

## **4.0 Basis of Cumulative Analysis**

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## 4.0 BASIS OF CUMULATIVE ANALYSIS

CEQA Guidelines § 15355 provides the following definition of cumulative impacts:

*“Cumulative impacts” refer to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts.*

Pursuant to CEQA Guidelines § 15130(a), a project’s cumulative impacts must be discussed when they are “cumulatively considerable,” as defined in CEQA Guidelines § 15065(a)(3). Section 5.0, *Environmental Analysis*, of this EIR assesses the cumulative impacts for each applicable environmental issue, and does so to a degree that reflects each impact’s severity and likelihood of occurrence.

As indicated above, a cumulative impact involves two or more individual effects. Per CEQA Guidelines § 15130(b), the discussion of cumulative impacts is guided by the standards of practicality and reasonableness, and should include the following elements:

1. *Either:*
  - A. *A list of past, present and probable future projects producing related or cumulative impacts, including, if necessary, those projects outside the control of the Agency, or*
  - B. *A summary of projections contained in an adopted local, regional or statewide plan, or related planning document, that describes or evaluates conditions contributing to the cumulative effect. Such plans may include: a general plan, regional transportation plan, or plans for the reduction of greenhouse gas emissions. A summary of projections may also be contained in an adopted or certified prior environmental document for such a plan. Such projects may be supplemented with additional information such as a regional modeling program. Any such document shall be referenced and made available to the public at a location specified by the lead agency.*
2. *When utilizing a list, as suggested in paragraph (1) of subdivision (b), factors to consider when determining whether to include a related project should include the nature of each environmental resource being examined, the location of the project and its type. Location may be important, for example, when water quality impacts are at issue since projects outside the watershed would probably not contribute to a cumulative effect. Project type may be important, for example, when the impact is specialized, such as a particular air pollutant or mode of traffic.*
3. *Lead agencies should define the geographic scope of the area affected by the cumulative effect and provide a reasonable explanation for the geographic limitation used.*
4. *A summary of the expected environmental effects to be produced by those projects with specific reference to additional information stating where that information is available; and*



5. *A reasonable analysis of the cumulative impacts of the relevant projects, including examination of reasonable, feasible options for mitigating or avoiding the project's contribution to any significant cumulative effects.*

The related projects and other possible development in the area determined as having the potential to interact with the proposed Project, to the extent that a significant cumulative effect may occur, are outlined in Tables 4-1 and 4-2 and illustrated on Exhibit 4-1. The cumulative projects list provided in Table 4-1 (which includes 29 projects) was derived based on data provided by the City of El Segundo. The cumulative project lists provided in Table 4-2 (which includes 121 projects in the following jurisdictions: Culver City; Hawthorne; Inglewood; Los Angeles City; Los Angeles County; and Manhattan Beach), were derived from four area EIRs and was the most comprehensive published information identified at the time this report was prepared.

The geographic areas, and hence the cumulative projects, considered for the cumulative impact analyses vary according to environmental issue area and were determined based upon the Project's scope and the anticipated area in which the Project could contribute to an incremental increase in cumulatively considerable impacts (as discussed throughout Section 5.0). The implementation of each project represented in Tables 4-1 and 4-2 was determined to be reasonably foreseeable by the City. In addition, the cumulative projects could result in a similar range of impacts as the proposed Project, because most represent an infill development project within an urbanized area.

**Table 4-1  
Cumulative Projects List – City of El Segundo**

No. <sup>1</sup>	Name <sup>2,3</sup>	Location	Proposed Land Use	Status
1	EA #548 Hyatt Place Hotel at Corporate Campus	700 and 800 N. Nash St. El Segundo	+130 Rooms (83,855 SF) Commercial (Hotel)	Under construction.
2	NRG Power Plant	301 Vista del Mar El Segundo	Power Plant	Under construction.
3	EA #622 Aerospace Corporation	2350 E. El Segundo Blvd. El Segundo	+15,900 SF Office (Laboratory)	Under construction.
4	EA #717 Imperial Walk Townhomes	616-620 W. Imperial Ave. El Segundo	+12 DU Res. (Condos)	Approved.
5	EA #768 Plaza El Segundo Phase 1B	850 S. Sepulveda Blvd. El Segundo	+70,000 SF Commercial (Retail)	Approved.
6	EA #844 Cambria Suites Hotel	199 Continental Boulevard El Segundo	+152 Rooms Commercial (Hotel)	Approved.
7	EA #781 Condominiums	301-305 Palm Avenue El Segundo	-9 DU Residential (Multi-Family) +7 DU Residential (Condos)	Approved.
8	EA #784 Equinix Data Center, Phase 2	445 N. Douglas St. El Segundo	158,624 SF Office Operational, +173,513 SF Office Pending 332,137 SF Total Office (Data Center)	Under construction.
9	EA #786 T5 Data Center Project	444 N. Nash St. El Segundo	+116,756 SF Office (Data Center)	Approved.
10	EA #791 New Hotel	888 N. Sepulveda Blvd. El Segundo	+179 Rooms Commercial (Hotel)	Pending Entitlement.
11	EA #799 New Hotel	1960 E. Grand Avenue El Segundo	+150 Rooms Commercial (Hotel)	Application on hold.



