notice of Preparation / Initial Study for a Draft Environmental Impact Report for the White Point Nature Preserve Framework Plan** to SCAG for review and comment. As areawide clearinghouse for regionally significant projects, SCAG assists cities, counties and other agencies in reviewing projects and plans for consistency with regional plans.

In addition, The California Environmental Quality Act requires that EIR's discuss any inconsistencies between the proposed project and the applicable general plans and **regional plans (Section 15125 [d])**. If there are inconsistencies, an explanation and rationalization for such inconsistencies should be provided.

Policies of SCAG's Regional Comprehensive Plan and Guide, which may be applicable to your project, are outlined in the attachment. **We expect the DEIR to specifically cite the appropriate SCAG policies and address the manner in which the Project is consistent with applicable core policies or supportive of applicable ancillary policies. Please use our policy numbers to refer to them in your DEIR. Also, we would encourage you to use a side-by-side comparison of SCAG policies with a discussion of the consistency or support of the policy with the Proposed Project.**

Please provide a minimum of 45 days for SCAG to review the Draft Program EIR when this document is available. If you have any questions regarding the attached comments, please contact me at (213) 236-1867. Thank you.

Sincerely,

JEFFREY M. SMITH, AICP
Senior Planner
Intergovernmental Review

COMMENTS ON THE PROPOSAL TO DEVELOP A DRAFT PROGRAM ENVIRONMENTAL IMPACT REPORT FOR THE WHITE POINT NATURE PRESERVE FRAMEWORK PLAN SCAG NO. I 20010198

PROJECT DESCRIPTION

The proposed Project considers the establishment of a nature preserve at White Point Park to provide recreation and educational opportunities, as well as protection of the sensitive biological species that remain of the urban wilderness in the Los Angeles basin.

CONSISTENCY WITH REGIONAL COMPREHENSIVE PLAN AND GUIDE POLICIES

The **Growth Management Chapter (GMC)** of the Regional Comprehensive Plan and Guide (RCPG) contains the following policies that are particularly applicable and should be addressed in the Draft EIR for the Project.

3.03 *The timing, financing, and location of public facilities, utility systems, and transportation systems shall be used by SCAG to implement the region's growth policies.*

The **Regional Transportation Plan (RTP)** also has policies and actions pertinent to this proposed project. This RTP links the goal of sustaining mobility with the goals of fostering economic development, enhancing the environment, reducing energy consumption, promoting transportation-friendly development patterns, and encouraging fair and equitable access to residents affected by socio-economic, geographic and commercial limitations. Among the relevant policies and actions of the RTP are the following:

Core Regional Transportation Plan Policies

4.02 *Transportation investments shall mitigate environmental impacts to an acceptable level.*

4.04 *Transportation Control Measures shall be a priority.*

4.16 *Maintaining and operating the existing transportation system will be a priority over expanding capacity.*

GMC POLICIES RELATED TO THE RCPG GOAL TO IMPROVE THE REGIONAL STANDARD OF LIVING

The Growth Management goals to develop urban forms that enable individuals to spend less income on housing cost, that minimize public and private development costs, and that enable firms to be more competitive, strengthen the regional strategic goal to stimulate the regional economy. The evaluation of the proposed project in relation to the following policies would be intended to guide efforts toward achievement of such goals and does not infer regional interference with local land use powers.

3.09 Support local jurisdictions' efforts to minimize the cost of infrastructure and public service delivery, and efforts to seek new sources of funding for development and the provision of services.

GMC POLICIES RELATED TO THE RCPG GOAL TO IMPROVE THE REGIONAL QUALITY OF LIFE

The Growth Management goals to attain mobility and clean air goals and to develop urban forms that enhance quality of life, that accommodate a diversity of life styles, that preserve open space and natural resources, and that are aesthetically pleasing and preserve the character of communities, enhance the regional strategic goal of maintaining the regional quality of life. The evaluation of the proposed project in relation to the following policies would be intended to provide direction for plan implementation, and does not allude to regional mandates.

3.18 Encourage planned development in locations least likely to cause adverse environmental impacts.

3.19 Support policies and actions that preserve open space areas identified in local, state, and federal plans.

3.20 Support the protection of vital resources such as wetlands, groundwater recharge areas, woodlands, production lands, and land containing unique and endangered plants and animals.

3.21 Encourage the implementation of measures aimed at the preservation and protection of recorded and unrecorded cultural resources and archaeological sites.

3.22 Discourage development, or encourage the use of special design requirements, in areas with steep slopes, high fire, flood, and seismic hazards.

3.23 Encourage mitigation measures that reduce noise in certain locations, measures aimed at preservation of biological and ecological resource, measures that would reduce exposure to seismic hazards, minimize earthquake damage, and to develop emergency response and recovery plans.

WATER QUALITY CHAPTER RECOMMENDATIONS AND POLICY OPTIONS

The **Water Quality Chapter** core recommendations and policy options relate to the two water quality goals: to restore and maintain the chemical, physical and biological integrity of the nation's water; and, to achieve and maintain water quality objectives that are necessary to protect all beneficial uses of all waters.

11.07 Encourage water reclamation throughout the region where it is cost-effective, feasible, and appropriate to reduce reliance on imported water and wastewater discharges. Current administrative impediments to increased use of wastewater should be addressed.

OPEN SPACE CHAPTER ANCILLARY GOALS

Outdoor Recreation

9.01 Provide adequate land resources to meet the outdoor recreation needs of the present and future residents in the region and to promote tourism in the region.

9.02 Increase the accessibility to open space lands for outdoor recreation.

9.03 Promote self-sustaining regional recreation resources and facilities.

Resource Protection

9.08 Develop well-managed viable ecosystems or known habitats of rare, threatened and endangered species, including wetlands.

CONCLUSIONS

All feasible measures needed to mitigate any potentially negative regional impacts associated with the proposed project should be implemented and monitored, as required

Attachments

cc: Department of Fish and Game
File
San Diego

U.S. Fish and Wildlife Service
Carlsbad

U.S. Army Corps of Engineers
Los Angeles

State Clearinghouse
Sacramento

Guidelines for Assessing the Effects of Proposed Projects on Rare, Threatened, and Endangered Plants and Natural Communities

State of California
THE RESOURCES AGENCY
Department of Fish and Game
December 9, 1983
Revised May 8, 2000

The following recommendations are intended to help those who prepare and review environmental documents determine **when** a botanical survey is needed, **who** should be considered qualified to conduct such surveys, **how** field surveys should be conducted, and **what** information should be contained in the survey report. The Department may recommend that lead agencies not accept the results of surveys that are not conducted according to these guidelines.

1. Botanical surveys are conducted in order to determine the environmental effects of proposed projects on all rare, threatened, and endangered plants and plant communities. Rare, threatened, and endangered plants are not necessarily limited to those species which have been "listed" by state and federal agencies but should include any species that, based on all available data, can be shown to be rare, threatened, and/or endangered under the following definitions:

   A species, subspecies, or variety of plant is "endangered" when the prospects of its survival and reproduction are in immediate jeopardy from one or more causes, including loss of habitat, change in habitat, over-exploitation, predation, competition, or disease. A plant is "threatened" when it is likely to become endangered in the foreseeable future in the absence of protection measures. A plant is "rare" when, although not presently threatened with extinction, the species, subspecies, or variety is found in such small numbers throughout its range that it may be endangered if its environment worsens.

   Rare natural communities are those communities that are of highly limited distribution. These communities may or may not contain rare, threatened, or endangered species. The most current version of the California Natural Diversity Database's List of California Terrestrial Natural Communities may be used as a guide to the names and status of communities.

2. It is appropriate to conduct a botanical field survey to determine if, or to the extent that, rare, threatened, or endangered plants will be affected by a proposed project when:

   a. Natural vegetation occurs on the site, it is unknown if rare, threatened, or endangered plants or habitats occur on the site, and the project has the potential for direct or indirect effects on vegetation; or
   b. Rare plants have historically been identified on the project site, but adequate information for impact assessment is lacking.

3. Botanical consultants should possess the following qualifications:

   a. Experience conducting floristic field surveys;
   b. Knowledge of plant taxonomy and plant community ecology;
   c. Familiarity with the plants of the area, including rare, threatened, and endangered species;
   d. Familiarity with the appropriate state and federal statutes related to plants and plant collecting; and,
   e. Experience with analyzing impacts of development on native plant species and communities.

4. Field surveys should be conducted in a manner that will locate any rare, threatened, or endangered species that may be present. Specifically, rare, threatened, or endangered plant surveys should be:

   a. Conducted in the field at the proper time of year when rare, threatened, or endangered species are both evident and identifiable. Usually, this is when the plants are flowering.

When rare, threatened, or endangered plants are known to occur in the type(s) of habitat present in the project area, nearby accessible occurrences of the plants (reference sites) should be observed to determine that the species are identifiable at the time of the survey.

b. Floristic in nature. A floristic survey requires that every plant observed be identified to the extent necessary to determine its rarity and listing status. In addition, a sufficient number of visits spaced throughout the growing season are necessary to accurately determine what plants exist on the site. In order to properly characterize the site and document the completeness of the survey, a complete list of plants observed on the site should be included in every botanical survey report.

c. Conducted in a manner that is consistent with conservation ethics. Collections (voucher specimens) of rare, threatened, or endangered species, or suspected rare, threatened, or endangered species should be made only when such actions would not jeopardize the continued existence of the population and in accordance with applicable state and federal permit requirements. A collecting permit from the Habitat Conservation Planning Branch of DFG is required for collection of state-listed plant species. Voucher specimens should be deposited at recognized public herbaria for future reference. Photography should be used to document plant identification and habitat whenever possible, but especially when the population cannot withstand collection of voucher specimens.

d. Conducted using systematic field techniques in all habitats of the site to ensure a thorough coverage of potential impact areas.

e. Well documented. When a rare, threatened, or endangered plant (or rare plant community) is located, a California Native Species (or Community) Field Survey Form or equivalent written form, accompanied by a copy of the appropriate portion of a 7.5 minute topographic map with the occurrence mapped, should be completed and submitted to the Natural Diversity Database. Locations may be best documented using global positioning systems (GPS) and presented in map and digital forms as these tools become more accessible.

5. Reports of botanical field surveys should be included in or with environmental assessments, negative declarations and mitigated negative declarations, Timber Harvesting Plans (THPs), EIR's, and EIS's, and should contain the following information:

a. Project description, including a detailed map of the project location and study area.
b. A written description of biological setting referencing the community nomenclature used and a vegetation map.
c. Detailed description of survey methodology.
d. Dates of field surveys and total person-hours spent on field surveys.
e. Results of field survey including detailed maps and specific location data for each plant population found. Investigators are encouraged to provide GPS data and maps documenting population boundaries.
f. An assessment of potential impacts. This should include a map showing the distribution of plants in relation to proposed activities.
g. Discussion of the significance of rare, threatened, or endangered plant populations in the project area considering nearby populations and total species distribution.
h. Recommended measures to avoid impacts.
i. A list of all plants observed on the project area. Plants should be identified to the taxonomic level necessary to determine whether or not they are rare, threatened or endangered.
j. Description of reference site(s) visited and phenological development of rare, threatened, or endangered plant(s).
k. Copies of all California Native Species Field Survey Forms or Natural Community Field Survey Forms.
l. Name of field investigator(s).
j. References cited, persons contacted, herbaria visited, and the location of voucher specimens.

ATTACHMENT 2

Sensitivity of Top Priority Rare Natural Communities in Southern California

Sensitivity rankings are determined by the Department of Fish and Game, California Natural Diversity Data Base and based on either number of known occurrences (locations) and/or amount of habitat remaining (acreage). The three rankings used for these top priority rare natural communities are as follows:

S1.# Less than 6 known locations and/or on less than 2,000 acres of habitat remaining.

S2.# Occurs in 6-20 known locations and/or 2,000-10,000 acres of habitat remaining.

S3.# Occurs in 21-100-known locations and/or 10,000-50,000 acres of habitat remaining.

The number to the right of the decimal point after the ranking refers to the degree of threat posed to that natural community regardless of the ranking. For example:

S1.1 = very threatened
S2.2 = threatened
S3.3 = no current threats known

Sensitivity Rankings (February 1992)

Rank	Community Name
S1.1	Mojave Riparian Forest
	Sonoran Cottonwood Willow Riparian
	Mesquite Bosque
	Elephant Tree Woodland
	Crucifixion Thorn Woodland
	Allthorn Woodland
	Arizonan Woodland
	Southern California Walnut Forest
	Mainland Cherry Forest
	Southern Bishop Pine Forest
	Torrey Pine Forest
	Desert Mountain White Fir Forest
	Southern Dune Scrub
	Southern Coastal Bluff Scrub
	Maritime Succulent Scrub
	Riversidean Alluvial Fan Sage Scrub
	Southern Maritime Chaparral
	Valley Needlegrass Grassland
	Great Basin Grassland
	Mojave Desert Grassland
	Pebble Plains
	Southern Sedge Bog
	Cismontane Alkali Marsh

S1.2	Southern Foredunes
	Mono Pumice Flat
	Southern Interior Basalt Flow Vernal Pool
S2.1	Venturan Coastal Sage Scrub
	Diegan Coastal Sage Scrub
	Riversidean Upland Coastal Sage Scrub
	Riversidean Desert Sage Scrub
	Sagebrush Steppe
	Desert Sink Scrub
	Mafic Southern Mixed Chaparral
	San Diego Mesa Hardpan Vernal Pool
	San Diego Mesa Claypan Vernal Pool
	Alkali Meadow
	Southern Coastal Salt Marsh
	Coastal Brackish Marsh
	Transmontane Alkali Marsh
	Coastal and Valley Freshwater Marsh
	Southern Arroyo Willow Riparian Forest
	Southern Willow Scrub
	Modoc-Great Basin Cottonwood Willow Riparian
	Modoc-Great Basin Riparian Scrub
	Mojave Desert Wash Scrub
	Engelmann Oak Woodland
	Open Engelmann Oak Woodland
	Closed Engelmann Oak Woodland
	Island Oak Woodland
	California Walnut Woodland
	Island Ironwood Forest
	Island Cherry Forest
	Southern Interior Cypress Forest
	Bigcone Spruce-Canyon Oak Forest
S2.2	Active Coastal Dunes
	Active Desert Dunes
	Stabilized and Partially Stabilized Desert Dunes
	Stabilized and Partially Stabilized Desert Sandfield
	Mojave Mixed Steppe
	Transmontane Freshwater Marsh
	Coulter Pine Forest
	Southern California Fellfield
	White Mountains Fellfield
S2.3	Bristlecone Pine Forest
	Limber Pine Forest

NATIVE AMERICAN HERITAGE COMMISSION
915 CAPITOL MALL, ROOM 364
SACRAMENTO, CA 95814
(916) 653-4082
(916) 657-5390 - Fax

April 26, 2001

David Attaway
Los Angeles City Departmen of Recreation and Parks
200 North Main Street
Room 709
Los Angeles, CA 90012

RE: SCH# 2001041074 – White Point Nature Preserve

Dear Mr. Attaway:

The Native American Heritage Commission has reviewed the above mentioned NOP. To adequately assess the project-related impact on archaeological resources, the Commission recommends the following actions be required:

- ✓ Contact the appropriate Information Center for a records search. The record search will determine:
  - Whether a part or all of the project area has been previously surveyed for cultural resources.
  - Whether any known cultural resources have already been recorded on or adjacent to the project area.
  - Whether the probability is low, moderate, or high that cultural resources are located within the project area.
  - Whether a survey is required to determine whether previously unrecorded cultural resources are present.
- ✓ If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
  - The report containing site significance and mitigation measurers should be submitted immediately to the planning department.
  - The site forms and final written report should be submitted within 3 months after work has been completed to the Information Center.
- ✓ Contact the Native American Heritage Commission for:
  - A Sacred Lands File Check.
  - A list of appropriate Native American Contacts for consultation concerning the project site and assist in the mitigation measures.
- ✓ Provisions for accidental discovery of archeological resources:
  - Lack of surface evidence of archeological resources does not preclude the existence of archeological resources. Lead agencies should include provisions for accidentally discovered archeological resources during construction per California Environmental Quality Act (CEQA) §15064.5 (f).
- ✓ Provisions for discovery of Native American human remains
  - Health and Safety Code §7050.5, CEQA §15064.5 (e), and Public Resources Code §5097.98 mandates the process to be followed in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery and should be included in all environmental documents.

If you have any questions, please contact me at (916) 653-4040.

Sincerely,

Rob Wood
Associate Governmental Program Analyst

CC: State Clearinghouse

STATE OF CALIFORNIA

Governor's Office of Planning and Research

State Clearinghouse

Gray Davis
GOVERNOR

Steve Nissen
DIRECTOR

Notice of Preparation

April 17, 2001

To: Reviewing Agencies

Re: White Point Nature Preserve
SCH# 2001041074

Attached for your review and comment is the Notice of Preparation (NOP) for the White Point Nature Preserve draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

David Attaway
Los Angeles City Department of Recreation and Parks
200 North Main Street
Room 709
Los Angeles, CA 90012

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan
Project Analyst, State Clearinghouse

Attachments
cc: Lead Agency

Document Details Report
State Clearinghouse Data Base

SCH# 2001041074
Project Title White Point Nature Preserve
Lead Agency Los Angeles City Department of Recreation and Parks

Type NOP Notice of Preparation

Description Establishment of a nature preserve at White Point Park to provide for passive recreation and educational opportunities, as well as protection of the sensitive biological species. The project includes land use improvements and establishments and restoration of native habitat. The planned land use improvements promote sustainability and integrity of the natural areas while providing for a mix of compatible passive recreation uses.

Lead Agency Contact

Name David Attaway
Agency Los Angeles City Department of Recreation and Parks
Phone 213/485-6178 **Fax**
email
Address 200 North Main Street
Room 709
City Los Angeles **State** CA **Zip** 90012

Project Location

County Los Angeles
City Los Angeles, City of
Region
Cross Streets Western Avenue (SR-213)/Paseo Del Mar
Parcel No.
Township 5S **Range** 14W **Section** **Base** SB

Proximity to:

Highways SR-213/SR-110
Airports
Railways
Waterways Pacific Ocean/Catalina Channel/Los Angeles Harbor
Schools South Shores/Whites Point/Lasuen/Leland
Land Use Vacant with former Batter Paul D. Bunker and Nike Missile Program facilities. Currently, no public access.
OS - 1XL
Open Space

Project Issues Aesthetic/Visual; Air Quality; Agricultural Land; Archaeologic-Historic; Coastal Zone; Drainage/Absorption; Flood Plain/Flooding; Forest Land/Fire Hazard; Geologic/Seismic; Minerals; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Schools/Universities; Sewer Capacity; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Wetland/Riparian; Wildlife; Growth Inducing; Landuse; Cumulative Effects

Reviewing Agencies Resources Agency; California Coastal Commission; Department of Conservation; Office of Historic Preservation; Department of Parks and Recreation; Department of Water Resources; Department of Fish and Game, Region 5; Native American Heritage Commission; State Lands Commission; Caltrans, District 7; California Highway Patrol; Regional Water Quality Control Board, Region 4

Date Received 04/16/2001 **Start of Review** 04/17/2001 **End of Review** 05/16/2001

Note: Blanks in data fields result from insufficient information provided by lead agency.

NOP Distribution List

County: Los Angeles SCH# 2001041074

Resources Agency

- [■] **Resources Agency** Nadell Gayou
- [ ] **Dept. of Boating & Waterways** Bill Curry
- [▨] **California Coastal Commission** Elizabeth A. Fuchs
- [▨] **Dept. of Conservation** Ken Trott
- [ ] **Dept. of Forestry & Fire Protection** Allen Robertson
- [▨] **Office of Historic Preservation** Hans Kreutzberg
- [■] **Dept of Parks & Recreation** Resource Mgmt. Division
- [ ] **Reclamation Board** Pam Bruner
- [ ] **S.F. Bay Conservation & Dev't. Comm.** Steve McAdam
- [▨] **Resources Agency** Nadell Gayou Dept. of Water Resources

Health & Welfare

- [ ] **Health & Welfare** Wayne Hubbard Dept. of Health/Drinking Water

Food & Agriculture

- [ ] **Food & Agriculture** Tad Bell Dept. of Food and Agriculture

Fish and Game

- [ ] **Dept. of Fish & Game** Scott Flint Environmental Services Division
- [ ] **Dept. of Fish & Game** Donald Koch Region 1
- [ ] **Dept. of Fish & Game** Banky Curtis Region 2
- [ ] **Dept. of Fish & Game** Robert Floerke Region 3
- [ ] **Dept. of Fish & Game** William Laudermilk Region 4
- [▨] **Dept. of Fish & Game** Sandy Peterson Region 5, Habitat Conservation Program
- [ ] **Dept. of Fish & Game** Gabrina Gatchel Region 6, Habitat Conservation Program
- [ ] **Dept. of Fish & Game** Tammy Allen Region 6, Inyo/Mono, Habitat Conservation Program
- [ ] **Dept. of Fish & Game** Tom Napoli Marine Region

Independent Commissions

- [ ] **California Energy Commission** Environmental Office
- [■] **Native American Heritage Comm.** Debbie Treadway
- [ ] **Public Utilities Commission** Andrew Barnsdale
- [■] **State Lands Commission** Betty Silva
- [ ] **Governor's Office of Planning & Research** State Clearinghouse Planner

- [ ] **Colorado River Board** Gerald R. Zimmerman
- [ ] **Tahoe Regional Planning Agency (TRPA)** Lyn Barnett
- [ ] **Office of Emergency Services** John Rowden, Manager
- [ ] **Delta Protection Commission** Debby Eddy
- [ ] **Santa Monica Mountains Conservancy** Paul Edelman

Dept. of Transportation

- [ ] **Dept. of Transportation** IGR/Planning District 1
- [ ] **Dept. of Transportation** Vicki Roe Local, Development Review, District 2
- [ ] **Dept. of Transportation** Jeff Pulverman District 3
- [ ] **Dept. of Transportation** Jean Finney District 4
- [ ] **Dept. of Transportation** Lawrence Newland District 5
- [ ] **Dept. of Transportation** Marc Birnbaum District 6
- [▨] **Dept. of Transportation** Stephen J. Buswell District 7
- [ ] **Dept. of Transportation** Mike Sim District 8
- [ ] **Dept. of Transportation** Caroline Yee for Kate Walton District 9
- [ ] **Dept. of Transportation** Chris Sayre District 10
- [ ] **Dept. of Transportation** Lou Salazar District 11
- [ ] **Dept. of Transportation** Aileen Kennedy District 12

Business, Trans & Housing

- [ ] **Housing & Community Development** Cathy Creswell Housing Policy Division
- [ ] **Caltrans - Division of Aeronautics** Sandy Hesnard
- [▨] **California Highway Patrol** Lt. Dennis Brunette Office of Special Projects
- [ ] **Dept. of Transportation** Ron Helgeson Caltrans - Planning
- [ ] **Dept. of General Services** Robert Sleppy Environmental Services Section

Air Resources Board

- [ ] Airport Projects Jim Lerner
- [ ] Transportation Projects Ann Geraghty
- [ ] Industrial Projects Mike Tollstrup

- [ ] **California Integrated Waste Management Board** Sue O'Leary
- [ ] **State Water Resources Control Board** Diane Edwards Division of Clean Water Programs

- [ ] **State Water Resources Control Board** Greg Frantz Division of Water Quality
- [ ] **State Water Resouces Control Board** Mike Falkenstein Division of Water Rights
- [ ] **Dept. of Toxic Substances Control** CEQA Tracking Center

Regional Water Quality Control Board (RWQCB)

- [ ] **RWQCB** Cathleen Hudson North Coast Region (1)
- [ ] **RWQCB** Environmental Document Coordinator San Francisco Bay Region (2)
- [ ] **RWQCB** Central Coast Region (3)
- [▨] **RWQCB** Jonathan Bishop Los Angeles Region (4)
- [ ] **RWQCB** Central Valley Region (5)
  - [ ] **RWQCB** Central Valley Region (5) Fresno Branch Office
  - [ ] **RWQCB** Central Valley Region (5) Redding Branch Office
- [ ] **RWQCB** Lahontan Region (6)
  - [ ] **RWQCB** Lahontan Region (6) Victorville Branch Office
- [ ] **RWQCB** Colorado River Basin Region (7)
- [ ] **RWQCB** Santa Ana Region (8)
- [ ] **RWQCB** San Diego Region (9)

STATE OF CALIFORNIA - THE RESOURCES AGENCY GRAY DAVIS, *Governor*

DEPARTMENT OF FISH AND GAME
South Coast Region
4949 Viewridge Avenue
San Diego, California 92123
(858) 467-4201
(858) 467-4235 FAX

May 1, 2001

David Attaway
Los Angeles City Department of Recreation and Parks
200 North Main Street, Room 709
Los Angeles, CA 90012

Comments on the Notice of Preparation of a Draft Environmental Impact Report for the White Point Nature Preserve in Los Angeles County (SCH# 2001041074)

Dear Mr. Attaway:

The Department of Fish and Game (Department) appreciates this opportunity to comment on the above-referenced project, relative to impacts to biological resources. To enable Department staff to adequately review and comment on the proposed project, we recommend the following information be included in the Draft Environmental Impact Report (DEIR):

1. A complete assessment of the flora and fauna within and adjacent to the project area, with particular emphasis upon identifying endangered, threatened, and locally unique species and sensitive habitats.

    a. A thorough assessment of rare plants and rare natural communities, following the Department's May 1984 Guidelines (revised August 1997) for Assessing Impacts to Rare Plants and Rare Natural Communities (Attachment 1).

    b. A complete assessment of sensitive fish, wildlife, reptile, and amphibian species. Seasonal variations in use of the project area should also be addressed. Focused species-specific surveys, conducted at the appropriate time of year and time of day when the sensitive species are active or otherwise identifiable, are required. Acceptable species-specific survey procedures should be developed in consultation with the Department and the U.S. Fish and Wildlife Service.

    c. Rare, threatened, and endangered species to be addressed should include all those which meet the California Environmental Quality Act (CEQA) definition (see CEQA Guidelines, § 15380).

    d. The Department's California Natural Diversity Data Base in Sacramento should be contacted at (916) 327-5960 to obtain current information on any previously reported sensitive species and habitat, including Significant Natural Areas identified under Chapter 12 of the Fish and Game Code.

