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Executive Summary

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Introduction

3 This Draft EIS is Part 1 of the joint Draft Environmental Impact Statement/
4 Environmental Impact Report (EIS/EIR), which, together with the appendices to the
5 Draft EIS in Part 2, form Volume I of this joint document (Volume II contains supporting
6 technical data to the Draft EIR). This document was prepared to evaluate environmental
7 impacts related to the construction and operation of the Berths 121-131 Container
8 Terminal Redevelopment Project (hereafter referred to as the “Proposed Project”) and
9 alternatives, as proposed by the Los Angeles Harbor Department (LAHD). The project
10 site (Figure ES-1) is located in the West Basin/Wilmington planning area (Planning Area
11 2) of the Port of Los Angeles Plan area within the City of Los Angeles, in Los Angeles
12 County, California. This Draft EIS has been prepared in accordance with the
13 requirements of the National Environmental Policy Act (NEPA), as amended by the June
14 2023 Fiscal Responsibility Act (42 U.S.C. §4336a(e), Public Law 118-5)); in
15 consideration of the recently removed/rescinded Council for Environmental Quality
16 (CEQ) Regulations for Implementing NEPA, 40 Code of Federal Regulations (CFR)
17 parts 1500-1508 (see 90 *Federal Register* 10610; February 25, 2025, with the Interim
18 Final Rule effective April 11, 2025), which federal agencies may continue to use as
19 guidance to prepare their NEPA documents; in consideration of the U.S. Army Corps of
20 Engineers (USACE) NEPA Implementation Procedures for the Regulatory Program
21 (Appendix B to 33 CFR Part 325); and in accordance with the USACE Procedures for
22 Implementing NEPA; Processing of Department of the Army Permits (see 90 *Federal*
23 *Register* 29465; Interim Final Rule published and effective July 3, 2025, promulgating 33
24 CFR Part 333 and making conforming changes to 33 C.F.R¹ Parts 320 and 325~~(e)(1)~~).
25 USACE is the federal lead agency responsible for preparation of the EIS, and LAHD is
26 the lead agency responsible for preparing the EIR.

27 This Executive Summary provides an adequate and accurate summary of the EIS,
28 consistent with the intent of 40 CFR § 1502.12. Throughout the Executive Summary are
29 references to various Draft EIS chapters and to sections in Part 2, Appendix 1 (Draft
30 EIR), which includes more detailed information and analyses that might be of interest to
31 some members of the public.

¹ Although the July 3, 2025 Interim Final Rule (IFR) removed the previous USACE NEPA implementation regulations for evaluating USACE permit applications, Part IV (Effective Date) of this IFR specified that applications submitted before that removal date will continue to use the rule (regulations) in place at the time of submittal. As such, this EIS continues to consider and reference the USACE 33 CFR Parts 320 and 325 regulations, including Appendix B to Part 325’s NEPA Implementation Procedures for the Regulatory Program, which were in effect when the Notice of Intent (NOI) to prepare an EIS for proposed container terminal upgrades at Berths 121-131 was published in April 2014. Where we have determined appropriate, this EIS also considers and references the IFR’s changes to USACE’s NEPA Implementation Procedures pertaining to the Regulatory and Section 408 programs, including addition of Part 333, as well as the 2023 FRA.

1 The primary federal action associated with the Proposed Project is the issuance of a
2 USACE/Department of the Army (DA) permit authorizing work and structures in, over,
3 and under navigable waters of the United States and for the proposed transport to and
4 disposal of dredge material at an established ocean disposal site. USACE has geographic
5 jurisdictional authority over the Proposed Project pursuant to Section 404 of the Clean
6 Water Act, Section 10 of the Rivers and Harbors Act, and Section 103 of the Marine
7 Protection, Research, and Sanctuaries Act, and has determined an EIS is warranted due to
8 potentially significant environmental impacts associated with the USACE permit action.

9 As described in more detail in Section 1.1 of this Draft EIS, the overall project purpose
10 for the Proposed Project under NEPA is to improve maritime shipping and commerce by
11 improving container terminal infrastructure in, over, and under water and on terminal
12 backlands at the Berths 121-131 Terminal, while also maintaining consistency with
13 established Port environmental policies. The overall Proposed Project purpose serves as
14 the foundation of the USACE's NEPA, Section 404, Section 10, and Section 103
15 analyses and evaluations.