**Table 4-1 [continued]**  
**Cumulative Projects List – City of El Segundo**

No. <sup>1</sup>	Name <sup>2,3</sup>	Location	Proposed Land Use	Status
12	EA #836 City Aquatics Facility	301 Maryland Avenue El Segundo	+6,000 SF Recreational (Aquatic Facility)	EIR certified, Pending.
13	EA #865, City Lifeguard Station and Beach Bathroom	105 Vista Del Mar El Segundo	+1,400 SF Institutional (Lifeguard Station)	Under construction.
14	EA #890 School District Senior Housing Project	540 E. Imperial Avenue El Segundo	-22,500 SF Institutional (Vacant School) -1 Baseball Field +304 DU Res. (Senior Housing)	Approved.
15	EA #899, Chevron Refinery Operating Center	116 W. El Segundo Blvd. El Segundo	+38,000 SF Office (General)	Approved.
17	EA# 912, Queen Esther Square Shopping Center	600-630 N. Sepulveda Blvd El Segundo	-7,058 SF Com. (Restaurant) +3,714 SF Com. (Restaurant)	Entitlement Pending.
18	EA #921	2041 Rosecrans Avenue El Segundo	-2,309 SF Com. (Restaurant) +2,914 SF Com. (Restaurant)	Under construction.
19	EA #940, Mattel Development Agreement	455 Continental Boulevard El Segundo	-55,000 SF Office (General) +555,000 SF Office (General)	Pending Entitlement.
20	EA #948 El Segundo Animal Hospital	240 Center St. El Segundo	-3,378 SF Office (General) +3,378 SF Com. (Animal Hosp.)	Under construction.
21	EA #958 Mariposa Walk Townhomes	1700 E. Mariposa Avenue El Segundo	+9 DU Res. (Condos)	Pending Plan Check.
22	EA #959 USDA and Office Project	222 Kansas St. El Segundo	+75,812 SF Office (Gen. Resrch. Warehouse)	Pending Entitlement.
23	EA #960, Oceanside Christian Fellowship	343 Coral Circle El Segundo	-19,095 SF Institutional (Church) +4,428 SF School +14,667 SF Institutional (Church)	Pending Entitlement.
24	EA #961	130 Arena Street El Segundo	+3,405 SF Industrial (Warehouse)	Under construction.
25	EA #963	2345 Alaska Avenue El Segundo	+60,920 SF Industrial (Warehouse Renov.)	Under construction.
26	EA #968 Centercal	140 Washington Street El Segundo	-17,625 SF Industrial (Light) +17,625 SF Office (General)	Pending Entitlement.
27	EA #971, T-5 Data Center Expansion Project	444 N. Nash Street El Segundo	-11,769 SF Office (Data Center) +75,435 SF Office (Data Center)	Pending Entitlement.
28	EA #974 Chevron Refinery Tool Rooms	324 W. El Segundo Blvd. El Segundo	-126,000 SF Office/Warehouse +102,000 SF Office/Warehouse	Pending Entitlement.
29	EA #981, Boeing S-50 Office Expansion Project	1700 E. Imperial Highway El Segundo	-168,811 SF Office (General) +194,119 SF Office (General)	Pending Entitlement.

Notes:

1. Refer to Exhibit 4-1, *Cumulative Projects Locations – City of El Segundo*.
2. City of El Segundo Cumulative Projects List (Major Proposed & Approved But Not Constructed Projects), July 2012 (Written Correspondence: Alkire, Masa, Principal Planner, City of El Segundo, April 9, 2013).
3. This Cumulative Projects List reflects the baseline conditions (e.g., traffic counts, etc.) as they existed at the time the Notice of Preparation was published, pursuant to CEQA Guidelines §15125, *Environmental Setting*.



**Table 4-2  
Cumulative Projects List – Other Jurisdictions**

No. <sup>1</sup>	Name <sup>2, 3</sup>	Location	Proposed Land Use	Status
<b>LAX Specific Plan Amendment Study EIR<sup>4</sup></b>				
30.0	Los Angeles International Airport Specific Plan Amendment Study (LAX SPAS) Projects	1 World Way City of Los Angeles	Demolition CTA Terminals 1, 2, 3; Ground Transportation Center; Automated People Mover; North Runway Reconfiguration; and On-Site Road Improvements.	Pending
30.1	Arco AM/PM and Car Wash	5884 Washington Blvd. Culver City	Car wash and storage room totaling 1,200 sq.ft. at an existing fueling station	Entitlement Stage
30.2	Auto Repair Shop	11167 Washington Place Culver City	Auto repair shop with 1,196 SF repair area with two service bays and 191 SF office	Entitlement Stage
30.3	Baldwin Site	12803-12823 W. Washington Boulevard Culver City	New 3-story commercial (office and retail) Totals 37,308 SF	Empty Lot
30.4	Brentwood Site Mixed-Use	8810/8840/8850 Washington Boulevard Culver City	New mixed use Preliminary concept up to 133 DU and 17,084 SF retail	Existing closed auto dealership per field check 8/2010
30.5	Brooke Kaufman	4227 Ince Boulevard Culver City	6 DU (Condo) on 3 lots	Entitlement Stage
30.6	Condominiums	3846 Bentley Avenue Culver City	4 DU	Building Permit
30.7	Condominiums	4058 Madison Avenue Culver City	4 DU	Building Permit
30.9	Condominiums (Former Burger King Site)	13340 Washington Blvd. Culver City/ City of Los Angeles	41 DU Condos (6 live/work DU in Culver City and 35 DU in Los Angeles)	Under construction per field visit 9/2011
30.10	Czucker Site Mixed-Use	8770 Washington Blvd. Culver City	New mixed-use. Concept up to 115 DU, 41,600 SF retail; 1,400 SF café; 53,500 SF office. Proposed mixed-use with 115-DU Condo, 18,500 SF office, 16,000 SF supermarket, 11,500 SF pharmacy & 2,500 SF retail. Existing vacant building. DOT Case No. OUT08-002.	Buildout year estimated 2012
30.11	Culver Studios Amendment No. 6	9336 Washington Blvd. Culver City	Phase I: 25,093 SF office, 13,634 SF support, 302 parking spaces. Phase II: 63,500 SF office, 8,741 SF support.	Pre-Application Stage
30.12	Distribution & Warehouse	3434 Wesley Street Culver City	10,500 SF office, warehouse, distribution	Entitlement Stage