2. A thorough discussion of direct, indirect, and cumulative impacts expected to adversely affect biological resources, with specific measures to offset such impacts.

   a. CEQA Guidelines, § 15125(a), direct that knowledge of the regional setting is critical to an assessment of environmental impacts and that special emphasis should be placed on resources that are rare or unique to the region.

   b. Project impacts should be analyzed relative to their effects on off-site habitats. Specifically, this should include nearby public lands, open space, adjacent natural habitats, and riparian ecosystems. Impacts to and maintenance of wildlife corridor/movement areas, including access to undisturbed habitat in adjacent areas, should be fully evaluated and provided.

   c. The zoning of areas for development projects or other uses that are nearby or adjacent to natural areas may inadvertently contribute to wildlife-human interactions. A discussion of possible conflicts and mitigation measures to reduce these conflicts should be included in the environmental document.

   d. A cumulative effects analysis should be developed as described under CEQA Guidelines, § 15130. General and specific plans, as well as past, present, and anticipated future projects, should be analyzed relative to their impacts on similar plant communities and wildlife habitats.

   e. If applicable, the document should include an analysis of the effect that the project may have on completion and implementation of regional and/or subregional conservation programs. Under § 2800-§ 2840 of the Fish and Game Code, the Department, through the Natural Communities Conservation Planning (NCCP) program, is coordinating with local jurisdictions, landowners, and the Federal Government to preserve local and regional biological diversity. Coastal sage scrub is the first natural community to be planned for under the NCCP program. The Department recommends that the lead agency ensure that the development of this and other proposed projects do not preclude long-term preserve planning options and that projects conform with other requirements of the NCCP program. Jurisdictions participating in the NCCP program should assess specific projects for consistency with the NCCP Conservation Guidelines. Additionally, the jurisdictions should quantify and qualify: 1) the amount of coastal sage scrub within their boundaries; 2) the acreage of coastal sage scrub habitat removed by individual projects; and 3) any acreage set aside for mitigation. This information should be kept in an updated ledger system.

3. A range of alternatives should be analyzed to ensure that alternatives to the proposed

project are fully considered and evaluated. A range of alternatives which avoid or otherwise minimize impacts to sensitive biological resources should be included. Specific alternative locations should also be evaluated in areas with lower resource sensitivity where appropriate.

a. Mitigation measures for project impacts to sensitive plants, animals, and habitats should emphasize evaluation and selection of alternatives which avoid or otherwise minimize project impacts. Off-site compensation for unavoidable impacts through acquisition and protection of high-quality habitat elsewhere should be addressed.

b. The Department considers Rare Natural Communities as threatened habitats having both regional and local significance. Thus, these communities should be fully avoided and otherwise protected from project-related impacts (Attachment 2).

c. The Department generally does not support the use of relocation, salvage, and/or transplantation as mitigation for impacts to rare, threatened, or endangered species. Department studies have shown that these efforts are experimental in nature and largely unsuccessful.

4. A California Endangered Species Act (CESA) Permit must be obtained, if the project has the potential to result in "take" of species of plants or animals listed under CESA, either during construction or over the life of the project. CESA Permit s are issued to conserve, protect, enhance, and restore State-listed threatened or endangered species and their habitats. Early consultation is encouraged, as significant modification to a project and mitigation measures may be required in order to obtain a CESA Permit. Revisions to the Fish and Game Code, effective January 1998, may require that the Department issue a separate CEQA document for the issuance of a 2081 permit unless the project CEQA document addresses all project impacts to listed species and specifies a mitigation monitoring and reporting program that will meet the requirements of a 2081 permit. For these reasons, the following information is requested:

a. Biological mitigation monitoring and reporting proposals should be of sufficient detail and resolution to satisfy the requirements for a CESA Permit.

b. A Department-approved Mitigation Agreement and Mitigation Plan are required for plants listed as rare under the Native Plant Protection Act.

5. The Department has responsibility for wetland and riparian habitats and opposes any alteration of a natural watercourse that would result in a reduction of wetland acreage or wetland habitat values. Alterations include, but are not limited to: conversion to

subsurface drains, placement of fill or building of structures within the wetland and channelization or removal of materials from the streambed. All wetlands and watercourses, whether intermittent or perennial, should be retained and provided with substantial setbacks which preserve the riparian and aquatic values and maintain their value to on-site and off-site wildlife populations. A formal wetland delineation following U.S. Army Corps of Engineers (ACE) protocol may also be necessary prior to any construction in wetland or riparian habitats. Results should be included in the EIR. Please note, however, that wetland and riparian habitats subject to the Department's authority may extend beyond the areas identified in the ACE delineation.

a. The Department may require a Lake or Streambed Alteration Agreement, pursuant to Section 1600 *et seq.* of the Fish and Game Code, with the applicant prior to the applicant's commencement of any activity that will substantially divert or obstruct the natural flow or substantially change the bed, channel, or bank (which may include associated riparian resources) of a river, stream or lake, or use material from a streambed. The Department's issuance of a Lake or Streambed Alteration Agreement for a project that is subject to CEQA will require CEQA compliance actions by the Department as a responsible agency. The Department as a responsible agency under CEQA, may consider the local jurisdiction's (lead agency) Negative Declaration or EIR for the project. To minimize additional requirements by the Department pursuant to Section 1600 *et seq.* and/or under CEQA, the document should fully identify the potential impacts to the lake, stream or riparian resources and provide adequate avoidance, mitigation, monitoring and reporting commitments for issuance of the agreement. A Streambed Alteration Agreement form may be obtained by writing to The Department of Fish and Game, 4949 Viewridge Avenue, San Diego, CA 92123 or by calling (858) 636-3160 or by accessing the Department's website at www.dfg.ca.gov.

The Department holds regularly scheduled pre-project planning/early consultation meetings. To make an appointment, please call our office at (858) 636-3160.

Thank you for this opportunity to comment. Questions regarding this letter and further coordination on these issues should be directed to Warren Wong at (858) 467-4249.

Sincerely,

Donald R. Chadwick
Environmental Specialist Supervisor

Attachments

cc: Department of Fish and Game
File
San Diego

U.S. Fish and Wildlife Service
Carlsbad

U.S. Army Corps of Engineers
Los Angeles

State Clearinghouse
Sacramento

Guidelines for Assessing the Effects of Proposed Projects on Rare, Threatened, and Endangered Plants and Natural Communities

State of California
THE RESOURCES AGENCY
Department of Fish and Game
December 9, 1983
Revised May 8, 2000

The following recommendations are intended to help those who prepare and review environmental documents determine **when** a botanical survey is needed, **who** should be considered qualified to conduct such surveys, **how** field surveys should be conducted, and **what** information should be contained in the survey report. The Department may recommend that lead agencies not accept the results of surveys that are not conducted according to these guidelines.

1. Botanical surveys are conducted in order to determine the environmental effects of proposed projects on all rare, threatened, and endangered plants and plant communities. Rare, threatened, and endangered plants are not necessarily limited to those species which have been "listed" by state and federal agencies but should include any species that, based on all available data, can be shown to be rare, threatened, and/or endangered under the following definitions:

   A species, subspecies, or variety of plant is "endangered" when the prospects of its survival and reproduction are in immediate jeopardy from one or more causes, including loss of habitat, change in habitat, over-exploitation, predation, competition, or disease. A plant is "threatened" when it is likely to become endangered in the foreseeable future in the absence of protection measures. A plant is "rare" when, although not presently threatened with extinction, the species, subspecies, or variety is found in such small numbers throughout its range that it may be endangered if its environment worsens.

   Rare natural communities are those communities that are of highly limited distribution. These communities may or may not contain rare, threatened, or endangered species. The most current version of the California Natural Diversity Database's List of California Terrestrial Natural Communities may be used as a guide to the names and status of communities.

2. It is appropriate to conduct a botanical field survey to determine if, or to the extent that, rare, threatened, or endangered plants will be affected by a proposed project when:

   a. Natural vegetation occurs on the site, it is unknown if rare, threatened, or endangered plants or habitats occur on the site, and the project has the potential for direct or indirect effects on vegetation; or
   b. Rare plants have historically been identified on the project site, but adequate information for impact assessment is lacking.

3. Botanical consultants should possess the following qualifications:

   a. Experience conducting floristic field surveys;
   b. Knowledge of plant taxonomy and plant community ecology;
   c. Familiarity with the plants of the area, including rare, threatened, and endangered species;
   d. Familiarity with the appropriate state and federal statutes related to plants and plant collecting; and,
   e. Experience with analyzing impacts of development on native plant species and communities.

4. Field surveys should be conducted in a manner that will locate any rare, threatened, or endangered species that may be present. Specifically, rare, threatened, or endangered plant surveys should be:

   a. Conducted in the field at the proper time of year when rare, threatened, or endangered species are both evident and identifiable. Usually, this is when the plants are flowering.

ATTACHMENT 2

Sensitivity of Top Priority Rare Natural Communities in Southern California

Sensitivity rankings are determined by the Department of Fish and Game, California Natural Diversity Data Base and based on either number of known occurrences (locations) and/or amount of habitat remaining (acreage). The three rankings used for these top priority rare natural communities are as follows:

S1.# Less than 6 known locations and/or on less than 2,000 acres of habitat remaining.

S2.# Occurs in 6-20 known locations and/or 2,000-10,000 acres of habitat remaining.

S3.# Occurs in 21-100-known locations and/or 10,000-50,000 acres of habitat remaining.

The number to the right of the decimal point after the ranking refers to the degree of threat posed to that natural community regardless of the ranking. For example:

S1.1 = very threatened
S2.2 = threatened
S3.3 = no current threats known

Sensitivity Rankings (February 1992)

Rank	Community Name
S1.1	Mojave Riparian Forest
	Sonoran Cottonwood Willow Riparian
	Mesquite Bosque
	Elephant Tree Woodland
	Crucifixion Thorn Woodland
	Allthorn Woodland
	Arizonan Woodland
	Southern California Walnut Forest
	Mainland Cherry Forest
	Southern Bishop Pine Forest
	Torrey Pine Forest
	Desert Mountain White Fir Forest
	Southern Dune Scrub
	Southern Coastal Bluff Scrub
	Maritime Succulent Scrub
	Riversidean Alluvial Fan Sage Scrub
	Southern Maritime Chaparral
	Valley Needlegrass Grassland
	Great Basin Grassland
	Mojave Desert Grassland
	Pebble Plains
	Southern Sedge Bog
	Cismontane Alkali Marsh

United States Department of the Interior

NATIONAL PARK SERVICE
Pacific Great Basin Support Office
600 Harrison Street, Suite 600
San Francisco, California 94107-1372

IN REPLY REFER TO:
L3217(PGSO/PP)

May 14, 2001

Mr. David Attaway
City of Los Angeles
Department of Parks and Recreation
200 North Main Street, Room 709
Los Angeles, CA 90012

Subject: Notice of Preparation, Environmental Impact Report - White Point Park (CA 504D)

Dear Mr. Attaway:

The National Park Service recently received a copy of the Notice of Preparation and Initial Study for the preparation of an environmental impact report (EIR) for the White Point Nature Preserve Framework Plan. We are pleased to learn of the Department's efforts towards planning for the improvement and expanded utility of this former federal property. The Department of Interior transferred the subject property to the City of Los Angeles on July 14, 1978 for park and recreation use. The deed of conveyance requires the property be used in accordance with an approved program of utilization that includes the following elements; picnic areas, natural area, jogging paths, parking, comfort stations, and historic monument/overlook. The framework plan appears generally consistent with these uses.

We are aware in 2000, subsequent to the federal transfer of the property, the area containing the seacoast battery and NIKE Launcher Missile sites on the property were reviewed and listed on the State Register of Historic Resources. We agree with the Department's assessment, a full analysis of the framework plan's impacts on these resources is required in the EIR.

We request the Department notify the National Park Service of future actions concerning an EIR on the proposed framework plan and its implementation. If you have any questions regarding the regarding the terms of the property's transfer or the Federal Lands to Parks Program, please do not hesitate to contact me at (415) 427-1445.

Sincerely,

Gary Munsterman
Federal Lands to Parks Program Coordinator

C Sam Stokes, Fort MacArthur Museum Association

COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION

Rodney E. Cooper, Director

May 9, 2001

Mr. David Attaway
Environmental Supervisor, City of Los Angeles
Department of Recreation and Parks
200 N. Main Street, Room 709
City Hall East
Los Angeles, California 90012

Dear Mr. Attaway:

NOTICE OF PREPARATION AND INITIAL STUDY FOR THE PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT FOR THE WHITE POINT NATURE PRESERVE FRAMEWORK PLAN

The Notice of Preparation and Initial Study for the preparation of an Environmental Impact Report (EIR) for the White Point Nature Preserve Framework Plan has been reviewed for its potential impact on the facilities under the jurisdiction of this department. As a result of our review we offer the following comments:

- The document shows the framework plan for the White Point Nature Preserve located within the jurisdiction of the City. Therefore development of the plan will not create an impact on the park facilities of this department.

- Page three (3) states that the State Historic Resources Commission designated the Battery Paul D. Bunker and Nike Missile Facility as a state historic district in August, 2000. The State Historic Resources Commission and/or the State Office of Historic Preservation should be listed among other agencies shown on page four (4) .

- On Page two, under land use improvements, include approval(s) by the State Historic Resources Commission for removing the historical building and/or structures associated with the former Nike Missile Program and on page 6, in item c of the initial study discussion pertaining to the condition of the structures.

Thank you for including this department in the review of the document. We look forward to reviewing the final EIR. If we may be of further assistance, please contact Ms. Lillie Lowery, Park Planner, at (213) 738-2977.

Sincerely,

Larry Hensley,
Acting Chief of Planning

c: Lillie Lowery

FORM. GEN. 160 (Rev. 6-80)

CITY OF LOS ANGELES

INTER-DEPARTMENTAL CORRESPONDENCE

May 23, 2001

TO: Department of Recreation and Parks

Attn: David Attaway, Environmental Supervisor

FROM: Fire Department

SUBJECT: **WHITE POINT PARK NATURE PRESERVE**

PROJECT LOCATION

The project area is located within the community of San Pedro in the City of Los Angeles. The White Point Park site consists of 102 acres that are delineated by Western Avenue to the west, Paseo del Mar to the south, Weymouth Avenue to the east, and the Los Angeles Air Force Base housing to the north.

PROJECT DESCRIPTION

The proposed project involves the implementation of a nature preserve master plan at White Point Park to provide for passive recreation and educational opportunities, as well as protection of the sensitive biological species that remain of the urban wilderness in the Los Angeles basin. The planned land use improvements promote sustainability and integrity of the natural areas while providing for a mix of compatible passive recreation uses. The proposed land use improvements are further detailed in the initial study and the proposed Framework Plan for the park.

The following comments are furnished in response to your request for this Department to review the proposed development:

A. Fire Flow

The adequacy of fire protection for a given area is based on required fire-flow, response distance from existing fire stations, and this Department's judgment for needs in the area. In general, the required fire-flow is closely related to land use. The quantity of water necessary for fire protection varies with the type of development, life hazard, occupancy, and the degree of fire hazard.

Fire-flow requirements vary from 2,000 gallons per minute (G.P.M.) in low Density Residential areas to 12,000 G.P.M. in high-density areas. A minimum residual water pressure of 20 pounds per square inch (P.S.I.) is to remain in the water system, with the required gallons per minute flowing. The required fire-flow for this project has been set at 2,000 G.P.M. from 3 fire hydrants flowing simultaneously.

B. Response Distance

The Fire Department has existing fire stations at the following locations for initial response into the area of the proposed development:

Fire Station No. 101
1414 - 25th Street
San Pedro, CA 90732
Paramedic Engine Company
Staff – 4
Miles – 0.5

Fire Station No. 48
1601 S. Grand Avenue
San Pedro, CA 90731
Task Force Truck and Engine Company
Hazardous Materials Unit
Staff – 14
Miles – 2.1

Fire Station No. 85
1331 W. 253rd Street
Harbor City, CA 90710
Task Force and Engine Company
Paramedic Rescue Ambulance
Staff – 12
Miles – 6.1

The above distances were computed to 1800 Paseo Del Mar.

Based on these criteria (response distance from existing fire stations), fire protection would be considered adequate.

C. Firefighting Access, Apparatus, and Personnel.

Adequate off-site public and on-site private fire hydrants may be required. Their number and location to be determined after the Fire Department's review of the plot plan.

Submit plot plans indicating access road and turning area for Fire Department approval.
Construction of public or private roadway in the proposed development shall not exceed 15 percent in grade.

Fire lanes, where required and dead ending streets shall terminate in a cul-de-sac or other approved turning area. No dead ending street or fire lane shall be greater than 700 feet in length or secondary access shall be required.

No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.

CONCLUSION

The proposed project shall comply with all applicable State and local codes and ordinances, and the guidelines found in the Fire Protection and Fire Prevention Plan, as well as the Safety Plan, both of which are elements of the General Plan of the City of Los Angeles C.P.C. 19708.

For additional information, please contact Inspector Joseph F. Jackson of the Construction Services Unit at (213) 485-5964.

WILLIAM R. BAMATTRE
Fire Chief

R. Warford

Richard A. Warford, Assistant Fire Marshal
Bureau of Fire Prevention and Public Safety

RAW:JFJ:amz
c:EIR-White Point Pk Nature Pre.

Harbor Defenses of Los Angeles

Fort MacArthur Museum Association

Post Office Box 268, San Pedro, California 90731

May 12, 2001

David Attaway, Environmental Supervisor
City of Los Angeles, Department of Recreation and Parks
200 North Main Street, Room 709
City Hall East
Los Angeles, CA 90012

Dear Mr. Attaway:

Receipt of The Notice of Preparation and Initial Study for the Preparation of an Environmental Impact Report for the White Point Nature Preserve Framework Plan is acknowledged.

There are a number of statements in this document we believe are not factually correct. These statements, in turn, appear to lead to incorrect assumptions that, in turn, we think will lead to incorrect conclusions. We will await the completion of the draft document before offering detailed comments.

We cannot fail to note, however, that referring to Battery Paul D. Bunker as a "remnant" could raise serious questions in some people's minds as to the level of objectivity exercised in the preparation of this study.

Battery Bunker is the last 16-inch seacoast gun emplacement left in the Harbor Defenses of Los Angeles. It is some two-stories high, 600 yards long and contains approximately 10,000 square feet of interior space. Battery Bunker is a listed historic resource on the California Register. There are contributing historic resources to Battery Bunker at White's Point and at Sea Bench that have been reviewed and are in the process of being preserved under the section 106 process.

Some remnant.

Sincerely,

– Sam –

Sam Stokes,
Fort MacArthur Museum Association

Frank Evans

Frank Evans,
Los Angeles Nike Veterans Association

May 14, 2001

David Attaway, Environmental Supervisor
City of Los Angeles Department of Recreation and Parks
200 N. Main Street, Room 709
City Hall East
Los Angeles, CA 90012

RE: Notice of Preparation and Initial Study
Environmental Impact Report for the White Point Nature Preserve

Dear Mr. Attaway,

On behalf of the White Point Nature Preserve Steering Committee, I would like to announce unanimous support for the proposed land use improvements as listed on page 2 of the Notice of Preparation. In addition, the Steering Committee supports the more detailed plans for these land use improvements as described in the Preliminary Framework Plan for the White Point Nature Preserve, as submitted by the Palos Verdes Peninsula Land Conservancy.