16 **Proposed Project and Alternatives**

17 **Overview**

18 The Berths 121-131 Terminal is located on John S. Gibson Boulevard in the Port of Los
19 Angeles. The Project site lies on the western side of the Los Angeles West Basin and is
20 generally bounded by port facilities to the north, east, and south, and by the community
21 of San Pedro to the west. Land access is provided by a network of arterial routes and
22 freeways (I-110, I-710, I-405, and State Route [SR]-103/SR-47).

23 The Proposed Project (Figure ES-2) involves the construction and operation of terminal
24 improvements within the Berths 121-131 Terminal. The improvements would include
25 constructing a new wharf at Berths 126-129 with modern wharf cranes capable of loading
26 and unloading the largest containerhips, deepening the berth to enable it to
27 accommodate those vessels, and expanding the existing on-dock railyard to enable it to
28 handle more intermodal cargo using fully electric loading cranes.

29 Two alternatives are carried forward in the Draft EIS/EIR, the CEQA No Project
30 Alternative (Alternative 1) and the NEPA No Federal Action Alternative (Alternative 2).
31 Table ES-1 compares those alternatives and the Proposed Project, and the alternatives are
32 described more fully below. Importantly, the Proposed Project represents a reduced
33 project (in terms of scope and required Regulatory action) from the project originally
34 proposed in the April 2014 Notice of Intent (NOI)/Notice of Preparation (NOP) to
35 prepare a joint EIS and EIR (see Appendix 2, Special Public Notice – NOI/NOP of the
36 Draft EIS/EIR and Public Scoping Meeting for the Berths 121-131 [Yang Ming]
37 Container Terminal Redevelopment Project). Accordingly, the current alternatives do not
38 include a reduced project alternative, as such reductions are already incorporated in the
39 current Proposed Project.

Table ES-1: Summary of Alternatives

	CEQA Baseline (2019)	Proposed Project (2050)	Alt. 1: No Project (2062)	Alt. 2: No Federal Action (2062)
Annual Throughput (millions of TEUs)	0.354	1.871	1.332	1.332
Annual Ship Calls	153	156	208	208
Peak Day (24-hours) Ship Calls	2	3	3	3
Truck trips (one-way, millions)	0.319	1.668	1.302	1.182
Train trips (one-way)	141	1059	507	768
Operating Cranes	5	15	5	5
Total dredging material (cy)	0	310,000	0	0
Maximum Vessel Size (TEU)				
Berths 121–125	6,500 ¹	6,500	6,500	6,500
Berths 126–129	8,000 ¹	14,000+	8,000	8,000

Note 1: The largest vessels that called in 2019 were 2,000 TEUs and 4,000 TEU at berths 121-125 and 126-129, respectively, but the existing berths could handle the vessel sizes shown.

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Figure ES-1. Berths 121-131 Container Terminal Redevelopment Project Location



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Project Construction

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Construction (described more fully in Chapter 2) would consist of:

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- Dredging up to approximately 310,000 cubic yards of sediments to deepen Berths 126-129 to -53 ft MLLW with a two-foot overdredge allowance for a total depth of -55 ft MLLW;
- Disposing of dredged sediments at approved upland sites (approximately 260,000 cy) and the approved LA-2 ocean disposal site (approximately 50,000 cy), with the latter including transport of dredged material to and vessel return from LA-2;

- 1 • Demolishing the existing wharf at Berths 126-129, including removing piles and
2 reconstructing the existing rock dike, installing new concrete piles, and
3 constructing a new concrete, pile-supported wharf at Berth 126-129;
- 4 • Relocating the five existing cranes to Berths 121-125 and installing up to ten new
5 100-ft- or 120-ft-gauge electrically powered wharf cranes on the new wharf at
6 Berths 126-129;
- 7 • Expanding the WBICTF on-dock rail yard by adding three or four loading tracks
8 and installing up to seven electrically powered RMG cranes.

9 In addition, a new 30-year permit to 2055 would be granted to a selected future tenant. In
10 support of the Clean Air Action Plan (CAAP), the long-term permit would require the
11 selected tenant to transition to zero emissions equipment beginning in 2030.