**Table 4-2 [continued]  
Cumulative Projects List – Other Jurisdictions**

No. <sup>1</sup>	Name <sup>2, 3</sup>	Location	Proposed Land Use	Status
30.13	Dr. Bernard Dutt	5800 Uplander Way Culver City	Add 3 stories; 57,050 SF to a 2-story office	Entitlement Stage
30.14	FAYNSOD Family Trust	11501-11509 Washington Boulevard Culver City	Mixed-Use: 3 Retail (2,359 SF), 1 Office (937 SF), & 2 Apts. (1,867 SF)	Building Permit
30.15	Fresh Paint Mixed-Use	9355 Culver Boulevard Culver City	Add to existing office/warehouse 2 <sup>nd</sup> story office and 3 <sup>rd</sup> floor DU, total of 5,708 SF	Entitlement Stage
30.16	Greg Reitz	8665 Hayden Place Culver City	63,679 SF office	Entitlement Stage
30.17	Hampton Inn	3954 Sepulveda Boulevard Culver City	77-room hotel	Building Permit
30.18	Irving Residential/Office	4043 Irvine Place Culver City	Four story; 26 DU and 3 office units	Building Permit
30.19	Jewish Home for the Aging	3847 Delmas Terrace, 3820-42 Hughes, 9832 Venice Boulevard Culver City/ City of Los Angeles	184 congregate units; 48 residential care units; 14,000 SF PACE program	Pre-application stage. Estimated complete 2016.
30.20	Mixed-Use Development (Lux)	9901 Washington Blvd. Culver City/ City of Los Angeles	Demo 16,900 SF retail 14,112 SF mixed-use with 131 DU; 12,178 SF retail and three levels of subterranean parking with 244 parking spaces. Proposed mixed-use with 131-DU MFR, 12,000 SF retail. DOT Case No. WLA08-026.	Building Permit
30.22	Mixed-Use Development	12714-12718 Washington Boulevard Culver City	5-unit residential and 3,300 SF retail	Entitlement Stage
30.23	Mixed-Use Development	10601 and 10602 Washington Boulevard City of Los Angeles	Proposed mixed-use with 132-unit apartment, 26,000 SF office & 18ksf retail. Existing 11.1ksf Sony Studios production office to be removed. DOT Case No. WLA08-042.	Pending as of DEIR baseline date.
30.24	Mixed-Use Development	13365 Washington Blvd. (NE corner Glencoe/ Washington) Culver City	4,183 SF retail and 19 condominium units	Under construction per field check 9/16/2011
30.25	Morphosis Architects Office	3440 Wesley Street Culver City	Convert apx. 18,000 SF auto body shop to apx. 12,000 SF studio office	No recent information
30.26	Office Building	9919 Jefferson Boulevard Culver City	113,467 SF, 3-story office building	Building Permit. Estimated date completion 2012.



**Table 4-2 [continued]  
Cumulative Projects List – Other Jurisdictions**

No. <sup>1</sup>	Name <sup>2, 3</sup>	Location	Proposed Land Use	Status
30.27	Office & Retail Building	700-701 Corporate Pointe Culver City	240,612 SF office 4,242 SF retail	Entitlement Stage
30.28	Parcel B	9300 Culver Boulevard Culver City	74,600 SF office 21,700 SF restaurant 21,700 SF retail	Entitlement Stage
30.29	Radisson Office Tower (aka Entrada Tower)	6161 Centinela Avenue Culver City	342,409 SF office tower and parking structure	Entitlement Stage
30.30	Restaurant Expansion	5854 Blackwelder Street/ 3077 La Cienega Boulevard Culver City	Add 1,150 SF to existing restaurant	Entitlement Stage
30.31	School Expansion; modification to CUP	12095-12101 Washington Boulevard Culver City	Convert 20,090 SF office to classrooms and administrative offices; Add 2,000 SF	Pre-Application. Estimated completion 2012.
30.32	Triangle Site – Washington/National Transit Oriented Development	NW corner Washington and National Boulevards Culver City	New transit oriented, to include light rail station and mixed-use (preliminary concept includes up to 290 DU; 149 room hotel; 200,000 SF office; 51,500 SF retail and 20,000 SF restaurant)	Light rail station opens summer 2012. Estimated completion 2014.
30.33	Turning Point School (K through 8)	8794 National Boulevard Culver City	Addition/remodel net 9,000 SF	Entitlement Stage
30.34	Union 76	10638 Culver Boulevard Culver City	Gas station and convenience store with new car wash; 2,500 SF	Building Permit
30.35	Warner Parking Structure	8511 Warner Drive Culver City	51,520 SF retail/restaurant; 784 parking spaces on 5 levels	Entitlement Stage
30.36	11957 Washington Boulevard Office Project	11957 Washington Blvd. Culver City	3 story mixed-use project with 8,682 SF commercial and 30 DU	Entitlement Stage
30.37	Washington/Landmark Mixed- Use Development	8810, 8840, 8850 Washington Boulevard Culver City	12,257 SF restaurant, 38,819 SF retail, 28,708 SF office	Pre-Application
30.38	Washington Place Office Condos	12402 Washington Place Culver City	42,000 SF 4-story office & retail: 9,300 SF retail, 30,400 SF office	Entitlement Stage
30.39	West Los Angeles Community College Master Plan	Overland Avenue at Freshman Drive Culver City/ County of Los Angeles	Apx. 291,300 SF new building/renovation. Anticipate future student population approx. 18,904 students and 1,248 employees by Fall 2022. Project includes second access road, parking structures, landscaping, athletic facilities.	Parking lot; math/science buildings and new roadway to Jefferson Boulevard are completed per field check 7/26/11; other on- campus grading work taking place.