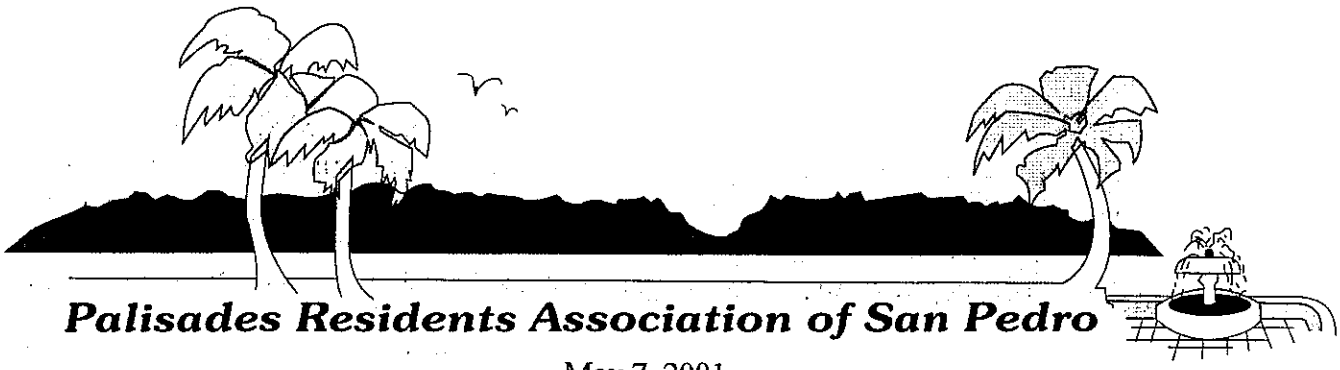
The White Point Steering Committee is an all volunteer, community-based committee appointed by Councilman Svorinich's office and the City of Los Angeles Department of Recreation and Parks to work in conjunction with the Palos Verdes Peninsula Land Conservancy to develop a Master Plan for the preserve. The Committee holds regularly scheduled and noticed, public meetings every month to discuss issues and develop recommendations for the White Point Nature Preserve Master Plan. The Committee consists of thirteen official community members in addition to representatives from the City of Los Angeles Department of Recreation and Parks, Councilman Svorinich's Office, and the Palos Verdes Peninsula Land Conservancy.

The committee is looking forward to successful completion of the EIR process in the coming months.

Sincerely,

Loren DeRoy, White Point Nature Preserve Steering Committee, Chairman
Project Manager, Palos Verdes Peninsula Land Conservancy

Palos Verdes Peninsula Land Conservancy • PO Box 3427 • Palos Verdes Peninsula, CA 90274
(310) 541-7613 • E-Mail: PVPLC@aol.com • Home Page: http://www.pvplc.org



Palisades Residents Association of San Pedro

May 7, 2001

Mr. David Attaway, Environmental Supervisor
City of Los Angeles Department of Recreation and Parks
City Hall East Room 709
200 N. Main St.
Los Angeles, CA 90012

By mail and fax to: (213) 617-0439

Reference: Notice of Preparation of an Environmental Impact Report for the White Point Nature Preserve Framework Plan

Dear Mr. Attaway:

Thank you for your courtesy in sending us this document. Thank you for the opportunity to comment on this Notice of Preparation.

Many of our members participated on the White Point Park Advisory Committee, appointed by Councilman Rudy Svorinich, Jr. The Committee held numerous meetings, and received substantial public testimony and input. By an overwhelming majority, the Committee voted to adopt a plan for a Nature Preserve, exactly as outlined by the list of proposed land use improvements on page 2 of the Notice of Preparation. We strongly support going forward with the project, implementing exactly the improvements listed.

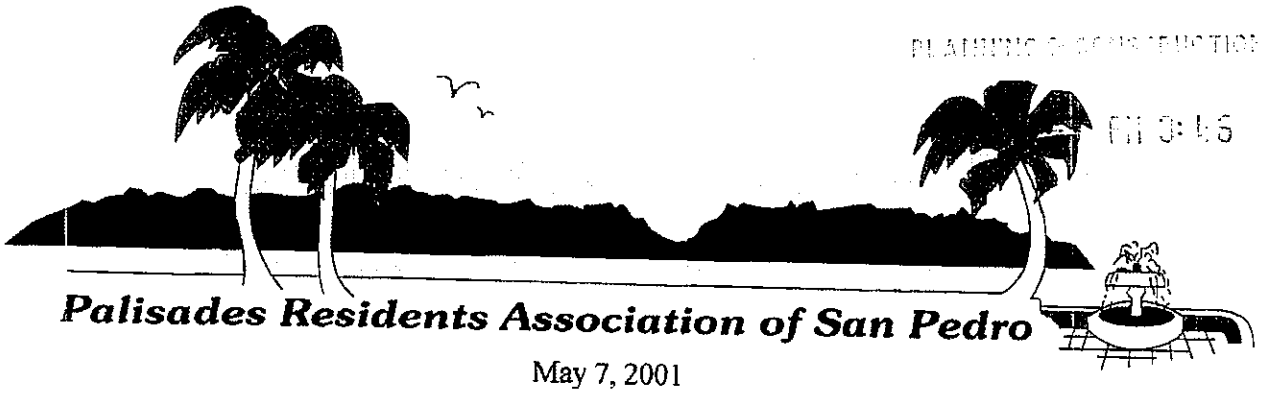
While we are committed each and every item on the list, we want to specifically comment on the last item, "Removing existing buildings associated with the former Nike Missile Program." We strongly support the removal of these buildings. These buildings are in total disrepair, and are a blight and a nuisance in our neighborhood. Over the years our Association, and many individual residents, have written letters, made telephone calls, and attended meetings, trying to have this dangerous nuisance removed from our neighborhood. The files of the Department are filled with our letters, so we do not need to belabor the point. We hope and trust that this item will be adopted as part of the final plan, and will go forward.

This project will be a tremendous credit to the City, and the Department of Recreation and Parks. We are extremely pleased to see this Environmental Impact Report beginning. We look to the day when the restoration begins.

Sincerely,

Noel Park
President

P.O. Box 5281 San Pedro, CA 90733



Palisades Residents Association of San Pedro

May 7, 2001

Mr. David Attaway, Environmental Supervisor
City of Los Angeles Department of Recreation and Parks
City Hall East Room 709
200 N. Main St.
Los Angeles, CA 90012

By mail and fax to: (213) 617-0439

Reference: Notice of Preparation of an Environmental Impact Report for the White Point Nature Preserve Framework Plan

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Noel Park
President

P.O. Box 5281 San Pedro, CA 90733

Noel Park
3233 S. Walker Ave., San Pedro, CA 90731
(310) 832-5720 home (562) 804-5205 business (562) 804-5210 fax
May 7, 2001

Mr. David Attaway, Environmental Supervisor
City of Los Angeles Department of Recreation and Parks
City Hall East Room 709
200 N. Main St.
Los Angeles, CA 90012

By mail and fax to: (213) 617-0439

Reference: Notice of Preparation of an Environmental Impact Report
for the White point park Nature Preserve Framework Plan

Dear Mr. Attaway:

Thank you for your courtesy in sending me this document, and for the opportunity to comment on this Notice of Preparation.

I was extremely pleased to see the list of proposed land use improvements on page 2. I was a member of the White Point park Advisory Committee, appointed by Councilman Rudy Svorinich, Jr. I am currently serving as a member of the White Point Park Steering Committee, appointed by the Department of Recreation and Parks and the Palos Verdes Peninsula Land Conservancy. The list of proposed land use improvements mirrors exactly the thoughts and wishes of both groups. I support this list of land uses as the planning framework for the park.

I would like to comment briefly on the last item on the list, "Removing existing buildings associated with the former Nike Missile Program." I have struggled, along with my of my neighbors, for many years to try to have these dangerous, blighted, nuisance buildings removed from our neighborhood. Please do everything in your power to make it so.

This is a very exciting time in our neighborhood. I am committed to bring my personal resources, and my personal physical work, to the table to help create this spectacular park for the people of Los Angeles.

Sincerely,

Noel Park

PLANNING & CONSTRUCTION

01 MAY -7 PM 3:46

Noel Park
3233 S. Walker Ave., San Pedro, CA 90731
(310) 832-5720 home (562) 804-5205 business (562) 804-5210 fax
May 7, 2001

Mr. David Attaway, Environmental Supervisor
City of Los Angeles Department of Recreation and Parks
City Hall East Room 709
200 N. Main St.
Los Angeles, CA 90012

By mail and fax to: (213) 617-0439

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Noel Park

SAN PEDRO AND PENINSULA HOMEOWNERS' COALITION

Member Associations
Averill Park - Barton Hill - Casa Verde Estates - Downtown Residents - Leland Park
Palisades - Palos Verdes Shores - Peck Park/Holy Trinity - Point Fermin - Rolling Hills Riviera
San Pedro Homeowners United - South Shores - Vista Del Oro - Westmont No. 4

P.O. Box 1106, San Pedro, CA 90733
(310) 832-5720 (evening) (562) 804-5205 (day) Fax (562) 804-5210

May 7, 2001

Mr. David Attaway, Environmental Supervisor
City of Los Angeles Department of Recreation and Parks
City Hall East, Room 709
200 N. Main St.
Los Angeles, CA 90012

By mail and fax to: (213) 617-0439

Reference: Notice of Preparation of an Environmental Impact Report for the White Point Nature Preserve Framework Plan

Dear Mr. Attaway:

Thank you for the opportunity to comment on this Notice of Preparation. Thank you for your courtesy in sending this document to us.

We strongly support this project. We believe that the list of proposed land use improvements shown on page 2 correctly describes the intended scope of the work. We are in total agreement with this configuration of the project, and we trust that it will go forward exactly as described in this list.

We believe that this park will be a spectacular resource, not only for our community, but for all of Los Angeles and Southern California. It will restore native plant communities which have been essentially lost. It will create valuable wildlife habitat. As a result, it will be a priceless educational resource. Finally, we are very excited about the unique public/private partnership which has come together, to allow public fund raising and "sweat equity" to combine with City resources to move this project forward.

Sincerely,

Noel Park
President

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Member Associations
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San Pedro Homeowners United - South Shores - Vista Del Oro - Westmont No. 4

P.O. Box 1106, San Pedro, CA 90733
(310) 832-5720 (evening) (562) 804-5205 (day) Fax (562) 804-5210
May 7, 2001

Mr. David Attaway, Environmental Supervisor
City of Los Angeles Department of Recreation and Parks
City Hall East, Room 709
200 N. Main St.
Los Angeles, CA 90012

By mail and fax to: (213) 617-0439

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Sincerely,

Noel Park
President

LAW OFFICES
STEPHENSON AND STEPHENSON
150 WEST SEVENTH STREET
SUITE 120
SAN PEDRO, CALIFORNIA 90731-3341
(310) 832-6461

MICHAEL M. STEPHENSON

GEORGE M. STEPHENSON
(1913-1992)

May 16, 2001

Via Facsimile & US Mail
(213) 617-0439

David Attaway, Environmental Supervisor
City of Los Angeles, Department of Recreation and Parks
200 N. Main St., Rm 709
City Hall East
Los Angeles, CA 90012

Re: Notice of Preparation of Draft Environmental Impact Report for White Point Nature Preserve Framework Plan

Dear Mr. Attaway:

I have reviewed the above-referenced document. I support the proposed project and the improvements included therein. The potential environmental impacts of the project appear to be minimal. It would appear that a Mitigated Negative Declaration would be sufficient to comply with the requirements of the California Environmental Quality Act rather than an Environmental Impact Report. The most significant aspect of the project is that it will improve the environment rather than adversely impact it.

I would appreciate receiving notice of the completion of the environmental documents in this matter in order than I may review them during the public review period.

Thank you for your anticipated courtesy in placing my name on the mailing list for notices regarding this project.

Very truly yours,

ELSA L. MORRIS
ELM:jc

LAW OFFICES
STEPHENSON AND STEPHENSON
150 WEST SEVENTH STREET
SUITE 120
SAN PEDRO, CALIFORNIA 90731-3341
(310) 832-3161

MICHAEL M. STEPHENSON

GEORGE M. STEPHENSON
(1913-1992)

May 16, 2001

Via Facsimile & US Mail
(213) 617-0439

David Attaway, Environmental Supervisor
City of Los Angeles, Department of Recreation and Parks
200 N Main St., Rm 709
City Hall East
Los Angeles, CA 90012

Re Notice of Preparation of Draft Environmental Impact Report for White Point Nature Preserve Framework Plan

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Very truly yours,

ELSA L. MORRIS
ELM:jc

LAW OFFICES
STEPHENSON AND STEPHENSON
150 WEST SEVENTH STREET
SUITE 130
SAN PEDRO, CALIFORNIA 90731-3141
(310) 832-6461

MICHAEL M. STEPHENSON

GEORGE M. STEPHENSON
(1913-1992)

FAX TRANSMITTAL MEMO

PAGES: 2 (including cover sheet)
DATE: 5/15/01

TO: DAVID ATTAWAY, Environmental Supervisor
LA Dept. of Rec & Parks

FAX#: (213) 617-0439
TEL#:

FROM: Elsa L. Morris, Attorney at Law
STEPHENSON AND STEPHENSON

FAX#: (310) 832-3116
TEL#: (310) 832-6461

COMMENTS: **RE: NOP-EIR**
WHITE POINT NATURE PRESERVE

May 16, 2001

David Attaway, Environmental Supervisor
City of Los Angeles Department of Recreation and Parks
200 N. Main Street, Room 709
City Hall East
Los Angeles, CA 90012

FAX (213) 617-0439

Re: Environmental Impact Report for the White Point Nature Preserve

Dear Mr. Attaway,

I am writing to express my support for the Initial Study for the Preparation of an Environmental Impact Report for the White Point Nature Preserve, prepared by the Jones and Stokes Company. I have read the report and fully support all of its recommendations for improvements planned for this land. I live directly across the street from this property so obviously I am very concerned about its future development. I am very pleased that the city is moving forward with this Environmental Impact Report so that the nature preserve project can continue it's development on schedule.

Sincerely,

Beth Sohngen

Beth Sohngen
3722 Weymouth Ave.
San Pedro, CA 90731

(310) 832-2074

May 16, 2001

FAX (213) 617-0439

David Attaway, Environmental Supervisor
City of Los Angeles Department of Recreation and Parks
200 No. Main Street, Room 709
City Hall East
Los Angeles, CA 90012

Re: Preparation of an Environmental Impact Report for the White Point Nature Preserve

Dear Mr. Attaway:
I have read the Notice of Preparation and the Initial Study for the Preparation of EIR for White Point Nature Preserve, and I am most enthusiastic that the City is undertaking this important and visionary work. It seems that every week I read of efforts in Los Angeles to preserve and protect open space, where it can still be found, and to retain or restore our native vegetation. It is encouraging that this work is one of the top priorities for the enhancement of the quality of life in our urban setting.

I agree with the proposals listed in the study for improving the land at White Point.

Sincerely,

Veralee Bassler
3702 Weymouth Ave.,
San Pedro, CA 90731

May 16, 2001

Via Fax: (213) 617-0439

David Attaway, Environmental Supervisor
City of Los Angeles Department of Recreation and Parks
200 N Main Street Room 709
City Hall East
Los Angeles, CA 90012

Re: Notice of Preparation and Initial Study for the Preparation of an Environmental Impact Report for the White Point Nature Preserve.

Dear Mr. Attaway,

We are very pleased to see that the EIR process is underway and look forward to its successful completion at the end of July 2001.

We are in very strong support of all the proposed land use improvements planned for White Point Park as listed on page 2 of the Notice of Preparation and Initial Study for the Preparation of an Environmental Impact Report for the White Point Nature Preserve Framework Plan.

We also strongly urge the Department of Recreation and Parks to establish a Conservation Easement on the land. It would seal the City's commitment to the project as well as facilitate getting grants for the rehabilitation of the land.

Leah D. Marinkovich

Leah D. Marinkovich
Co-Founder, Friends of White Point

cc: Chad Beckstrom, Jones & Stokes (EIR Consultant) (949) 260-1081
Loren DeRoy, Chair, White Point Nature Preserve Steering Committee (310) 377-6627

Sean T. and Rebecca B. Conlon
3703 South Walker Ave.
San Pedro, CA 90731

May 16, 2001

David Attaway, Environmental Supervisor
Los Angeles Dept. of Parks and Recreation
200 N. Main St., Room 709, City Hall East
Los Angeles, CA 90012
Sent via Fax to Parks and Recreation at 213/617-0439

Re: White Point Nature Preserve – EIR Process

Dear Mr. Attaway:

As you are aware, the transformation of the neglected land at White Point into a nature preserve met with strong support throughout the greater San Pedro community. This has been manifested in such activities as monthly volunteer clean-ups of the park which regularly include 50-100 people, giving up their Saturday mornings. The decision to require an EIR for the park was met with similar passion in the community; however, in this case, negative and cynical feelings about LA city government.

Please prove us wrong and expedite the EIR process so that we can move ahead with this landmark of city open space preservation.

I, as an active participant in the process of preserving White Point, support all of the land use improvements listed on page 2 of the N.O.P. In particular, I feel very strongly that the existing buildings on the site need to be torn down. They are hazardous, ugly, and stand in sharp contrast to the natural beauty of the park. Moreover, their remaining in the park will stand as a testimony to the lack of commitment by the City of Los Angeles to true preservation of natural open space, in its purest form.

The future of the Park would be significantly enhanced by the creation of a Conservation Easement for the land. It would provide to those people who may want to commit financial or political resources, or their own energy, to the Park, the comfort that the Nature Preserve is a permanent feature.

I thank you for your efforts in this process.

Sincerely,

Sean Conlon

BNP PARIBAS

LOS ANGELES BRANCH
725 S. Figueroa Street, Suite 2090
Los Angeles, CA 90017

Tel: (213) 488 9120 Fax: (213) 488 9602

TELECOPIER MESSAGE

DATE: _____ TOTAL NUMBER OF PAGES: _____ (including this sheet)

To the attention of:	From:
David A Haway Dept of Parks + Rec	Sean Conlon

Re:

White Point Park,
San Pedro

May 6, 2001

Mr. Dave Attaway
Department of Recreation and Parks

Subject: Whites Point EIR – Notice of Preparation

Dear Dave:

I am providing these general comments on the Notice of Preparation for the Whites Point Environmental Impact Report.

1. Project Background/Desctiption. The Project Background/Introduction should contain a discussion of the history of the site as it relates to previous military use, the dedication of the land to the City of Los Angeles, any special covenants that might pass with that dedication, the previous Master Planning that preceded the White Point Advisory Committee, the recent Federal Base Closure/Re-Use/Clean-up process and the White Point Advisory Committee findings. The EIR should also contain a detailed description of the restoration plan that has been prepared for the site, including restoration goals, monitoring and maintenance requirements.

2. Intended Uses. In addition to the discretionary actions to be described in the Intended Uses section, there needs to be a discussion of previous discretionary actions that were taken prior to the preparation of this document and the status of the ongoing activities at the site relative in light of the need to prepare this EIR.

3. Alternative Uses. The EIR needs to contain a range of alternative uses at the site.. Uses that were previously considered by the Whites Point Advisory Board included an ecological reserve, historical uses, soccer fields, dog park and garden or a combination of these. One of the alternatives, soccer fields, were supported in writing by over 1500 people in San Pedro. While there has been progress on building soccer fields at the Field of Dreams site in the north of San Pedro, the fields are still not constructed, and the use agreement for AYSO has still not been completed. Placement of soccer fields at this site needs to be discussed in enough detail to allow the Recreation and Parks Board to approve such an alternative should the Field of Dreams not become a reality.

4. Environmental Checklist. Presently, only the Cultural/Historical technical area is identified as significant in the checklist. However, there are a number of other areas that need to be addressed in the EIR. These include: Risk, risk of fire to surrounding neighborhoods from the restored coastal scrub; Public Services. the additional fire department services necessary to control a fire, and the additional police services necessary to control drug use; Biology/Endangered Species,

potential for reintroduction of endangered species (i.e. Palos Verdes Blue Butterfly) to the site and effect on other uses; Biology, effect of neighborhood animals (dogs and cats) and "dogs on leash" on the restored wildlife; and Land Use, compatibility of various alternatives relative to the nonexistent land use designation for this area (white hole). I would assume that the appropriate environmental issues (Noise, Traffic, etc.) would also be discussed relative to other alternatives discussed in the EIR.

I would like to thank you for this opportunity to comment on the Notice of Preparation and look forward to receiving a copy of the Draft EIR for review.

Sincerely,

Ralph G. Appy, Ph.D.
28615 Mt. Whitney Way
Rancho Palos Verdes, CA 90275
r.appy@home.com

Mr. & Mrs. John R. Berg
3186 Almeria Street
San Pedro, CA 90731
310/521-0212

May 12, 2001

Via Fax: (213) 617-0439

Mr. David Attaway, Environmental Supervisor
City of Los Angeles Department of Recreation and Parks
200 N. Main Street, Room 709
City Hall East
Los Angeles, CA 90012

Re: Notice of Preparation and Initial Study for the Preparation of an Environmental Impact Report for the White Point Nature Preserve.

Dear Mr. Attaway,

1. We are pleased to see that the EIR process has begun and look forward to its successful completion at the end of July 2001.

2. We strongly support all of the proposed land use improvements listed on page 2 of the N.O.P.

3. We also strongly urge the Department of Recreation and Parks to establish a Conservation Easement on the land. It would seal the City's commitment to the project as well as facilitate getting grants for the rehabilitation of the land.

Sincerely,

John R. Berg
Carol A. Berg

John R. Berg
Carol A Berg

cc: Chad Beckstrom, Jones & Stokes (EIR Consultant) (949) 260-1081
Loren DeRoy, Chair, White Point Nature Preserve Steering Committee (310) 377-6627

May 12, 2001

David Attaway, Environmental Supervisor
City of L.A., Dept. of Recreation & Parks
200 N. Main St., Room 709
City Hall East
Los Angeles, CA 90012

Re: White Point Nature Preserve

Dear Mr. Attaway:

We strongly support all of the proposed land use improvements listed on Page 2 of the N.O.P. It will be a valuable educational location for children and students of the Los Angeles area as well as a place where families can spend times together.

We strongly urge the Department of Recreation & Parks to establish a Conservation Easement on the land, so it would seal the City's commitment to the project as Well as facilitate receiving grants for the rehabilitation of the land.

Yours truly

Dorothy Matich

Dorothy Matich
San Pedro, California

May 10, 2001

Via Fax: (213) 617-0439

David Attaway, Environmental Supervisor
City of Los Angeles Department of Recreation and Parks
200 N. Main Street, Room 709
City Hall East
Los Angeles, CA 90012

Re: Notice of Preparation and Initial Study for the Preparation of an Environmental Impact Report for the White Point Nature Preserve.

Dear Mr. Attaway,

We are pleased to see that the EIR process has begun and look forward to its successful completion at the end of July 2001. I strongly support all of the proposed land use improvements listed on page 2 of the N.O.P. It will be a great place for families to spend quality time together, and will be a valuable educational experience for children and students all over Los Angeles.

We also strongly urge the Department of Recreation and Parks to establish a Conservation Easement on the land. It would seal the City's commitment to the project as well as facilitate getting grants for the rehabilitation of the land.