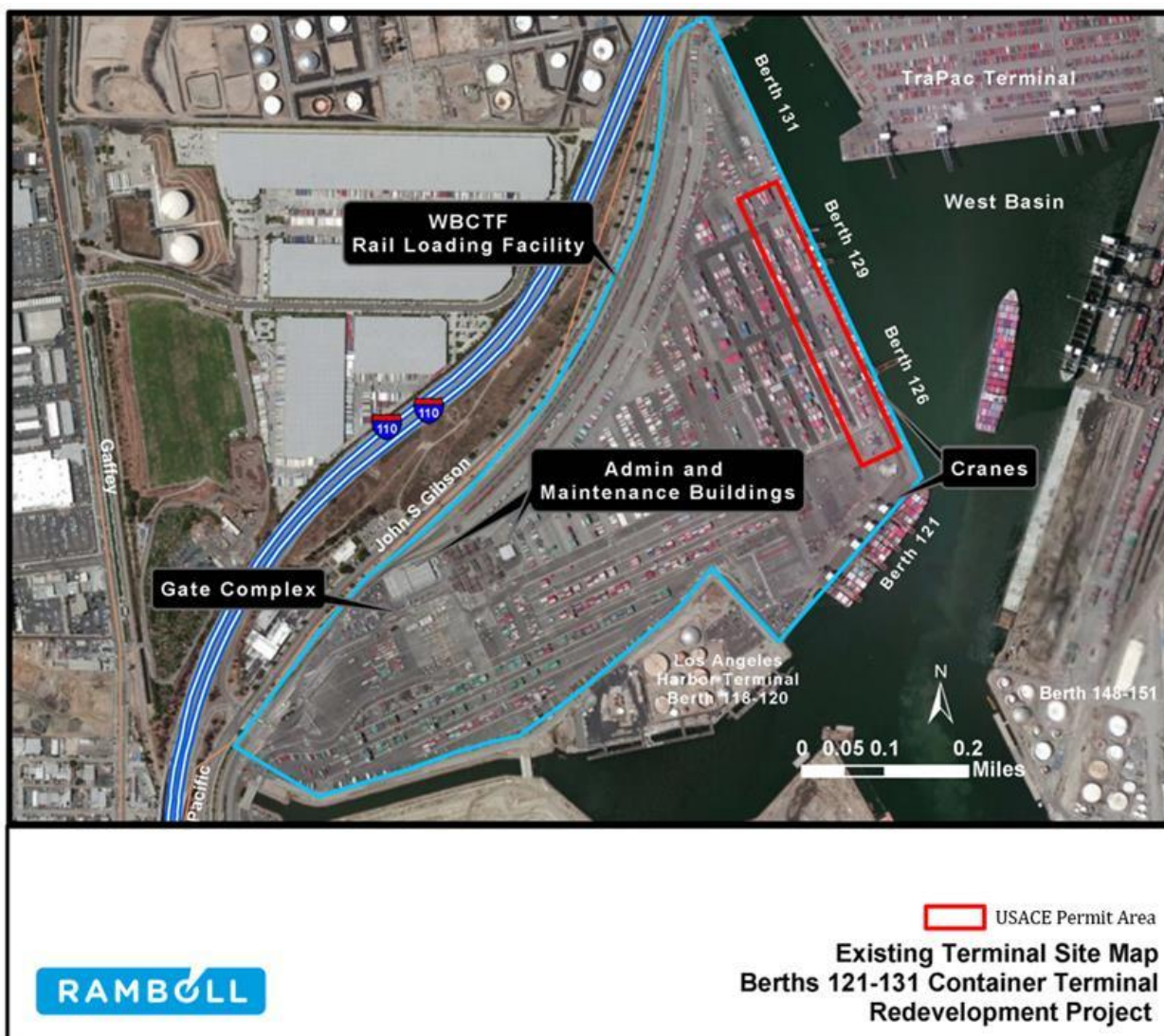
12 All construction would take place on and adjacent to the Berths 121-131 Terminal, which
13 would continue to operate, although at reduced levels of activity, at Berths 121-125
14 during construction. Construction would take approximately 24 months and is assumed
15 for the purposes of this document to begin in 2026 (this assumption was reasonable when
16 these analyses commenced and is conservative because a later construction
17 commencement would mean that less polluting construction equipment would likely be
18 employed). The terminal is assumed to begin full operation in 2028, upon completion of
19 construction.