**Table 4-2 [continued]  
Cumulative Projects List – Other Jurisdictions**

No. <sup>1</sup>	Name <sup>2, 3</sup>	Location	Proposed Land Use	Status
30.42	Boat Central (Parcels 52 and GG)	13501 Fiji Way County of Los Angeles	Dry-stack boat storage 345 parking spaces; boat trailer storage 24 parking spaces; mast-up sail boat storage 30 parking spaces.	Existing boat yard. No construction per field visit 7/22/11.
30.43	Del Rey Shores Apartments (Parcels 100 and 101)	4247-4275 Via Marina County of Los Angeles	544 apartments (202 existing units to be removed)	Project under construction per field visit 7/22/11.
30.44	Diner (Parcel 33)	4211 Admiralty Way County of Los Angeles	351 Apartments; 24,500 SF retail; 10,000 SF restaurant (existing restaurant to be removed)	Existing closed restaurant per field visit of 7/22/11. On-site activity may indicate possible construction start.
30.45	Fisherman's Village (Parcels 55, 56 & W)	13715 Fiji Way County of Los Angeles	26,570 SF of specialty retail; 785-seat restaurant; 132-room hotel; 9 boat slips	No new project visible per field check of 7/22/11.
30.46	Gateway Marina Del Rey (Parcel 95)	404-514 Washington Blvd. County of Los Angeles	16, 350 SF specialty retail center; 9,160 SF high turn-over, sit-down restaurant with 240 seats; 7,890 SF of general office building, 6,100 SF walk-in bank 72 Apartments; 337 Parking Spaces (removal of 7,500 SF drive-up bank)	Existing restaurant, bank, and furniture showroom. No construction per field visit of 7/22/11.
30.47	Government Office Building	Panay Way and Via Marina County of Los Angeles	26,000 SF	Full block being excavated as of 7/22/11.
30.48	Lennox Charter High School	1104 and 11111 Reeman Avenue County of Los Angeles	56- Students	Full block being excavated as of 7/22/11
30.49	Legacy Partners Neptune Marina Apartments/Woodfin Suites Hotel (Parcels 10R, FF & 9U)	Marquesas Way and Via Marina County of Los Angeles	526 apartments (removal of 136 apartments); 288-room hotel; 1.47-acre public park	Full block being excavated as of 7/22/11
30.50	Lincoln Boulevard Mixed-use Project	4363 Lincoln Boulevard County of Los Angeles	158 high-rise residential condominium units; 3,178 SF of specialty retail; parking structure with 409 parking spaces. Beverly Hills Rent-A-Car facility (48,000 SF) to be removed.	Existing building. No construction per field visit of 7/26/11
30.51	Marina City Club Towers Marina del Rey	4333 Admiralty Way County of Los Angeles	600 units	No construction per field visit of 7/22/11
30.52	Marina del Rey Apartment Community (Parcels 12 & 15)	Panay Way and Via Marina County of Los Angeles	940 apartments; 82 units senior apartments; 4,000 SF retail; 6,000 SF commercial	Full block being excavated as of 7/22/11



**Table 4-2 [continued]  
Cumulative Projects List – Other Jurisdictions**

No. <sup>1</sup>	Name <sup>2, 3</sup>	Location	Proposed Land Use	Status
30.53	Marina de Rey Residential Project (Parcels 12, 15, and FF)	Panay Way and Via Marina County of Los Angeles	1201 residential units on 2 parcels on the west side of Marina del Rey	Full block being excavated as of 7/22/11
30.54	Marina Expressway Homes	Marina Expressway EB and Mindanao Way County of Los Angeles	28 Single family condominiums	Parking lot and/or marina boat yard per field visit of 7/26/11
30.55	Marriott Residence Inn (Parcel IR)	Admiralty Way and Via Marina County of Los Angeles	149-room hotel. Existing Marriott hotel on NE corner	Existing Marriott Hotel
30.57	Sea Glass Town Homes	6719 Pacific Avenue County of Los Angeles	36 condominiums	Construction pending as of DEIR baseline date
30.58	Villa Venetia Residential (Parcel 64)	13900-13910 Fiji Way County of Los Angeles	478 mid-rise apartments (removal of 224 existing apartments); 34 boat slips; 5,000 SF restaurant	Construction pending as of DEIR baseline date
30.77	360 South Bay	SE corner of Aviation Blvd./ El Segundo Boulevard Hawthorne	625 condominiums	360soughbay. com. Some phases completed; other units are under construction per site visit of 5/18/12
30.78	Condominiums	12712-20 Menlo Avenue Hawthorne	5 units	Project completed, appears unsold (equipment still on-site, landscaping not done – sign says “spec. housing for sale”) per field visit 7/22/11
30.79	Condominiums/Office	13806 Hawthorne Blvd. Hawthorne	171 units and 32,500 SF of office space	Closed mortuary per field visit of 7/22/11