We appreciate your support,

Algis & Karen Basiulis

Algis and Karen Basiulis
San Pedro, California

cc: Chad Beckstrom, Jones & Stokes (EIR Consultant) (949) 260-1081
Loren DeRoy, Chair, White Point Nature Preserve Steering Committee (310) 377-6627

May 11, 2001

David Attaway, Environmental Supervisor
City of Los Angeles Department of Recreation and Parks
200 N. Main Street, Room 709
City Hall East
Los Angeles, CA 90012

Re: Notice of Preparation and Initial Study for the Preparation of an Environmental Impact Report for the White Point Nature Preserve in San Pedro.

Dear Mr Attaway,

As residents of San Pedro, we are looking forward to the completion of the EIR in July 2001.

For a long time this property has been unused and neglected. When the project is completed, it will be a real asset to the South Bay residents, and indeed to the entire Los Angeles region.

We also think it is important that the Department of Recreation and Parks establish a Conservation Easement to insure the City's commitment to the project and to facilitate obtaining grants to rehabilitate the property.

After all is completed, I would welcome your visit to see how much this project means to the local residents, and indeed to all who visit.

Thank you,

Patricia C. Lynch
Ronald L. Stolte

Patricia C. Lynch
Ronald L. Stolte
1312 Paseo Del Mar
San Pedro, CA 90731

May 11, 2001

Via Fax: (213) 617-0439

David Attaway, Environmental Supervisor
City of Los Angeles Department of Recreation and Parks
200 N. Main Street, Room 709
City Hall East
Los Angeles, CA 90012

Re: Notice of Preparation and Initial Study for the Preparation of an Environmental Impact Report for the White Point Nature Preserve.

Dear Mr. Attaway,

1. I am pleased to see that the EIR process has begun and look forward to its successful completion at the end of July 2001.

2. I strongly support all of the proposed land use improvements listed on page 2 of the N.O.P.

3. I also strongly urge the Department of Recreation and Parks to establish a Conservation Easement on the land. It would seal the City's commitment to the project as well as facilitate getting grants for the rehabilitation of the land.

Thank-you
Antoinette Luz
3637 Almeria St.
San Pedro, Ca. 90731

Antoinette Luz

May 11, 2001

To : David Attaway, Environmental Supervisor
City of Los Angeles Department of Recreation and Parks
200 N. Main Street, Room 709
City Hall East
Los Angeles, CA 90012

Re: Notice of Preparation and Initial Study for the Preparation of an Environmental Impact Report for the White Point Nature Preserve.

Dear Mr. Attaway,

1. I am pleased to see that the EIR process has begun and look forward to its successful completion at the end of July 2001.

2. I strongly support all of the proposed land use improvements listed on page 2 of the N.O.P.

3. I also strongly urge the Department of Recreation and Parks to establish a Conservation Easement on the land. It would seal the City's commitment to the project as well as facilitate getting grants for the rehabilitation of the land.

Sincerely,

Terry Cypres
3484 Barbara Street
San Pedro

May 11, 2001

Mr. David Attaway
Environmental Supervisor
City of Los Angeles, Dept. of Recreation & Parks
200 N. Main St., Room 709
City Hall East
Los Angeles, CA 90012
Re: White Point Park Nature Preserve

Dear Mr. Attaway:

This letter is in response to the "Notice of Preparation & Initial Study for the Preparation of an Environmental Impact Report for the White Point Park Nature Preserve Frame Work Plan".

Palos Verdes Shores is a gated community of 242 homes located just west of White Point. This community comprises one Los Angeles Precinct with about 500 residents.

The proposed land use improvements described for White Point Park, along with the restoration plan, was reviewed by our Home Owners Association board of directors. The plan was found very commendable by the board members who also had the following concerns:
1. We would like to see more green space for play areas for children.
2. If bicycles are not allowed, than bicycle racks should be provided.
3. We would like to see certain limited trails where bicycle and small scooters are allowed.
4. What is meant by " natural seating arrangements" in picnic areas? Seniors may have a difficult time sitting on (and getting up from) other than chair level seating.
We look forward to taking advantage of this beautiful new Nature Preserve.

Sincerely,

Louise Mills

Louise Mills, Secretary

PCS HOA Board of Directors
2275 W. 25th St. No.141
San Pedro, CA 90732
310-514-2474

Appendix B

Paleontological Survey Report

PALEONTOLOGICAL SURVEY REPORT
WHITE POINT PARK PROJECT,
SAN PEDRO, CALIFORNIA

Prepared for:

Jones & Stokes
17310 Red Hill Avenue
Irvine, CA 92614

Contact person:

Mr. Chad Beckstrom

Prepared by:

Dr. John A. Minch

Contact person:

John A. Minch, R.G

May , 2001

26471 Crown Valley Pkwy, Ste 100, Mission Viejo, CA 92691 - Phone (949) 367-1000, Fax (949) 367-0117

EXECUTIVE SUMMARY

The following report has been prepared by John Minch and Associates, Inc. (JMA) at the request of Mr. Chad Beckstrom of Jones & Stokes. Presented within is an assessment of the paleontologic resources and mitigation recommendations for the White Point Park Project, located in San Pedro, California.

The literature survey, records search, field survey, and report were prepared using currently accepted paleontologic methods. The reconnaissance of the site was performed by JMA on Thursday, April 19, 2001.

No fossil specimens were identified during the field survey. Known sedimentary units of Late Miocene and Pleistocene age at the site indicate that there is a potential for significant paleontological resources on the site.

The Monterey Formation is considered to be of high paleontologic sensitivity and is known to contain significant fossils adjacent to the area. The Pleistocene marine and non-marine terrace deposits are considered to be of high paleontologic sensitivity and are known to contain significant fossils adjacent to the area.

Careful development of this area may increase our knowledge and collections of the fossil assemblages and environment of deposition of the rock units in this area. All impacts to the paleontological resources of the area can be mitigated to the point of insignificance if the mitigation measures are followed.

John Minch and Associates, Inc.

NATURAL RESOURCES & ENVIRONMENTAL

Assessments - Planning - Management

Figure 1

Location Map

White Point Preserve

San Pedro, California

INTRODUCTION

In accordance with the authorization of Jones & Stokes an assessment of the paleontologic resources for the White Point Park Project, located in San Pedro, California was performed. This survey was performed to evaluate the existing paleontological resources of the area, to determine if the development of the White Point Park Project would have any significant adverse impact on paleontological resources, and to determine appropriate mitigation measures to minimize adverse impacts (if any).

SITE DESCRIPTION

The site is located on the marine terraces adjacent to White Point within the military base of Fort MacArthur. The Pacific Ocean is on the south side and Western Ave on the west. 25Th street and Wemouth Avenue roughly bound the area to the north and east. The area is bounded by housing tracts on three sides with the Pacific Ocean to the south. The site consists of coastal cliffs bounding a relatively flat terrace which gives way to moderate slopes which rise to the next higher terrace to the north of the property. Native and non-native vegetation completely cover the rock units over most of the site. There are relatively few bedrock exposures on the site. Exposures in the sea cliffs provide limited access to the underlying geologic units.

METHODOLOGY

The following was included in the investigation:

1. Walkover and inspection of exposures of each geologic unit mapped on the site.

2. Review of the available geologic literature pertinent to the geologic units and fossils including paleontological localities.

3. Review of available EIR reports deemed pertinent to the site development.

PERTINENT LITERATURE

The literature search involved a check of available published and unpublished literature pertinent to the site. The Pertinent Bibliography and Literature Cited section details and annotates many of the pertinent papers on the Palos Verdes Hills and it's Flora and Fauna. This paper draws heavily on the papers by Kennedy (1975) and Langenwalter (1975) which provide extensive treatments of the Paleontological resources of the San Pedro area.

IELD RECONNAISSANCE

A reconnaissance walkover of the site was conducted by John Minch & Associates, Inc. on Thursday, April 19, 2001. The walkover and inspection of exposures of the geologic units on the site did not result in the discovery of any fossils. A reported Pleistocene fossil location on the site was not relocated due to the dense groundcover and the possible destruction of the site by previous grading for construction of military housing.

GEOLOGIC SETTING

Geomorphology of the Palos Verdes Peninsula

Rocks of the peninsula span a geologic history of nearly 150 million years while the current landforms span no more than the past 1.5 million years, roughly the Pleistocene Epoch. The Palos Verdes Hills are a peninsula which represents a recently emergent island isolated by water and low plains. The hills are a fault block of Cenozoic sediments uplifted by lateral movement along the Newport-Inglewood Fault as this part of North America was moved northward along the San Andreas Fault.

The Peninsula's highest point is San Pedro Hill (elev. 451 m./1480 ft.), The cliffed shoreline of the southwestern shore of the Peninsula stretches from Redondo Beach to Point Fermin and San Pedro Bay. Santa Catalina Island is 26 miles to the south across the Catalina Channel. The fertile Los Angeles Plain stretches to the north to the San Gabriel Mountains which are 40 miles across the Coastal Plains. The staircase marine terraces of the Palos Verdes Peninsula are among the most prominent geomorphic features of the southern California coastal zone. These emergent Pleistocene marine terraces are related to glacio-eustatic sea-level fluctuations, and subsequent tectonic uplift.

Development of Terraces

Marine terraces were first recognized on the Palos Verdes Peninsula by Lawson (1893), who identified 11 terrace levels. Woodring and others (1946) differentiated 13 main terraces between sea level and San Pedro Hill at Elevation 450m (1475 ft), and numbered them from 1 to 13 in ascending order. Until the Late Pleistocene the Palos Verdes Peninsula was an island surrounded by shallow seas. Earlier intermittent uplift of the Palos Verdes Hills resulted in the cutting of wave-cut platforms in the relatively easy to erode hard rocks. The sequence of marine terraces on the ocean side of Palos Verdes contains at least 13 well-defined terraces and is thought to contain up to 30 actual terrace levels (Abbott, 1979; Leighton and Associates, 1979; Bryant, 1982, 1987). Not all

terraces appear continuously across the Palos Verdes Hills due to landsliding and long term sub-aerial erosion which have destroyed and otherwise obscured parts of many of the terrace surfaces.

History Of Geologic Exploration

The unique geology of the Palos Verdes area has been published on since 1855 (Conrad 1855, Trask 1855, Blake 1855, 1857. Gabb 1869, Lawson 1893, Watts, 1901, Woodford, 1924, Kew, 1926, Bramlette, 1946, and White, 1946). The marine terrace deposits and Pleistocene fossils were studied by Gabb 1869, Arnold, 1903, Tiege, 1926, Grant and Gale, 1931, Woodring *et al.*, 1946, Woodring, 1952, Woodford *et al.*, 1954, Yerkes et al., 1965.

A considerable amount of work was performed pertaining to Pleistocene fossil identification prior to, and during the first part of, this century by Gabb (1869) and Arnold (1903) in the San Pedro area, and Grant and Gale (1931) on the Palos Verdes Peninsula. Noteworthy papers on the Pleistocene fossils of the Palos Verdes Hills and San Pedro areas include Valentine's (1962) and Kennedy's (1975) work, respectively. Marincovich (1970) presents the most current account of Pleistocene terrace molluscan faunas and paleoecology. Today, over 700 species of mollusks have been reported from the marine terraces of the Palos Verdes Peninsula.

Geologic maps such as Woodring, Bramlette and Kew (1946), Cleveland (1976), and Dibblee (1999), cover the area. Most later Studies have concentrated on local areas or on the broader tectonic history of the area around the Palos Verdes Hills.

Studies during the past 30 years have demonstrated that the southern California Continental Borderland has been highly faulted and that crustal blocks of vastly different terrains have been moved into juxtaposition. The Palos Verdes Hills are part of a block which is composed of rocks of the Catalina Schist facies of the Franciscan Formation (Yerkes *et al.*, 1965), a geologic formation representing highly altered rocks created in an ancient subduction zone 140-180 million years ago (mya).

Recently, studies applying the "Theory of Plate Tectonics" have determined that the movement on the lateral faults began as much as 40 mya. Movement along the Newport-Inglewood Fault began as long as 16 mya, marking the deepening of the Los Angeles Basin (Crowell, 1974). This initial deepening of the basin coincided with widespread basaltic volcanism in the Continental Borderland (Conrad and Ehlig, 1983, 1987).

BIOSTRATIGRAPHY

Rock Units

The rocks of the Palos Verdes Hills (Figure 3) consist of the Late Mesozoic Catalina Schist, the middle to late Miocene Monterey Formation, and superficial marine to non-marine terrace deposits related to the marine terraces. The majority of the rocks outcropping in the Palos Verdes Hills are assigned to the Monterey Formation of middle to late Miocene age (Cleveland, 1976 and Dibblee, 1999).

During the past 1.5 million years, these rocks were deformed by the lateral forces resulting in the uplift of the Palos Verdes Hills as an anticlinal structure with the layers generally dipping towards the ocean on the south side and the coastal plains on the north side. The older rocks of the Catalina Schist are exposed in the central part of the hills.

Catalina Schist

The Catalina Schist exposed in George Canyon on the Palos Verdes Peninsula consists of fine-grained chlorite-quartz schist, blue glaucophane- or crossite-bearing schist, chlorite-muscovite-albite-quartz schist, quartz-chlorite-tremolite schist, and quartz free chlorite-talc schist. Erosional fragments of these rocks are found scattered through out the younger rocks on the Palos Verdes Hills. The Catalina Schist is Late Mesozoic in age and was formed in a Subduction Zone as the Pacific Plate was subducted under the North American Plate. This unit is not exposed on the site.

Monterey Formation

The Monterey Formation (Tm), which is middle to late Miocene in age, was first described by Blake in 1855 from rocks along the Monterey Peninsula in California. Additional work was done by Woodford in, 1925, and Bramlette in, 1946. More recent descriptions have been published by Schoellhamer (1981). As the Monterey is a major oil producer in California, there are numerous petroleum related studies in the literature and unpublished studies in oil company files.

The Monterey Formation in the Palos Verdes Hills is a marine unit, up to 1200 m thick, consisting of light gray to light brown, or white to yellowish gray diatomaceous shale and clayey siltstone, with occasional interbeds of minor volcanic ash and sandstone. Bedding is thin and varies from well developed to moderately or poorly developed with laminated intervals and with isolated cemented layers common. The Monterey commonly contains montmorillonite clay, quartz and feldspathic grains, and abundant blue schist and quartzite clasts. Some localities consist of white and gray to

pale chocolate brown diatomaceous and siliceous shale, siltstone, and sandstone. Bedding is moderately to poorly developed, with laminated intervals and isolated cemented layers common.

In the Palos Verdes Hills Woodring, Bramlette, and Kleinpell (1936), chose to subdivide the Monterey Formation into three formal, named members: (1) the Malaga Mudstone Member consisting of 125m of radiolarian mudstone, (2) the Valmonte Diatomite Member consisting of 125m of diatomite and phosphatic diatomaceous shale, and (3) the Altamira Shale Member consisting of up to 300m of phosphatic diatomaceous shale and mudstone, porcelanite and chert, silty and sandy shale, basalt, and tuff. The Altamira Shale Member underlies and is exposed on the site.

Altamira Shale

The "Altamira shale member of the Monterey shale" was described by Woodring, et al (1936) for exposures adjoining Altamira Canyon. The Altamira Shale is further subdivided into 3 lithofacies: (a) phosphatic lithofacies of phosphatic diatomaceous shale and mudstone, (b) cherty lithofacies of porcelanite and chert, and (c) a tuffaceous lithofacies of porcelanite, silty and sandy shale, basalt, and tuff (Conrad and Ehlig, 1987).

Outcrops of the Altamira Shale include the greater part of the Palos Verdes Hills. The formation occurs at Point Firmin and vicinity. The Barstovian age vertebrates in the Altamira Shale have been discussed by David (1943) and Howard (1944).

Woodring, Bramlette, and Kleinpell (1936) found that the foraminifera from each of the three lithofacies indicate slightly different depositional environments. Foraminiferal assemblages from the upper part suggest depositions in comparatively shallow water, probably at or near the edge of the neritic zone, and (at other localities) in deeper parts of the neritic zone. Benthic foraminifera from the lower two-thirds of the middle part of the Altamira are mostly medium-depth species, and, with one or two exceptions, indicate a site of deposition near the 180 meter line. Other localities have faunas more peculiar to a 550-915 meter depth, and some are similar to faunas which now inhabit sea weed forests in the modern oceans. The lower part of the formation contains faunas which are of a shallow to medium-depth type, suggesting deposition in the neritic zone.

Fossil fish discussed by David (1943) suggest warmer regional oceanic temperatures for this section of the coast during the middle Miocene. The presence of warmer water is supported by a tropical molluscan fauna, many of the species being allied to those now living in the Gulf of California and vicinity (Woodring, Bramlette, and Kleinpell, 1936).

Foraminifera from the Altamira Shale have been listed by Woodring, Bramlette, and Kleinpell (1936), Kleinpell (1938), and Woodring, Bramlette, and Kew (1946). The 55 species of mollusks listed and discussed by Woodring, Bramlette, and Kew (1946) represent an essentially new fauna for the California coast ranges, being one with a warmer water aspect than typical for the middle Miocene of California.

Although vertebrate records for the Altamira are poor, David (1943) has described six species of fish, two of which were new, from this formation. Additional vertebrates are listed by Langenwalter 1975.

The Monterey Formation (Tm) was deposited during a marine transgression (deepening) on a shallow middle to outer shelf deposition. The presence of the fossil of the shark *Galeocerdo* sp. in the formation indicates that the ocean waters at the time of deposition of the Monterey Formation were at a tropical to sub tropical temperature where warmer water could circulate.

This Monterey Formation has been the most consistent producer of fossil marine vertebrates in California. The fossils of fishes, whales, sea lions, birds, other marine vertebrates and numerous invertebrates have been found in every district where this unit is exposed. In southern California there are numerous fossils encountered in the Monterey which include mollusks, bryozoans, foraminifera, serpulid worms, sand dollars, fish, sharks, ray, whales, dolphins, porpoises, sea cow, walrus, desmostylan, sea lions, some reptiles, crocodilians, and birds and terrestrial mammals. These include fossils of the pecten reef deposits of Orange County. Also discovered are fossils of nonvascular brown marine algae, nonvascular red algae, terrestrial vascular plants. *See* JMA, 1992, Cooper, 1990; Cooper and Sundberg, 1976; Cuffey, 1988, Bramlette, 1946; Chaney, 1921; Morgan and Raschke, 1991; Finger, 1990; Morton et al, 1974; and Diveley, 1993;

Unnamed Intrusions

In most areas of southern California, the Monterey Formation is interbedded with and intruded by volcanic rocks. In the Palos Verdes Hills the volcanics consist of bentonitic tuff, pumiceous tuff, victric ash, and basalt. T he silica bearing hydrothermal water associated with the volcanic event have locally silicified the siltstones and tuffs to produce an irregular-patchy variation of material from unaltered sediment to chert. The basalts form the three points along the southern edge of the site.

Terraces

The marine terraces in the area are assigned to the Palos Verdes Formation. Fossils of a variety of marine invertebrates, marine vertebrates, and terrestrial vertebrates have been collected from these deposits in the coastal area and elsewhere. Fossil occurrences are very sporadic.

Palos Verdes Formation

The term "Palos Verdes Formation" was first used in published form by Tieje (1926) for late Pleistocene sediments in the Baldwin Hills. The Palos Verdes Sand was restricted by Woodring, *et al.* (1946) to the sand and gravels, exclusive of any non-marine cover, which occurred on the lowest emergent terrace and were best exposed along the northern and eastern slopes of the Palos Verdes Hills. Subsequently, the name has been applied to the latest Pleistocene fossiliferous sands on the lowest emergent terrace on the present coastal borders of the Los Angeles Basin, from Pacific Palisades in the north to Newport Beach in the south. Lithologically it is dominated by coarse terrace sands and some gravels. Marincovich (1970), in the latest study of the Pleistocene of the Palos Verdes Hills, has restricted the use of the term Palos Verdes Sand to the Palos Verdes Hills, but includes all the upper Pleistocene marine deposits on all of the emergent and submergent terraces.

The late Pleistocene age Palos Verdes Formation was deposited in a moderate to shallow marine (sub-littoral to inner neritic) environment. Lithologies consist of complexly bedded pebbly sandstone to siltstone with localized areas of conglomerate. The upper part of the Formation is a pale-gray-white to pale-yellow-brown massive friable sandstone containing local sandy pebble conglomerate and abundant fossil marine mollusks; massive pebbly sandstone at base is locally well cemented and contains angular chips of platy white (Miocene) siltstone (Yerkes et al., 1965).

An extensive vertebrate and invertebrate fauna has been recovered from this formation in southern California. Fossils of a variety of marine invertebrates, marine vertebrates, and terrestrial vertebrates have been collected from these deposits in the coastal area and elsewhere. Fossil occurrences are very sporadic. Numerous authors cite collections of Mollusca from the Palos Verdes Formation.

The following papers cite 20 or more species of Pleistocene mollusks from localities considered in Kennedy, 1975 to be from the Palos Verdes Formation, including some from the upper terraces of the Palos Verdes Hills: Arnold (1903, 1906); Chace (1966); Chace and Chace (1919); E. M. Clark (1943); Cook and Clark (1943); Chickmay (1929b); DeLong (1941); Gabb (1869); Marincovich (1970); Meals (1973); Mount (1970a,b); Natland (1957); T. S. Oldroyd (1924); Peska (1975); J.

W. Valentine (1961, 1962a); Valentine and Meade (1961); Watts (1900(1901)); Woodring, Bramlette, and Kew (1946).

Langenwalter (1975) states that there is a scattered record of fossil mammals from the Palos Verdes Sand. He states that only one or two taxa are known from any single locality except for the Lumberyard locality (LACM(CIT) loc. 187; =UCMP loc. V-2047) which has yielded one of the most extensive mammalian assemblages recovered from the formation (W. E. Miller, 1971). Miller interprets the terrestrial environment surrounding the San Pedro region as consisting of both grassland and wooded areas. Appendix A lists Taxa and their localities as cited in Langenwalter and Kennedy.

Nonmarine Deposits on the Marine Terraces

Nonmarine terrace cover was first clearly described along the California coast by Davis (1933). Woodring and others (1946, p. 106) described the material in more detail in the Palos Verdes Hills and San Pedro, and called it "nonmarine terrace cover". Poland, Piper and others (1956, p. 52-53) used the term "terrace cover" for the reddish-brown Pleistocene continental deposits in the Long Beach - Santa Ana area, and Dibblee (1999) refers to these deposits as "older alluvium.".

These Pleistocene to Holocene deposits are made up of materials that have accumulated on the marine terrace deposits since the uplift of the terraces above sea level. These deposits are usually capping the wave cut surfaces, often directly overlying the erosional platform. Thickness ranges from several feet up to tens of feet. This cover is composed mostly of silty clay to clayey silt that is brownish-gray and reddish-brown to yellowish-brown. Occasionally there are interbeds of sandy silt, silty sand and gravel. The lithologies of non-marine terrace deposits are variable. On-site, they generally comprised of interbedded brown to reddish-brown silt, clayey sand, and conglomeratic coarse-grained sands. Residual soil formation throughout these deposits is common.