20 **Project Operation**

21 Operation of the Proposed Project is described in detail in Chapter 2. Implementation of
22 the Proposed Project would increase the capacity of the terminal to a maximum of
23 1,871,405 TEU in 2050 (although the Proposed Project would reach capacity in 2050, the
24 horizon year in this Draft EIS is 2062 to accommodate the schedules of the alternatives
25 and the exposure assumptions of the health risk analysis).

26 At maximum capacity the terminal would receive up to 156 vessel calls per year and
27 would be able to handle the very large container vessels forecasted to arrive at the Port of
28 Los Angeles (14,000 TEU or more) as well as a range of smaller vessels. Up to fifteen
29 wharf cranes (five at Berths 121-125, the ten new, larger cranes at Berths 126-129) would
30 load and unload vessels. Cargo would be moved by approximately 834,000 truck trips
31 and 1,059 train trips per year. Trains would be loaded and unloaded by electrically
32 powered, rail-mounted gantry (RMG) cranes rather than the diesel-powered rubber-tired
33 cranes currently used, and trucks would continue to be loaded and unloaded by cargo-
34 handling equipment meeting applicable emissions standards and in compliance with state
35 and local mandates for equipment turnover.

1 **Figure ES-2: Berths 121-131 Container Terminal Redevelopment Project**



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Alternatives

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In accordance with NEPA, this Draft EIS must evaluate a reasonable range of alternatives to the Proposed Project and briefly describe the rationale for selection and rejection of alternatives, compare the merits of the alternatives, and identify an environmentally preferred alternative.

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Including the Proposed Project, seven alternatives (described in Chapter 3) were considered during the project planning process. Of these, two (Proposed Project and No Federal Action) have been carried forward for detailed co-equal analysis in this Draft EIS (Chapter 4, Environmental Analysis). Table ES-1 compares the impacts of those two alternatives and, for informational purposes, a third, the CEQA No Project Alternative.

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As noted above, the current Proposed Project corresponds to the Reduced Project Alternative described in the April 2014 NOI/NOP, as the LAHD determined, subsequent to the release of the NOP, that the originally proposed project was economically

1 infeasible. Accordingly, this Draft EIS does not include a reduced project alternative, as
2 reductions have already been incorporated into the current Proposed Project.

3 **Alternative 1 – CEQA No Project**

4 State CEQA Guidelines Section 15126.6(e) requires the analysis of a no-project
5 alternative. This analysis must discuss the existing conditions as well as what would be
6 reasonably expected to occur in the foreseeable future if the Proposed Project is not
7 approved. The No Project Alternative is only analyzed under CEQA (the EIR portion of
8 the joint EIS/EIR); the corresponding NEPA analysis considers the No Federal Action
9 Alternative, described below.

10 Under Alternative 1, LAHD would not implement any terminal improvements. None of
11 the proposed construction activities would occur in water or in waterside or backland
12 areas. No new cranes would be added, no dredging or associated/resulting dredged
13 material disposal would occur, the WBICTF on-dock rail yard would not be expanded,
14 and no backland modifications would occur. Under the No Project Alternative, the
15 existing Berths 121-131 Terminal would continue to operate as an approximately 186-
16 acre marine container terminal (Table ES-1). Based on the throughput projections for the
17 Port, the Berths 121-131 Terminal would be expected to operate at its capacity of
18 approximately 1,332,000 TEUs in 2062.

19 **Alternative 2 – No Federal Action**

20 The No Federal Action Alternative required by NEPA includes only the construction and
21 operation of the proposed WBICTF on-dock railyard expansion and the addition of up to
22 seven RMG cranes at the railyard. No dredging (and therefore no transport and disposal
23 of dredged material at an ocean site), wharf construction/reconstruction, or wharf crane
24 installation would take place because those activities would require a federal permit.
25 Current operations as an approximately 186-acre marine container terminal would
26 continue (Table ES-1).

27 The No Federal Action Alternative would increase the capacity of the WBICTF to handle
28 intermodal cargo but would not alter the Berths 121-131 Terminal's total capacity, which
29 would continue to be berth-constrained at 1,332,000 TEUs per year, which would be
30 attained in 2062. In the Draft EIR (Appendix 1), the No Federal Action Alternative is
31 also analyzed under CEQA in order to consider the impacts of construction and operation
32 of the landside element (the WBICTF expansion).