**Table 4-2 [continued]  
Cumulative Projects List – Other Jurisdictions**

No. <sup>1</sup>	Name <sup>2, 3</sup>	Location	Proposed Land Use	Status
30.81	LA Air Force Base – Area B	Corner of El Segundo Blvd./ Aviation Boulevard Hawthorne	63,000 SF warehouse; 560,000 SF office park; 93,750 SF base exchange; 43,125 SF health club; 34,463 SF medical office	Appears to be substantially completed based on site visit of 5/18/12. Parking structure under construction on Douglas Street, north of El Segundo Boulevard
30.84	Retail Center	SW corner of Inglewood Avenue/Imperial Highway Hawthorne	50,000 square foot retail	Vacant lot with plywood marketing sign, one pick-up truck and one port-o-let field visit of 7/27/11.
30.85	Single Family Homes	14000 Yukon Avenue Hawthorne	6 units	No project on – site per field visit of 7/22/11
30.87	Condominiums	501 East 99 <sup>th</sup> Street Inglewood	12 units	Existing house
30.88	Condominiums	940 North Cedar Street Inglewood	14 units	Existing apartments
30.89	Condominiums	448 North Edgewood Street Inglewood	6 units	Existing duplex
30.90	Condominiums	417-420 North Market Street Inglewood	12 units	Existing house
30.91	Condominiums	450 North Market Street Inglewood	12 units	Existing abandoned building
30.92	Condominiums	912 S. Myrtle Avenue Inglewood	7 units	Existing house
30.93	Condominiums	927 S. Osage Avenue Inglewood	7 units	Existing house
30.94	Condominiums	222 W. Spruce Avenue Inglewood	10 units	Empty lot



**Table 4-2 [continued]**  
**Cumulative Projects List – Other Jurisdictions**

No. <sup>1</sup>	Name <sup>2, 3</sup>	Location	Proposed Land Use	Status
30.95	Hollywood Park Mixed-Use Development	1050 S. Prarie Avenue Inglewood	2,995 dwelling units; 300-room hotel; 620,000 SF retail; 75,000 SF office/commercial; 10,000 SF of civic use; 300-room hotel w/20,000 SF of meeting space. Pavilion/casino would be maintained on the project site.	Draft EIR released fall 2008. No construction.
30.96	Mixed retail/restaurant	SE corner Florence Avenue/ La Brea Avenue Inglewood	49,800 SF	Empty lot
30.97	Mixed retail/restaurant	SW corner of Century Blvd./ Prairie Ave. (Haagen) Inglewood	97,490 SF	Existing Taco Bell
30.98	Residential	704 N. Market Street Inglewood	6 units	Empty lot
30.101	Shopping Center	433 N. Centinela Avenue Inglewood	7,384 SF	Empty lot
30.102	Shopping Center	10922 S. Prairie Avenue Inglewood	8,416 SF	Empty lot
30.104	Animo Venice Charter High School	841 California Avenue City of Los Angeles	Expansion of 420-student Charter School	TDM to reduce traffic by 60% (TSA 6/15/05)
30.105	Apartments	8614 Saran Drive City of Los Angeles	49-unit apartments. Existing vacant lot. DOT Case No. CTC08-012.	Specific plan covenant on 3/27/08 – completed, but not fully occupied (6/21/11)
30.106	Bank	12410 Venice Boulevard City of Los Angeles	Proposed 2,800 SF walk-in bank to replace 2,800 SF existing specialty retail space. DOT Case No. CTC08-019	Project not pursued since initial consultation back in 2008.
30.107	Car wash	9204 Airport Boulevard City of Los Angeles	15,380 SF of car rental facility to be removed. Proposed car wash. DOT Case No. CTC08-013.	MOU from 3/19/08 is not yet completed as of 6/20/11.
30.108	Carousel School	7899 S. La Tijera Boulevard City of Los Angeles	Addition/Expansion of school serving an additional 20 students.	Specific plan covenant of 9/29/10 is not yet completed.