Because of slow and sub-areal deposition, preservation of fossils is uncommon. However, reworked fossils from the underlying marine terrace deposits and or other nearby formations are occasionally found. Fossil remains of extinct ice-age animals such as saber tooth cats, sloths, bison, and camel are known from non-marine terrace deposits. Fossil remains of extinct Rancho La Brea North American Age (11,000 to 36,000 years before present) animals such as musk ox, camel, horse, mastodon, mammoth, ground sloth, bison, and saber tooth cats have been recovered during monitoring of construction grading in Quaternary Non-marine terrace and Alluvium deposits in southern California (Dively, 1993; Conkling, 1993; and Miller, 1971).

FOSSILS ON THE SITE

Monterey Formation - No fossils were recovered from the Monterey Formation on the site. Published and unpublished literature indicates that the Monterey Formation contains vertebrate and invertebrate fossil localities in the Palos Verdes - Los Angeles County area adjacent to the site.

Palos Verdes Formation - Fossils were recovered (Hanna, 1991) from the Palos Verdes Formation which outcrops on the site. The site was not relocated in our survey due to the dense groundcover and the possible destruction of the site by previous grading for construction of military housing. Published and unpublished literature indicates that the Palos Verdes Formation contains fossil localities in the Palos Verdes - Los Angeles County area adjacent to the site. Marine vertebrates and invertebrates as well as non-marine vertebrates fossil remains have been recovered from numerous localities within the Palos Verdes Formation.

SIGNIFICANCE OF FOSSILS

The fossils contained in the Monterey Formation and the Palos Verdes Formation elsewhere in the Palos Verdes Hills area have proven to be of significant scientific value. Any new localities which may be exposed by development activities will need to be carefully collected.

CONCLUSIONS

The subject area may contain Paleontological Resources from Late Miocene and or Pleistocene sedimentary units. The Monterey and Palos Verdes Formations are considered to be of moderate to high paleontologic sensitivity and are known to contain significant fossils adjacent to the proposed development area. Careful development of this area may increase our knowledge and collections of the fossil assemblages and environment of deposition of the rock units in this area. The site can be developed and still protect the paleontological resources of the area if the following mitigation measures are followed.

ENVIRONMENTAL IMPACT ANALYSIS

IMPACTS

Significant Impact which cannot be Avoided (Section 15126(b) of CEQA Guidelines).

The development of the area may have a significant impact on the paleontological resources of the area which cannot be avoided.

Significant Impact which can be Avoided or Mitigated.

The development of the area may have a significant impact on the paleontological resources of the area which cannot be avoided. However, the significant impacts on the paleontological resources of the area can be mitigated.

CUMULATIVE IMPACTS

All impacts to the paleontological resources of the area are considered to be non-Cumulative.

MITIGATION MEASURES

1. No additional mitigation measures are necessary prior to the initiation of development operations.

2. A paleontological resource monitoring plan should be developed by a qualified Paleontologist. This plan should include a grading observation schedule to be maintained when significant ground disturbance/grading is being undertaken in bedrock units to further evaluate and protect the fossil resources of the site.

3. A qualified paleontologist should make a scientific evaluation of any fossil remains, either vertebrate or invertebrate, which may have been discovered in the process of earth removal. This evaluation would determine the level of necessity of making a scientific collection of the encountered paleontological resources.

4. Salvage operations should be initiated and coordinated with the developer if significant paleontological resources are encountered. A qualified paleontologist should make salvage collections, as deemed necessary by them, for the recovery of the affected paleontological resources. paleontological resource recovery work should be done with a minimum of disturbance to the project under way.

RESIDUAL IMPACTS AFTER MITIGATION (IF ANY)

There will be no Residual Impacts after Mitigation.

ALTERNATIVES ANALYSIS

There is no necessity for alternatives due to the mitigation of impacts on the paleontological resources.

REFERENCES

Kennedy (1975) provided the annotations for many of the papers in this bibliography.

Abbott, Patrick L., 1979, Geological Excursions in the Southern California Area, field trip guidebook for Geological Society of America Annual Meeting, Los Angeles, published by Department of Geological Science, San Diego State University, San Diego Leighton and Associates

Anon. 1885. Catalogue of the State Museum of California, vol. 2, being the collections made by the State Mining Bureau, from April 16, 1881, to May 15, 1884. California State Min. Bur., Sacramento. 220 p. Includes 18 species of "Post Pliocene Tertiary Fossil," from San Pedro, and one "Miocene Tertiary Fossil" from Deadman's Island, Bay of San Pedro; all are Pleistocene mollusks.

Arnold, Delos. 1896. An interrogation regarding the fossil shells of San Pedro Bay. Nautilus, 10(3): 33-34. Short note on cool water molluscan fossils from the San Pedro region, including a short list of species.

Arnold, Delos. 1897. Fossils of Dead Man's Island. Nautilus, 10(12): 140-142. Short note on Deadman Island and its Pleistocene molluscan fossils.

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Appendix A - Taxonomic lists of vertebrate assemblages by formation and locality.(Langenwalter, 1975).

MIOCENE - Altamira Shale - Barstovian

LACM loc. 1280
Vertebrata

LACM loc. 1348
Pisces

LACM loc. 1714
Pisces
Carangidae
Sparidae
Mammalia
Allodesmus sp.

LACM(CIT) loc. 341
Pisces
Carcharias sp.
Peteroplatea lapislutosa David
Opisthonema palosverdensis David
Syngnathus sp.
cf. *Eclipes extensus* Jordan
Alciola sp.
Mammalia
Cetacea

LACM loc. 1925
Aves
Charadriiformes

LACM loc. 3539
Mammalia
Cetacea

LACM loc. 6456
Aves
Puffinus diatomicus Miller
Rallidae

LACM loc. 7140
Mammalia
Phocoena sp.

Index of Vertebrate Fossil Localities in Altamira Shale.

7140 Miocene. Submerged reef one half mile west of White Point, LACM(CIT) loc..
7140 Miocene. Near Paseo Del Mar, San Pedro, LACM loc..
7140 Miocene. Near Paseo Del Mar, San Pedro, LACM loc.
7140 Miocene. Miraleste Canyon near E end of Canada Drive, Palos Verdes Hills, LACM loc..
7140 Miocene. Cabrillo Beach, San Pedro, LACM loc.
7140 Miocene. South of Cabrillo Beach, San Pedro, LACM loc.
7140 Miocene. Cabrillo Beach, San Pedro, LACM loc.
7140 Miocene. Miraleste School, unincorporated Palos Verdes Hills, LACM loc.

Pleistocene - San Pedro Sand - Rancholabrean

LACM loc. 1012
Pisces
Porichthys notatus Girard
Rhacochilus vacca (Girard)
Aves
Branta sp.
Fulica. sp.
Mammalia
Rodentia

LACM loc. 1056
Mammalia
Cetacea
Bison sp.

LACM loc. 1602
Pisces
Galeorhinus zopterus Jordan and Gilbert
Squatina californica Ayres
Raja spp.
Dasyatis dipterus (Jordan and Gilbert)
Myliobatis californicus Gill
Porichthys myriaster Hubbs and Schultz
P. notatus
Genyonemus lineatus (Ayres)
Seriphus politus Ayres
Cymatogaster aggregata Gibbons
Pimelometopon pulchrum (Ayres)
Lepidogobias lepidus (Girard)
Citharichthys stigmaeus (Jordan and Gilbert)
Amphibia
Reptilia
Chelonia sp.
Clemmys marmarota Baird and Girard
Mammalia
Sylvilagus sp.
Thomomys bottae (Eydoux and Gervais)
Peromyscus sp.
Microtus sp.
Cetacea
Canis dirus (Leidy)
Zalophus sp.
Mammuthus sp.
Equus sp.
Odocoileus sp.
Capromeryx sp.

LACM loc. 3175
Pisces
Notorynchus maculatus Ayres
Isurus oxyrinchus Rafinesque
Triakis semifasciata Girard
Carcharhinus spp.
Galeorhinus zyopterus Jordan and Gilbert
Prionace glauca (Linneaus)
Squatina californica Ayres

Raja spp.
Myliobatis californica Gill
Squalus acanthias Linnaeus
Clupea pallasi Valenciennes
Engraulis mordax Girard
Spirinchus starksi (Fisk)
Stenobrachius leucopsarus (Eigenmann and Eigenmann)
Porichthys notatus Girard
Microgadus proximus (Girard)
Brosmophyis marginata (Ayres)
Lycodopsis pacifica (Collett)
Atherinops affinis (Ayres)
Sebastes goodei Eigenmann and Eigenmann
S. carnatus (Jordan and Gilbert)
S. spp.
Cottidae
Chitonotus pugetensis (Steindachner)
Enophrys taurina Gilbert
Icelinus tenuis Gilbert
Leptocottus armatus Girard
Radulinus asprellus Gilbert
Scorpaenichthys marmoratus (Ayres)
Trachurus symmetricus (Ayres)
Genyonemus lineatus (Ayres)
Seriphus politus Ayres
Cymatogaster aggregata Gibbons
Damalichthys vacca Girard
Oxyjulis californica (Gunther)
Coryphopterus nicholsii (Bean)
Icichthys lockingtoni Jordan and Gilbert
Citharichthys sordidus (Girard)
C. stigmaeus Jordan and Gilbert
C. Spp
Glyptocephalus zachirus Lockington
Lyopsetta exilis (Jordan and Gilbert)
Eposetta jordani (Lockington)
Pelecanus cf. *P. erythrorhynchus* Gmelin
Brachyramphu sp.

LACM loc. 3200
Mammalia
Paramylodon sp.
Bison sp.

LACM loc. 3248
Mammalia
Equus sp.

LACM loc. 3268
Mammalia
Mammuthus sp.

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1012 Wilmington and San Pedro Road, San Pedro, LACM loc.
1056 Corner of Gatun and Cabrillo Streets, San Pedro, LACM loc.
1602 Incinerator site, now near Los Angeles Police station, San Pedro, LACM loc.
3175 N of Channel Street between Gaffey Street and Harbor Freeway, San Pedro, LACM loc.

3200 South side of Green Hills Memorial Park, unincorporated Palos Verdes Hills, LACM loc.
3248 First Street and Harbor Boulevard, San Pedro, LACM loc.
3268 SE of intersection of Gaffey Street and Agajanian Drive, Harbor City-San Pedro area,

Pleistocene - Palos Verdes Sand - Rancholabrean

LACM(CIT) loc. 186
Reptilia
Clemmys marmarota Baird and Girard
Aves
Puffinus gresus (Gmelin)
Mammalia
Canidae
Zalophus sp.
Equus sp.

LACM(CIT) loc. 187 UCMP loc. V-2047
Pisces
Carcharhinus sp.
Carcharodon sp.
Notorynchus sp.
Selachii
Myliobatinae
Urolophus halleri? Cooper
Gasterosterus aculeatus Linnaeus
Teleostei
Osteoichthyes
Actinopterygia
Amphibia
Bufo sp.
cf. *Rana* sp.
Taricha sp.
Anura
Reptilia
Cheloniidae
Clemmys sp.
Pituophis melanoleucus (Daudin)
Lampropeltis getulus Linnaeus
Crotalus viridis (Rafinesque)
Serpentes
Aves
Gavia immer (Brunnich)
G. arctica (Linnaeus)
Colymbus auritus? Linnaeus
C. nigricollis (Hermann)
Aechmophorus occidentalis (Lawrence)
Diomedia nigripes Audebon
D. albatrus Pallas
D. sp.
Puffinus opisthomelas Coues
P. gresus (Gmelin)
Fulmarus glacialis (Linnaeus)
Phalacrocorax auritus (Lesson)
P. penicillatus (Brandt)
Branta canadensis (Linnaeus)
B. nigricans? (Lawrence)
Ansen albifrons (Scopoli)
Anas platyrhynchos (Linnaeus)
A. carolinense (Gmelin)
Mareca americana (Gmelin)
Anatidae
Histrionicus histrionicus? (Linnaeus)

Bucephala albeola (Linnaeus)
Spatula clypeata (Linnaeus)
Melanitta deglandi (Bonaparte)
M. perspicillata (Linnaeus)
Chendytes lawi Miller
Fulica americana Gmelin
Limosa fedoa? (Linnaeus)
Totanus sp.*?*
Larus glaucescens Naumann
Synthliboramphus antiquus (Gmelin)
Ptychoramphus aleuticus (Pallas)
Cathartes aura (Linnaeus)
Coragyps Sp.*?*
Haliaetus leucocephalus (Linnaeus)
Falco sparverius Linnaeus
Lophortyx californica (Shaw)
Sturnella negecta Audobon
Mammalia
Nothroptheriops cf. *N. shastense* Sinclair
Megalonyx sp.
Lepus sp.
Sylvilagus cf. *Bachmani* (Waterhouse)
Leporidae
Citellus beecheyi (Richardson)
Thomomys bottae (Eydoux and Gervais)
Microtus cf. *M. californicus (Peale)*
Neotoma cf. *N. fuscipes* Baird
Rodentia
Felis cf. *F. atrox* (Leidy)
F. cf. *F. concolur* Linnaeus
Smilodon cf. *S. californicus* Bovard
Otariidae
Arctocephalinae
Canis dirus? (Leidy)
Enhydra cf. *E. lutris* (Linnaeus)
Carnivora
Delphinidae
Cetacea
Mysticeti
Mammuthus sp.
Equus sp.
Camelops sp.
Odocoileus cf. *0. hemioneus* (Caton)
Capromeryx sp.
Bison cf. *B. latifrons* (Harlan)
B. sp.

LACM(CIT) loc. 484
Mammalia
Eumetopias sp.
Mirounga sp.

LACM loc. 1055
Aves
Chendytes lawi Miller

LACM loc. 1087
Pisces
Teleostei

Aves
Gavia sp.
Aechmophorus occidentalis (Lawrence)
Chendytes lawi Miller
Mammalia
Magalonyx sp.
Cetacea
Mammut americanus (Kerr)
Mammuthus sp.
Equus sp.
Camelops sp.

LACM loc. 1158
Mammalia
Equus sp.
Bison sp.

LACM loc. 1277
Mammalia
Cetacea

LACM loc. 2026
Mammalia
cf. *Paramylodon* sp.

LACM loc. 3085
Mammalia
Delphinidae

LACM loc. 3254
Pisces
Heterodontus francisc Girard
Isurus oxyrinchus Rafinesque
Lamna ditropis Hubbs and Follett
Triakis semifasciata Girard
Carcharhinus spp.
Galeorhinus zyopterus Jordan and Gilbert
Prionace glauca (Linnaeus)
Sphyrna spp.
Squatina californica Ayres
Raja spp.
Urolophus halleri Cooper
Myliobatus californicus Gill
Engraulis mordax Girard
Electrona rissoi (Cocco)
Symbolophorus californiensis Eigenmann and Eigenmann
Porichthys myriaster Hubbs and Schultz
P. notatus Girard
P. spp.
Merluccius productus (Ayres
Qptophidium scrippsi Hubbs
0. taylori (Girard)
0. spp.
Atherinopsis californiensis Girard
Atherinidae
Sebastes spp.
Prionotus ruscarius Gilbert and Starks
P. stephanophrys Lockington

Chitonotus pugetensis (Steindachner)
Leptocottus armatus Girard
Calamus brachysomus (Lockington)
Cynoscion reticulatus (Gunther)
Bairdiella icistia-Fiordan and Gilbert)
Genyonemus lineatus (Ayres)
Menticirrhus undulatus (Girard)
Ophioscion sp.
Roncador stearnsi (Steindachner)
Serphius politus Ayres
Umbrina roncador Jordan and Gilbert
Amhistichus roelzi (Hubbs)
Cymatogaster aggregata Gibbons
Demalichthys vacca (Girard)
Lepidogobius lepidus (Girard)
Coelorhynchus scaphopsis (Gilbert)
Citharichthys sordidus Girard
C. stigmaeus Jordan and Gilbert
ff. xanthostigma Gilbert
Paralichthys californicus (Ayres)
Symphurus atricauda (Jordan and Gilbert)
Mammalia
Sylvilagus audoboni (Baird)
Thomomys bottae (Aydoux and Gervais)
Neotoma sp.
Bison sp.

LACM loc. 3262
Pisces
Myliobatoidea
Carcharodon sp.
Chondrichthys
Teleostei
Mammalia
Otariidae
Thomomys sp.
Camelops sp.
LACM loc. 3550
Mammalia
Zalophus sp.

LACM loc. 3658
Pisces
Heterodontus francisci Girard
Notorynchus maculatus Ayres
Carcharodon carcharias (Linnaeus)
Cetorhinus maximus (Gunnerus)
Triakis semifasciata Girard
Carcharhinus spp.
Galeorhinus zyopterus Jordan and Gilbert
Sphyrna spp.
Squatina californica Ayres
Raja spp.
Urolophus halleri Cooper
Dasyatis dipterurus (Jordan and Gilbert)
Myliobatis californicus Gill
Engraulis mordax Girard
Porichthys myriaster Hubbs and Schultz

P. notatus Girard
Theragra cholcogramma (Pallas)
Otophidium scrippsi Hubbs
0. taylori (Girard)
Lepophidium negropinna Hildebrand and Barton
Atherinops affinis (Ayres)
Icelinus tenuis Gilbert
Cynoscion nobilis (Ayres)
Genyonemus lineatus (Ayres)
Micropogon ectenes Jordan and Gilbert
Seriphus politus Ayres
Amhistichus rhodoterus (Agassiz)
Cymatogaster aggregata Gibbons
Embiotoca cf. *E. jacksoni* Agassiz
Pimelometopon pulchrum (Ayres)
Lepidogobius lepidus (Girard)
Citharichthys sordidus Girard
C. stigmaeus Jordan and Gilbert
Paralichthys californicus (Ayres)

LACM loc. 3757
Pisces
Carcharodon carcharias (Linnaeus)
Carcharinidae
Prionace glauca (Linnaeus)
Squatina cf. californica Ayres
Myliobatus californicus Gill
Urolophus halleri? Cooper
Merlucclus productus (Ayres)
Genyonemus lineatus (Ayres)
Damalichthys vacca Girard
Citharichthys sp.
Reptilia
cf. *Clemmys* sp.
Squamata
Aves
Gavia
Chendytes lawi Miller
Mammalia
Thomomys sp.
Cetacea
Canis cf. latrans Say
Enhydra sp.
Equus sp.
Hemiauchenia sp.

LACM loc. 3760
Mammalia

UCLA loc. 1063.12
Mammalia
Megalonyx milleri Lyon

UCMP loc. V-7004
Mammalia
Phoca cf. *P. vitulina* (DeKay)

CAS loc. 92

Pisces

Pemelometopon cf. *P.* pulchrum (Ayres)

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92 Deadman Island, San Pedro, CAS loc.
186 NE corner of Oliver Street and Pacific Avenue, San Pedro, LACM (CIT) loc.
187 Lumberyard site, San Pedro, LACM(CIT) loc. (=UCMP loc. V-2047)
484 Corner of Western Ave. and Westmount Dr., uninc. Palos Verdes Hills, LACM(CIT) loc.
1055 Bixby Slough (now Harbor Lake), Harbor City, LACM loc.
1063.12 Near intersection of Second and Beacon Streets, San Pedro, UCLA loc.
1087 Chandler sand pit, Rolling Hills Estates, LACM loc.
1158 NW corner of Anaheim St. and Normandie (Vermont) Avenue, Harbor City, LACM loc.
1277 Pennsylvania Ave. betw. Chandler & Sidebotham sand pits, Rolling Hills Est., LACM loc.
2026 Corner of Gaffey Street and 10th Street, San Pedro, LACM loc. (=1727).
3085 Corner of Lomita Bvd and Main St ., Carson-Wilmington boundary, LACM loc. .
3254 Near corner of Bonita Street and Pacific Avenue, San Pedro, LACM loc.
3262 Bluff immediately south of Union Oil Co. refinery, LACM loc., UCMP loc. V-7027.
3550 Corner of Pine Avenue and 12th Street, Long Beach, LACM loc.
3658 Near corner of Pacific Ave. and app. to Vincent Thomas Bridge, San Pedro, LACM loc.
3757 East of Pacific Coast Highway (1), S of U. S. Veterans Hospital, Long Beach, LACM loc.
7004 South of Union Oil Co. refinery, San Pedro, UCMP loc. V

Appendix C

Traffic Impact Analysis Report

LINSCOTT
LAW &
GREENSPAN
ENGINEERS

TRAFFIC IMPACT ANALYSIS REPORT
WHITE POINT PARK NATURE PRESERVE
MASTER PLAN EIR
San Pedro, California

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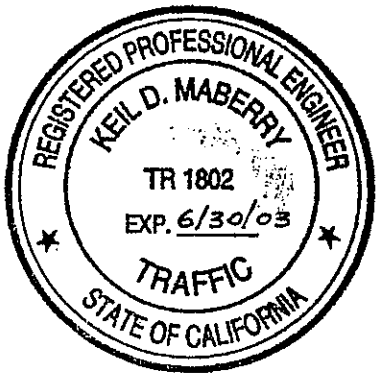

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TRAFFIC IMPACT ANALYSIS REPORT

LINSCOTT LAW & GREENSPAN
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INTRODUCTION

The traffic impact analysis evaluates the potential traffic impacts of the proposed White Point Nature Preserve, on Paseo Del Mar and the area circulation system on a near-term (2003) basis. The White Point Nature Preserve is anticipated to be open to the public in early 2003. The proposed White Point Nature Preserve will provide natural parkland as well as critical habitat restoration. The White Point Nature Preserve will provide ecological, cultural, educational, and passive recreational opportunities along the Pacific Ocean bluffs at the southerly base of the Palos Verdes hills.

The project site has been visited and an inventory of adjacent area roadways made. In support of detailed access capacity analyses, existing traffic count information has been compiled for Paseo Del Mar.