33 **Alternatives Considered But Not Further Evaluated**

34 A number of alternatives were considered based on comments received on the April 2014
35 NOI/NOP and during preparation of this Draft EIS, but were eliminated from further
36 discussion and detailed, co-equal analysis (see Chapter 3). The alternatives that were
37 considered but not carried into the EIS/EIR were:

- 38 • Expanded Project with Electrification (the project described in the 2014
39 NOI/NOP)
- 40 • Use of West Coast Ports Outside the Port Complex
- 41 • Other Sites in the Port Complex (two alternatives).

Environmental Impacts.

Based on the Initial Study (IS) in the 2014 NOI/NOP (Appendix 2), the following issues were determined to be potentially significant and are therefore evaluated in this Draft EIS and/or the Draft EIR (see Volume I, Part 2 Appendices to the Draft EIS, and Volume II Appendices to the Draft EIR, for additional details):

- Aesthetics and Visual Resources
- Air Quality and Meteorology
- Biological Resources
- Cultural Resources/Tribal Cultural Resources
- Energy
- Greenhouse Gas Emissions (EIR only)
- Hazards and Hazardous Materials
- Land Use and Planning
- Noise
- Ground Transportation
- Utilities and Service Systems
- Public Services
- Water Quality, Hydrology, and Sediments
- Maritime Transportation

Chapter 4 of the Draft EIS evaluates those issues. The criteria for determining the significance of environmental impacts are described for each resource topic in Chapter 4, and the impacts of the Proposed Project and the No Federal Action Alternative are summarized in Chapter 4 of the Draft EIS. For those who are interested, the direct, indirect, and cumulative impacts of the proposed project and alternatives are discussed in detail in Chapters 3 and 4 of the Draft EIR (Appendix 1). Mitigation measures to reduce impacts to less than significant are proposed whenever feasible, and those measures are described in Chapter 5 of the Draft EIS. Chapter 6 of the Draft EIS identifies the environmentally preferred alternative (with the environmentally superior alternative identified for the EIR), and Chapters 7 and 8 of the Draft EIS discuss other NEPA issues.

Summary descriptions of the impacts, mitigation measures, and residual impacts for the Proposed Project and alternatives are provided in Table ES-2. Table ES-2 includes the CEQA No Project Alternative for informational purposes only, as NEPA does not require analysis of that CEQA alternative.

Impacts Not Considered in This Draft EIS/EIR

The scope of this Draft EIS was established based on the NOI published in the *Federal Register* by USACE on April 11, 2014, which was informed by an IS and NOP prepared by LAHD pursuant to CEQA, and on subsequent comments by agencies and the public (see Appendix 2, NOI/IS-NOP, in Part 2 of Volume I). The 2014 NOI/NOP concluded that certain topics would involve no significant impact and need not be evaluated in the Draft EIS/EIR. Accordingly, the Draft EIS does not analyze agriculture and forestry, geology and soils, mineral resources, population and housing, recreation, and wildfire. Although the issue area of public services was eliminated in the NOP, LAHD has since decided to include that issue in the Draft EIR (Appendix 1).

Impacts of the Proposed Project

Unavoidable Significant Impacts

This Draft EIS/EIR has determined that implementation of the Proposed Project would result in significant and unavoidable impacts for the following resource areas:

- **Air Quality and Meteorology:**
 - Priority pollutant emissions of NO_x from construction (CEQA and NEPA) and of CO from overlapping construction and operation (CEQA only);
 - Offsite ambient concentrations of NO₂ (federal 1-hr) from construction (CEQA and NEPA);
 - Priority pollutant emissions of NO_x (CEQA and NEPA) and PM₁₀ (24-hr and annual average) from operation (CEQA and NEPA).

Summary of Significant Impacts that Can Be Mitigated, Avoided, or Substantially Lessened

This Draft EIS/EIR has determined that implementation of the Proposed Project would result in significant impacts that can be mitigated to a less than significant level for the following resource areas:

- **Air Quality and Meteorology:**
 - Off-site ambient concentrations of PM₁₀ (annual and 24-hr average) and PM_{2.5} (24-hr) from construction (CEQA and NEPA);
 - Off-site ambient concentrations of PM₁₀ (24-hour and annual average) and PM_{2.5} (24-hour) from overlapping construction and operation (CEQA and NEPA);
 - Priority pollutant emissions of CO and VOC from operation (CEQA and NEPA);
 - Offsite ambient concentrations of NO₂ (federal 1-hr) from operation (NEPA only).
- **Biological Resources:** underwater noise on marine mammals and fish (CEQA and NEPA).