**Table 4-2 [continued]**  
**Cumulative Projects List – Other Jurisdictions**

No. <sup>1</sup>	Name <sup>2, 3</sup>	Location	Proposed Land Use	Status
30.109	Central Region Elementary School	Teale St. E/O Lincoln Boulevard City of Los Angeles	650 students	Anticipated completion 2012 as of DEIR baseline date.
30.110	Chevron Gas Station	6101 W. Manchester Avenue City of Los Angeles	1,000 SF gas station w/a drive through Starbucks; 2,000 SF 24-hour convenience store. Proposed gas station w/4-fueling positions, 2,000 SF 24-hr convenience store & 1,000 SF fast food restaurant w/drive-thru. Existing gas station w/6-fueling positions, 500 SF 24-hr. convenience store & 3-stall auto repair to be removed. DOT Case No. CTC08-007 & CTC08-036.	Gas station (4 pumps) w/ 24-hr convenience store was constructed; (no Starbucks).
30.112	DWP Maintenance Yard	323 Thatcher Avenue City of Los Angeles	Improvement/expansion of the existing LADWP maintenance yard plus addition of 30 new employees to site. DOT Case No. CTC09-031.	Build-out year estimated 2017.
30.113	Grosvenor Court	5550 Grosvenor Boulevard City of Los Angeles	215 condo units	Anticipated completion 2013 as of DEIR baseline date.
30.114	Lincoln Boulevard Mixed-use	4004 S. Lincoln Boulevard City of Los Angeles	98 unit condos & 6,020 SF retail. DOT Case No. CTC05-070.	Buildout year originally estimated 2008 (DOT TA 8/11/05)
30.115	Loyola Marymount University	1 LMU Drive City of Los Angeles	LMU Master Plan to increase enrollment cap to 7,800 students. DOT Case No. CTC08-044	Anticipated completion 2030 as of DEIR baseline date.
30.116	Mixed-use development	138 Culver Boulevard City of Los Angeles	New Scope of Work: 72 unit apartment and 16,000 SF retail & restaurant space. Existing vacant single family home to be removed. DOT Case No. CTC08-059.	Anticipated completion 2012 as of DEIR baseline date.
30.117	Mixed-use development	220 Culver Boulevard City of Los Angeles	63-unit apartment & 6,000 SF retail space. Existing 4,000 SF restaurant to be removed. DOT Case No. CTC08-059.	No update as of DEIR baseline date.
30.118	Mixed-use development	6819 Pacific Avenue City of Los Angeles	29-unit apartment, 3,000 SF restaurant & 1,000 SF retail space. Existing vacant lot. DOT Case No. CTC08-060.	Anticipated completion 2012 as of DEIR baseline date.
30.119	Mixed-use development	580 Venice Boulevard City of Los Angeles	Proposed 5-unit residential plus 5,724 SF retail space. DOT Case No. CTC09-070.	No update as of DEIR baseline date.



**Table 4-2 [continued]  
Cumulative Projects List – Other Jurisdictions**

No. <sup>1</sup>	Name <sup>2, 3</sup>	Location	Proposed Land Use	Status
30.120	Mixed-use development	11955 W. Washington Blvd. City of Los Angeles	41,000 SF office & 9,500 SF retail. Existing vacant building to be removed. DOT Case No. OUT08-005.	Lot remains vacant.
30.121	Office building	5901 Center Drive (at Howard Hughes Pkwy) City of Los Angeles	249,020 SF five-story office building.	Building permit application in review, but no start date. Will be built to suit.
30.122	Office building	309-315 Culver Boulevard City of Los Angeles	8,000 SF 3-story office building w/first floor parking garage. DOT Case No. CTC10-018.	No update as of DEIR baseline date.
30.123	Office building	10100 Culver Boulevard City of Los Angeles	Proposed 50,000 SF office building. DOT Case No. WLA07-092.	No update as of DEIR baseline date.
30.124	Office building	3105 La Cienega Boulevard City of Los Angeles	133,000 SF media-related office. Existing 109,000 SF manufacturing to be removed. DOT Case No. WLA08-050.	LA DOT TA letter on 1/9/09. No recent activity.
30.125	Private School	5401 Beethoven Street City of Los Angeles	452 students (32 student addition) DOT Case No. CTC10-032.	No update as of DEIR baseline date.
30.126	Radisson Hotel	6225 W. Century Boulevard City of Los Angeles	340-room hotel; 2,544-space parking structure w/733 spaces for airport parking. Proposed 340-room hotel & 1,725-stall airport parking facility w/shuttle bus service. Existing 282-stall airport parking facility to be replaced. Trip generation = daily + 4, 110, a.m. +336, p.m. +346. Built-out year 2012. DOT Case No. CTC08-066.	Project on hold in mid-construction of parking structure.
30.127	Retail	585 Venice Boulevard City of Los Angeles	10,300 SF specialty retail/storage space to replace 10,300 SF of existing warehouse/manufacturing space. DOT Case #CTC08-033.	No update as of DEIR baseline date.
30.128	The Village at Playa Vista (Playa Vista Phase II)	Jefferson Boulevard between McConnell Dr. and Centinela Avenue City of Los Angeles	2,600 residential units; 175,000 SF office; 150,000 SF retail; 40,000 SF community serving.	Constructed but not entirely occupied.