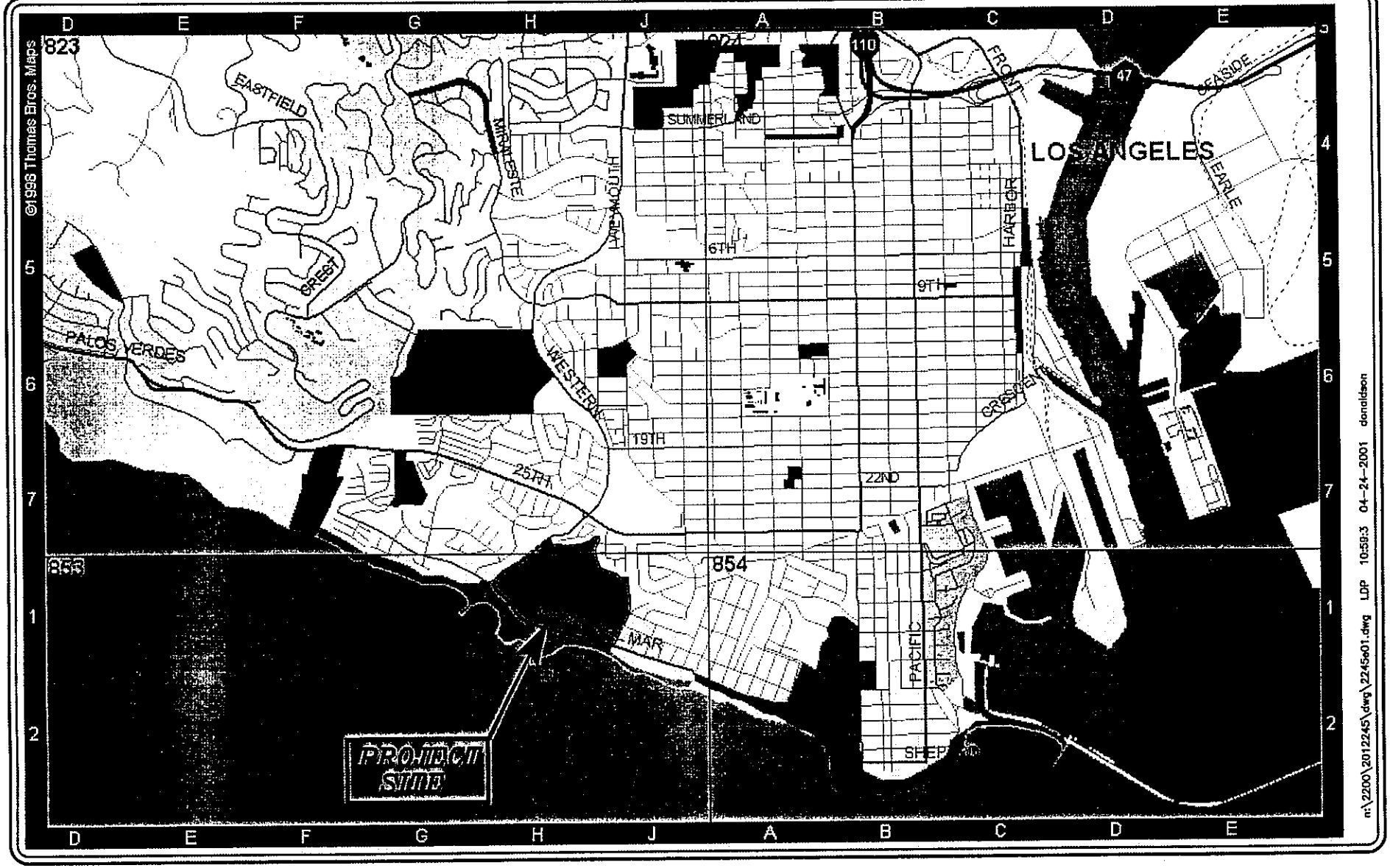
This traffic report analyzes near-term traffic conditions for opening of the nature preserve (2003) at the two proposed nature preserve driveways on Paseo Del Mar.

PROJECT LOCATION AND DESCRIPTION

The White Point Nature Preserve is located within the community of San Pedro in the City of Los Angeles. The site consists of 102 acres that are delineated by Western Avenue to the west, Paseo Del Mar to the south, Weymouth Avenue to the east, and the Los Angeles Air Base housing to the north. **Exhibit 1**, attached, presents a Vicinity Map, which illustrates the general location of the project and depicts the surrounding street system. The property lies in the coastal zone directly adjacent to the Los Angeles County Royal Palms Beach Park along the south side of Paseo Del Mar. The Royals Palms Beach Park encompasses White Point's ocean bluffs, rocky seashore, and tide pools, as well as a parking lot, restrooms, play ground, a softball/baseball field, picnic tables, and benches.

Exhibit 2, attached, presents the proposed site plan for the White Point Nature Preserve, prepared by Biesman-Simons Architecture. As presented in Exhibit 2, the project consists of restoring the park site for visitation through construction of a parking lot with access via two gated one-way driveways along Paseo Del Mar, a new trail system, casual picnic areas, trailside benches and viewing areas, restroom facilities and water fountains, and various native plant restoration and revegetation.

The proposed parking area will be accessed from Paseo Del Mar through the main inbound only entry gate. The parking area will be open to the public, without fee, during regular park hours (dusk to dawn). After hours the main gate will be closed and any remaining vehicles will be allowed to exit the parking area through the one-way-only spiked exit. This parking area is the only location where vehicle access to the park will be provided. The proposed parking area will provide three bus loading zones, 63 parking spaces and 3 disabled access spaces, as well as a special area for bicycles.



SOURCE: THOMAS BROS.

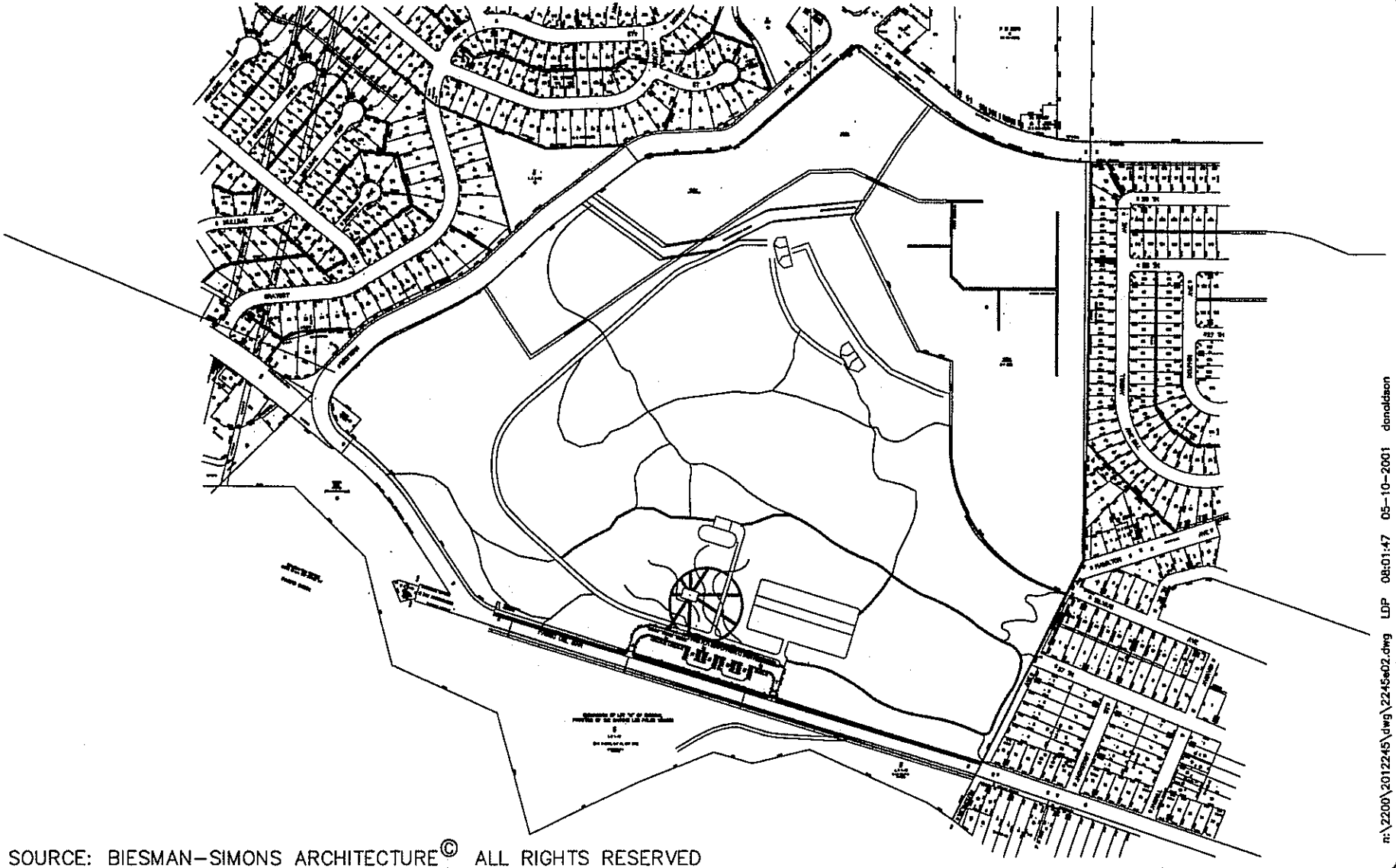
N NO SCALE

LINSCOTT LAW & GREENSPAN ENGINEERS

EXHIBIT 1

VICINITY MAP

WHITE POINT NATURE PRESERVE, SAN PEDRO



SOURCE: BIESMAN-SIMONS ARCHITECTURE© ALL RIGHTS RESERVED

N 1"=600'

LINSCOTT LAW & GREENSPAN ENGINEERS

EXHIBIT 2

PROPOSED SITE PLAN

WHITE POINT NATURE PRESERVE, SAN PEDRO

Accessibility

Regional access to the White Point Nature Preserve will be via the 110 Harbor Freeway with exits at Pacific Coast Highway to western Avenue or Gaffey Street to Paseo Del Mar. Public transportation is provided to the area by Metro line service along Paseo Del Mar and western Avenue with the closest stop at Western Avenue and 25th Street. The area is also served by the Municipal Area Express (MAX), which has more frequent stops along Paseo Del Mar. Planned improvements along Paseo Del Mar include a pedestrian walkway and curb as well as striped bicycle lanes in each direction. Pedestrian access will be established at convenient locations around the perimeter of the preserve to allow access from the local community.

EXISTING CONDITIONS

The principal local network of streets serving the White Point Nature Preserve is Western Avenue, Gaffey Street, and Paseo Del Mar. The following discussion provides a brief synopsis of these key area streets.

Western Avenue is designated as State Route 213, which is a north-south four-lane/six-lane divided roadway north of 25th Street and a two-lane/four-lane undivided roadway south of 25th Street. The speed limit on Western Avenue is currently 40 mph. Parking is not permitted on either side of the roadway within the vicinity of the project. The land use along Western Avenue within the project vicinity is primarily residential, retail, or park.

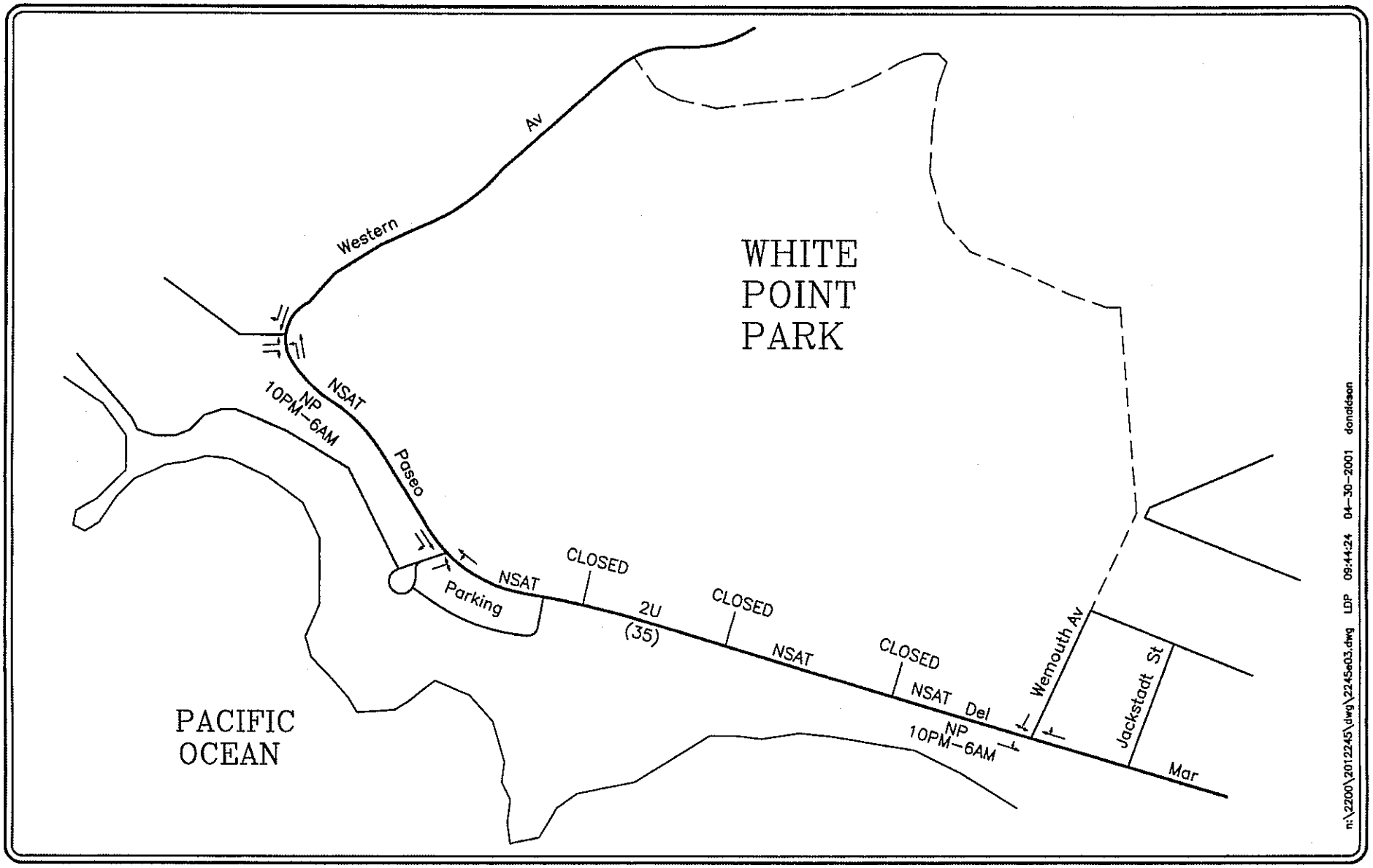
Gaffey Street is designated as a north-south four-lane undivided roadway south of the southerly terminus of the 110 Harbor Freeway. The speed limit on Gaffey Street is currently 35 mph. Parking is permitted on either side of the roadway within the vicinity of the project. The land use along Gaffey Street within the project vicinity is primarily retail, or residential.

Paseo Del Mar is designated as a east-west two-lane undivided roadway between Gaffey Street and Western Avenue. The speed limit on Paseo Del Mar is currently 35 mph. Parking is not permitted on the north side adjacent to the White Point Park and is time restricted (No Parking:10 PM to 6 AM) on the south side along the bluffs. The land use along Paseo Del Mar within the project vicinity is primarily park.

Exhibit 3 presents an inventory of the existing roadway conditions for the locations evaluated in this report. The number of travel lanes and parking restrictions for the Paseo Del Mar are identified.

EXISTING AREA TRAFFIC VOLUMES

Existing weekday and weekend (Saturday) peak hour and daily traffic volumes for Paseo del Mar were collected in April, 2001 by City Traffic Counters. **Appendix A** contains the detailed traffic count data.



N NO SCALE

LINSCOTT
LAW &
GREENSPAN
ENGINEERS

KEY

← = APPROACH LANE ASSIGNMENT
(XX) = POSTED SPEED LIMIT (MPH)
P = PARKING, NP = NO PARKING
NSAT = NO STOPPING ANY TIME

EXHIBIT 3

EXISTING ROADWAY CONDITIONS

WHITE POINT NATURE PRESERVE, SAN PEDRO

Exhibit 4 presents the existing weekday and weekend peak hour and daily traffic volume for Paseo Del Mar in the vicinity of the proposed White Point Nature Preserve driveways. As presented in Exhibit 4, the weekday peak hour and daily volumes are 596 and 7,037 vehicles, respectively and the weekend peak hour and daily volumes are 874 and 8,625 vehicles, respectively. The weekday peak hour occurs from 2:15 PM to 3:15 PM and the weekend peak hour occurs from 3:00 PM to 4:00 PM. The existing weekday and weekend level of service on Paseo Del Mar is LOS A [V/C = 0.469 (weekday) & V/C = 0.575 (weekend)] based on a collector roadway (2-lanes) capacity of 15,000 vehicles per day (VPD).

PROJECT TRAFFIC GENERATION FORECAST

Traffic generation is expressed in vehicle trip ends, defined as one-way vehicular movements, either entering or exiting the generating land use. Generation factors and equations used in the traffic forecasting procedure are found in the Sixth Edition of *Trip Generation,* published by the Institute of Transportation Engineers (ITE) [Washington D.C., 1997].

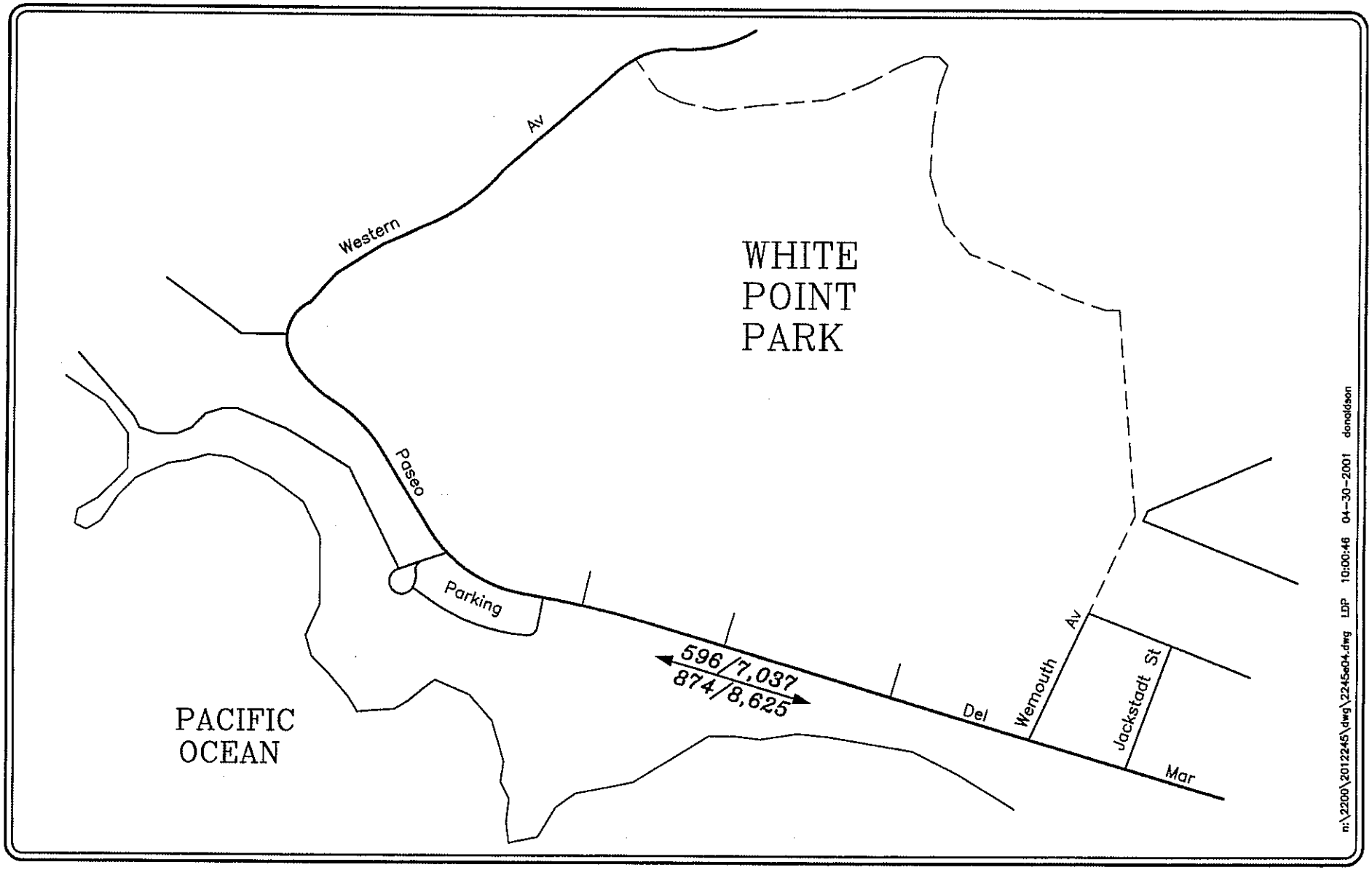
Table 1 presents the Weekday White Point Nature Preserve traffic generation rates and forecast. As presented in Table 1, the White Point Nature Preserve is expected to generate approximately 466 weekday daily trips and 27 weekday peak hour trips (12 inbound, 15 outbound). The *Regional Park* land use was the most indicative of the nature preserve characteristics based on the size of the preserve and the capacity of the parking lot. The visitation information in the Preliminary Framework Plan (November 3, 2000) was not specific enough to generate an accurate traffic generation forecast for the White Point Nature Preserve. The traffic generation forecast provided in Table 1 and Table 2 are conservative, particularly the peak hour forecast, which provides a reasonable worst-case analysis.

TABLE 1

WEEKDAY PROJECT TRAFFIC GENERATION FORECAST[1]
White Point Nature Preserve EIR, San Pedro

Land Use	Daily	Peak Hour		
		Enter	Exit	Total
Generation Factors:				
• 417: Regional Park (TE/Acre)	4.57	0.11	0.15	0.26
Generation Forecast:				
• White Point Nature Preserve (102 Acres)	466	12	15	27
Weekday Traffic Generation Forecast	**466**	**12**	**15**	**27**

[1] Source: *Trip Generation, 6th Edition*, Institute of Transportation Engineers, Washington, D.C. 1997 (peak hour is PM peak hour of generator).



N NO SCALE

LINSCOTT LAW & GREENSPAN ENGINEERS

KEY

PEAK HOUR/DAILY = WEEKDAY

PEAK HOUR/DAILY = WEEKEND

EXHIBIT 4

EXISTING WEEKDAY AND WEEKEND TRAFFIC VOLUME

WHITE POINT NATURE PRESERVE, SAN PEDRO

Table 2 presents the Weekend (Saturday) White Point Nature Preserve traffic generation rates and forecast. As presented in Table 1, the White Point Nature Preserve is expected to generate approximately 576 weekend daily trips and 34 weekday peak hour trips (16 inbound, 18 outbound). The Saturday generation was used because visitation to the park is likely to be greater on Saturday than on Sunday.