Impacts of the No Federal Action Alternative

Alternative 2, No Federal Action, is identical to the NEPA baseline and therefore would have no impacts under NEPA (the difference or increment would always be zero).

1 **Table ES-2: Summary of Impacts and Mitigation for the Proposed Project and Alternatives**

Alternative	Environmental Impacts	Impact Determination	Mitigation Measures	Residual Impacts
3.1 Aesthetics and Visual Resources				
Proposed Project	AES-1: Would the Proposed Project have a substantial adverse effect on a scenic vista?	CEQA: Less than significant	No mitigation is required.	Less than significant
	AES-2: Would the Proposed Project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings along a state scenic highway?	CEQA: Less than significant	No mitigation is required.	Less than significant
	AES-3: In an urbanized area, would the Proposed Project conflict with applicable zoning and other regulations governing scenic quality?	CEQA: Less than significant	No mitigation is required.	Less than significant
	AES-4: Would the Proposed Project create a new source of substantial light or glare that would adversely affect day or night-time views in the area?	CEQA: Less than significant	No mitigation is required.	Less than significant
	AES-5: Would the Proposed Project result in substantial negative changes to the overall visual character and quality of a landscape that has a significant effect on viewer response?	NEPA: Less than significant	No mitigation is required.	Less than significant
Alternative 1 – No Project	AES-1: Would Alternative 1 have a substantial adverse effect on a scenic vista?	CEQA: No impact	No mitigation is required.	No impact
	AES-2: Would Alternative 1 substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings along a state scenic highway?	CEQA: No impact	No mitigation is required.	No impact
	AES-3: In an urbanized area, would Alternative 1 conflict with applicable zoning and other regulations governing scenic quality?	CEQA: No impact	No mitigation is required.	No impact
	AES-4: Would Alternative 1 create a new source of substantial light or glare that would adversely affect day or night-time views in the area?	CEQA: No impact	No mitigation is required.	No impact
	AES-5: Would Alternative 1 result in substantial negative changes to the overall visual character and quality of a landscape that has a significant effect on viewer response?	NEPA: Not Applicable	Mitigation not applicable.	Not Applicable

Alternative	Environmental Impacts	Impact Determination	Mitigation Measures	Residual Impacts
Alternative 2 – No Federal Action	AES-1: Would Alternative 2 have a substantial adverse effect on a scenic vista?	CEQA: Less than significant	No mitigation is required.	Less than significant
	AES-2: Would Alternative 2 substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings along a state scenic highway?	CEQA: Less than significant	No mitigation is required.	Less than significant
	AES-3: In an urbanized area, would Alternative 2 conflict with applicable zoning and other regulations governing scenic quality?	CEQA: Less than significant	No mitigation is required.	Less than significant
	AES-4: Would Alternative 2 create a new source of substantial light or glare that would adversely affect day or night-time views in the area?	CEQA: Less than significant	No mitigation is required.	Less than significant
	AES-5: Would Alternative 2 result in substantial negative changes to the overall visual character and quality of a landscape that has a significant effect on viewer response?	NEPA: No impact	No mitigation is required.	No impact
3.2 Air Quality and Meteorology				
Proposed Project	AQ-1: Would the Proposed Project result in construction-related emissions that exceed the SCAQMD threshold of significance?	CEQA: Significant impact. Impacts of construction would be significant for NO _x . Impacts of overlapping construction and operational emissions would be significant for CO.	MM AQ-1: Harbor Craft Used During Construction. MM AQ-2: On-Road Trucks Used During Construction. MM AQ-3: Non-Road Construction Equipment. MM AQ-4: Cargo Ships Used During Construction. MM AQ-5: Dredging Non-Road Equipment. MM AQ-6: General Construction Mitigation. MM AQ-7: Renewable Diesel Fuel. MM AQ-8: Vessel Speed Reduction Program. MM AQ-9: Yard Tractor Emissions Standards. MM AQ-10: Cargo-Handling Equipment Emissions Standards.	Significant and unavoidable. Impacts of construction would be significant and unavoidable for NO _x . Impacts of overlapping construction and operations would be significant and unavoidable for CO.