**Table 4-2 [continued]  
Cumulative Projects List – Other Jurisdictions**

No. <sup>1</sup>	Name <sup>2, 3</sup>	Location	Proposed Land Use	Status
30.129	Washington Square	300 Washington Boulevard (at Via Dolce) City of Los Angeles	123 unit condominiums; 6,000 SF office space (existing 176,671 SF office building to be removed). DOT Case No. CTC04-081.	Already built, but not fully occupied.
30.131	Medical Plaza	222 Sepulveda Boulevard (NE corner of Sepulveda Boulevard and 2 <sup>nd</sup> St.) Manhattan Beach	12,000 SF medical office building and 1,000 SF retail (existing 5,000 SF auto repair shop to be removed).	Auto repair and limousine co. onsite; no update as of DEIR baseline date.
30.132	Rite Aid Store	1100 Manhattan Beach Boulevard, SE corner Manhattan Beach	13,000 sq. ft retail (8,600 SF gas station was demo).	Car wash onsite; no update as of DEIR baseline date.
30.135	Apartments	4100 S. Del Rey Avenue Manhattan Beach	77-unit apartments	Construction pending as of DEIR baseline date
30.136	Pacific Charter School	2941 W. 70 <sup>th</sup> Street Manhattan Beach	Expansion of charter school w/355 high school and 400 junior high school students.	Construction pending as of DEIR baseline date
30.137	View Park Prep Middle School/High School	5701 S. Crenshaw Blvd. City of Los Angeles	Charter school or 400 students	Construction pending as of DEIR baseline date
30.138	South LA Redevelopment	5400 S. Crenshaw Blvd. City of Los Angeles	60,000 SF of retail	Construction pending as of DEIR baseline date
30.139	South LA Redevelopment	1636 W. Manchester Avenue City of Los Angeles	68,250 SF of offices	Construction pending as of DEIR baseline date
30.140	South LA Redevelopment	5975 S. Western Avenue City of Los Angeles	225,000 SF industrial	Construction pending as of DEIR baseline date
30.141	LAX Northside Plan Update	Westchester Parkway, between Pershing Drive and Sepulveda Boulevard City of Los Angeles	127 AC open space/recreation; 460 KSF mixed-use (retail, hotel, office); 130 KSF community/civic space; 960 ksf office/education/research space on LAWA properties north of Westchester Parkway; and 600 KSF airport support facility.	Construction pending as of DEIR baseline date



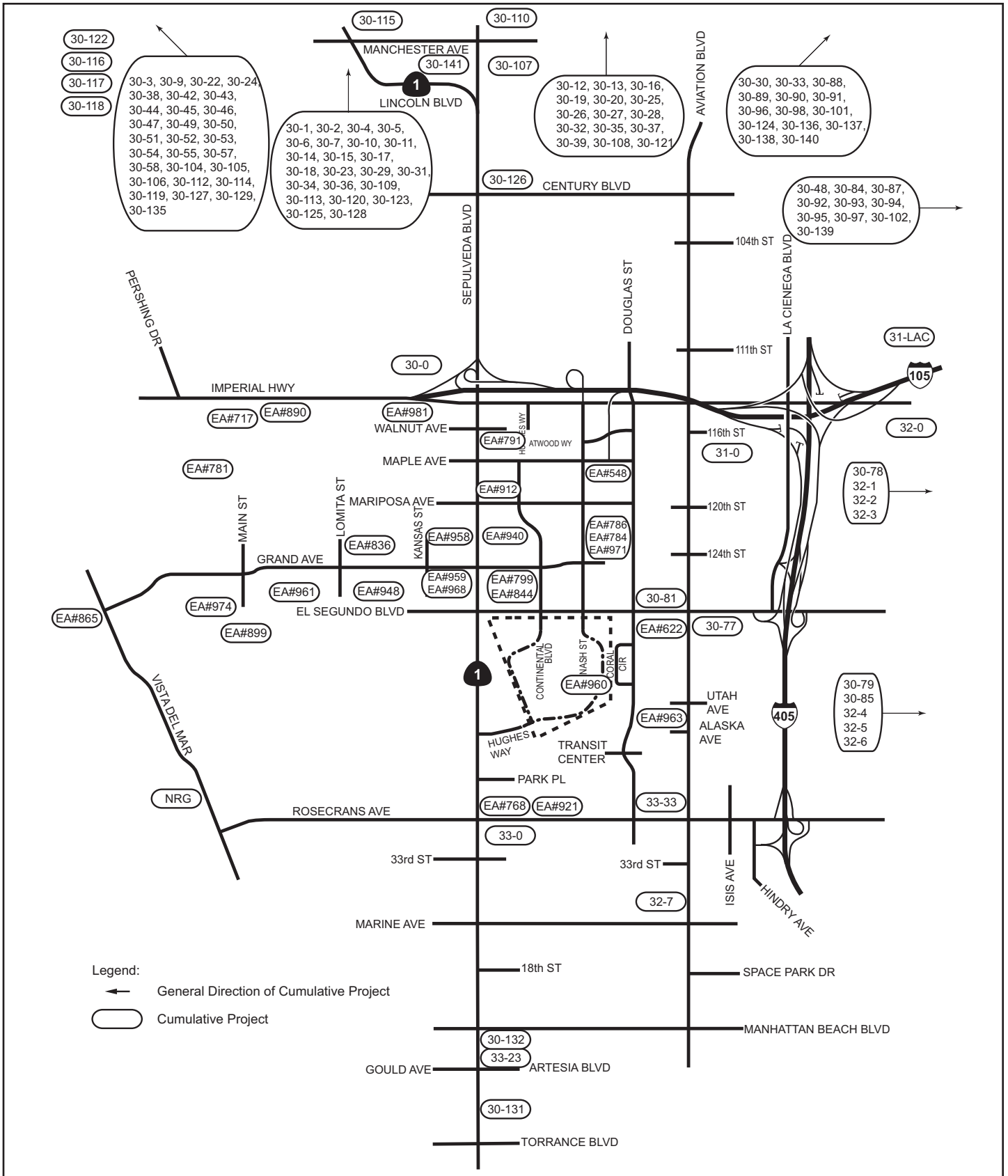
**Table 4-2 [continued]  
Cumulative Projects List – Other Jurisdictions**