TABLE 2

WEEKEND PROJECT TRAFFIC GENERATION FORECAST[2]
White Point Nature Preserve EIR, San Pedro

Land Use	Daily	Peak Hour		
		Enter	Exit	Total
Generation Factors:				
• 417: Regional Park (TE/Acre)	5.65	0.16	0.18	0.34
Generation Forecast:				
• White Point Nature Preserve (102 Acres)	576	16	18	34
Weekend Traffic Generation Forecast	**576**	**16**	**18**	**35**

YEAR 2003 TRAFFIC

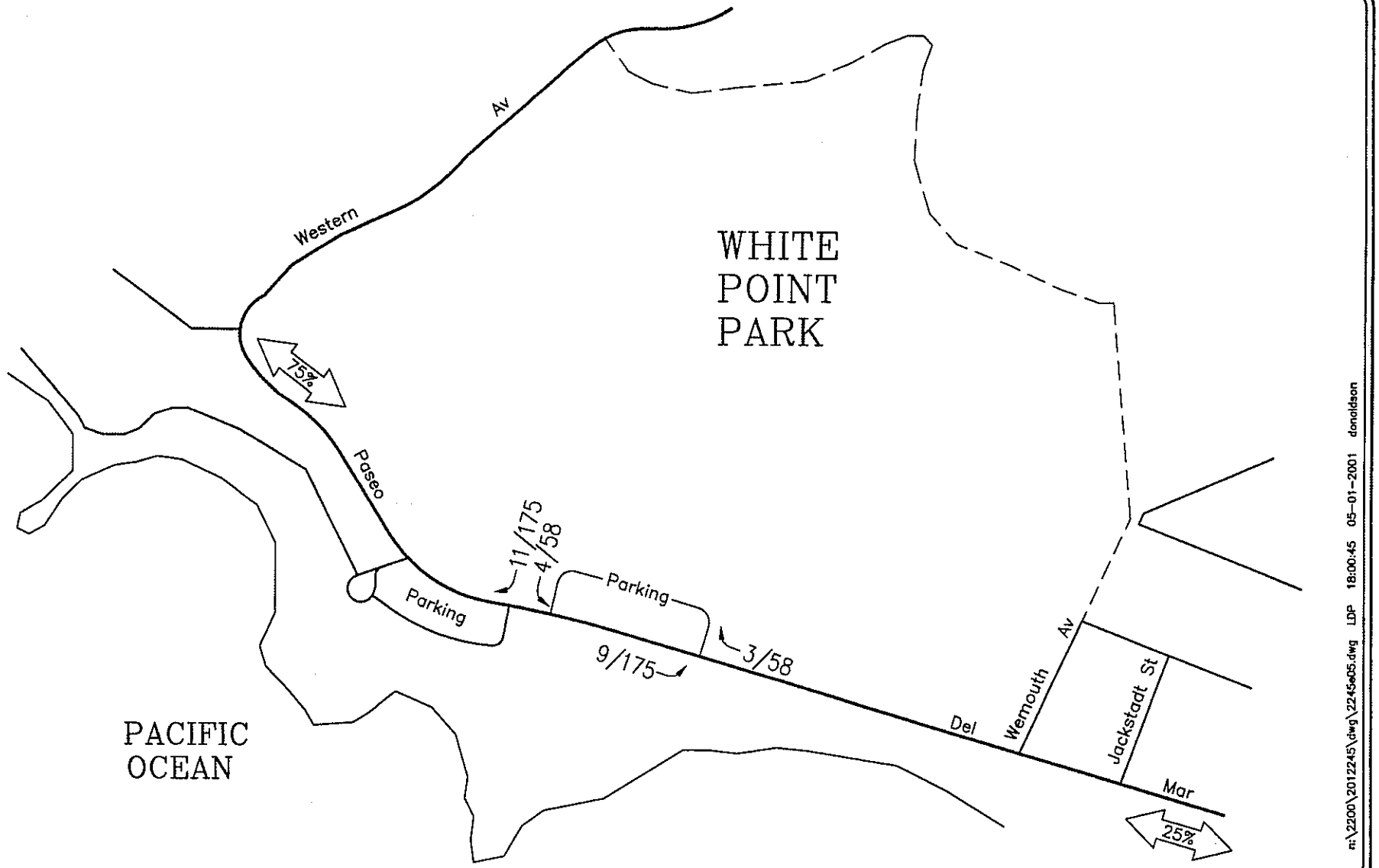
Project Traffic Distribution and Assignment

The general, directional traffic distribution pattern for the proposed project is presented in **Exhibits 5** and **6**. Project traffic volumes, both entering and exiting the site, have been distributed and assigned to the adjacent street system based on the following considerations: 1) the site's proximity to major traffic carriers (i.e. I-110, Western Avenue, and Gaffey Street, etc.); and 2) ingress/egress availability at the project site. Consequently, It was assumed that 75% of visitation traffic would be attracted from the northwest via Western Avenue and the remaining 25% from the southeast via Gaffey Street and Pacific Street.

The anticipated weekday peak hour and daily project volumes at the two proposed nature preserve driveways, are presented in **Exhibit 5**, attached. The traffic volume assignments presented in the above mentioned exhibits reflect the traffic distribution characteristics shown in Exhibit 5 and the traffic generation forecast presented in Table 1.

The anticipated weekend peak hour and daily project volumes at the two proposed nature preserve driveways, are presented in **Exhibit 6**, attached. The traffic volume assignments presented in the above mentioned exhibits reflect the traffic distribution characteristics shown in Exhibit 5 and the traffic generation forecast presented in Table 1.

[2] Source: *Trip Generation, 6th Edition*, Institute of Transportation Engineers, Washington, D.C. 1997 (Saturday).



N NO SCALE

LINSCOTT LAW & GREENSPAN ENGINEERS

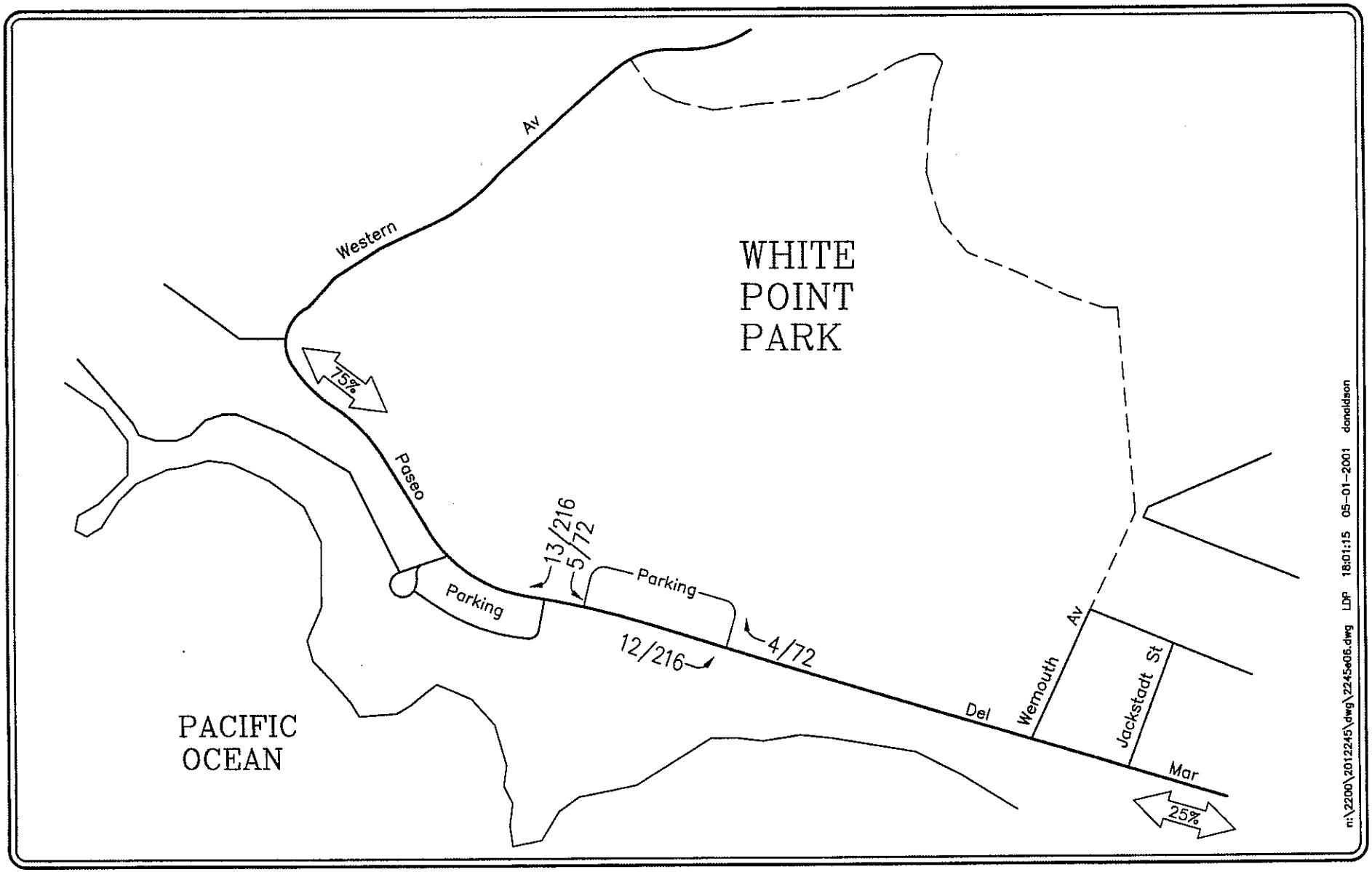
KEY

←XX/YY = PEAK HOUR/DAILY TRAFFIC VOLUMES

EXHIBIT 5

WEEKDAY PEAK HOUR AND DAILY PROJECT TRAFFIC VOLUMES

WHITE POINT NATURE PRESERVE, SAN PEDRO



N NO SCALE

LINSCOTT LAW & GREENSPAN ENGINEERS

KEY

←XX/YY = PEAK HOUR/DAILY TRAFFIC VOLUMES

EXHIBIT 6

WEEKEND PEAK HOUR AND DAILY PROJECT TRAFFIC VOLUMES

WHITE POINT NATURE PRESERVE, SAN PEDRO

Year 2003 Background Traffic

Ambient Traffic

Horizon year background traffic growth estimates have been calculated using ambient growth factors. The ambient growth factor is intended to include unknown and future related projects in the study area. It also accounts for regular growth in traffic volumes due to the development of projects outside the study area. For this traffic analysis, future growth in the traffic volumes along Paseo Del Mar have been calculated by incorporating a one percent (1%) annual ambient growth rate. The application of this growth rate to existing 2001 traffic volumes results in a two percent (2%) growth in existing volumes along Paseo Del Mar to horizon year 2003.

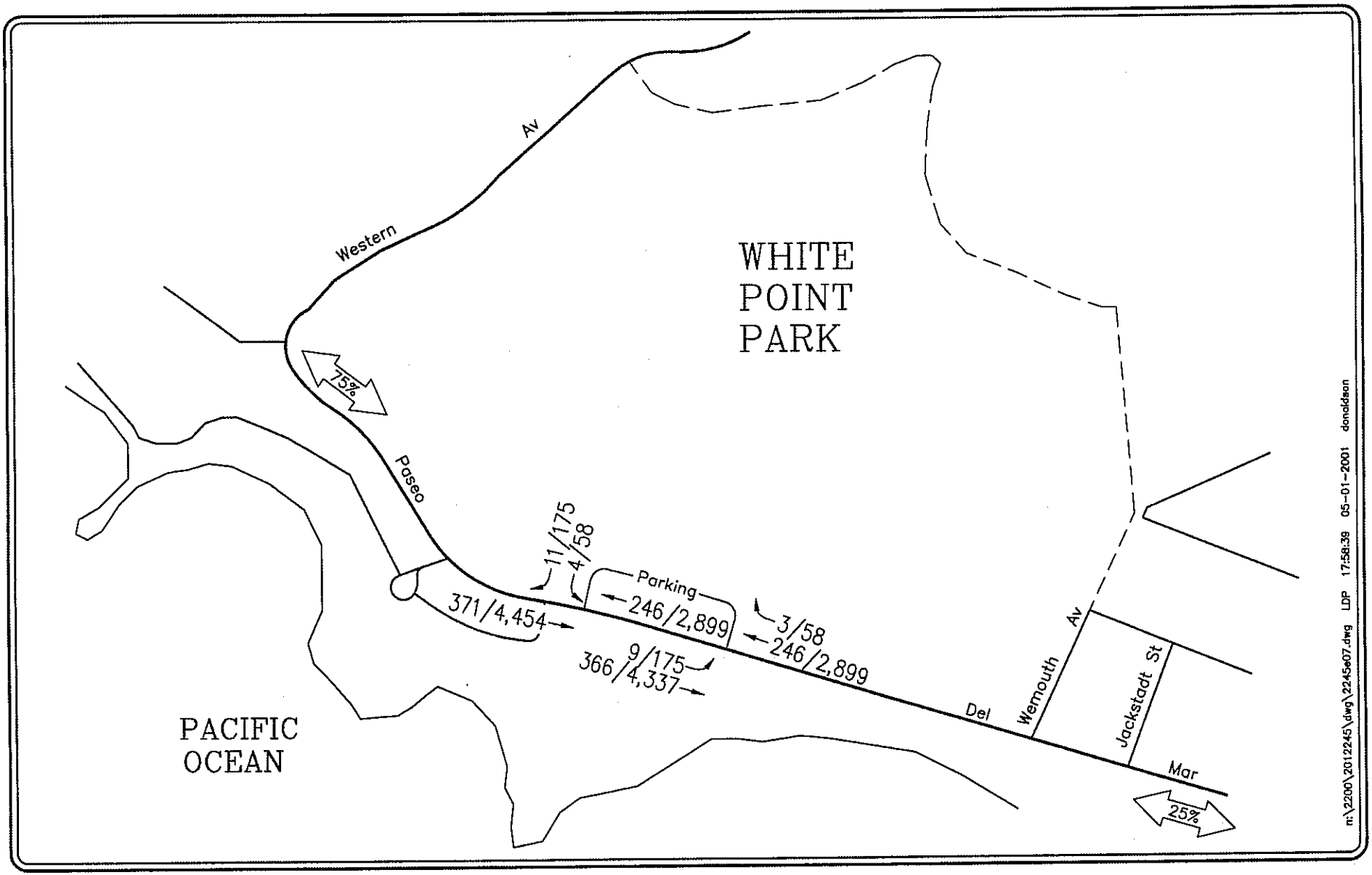
Year 2003 Background Plus Project Traffic

The estimates of project-generated traffic volumes were added to the Year 2003 background condition to develop traffic projections for the Year 2003 background plus project scenario. The resulting weekday and weekend peak hour and daily traffic volumes at each of the two proposed nature preserve driveways are illustrated in **Exhibits 7** and **8**, respectively.

YEAR 2003 TRAFFIC IMPACT ANALYSIS

The impact of the added project traffic volumes generated by the proposed White Point Nature Preserve during the daily and peak hour time frames were evaluated based on analysis of future operating conditions along Paseo Del Mar, with the proposed project. The proposed White Point Nature Preserve is expected to generate a minimal amount of traffic during the AM and PM peak periods (7:00 AM – 9:00 AM & 4:00 PM – 6:00 PM) due to the visitation characteristics of the proposed White Point Nature Preserve. Consequently, the intersections in the vicinity of the proposed preserve (i.e. Western/Paseo Del Mar, Western/25th, and Paseo Del Mar/Weymouth) will not be impacted by the minimal traffic expected to be generated by the proposed White Point Nature Preserve, and therefore were not analyzed. In addition, the peak hour traffic expected to be generated by the proposed White Point Nature Preserve, which will occur between 9:00 AM and 4:00 PM, will be less than 50 trips, which is a general threshold for conducting intersection analyses.

The Highway Capacity Manual (HCM) analysis methodology was utilized to investigate the future volume-to-capacity relationships and service level characteristics at the two (2) proposed White Point Nature Preserve driveways.



KEY

← XX/YY = PEAK HOUR/DAILY TRAFFIC VOLUMES

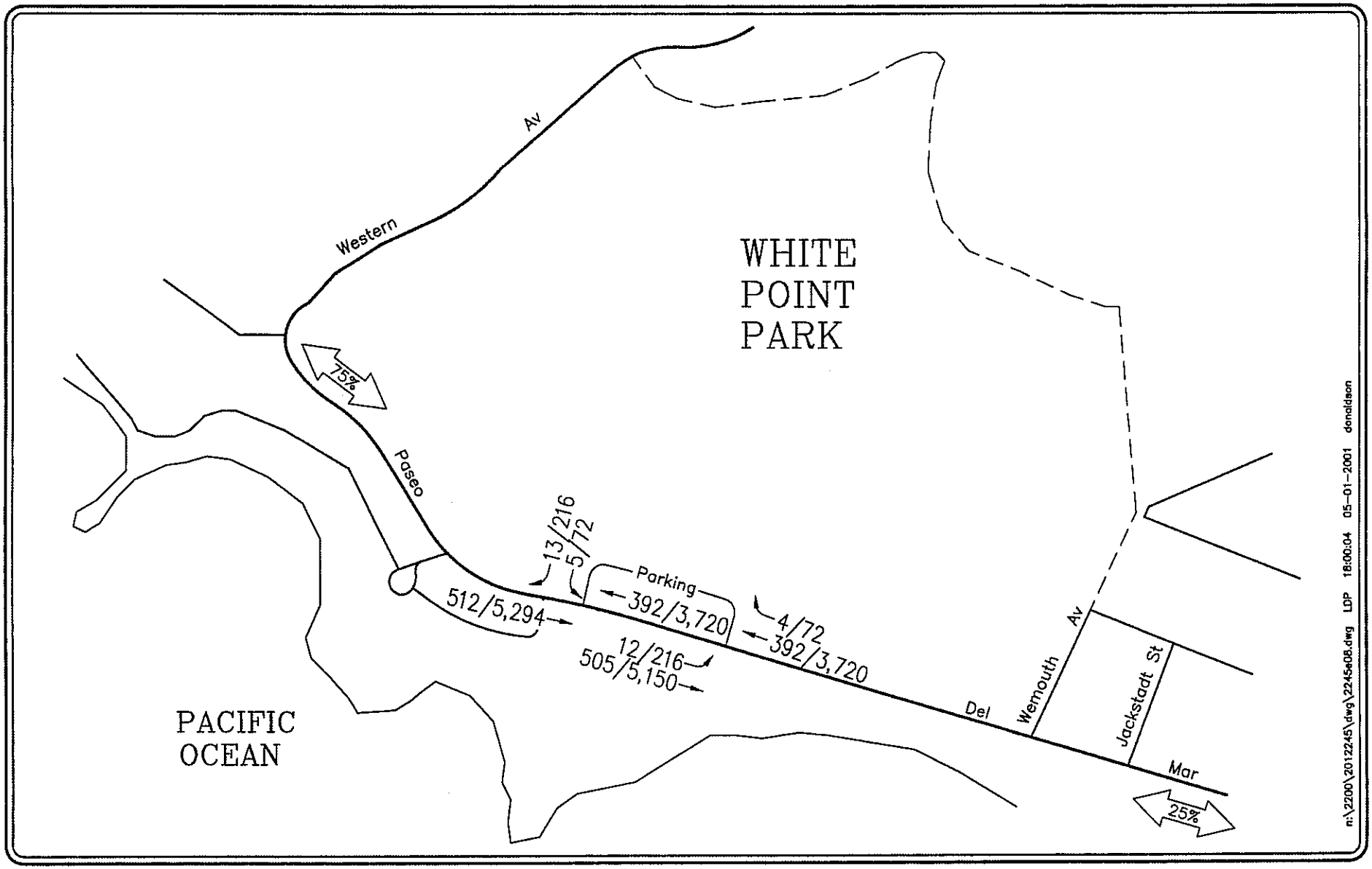
N NO SCALE

LINSCOTT LAW & GREENSPAN ENGINEERS

EXHIBIT 7

2003 WEEKDAY PEAK HOUR AND DAILY TRAFFIC VOLUMES WITH PROJECT TRAFFIC

WHITE POINT NATURE PRESERVE, SAN PEDRO



N NO SCALE

LINSCOTT LAW & GREENSPAN ENGINEERS

KEY

←XX/YY = PEAK HOUR/DAILY TRAFFIC VOLUMES

EXHIBIT 8

2003 WEEKEND PEAK HOUR AND DAILY TRAFFIC VOLUMES WITH PROJECT TRAFFIC

WHITE POINT NATURE PRESERVE, SAN PEDRO

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ENGINEERS

Highway Capacity Manual (HCM) Method of Analysis (Unsignalized Intersections)

The methodology in Chapter 17 of *Highway Capacity Manual 2000* for stop controlled intersections was utilized for the analysis of the two proposed nature preserve driveways, which are characterized as unsignalized intersections. This methodology estimates the average control delay for each of the subject movements and determines the level of service for each movement. The overall average control delay measured in seconds per vehicle, and level of service is then calculated for the entire intersection based on the following equation:[3]

$$D_I = \frac{D_{A,1}V_{A,1} + D_{A,2}V_{A,2} + D_{A,3}V_{A,3} + D_{A,4}V_{A,4}}{V_{A,1} + V_{A,2} + V_{A,3} + V_{A,4}}$$

where

$D_{A,X}$ = Average approach total control delay on approach x (sec/veh); and
$V_{A,X}$ = volume or flow rate on approach x (veh/hr)

The HCM control delay value translates to a Level of Service (LOS) estimate, which is a relative measure of the intersection (driveway) performance. The six qualitative categories of Level of Service have been defined along with the corresponding HCM control delay value range, as shown in **Table 3**. **Appendix B** contains the HCM/LOS calculations for the two proposed nature preserve driveways.

TABLE 3

LEVEL OF SERVICE CRITERIA FOR UNSIGNALIZED INTERSECTIONS[4]
White Point Nature Preserve, San Pedro

Level of Service (LOS)	Control Delay Per Vehicle (seconds/vehicle)	Level of Service Description
A	≤ 10.0	Little or no delay
B	> 10.0 and ≤ 15.0	Short traffic delays
C	> 15.0 and ≤ 25.0	Average traffic delays
D	> 25.0 and ≤ 35.0	Long traffic delays
E	> 35.0 and ≤ 50.0	Very long traffic delays
F	> 50.0	Severe congestion

[3] Source: *Highway Capacity Manual 2000*, Chapter 17 (Unsignalized Intersections).
[4] Source: *Highway Capacity Manual 2000*, Chapter 17 (Unsignalized Intersections).

Driveway Level of Service Results

Based on the HCM method of analysis for the two proposed nature preserve driveways, the inbound driveway (east) and outbound driveway (west) are both estimated to operate at LOS A during the weekday and weekend peak hour with addition of nature preserve traffic. The weekday and weekend peak hour total intersection delay at the inbound driveway is 0.1 seconds per vehicle. The weekday and weekend peak hour total intersection delay at the outbound driveway is 0.2 seconds per vehicle In addition, the eastbound left turn movement delay was calculated at the inbound driveway to determine if an exclusive eastbound left turn pocket is required. The weekday and weekend peak hour left turn delay was calculated as 7.7 and 8.1 seconds per vehicle, respectively, which indicates no significant delay and no need to provide an exclusive eastbound left turn pocket at the inbound driveway.

As a result, based on our traffic impact analysis at the proposed nature preserve driveways, the proposed White Point Nature Preserve project will not significantly impact the surrounding transportation circulation system or traffic along Paseo Del Mar.

SITE ACCESS ANALYSIS

Based on the intersection delay analysis detailed above, no significant delay or congestion is expected at the proposed nature preserve driveways during the weekday or weekend peak visitation times. The following section outlines the sight distance analysis for the outbound driveway based the proposed site plan and field observations of existing conditions.

Sight Distance Analysis

Minimum Stopping Sight Distance is defined in the Caltrans Highway Design Manual (HDM) as the distance required by the driver of a vehicle, traveling at a given speed, to bring his vehicle to a stop after an object on the road becomes visible. Stopping sight distance is measured from the driver's eyes, which are assumed to be 3.5 feet above the pavement surface, to an object 0.5-foot high on the roadway. The speed used in determining stopping sight distance is defined as the "critical speed" or 85th percentile speed which is the speed at which 85% of the vehicles are traveling at or less. The critical speed is the single most important factor in determining stopping sight distance. Table 201.1 in the HDM is used in determining stopping sight distance based on the critical speed of vehicles on the affected roadway. While the speed limit on Paseo Del Mar is posted at 35 MPH, we used a critical speed of 45 MPH for this sight distance analysis in order to be conservative and to allow for additional acceleration time for buses. Based on a 45 MPH critical speed and Table 201.1, the required stopping sight distance on Paseo Del Mar is 360 feet.

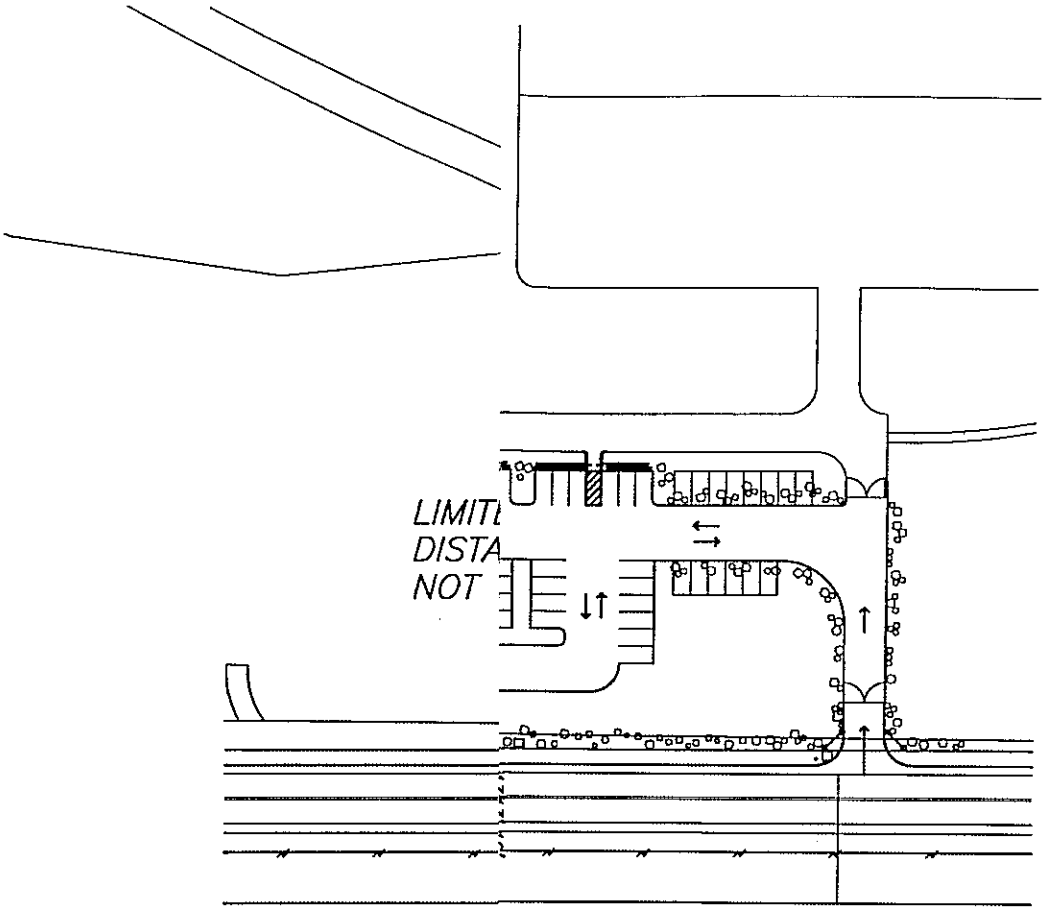
Exhibit 9 presents the required sight distances for the outbound driveway in each direction. Review of Exhibit 9, indicates that more than adequate sight distance will be provided at the proposed outbound driveway. In fact, the available sight distance is approximately 500 feet to the west and beyond 500 feet to the east. Exhibit 9 shows limited use areas, which indicate the area where hardscaping and landscaping must be constructed/maintained below 30 inches in height.

CONCLUSIONS

- Redevelopment of the existing 102-Acre White Point Park along the Pacific Ocean bluffs in San Pedro into the White Point Nature Preserve will not significantly impact any intersections in the vicinity, traffic along Paseo Del Mar, or the surrounding transportation circulation system.

- Based on our site access analysis, the available sight distance at the proposed outbound nature preserve driveway will be more than adequate to accommodate the expected visitor traffic.

- Based on our review of the parking lot site plan, the on-site circulation is adequate to accommodate the expected visitor traffic including bus turning movements.



STOPPING SIGHT
POSTED SPEED L
CRITICAL SPEED:

REQUIRED STOPF

SOURCE: BIESMAN–SIMONS ARCHITECTURE© AL

n:\2200\2012245\dwg\2245e09.dwg LDP 08:05:2 05-10-2001 donaldson

N 1"=100'

LINSCOTT LAW & GREENSPAN ENGINEERS

EXHIBIT 9

SIGHT DISTANCE ANALYSIS
WHITE POINT NATURE PRESERVE, SAN PEDRO

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GREENSPAN
ENGINEERS

APPENDIX A

EXISTING 2001 TRAFFIC COUNT DATA

City Traffic Counters
626.256.4171

Site Code : 000000000000
Start Date: 04/18/2001
File I.D. : PASEO
Page : 2

Street name :Paseo Del Mar Cross street:S/O Western Ave

Begin Time	<------ North A.M.		P.M.		------><------ South A.M.		P.M.		------><------Combined A.M.		P.M.		------> Thursday
12:00 04/19	2		59		4		79		6		138		
12:15	6		45		8		57		14		102		
12:30	6		41		8		62		14		103		
12:45	3	17	56	201	3	23	82	280	6	40	138	481	
01:00	2		65		2		85		4		150		
01:15	2		61		3		67		5		128		
01:30	1		50		4		78		5		128		
01:45	0	5	55	231	1	10	81	311	1	15	136	542	
02:00	1		58		2		78		3		136		
02:15	1		65		1		89		2		154		
02:30	4		66		3		86		7		152		
02:45	1	7	61	250	2	8	88	341	3	15	149	591	
03:00	0		49		2		92		2		141		
03:15	0		55		1		85		1		140		
03:30	1		53		1		100		2		153		
03:45	1	2	52	209	1	5	78	355	2	7	130	564	
04:00	1		51		1		86		2		137		
04:15	1		48		0		69		1		117		
04:30	0		52		0		90		0		142		
04:45	0	2	54	205	2	3	84	329	2	5	138	534	
05:00	7		46		6		80		13		126		
05:15	6		61		4		91		10		152		
05:30	1		58		5		89		6		147		
05:45	5	19	47	212	10	25	86	346	15	44	133	558	
06:00	16		54		16		84		32		138		
06:15	21		33		19		82		40		115		
06:30	15		43		20		75		35		118		
06:45	23	75	32	162	26	81	72	313	49	156	104	475	
07:00	39		40		37		77		76		117		
07:15	31		44		38		71		69		115		
07:30	46		33		46		54		92		87		
07:45	51	167	23	140	52	173	55	257	103	340	78	397	
08:00	60		26		64		45		124		71		
08:15	56		19		67		39		123		58		
08:30	46		15		52		39		98		54		
08:45	41	203	24	84	50	233	39	162	91	436	63	246	
09:00	49		19		55		40		104		59		
09:15	34		22		63		29		97		51		
09:30	48		15		49		37		97		52		
09:45	43	174	7	63	58	225	17	123	101	399	24	186	
10:00	41		12		53		25		94		37		
10:15	54		10		70		17		124		27		
10:30	43		15		56		21		99		36		
10:45	49	187	6	43	51	230	13	76	100	417	19	119	
11:00	41		5		66		11		107		16		
11:15	39		6		63		11		102		17		
11:30	44		9		56		7		100		16		
11:45	39	163	1	21	67	252	5	34	106	415	6	55	
Totals	1021		1821		1268		2927		2289		4748		
Day Totals		2842				4195				7037			
Split %	44.6%		38.3%		55.4%		61.6%						
Peak Hour	07:30		02:00		11:00		02:45		07:45		02:15		
Volume	213		250		252		365		448		596		
P.H.F.	.88		.94		.94		.91		.90		.96		

A1

City Traffic Counters
626.256.4171

Site Code : 000000000000
Start Date: 04/18/2001
File I.D. : PASEO

Street name :Paseo Del Mar Cross street:S/O Western Ave ,

Begin Time	<------ North A.M.		------><------ South P.M.		<------ A.M.		------><------Combined P.M.		<------ A.M.		------> P.M.		Saturday
12:00 04/21	5		71		14		91		19		162		
12:15	3		74		10		97		13		171		
12:30	7		64		13		76		20		140		
12:45	3	18	63	272	4	41	90	354	7	59	153	626	
01:00	3		68		4		110		7		178		
01:15	4		77		8		100		12		177		
01:30	4		70		6		91		10		161		
01:45	7	18	96	311	11	29	113	414	18	47	209	725	
02:00	1		65		3		94		4		159		
02:15	5		86		6		111		11		197		
02:30	2		91		3		97		5		188		
02:45	1	9	92	334	3	15	91	393	4	24	183	727	
03:00	4		113		2		127		6		240		
03:15	0		100		1		132		1		232		
03:30	1		91		3		112		4		203		
03:45	0	5	80	384	3	9	119	490	3	14	199	874	
04:00	0		77		1		86		1		163		
04:15	2		80		3		109		5		189		
04:30	3		63		2		92		5		155		
04:45	2	7	75	295	3	9	119	406	5	16	194	701	
05:00	2		74		2		110		4		184		
05:15	1		71		2		118		3		189		
05:30	5		64		5		100		10		164		
05:45	8	16	67	276	8	17	96	424	16	33	163	700	
06:00	14		55		11		94		25		149		
06:15	10		55		13		101		23		156		
06:30	10		60		20		84		30		144		
06:45	23	57	60	230	23	67	95	374	46	124	155	604	
07:00	13		58		22		85		35		143		
07:15	23		53		24		71		47		124		
07:30	21		45		37		68		58		113		
07:45	22	79	27	183	35	118	54	278	57	197	81	461	
08:00	26		23		30		50		56		73		
08:15	33		32		40		39		73		71		
08:30	41		25		51		36		92		61		
08:45	56	156	26	106	55	176	44	169	111	332	70	275	
09:00	43		20		58		26		101		46		
09:15	46		10		55		29		101		39		
09:30	62		12		72		24		134		36		
09:45	53	204	20	62	65	250	30	109	118	454	50	171	
10:00	62		15		69		30		131		45		
10:15	60		17		75		34		135		51		
10:30	64		13		79		26		143		39		
10:45	65	251	17	62	72	295	21	111	137	546	38	173	
11:00	59		21		83		27		142		48		
11:15	68		7		91		16		159		23		
11:30	67		7		97		15		164		22		
11:45	70	264	13	48	84	355	17	75	154	619	30	123	
Totals	1084		2563		1381		3597		2465		6160		
Day Totals		3647				4978				8625			
Split %	43.9%		41.6%		56.0%		58.3%						
Peak Hour	11:00		02:30		11:00		03:00		11:00		03:00		
Volume	264		396		355		490		619		874		
P.H.F.	.94		.87		.91		.92		.94		.91		

A2

LINSCOTT
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ENGINEERS

APPENDIX B

YEAR 2003
HIGHWAY CAPACITY MANUAL (HCM)
LEVEL OF SERVICE CALCULATION SHEETS

HCS2000: Unsignalized Intersections Release 4.1
TWO-WAY STOP CONTROL(TWSC) ANALYSIS

Analyst:	CHN
Agency/Co.:	n:\2200\2012245\hcs\1a
Date Performed:	5/3/2001
Analysis Time Period:	Weekday Peak Hour
Intersection:	#1
Jurisdiction:	San Pedro
Analysis Year:	Year 2003
Project ID:	Future Traffic Conditions with Project
East/West Street:	Paseo Del Mar
North/South Street:	White Point Park Driveway

Intersection Orientation: EW Study period (hrs): 1.00

Vehicle Volumes and Adjustments

Major Street Movements	1 L	2 T	3 R	4 L	5 T	6 R
Volume	9	366			246	3
Peak-Hour Factor, PHF	1.00	1.00			1.00	1.00
Peak-15 Minute Volume	2	92			62	1
Hourly Flow Rate, HFR	9	366			246	3
Percent Heavy Vehicles	0	--	--		--	--
Median Type	Undivided					
RT Channelized?						
Lanes	0	1			1	0
Configuration		LT				TR
Upstream Signal?		No			No	

Minor Street Movements	7 L	8 T	9 R	10 L	11 T	12 R
Volume						
Peak Hour Factor, PHF						
Peak-15 Minute Volume						
Hourly Flow Rate, HFR						
Percent Heavy Vehicles						
Percent Grade (%)		0			0	
Median Storage						
Flared Approach: Exists?						
Storage						
RT Channelized?						
Lanes						
Configuration						

Worksheet 10-Delay, Queue Length, and Level of Service

Movement	1	4	7	8	9	10	11	12
Lane Config	LT							
v (vph)	9							
C(m) (vph)	1328							
v/c	0.01							
95% queue length	0.02							
Control Delay	7.7							
LOS	A							
Approach Delay								
Approach LOS								

$$\text{1/s Delay} = \frac{(9)(7.7)}{9+366+246+3} = 0.1 \text{ sec/veh}$$

B1

HCS2000: Unsignalized Intersections Release 4.1

TWO-WAY STOP CONTROL(TWSC) ANALYSIS

Analyst:	CHN
Agency/Co.:	n:\2200\2012245\hcs\2a
Date Performed:	5/3/2001
Analysis Time Period:	Weekday Peak Hour
Intersection:	#2
Jurisdiction:	San Pedro
Analysis Year:	Year 2003
Project ID:	Future Traffic Conditions with Project
East/West Street:	Paseo Del Mar
North/South Street:	Outbound Driveway

Intersection Orientation: EW Study period (hrs): 1.00

Vehicle Volumes and Adjustments

Major Street Movements	1 L	2 T	3 R	4 L	5 T	6 R
Volume		371			246	
Peak-Hour Factor, PHF		1.00			1.00	
Peak-15 Minute Volume		93			62	
Hourly Flow Rate, HFR		371			246	
Percent Heavy Vehicles		--	--		--	--
Median Type	Undivided					
RT Channelized?						
Lanes		1			1	
Configuration		T			T	
Upstream Signal?		No			No	

Minor Street Movements	7 L	8 T	9 R	10 L	11 T	12 R
Volume				4		11
Peak Hour Factor, PHF				1.00		1.00
Peak-15 Minute Volume				1		3
Hourly Flow Rate, HFR				4		11
Percent Heavy Vehicles				0		0
Percent Grade (%)		0			0	
Median Storage						
Flared Approach: Exists?					No	
Storage						
RT Channelized?						
Lanes				0		0
Configuration					LR	

Worksheet 10-Delay, Queue Length, and Level of Service

Movement	1	4	7	8	9	10	11	12
Lane Config							LR	
v (vph)							15	
C(m) (vph)							666	
v/c							0.02	
95% queue length							0.07	
Control Delay							10.5	
LOS							B	
Approach Delay							10.5	
Approach LOS							B	

$$1/S\ Delay = \frac{(15)(10.5)}{371+246+4+11} = 0.2\ sec/veh$$

BZ

HCS2000: Unsignalized Intersections Release 4.1

TWO-WAY STOP CONTROL(TWSC) ANALYSIS

Analyst: CHN
Agency/Co.: n:\2200\2012245\hcs\1b
Date Performed: 5/3/2001
Analysis Time Period: Weekend Peak Hour
Intersection: #1
Jurisdiction: San Pedro
Analysis Year: Year 2003
Project ID: Future Traffic Conditions with Project
East/West Street: Paseo Del Mar
North/South Street: White Point Park Driveway

Intersection Orientation: EW Study period (hrs): 1.00

Vehicle Volumes and Adjustments

Major Street Movements	1 L	2 T	3 R	4 L	5 T	6 R
Volume	12	505			392	4
Peak-Hour Factor, PHF	1.00	1.00			1.00	1.00
Peak-15 Minute Volume	3	126			98	1
Hourly Flow Rate, HFR	12	505			392	4
Percent Heavy Vehicles	0	--	--		--	--
Median Type	Undivided					
RT Channelized?						
Lanes	0	1			1	0
Configuration		LT				TR
Upstream Signal?		No			No	

Minor Street Movements	7 L	8 T	9 R	10 L	11 T	12 R
Volume						
Peak Hour Factor, PHF						
Peak-15 Minute Volume						
Hourly Flow Rate, HFR						
Percent Heavy Vehicles						
Percent Grade (%)		0			0	
Median Storage						
Flared Approach: Exists?						
Storage						
RT Channelized?						
Lanes						
Configuration						

Worksheet 10-Delay, Queue Length, and Level of Service

Movement	1	4	7	8	9	10	11	12
Lane Config	LT							
v (vph)	12							
C(m) (vph)	1174							
v/c	0.01							
95% queue length	0.03							
Control Delay	8.1							
LOS	A							
Approach Delay								
Approach LOS								

1/5 Delay = $\frac{(12)(8.1)}{12+505+392+4}$ = 0.1 sec/veh

HCS2000: Unsignalized Intersections Release 4.1

TWO-WAY STOP CONTROL(TWSC) ANALYSIS

Analyst: CHN
Agency/Co.: n:\2200\2012245\hcs\2b
Date Performed: 5/3/2001
Analysis Time Period: Weekend Peak Hour
Intersection: #2
Jurisdiction: San Pedro
Analysis Year: Year 2003
Project ID: Future Traffic Conditions with Project
East/West Street: Paseo Del Mar
North/South Street: Outbound Driveway

Intersection Orientation: EW Study period (hrs): 1.00

Vehicle Volumes and Adjustments

Major Street Movements	1 L	2 T	3 R	4 L	5 T	6 R
Volume		512			392	
Peak-Hour Factor, PHF		1.00			1.00	
Peak-15 Minute Volume		128			98	
Hourly Flow Rate, HFR		512			392	
Percent Heavy Vehicles		--	--		--	--
Median Type	Undivided					
RT Channelized?						
Lanes		1			1	
Configuration		T			T	
Upstream Signal?		No			No	

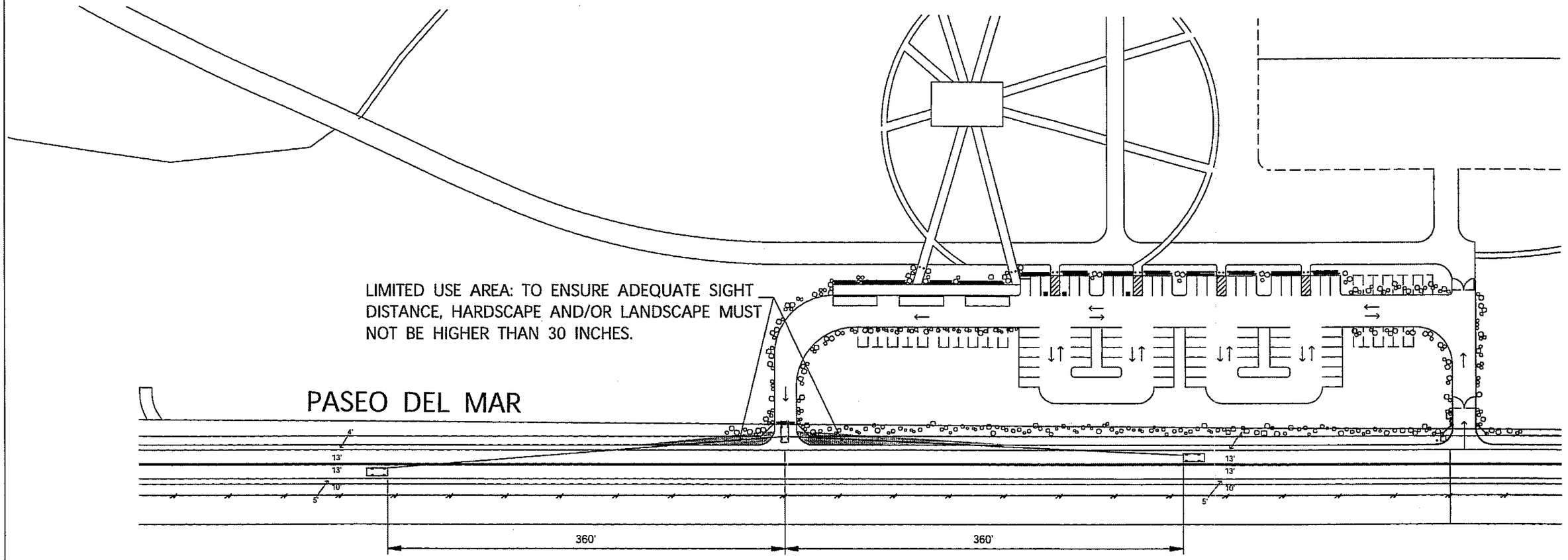
Minor Street Movements	7 L	8 T	9 R	10 L	11 T	12 R
Volume				5		13
Peak Hour Factor, PHF				1.00		1.00
Peak-15 Minute Volume				1		3
Hourly Flow Rate, HFR				5		13
Percent Heavy Vehicles				0		0
Percent Grade (%)		0			0	
Median Storage						
Flared Approach: Exists?					No	
Storage						
RT Channelized?						
Lanes				0		0
Configuration					LR	

Worksheet 10-Delay, Queue Length, and Level of Service

Movement	1	4	7	8	9	10	11	12
Lane Config							LR	
v (vph)							18	
C(m) (vph)							503	
v/c							0.04	
95% queue length							0.11	
Control Delay							12.4	
LOS							B	
Approach Delay							12.4	
Approach LOS							B	

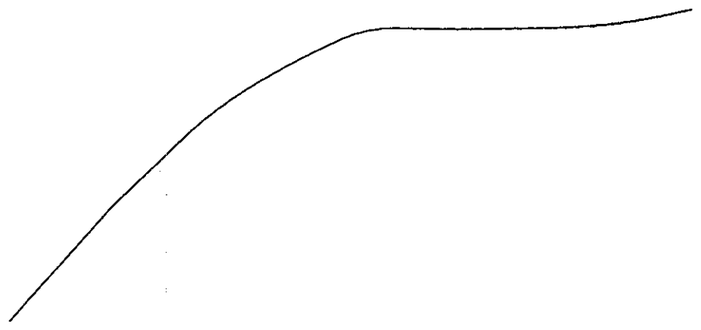
1/5 Delay = $\frac{(10)(12.4)}{512+392+5+13}$ = 0.2 sec/veh

B4



STOPPING SIGHT DISTANCE CRITERIA

POSTED SPEED LIMIT:	35 MPH
CRITICAL SPEED:	45 MPH
REQUIRED STOPPPING SIGHT DISTANCE:	360 FEET



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01150.01 (5/01)

Source: Linscott Law & Greenspan Engineers 2001. Beisman-Simmons Architects Copyright 2001. © All Rights Reserved.

Jones & Stokes

Figure D-5
Sight Distance Analysis