No. <sup>1</sup>	Name <sup>2, 3</sup>	Location	Proposed Land Use	Status
<b>Aviation Station Project EIR<sup>5</sup></b>				
31.0	Aviation Station Project	W. 16th Pl./Aviation Blvd. Both County of Los Angeles (Del Aire) & City of Los Angeles	-11 DU (-7 Single-, -2 Multi-Fam) -4,568 SF Com. (Restaurant) -8 Rooms Commercial (Motel) -Metro Bus Terminal +390 DU Res. (Multi-Family) +29,500 SF Commercial	Construction pending as of DEIR baseline date
31 LAC1	Green Dot Lennox Charter High School	11044 S. Freeman Avenue Inglewood	560 Students	No update as of DEIR baseline date.
<b>Prestige Villas Project EIR<sup>6</sup></b>				
32.0	Prestige Villas Project	SW of 116th St./ S. Grevillea Avenue intersection, Hawthorne	-287,000 SF Hospital (Vacant) +128 DU Res. (Single-Family)	Pending
32.1	Century Business Center	Between Prarie Avenue, Crenshaw Boulevard, 122 <sup>nd</sup> Street, and Jack Northrop Avenue, Hawthorne	470 Employees 1,000,500 SF Light Industrial 111,000 SF Business Park	Partially occupied.
32.2	Hawthorne Municipal Airport Master Plan Update	12101 S. Crenshaw Blvd. Hawthorne	184,300 SF Hangar 5,700 SF General Office	Pending
32.3	Central Park Specific Plan	Between W. 120 <sup>th</sup> Street, Jack Northrop Avenue, S. Van Ness Avenue, and Wilkie Avenue, Hawthorne	-375,000 R & D (Vacant) +176 DU Res. (Condos) +140,204 SF Com. (Retail).	EIR certified 2012; Pending
32.4	Mixed Use Project	Rosecrans Avenue & Kornblum Avenue Hawthorne	28 DU Res (Single-Family) 7,400 SF General Office 7,400 SF Shopping Center	Pending
32.5	Ocean Park Village Project (former Hawthorne Mall)	Between W. 120 <sup>th</sup> Street, W. El Segundo Boulevard, Birch Avenue, and Hawthorne Blvd., Hawthorne	-152,000 SF General Office +610 DU Res (Condos) +229,300 SF Shopping Center +480,000 SF General Office +1,100 SF Medical Office	No update as of DEIR baseline date.
32.6	The Primavera Courts Specific Plan	Hawthorne Boulevard, between 138 <sup>th</sup> St. and 141 <sup>st</sup> St., Hawthorne	-43,093 New Car Sales +155 DU Res. (Condos) +2,700 SF Sit Down Restaurant +18,900 SF Shopping Center +14,500 SF General Office	Completed
32.7	Residential Project	14900 Aviation Boulevard, Hawthorne	290 DU Res (Condos)	Completed



**Table 4-2 [continued]  
Cumulative Projects List – Other Jurisdictions**

No. <sup>1</sup>	Name <sup>2, 3</sup>	Location	Proposed Land Use	Status
<b>Manhattan Village Shopping Center Enhancement Project<sup>7</sup></b>				
33.0	Manhattan Village Shopping Center Enhancement Project <sup>7</sup>	3300 Sepulveda Boulevard Manhattan Beach	70,972 SF Retail/restaurant/Cinema	Pending
33.23	Manhattan Medical Center	1000 Sepulveda Boulevard Manhattan Beach	23,000 SF Office (Medical) -5,400 SF Com (Restaurant) +700 SF Commercial (Pharmacy) +1,700 SF Com. (Coffee Shop)	Pending
33.33	Chevron Gas Station	2301 Aviation Boulevard Hawthorne	+5,180 SF Gas Station/Mini-Mart	Completed
Notes: 1. Refer to Exhibit 4-2, <i>Cumulative Projects Locations – Other Jurisdictions</i> . 2. Written Correspondence: Alkire, Masa, Principal Planner, City of El Segundo, April 11, 2013. 3. The El Segundo cumulative projects listed in Table 4-1 above supersede any identified by another jurisdiction. 4. Los Angeles World Airports Website, Specific Plan Amendment Study EIR Table 5-2, <a href="http://www.lawa.org/LAXSPAS/Reports.aspx">http://www.lawa.org/LAXSPAS/Reports.aspx</a> , Accessed April 11, 2013. 5. County of Los Angeles Department of Regional Planning Website, Aviation Station Project/Tentative Tract Map 070853 Draft EIR Table 2-4, <a href="http://planning.lacounty.gov/case/view/tr070853/">http://planning.lacounty.gov/case/view/tr070853/</a> , Accessed April 11, 2013. 6. HDR Engineering, Inc., <i>Prestige Villas Final EIR Section 5.0</i> , May 2007. 7. City of Manhattan Beach Website, Manhattan Village Shopping Center Enhancement Project Draft EIR, <a href="http://www.citymb.info/manhattanvillage/">http://www.citymb.info/manhattanvillage/</a> , Accessed April 11, 2013.				



NOT TO SCALE



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ENVIRONMENTAL IMPACT REPORT  
 EL SEGUNDO SOUTH CAMPUS SPECIFIC PLAN (EA 905)  
**Cumulative Project Locations**