Alternative	Environmental Impacts	Impact Determination	Mitigation Measures	Residual Impacts
		NEPA: Significant impact. Impacts of construction would be significant for NO _x . Impacts of overlapping construction and operational NO _x emissions would be less than significant.	MM AQ-1 through MM AQ-10	Significant and unavoidable. Impacts of construction would be significant and unavoidable for NO _x .
	AQ-2: Would Project construction result in off-site ambient air pollutant concentrations that exceed a SCAQMD threshold of significance?	CEQA: Significant impact. Maximum off-site ambient air pollutant concentrations would be significant for PM ₁₀ (24-hour and annual average) and PM _{2.5} (24-hour). Overlapping construction and operations would be significant for NO ₂ (annual average and federal and state 1-hour average), PM ₁₀ (24-hour and annual average), and PM _{2.5} (24-hour).	MM AQ-1 through MM AQ-10	Significant and unavoidable. Impacts of overlapping construction and operations would be significant and unavoidable for NO ₂ (federal 1-hour average).
		NEPA: Significant impact. Maximum off-site ambient air pollutant concentrations would be significant for PM ₁₀	MM AQ-1 through MM AQ-10	Significant and unavoidable. Impacts of overlapping construction and operations would be significant and unavoidable for NO ₂ (federal 1-hour average).

Alternative	Environmental Impacts	Impact Determination	Mitigation Measures	Residual Impacts
		(24-hour and annual average) and PM _{2.5} (24-hour). Overlapping construction and operations would be significant for NO ₂ (annual average and federal and state 1-hour average), PM ₁₀ (24-hour and annual average), and PM _{2.5} (24-hour).		
	AQ-3: Would the Proposed Project result in operational emissions that exceed an SCAQMD threshold of significance?	CEQA: Significant impact. Impacts would be significant for NO _x in 2028, for CO in all operational years, and for VOC in 2036 through 2062.	MM AQ-8 through MM AQ-10 LM AQ-1: Zero-Emission Cargo Handling Equipment (CHE) Transition. LM AQ-2: Priority Access for Drayage.	Significant and unavoidable. Impacts would be significant and unavoidable for NO _x in 2028
		NEPA: Significant impact. Impacts would be significant for VOC in 2036 and 2050; for CO in all operational years; and for NO _x in 2028 through 2055.	MM AQ-8 through MM AQ-10 LM AQ-1, LM AQ-2	Significant and unavoidable. Impacts would be significant and unavoidable for NO _x in 2028 through 2050.
	AQ-4: Would operation of the Proposed Project result in offsite ambient air pollutant concentrations that exceed a SCAQMD threshold of significance?	CEQA: Significant impact. Impacts would be significant for PM ₁₀ (24-hour and annual average).	MM AQ-8 through MM AQ-10 LM AQ-1 and LM AQ-2	Significant and unavoidable. Impacts would be significant and unavoidable for PM ₁₀ (24-hour and annual average).

Alternative	Environmental Impacts	Impact Determination	Mitigation Measures	Residual Impacts
		NEPA: Significant impact. Impacts would be significant for NO ₂ (federal 1-hour average) and PM ₁₀ (24-hour and annual average).	MM AQ-8 through MM AQ-10 LM AQ-1 and LM AQ-2	Significant and unavoidable. Impacts would be significant and unavoidable for PM ₁₀ (24-hour average).
	AQ-5: Would the Proposed Project create an objectional odor at the nearest sensitive receptor?	CEQA: Less than significant	No mitigation is required	Less than significant
		NEPA: Less than significant	No mitigation is required	Less than significant
	AQ-6: Would the Proposed Project expose receptors to significant levels of TACs?	CEQA: Less than significant	No mitigation is required but MM AQ-1 through MM AQ-10 and LM AQ-1 and LM AQ-2 would further reduce health impacts	Less than significant
		NEPA: Less than significant	No mitigation is required but MM AQ-1 through MM AQ-10 and LM AQ-1 and LM AQ-2 would further reduce health impacts	Less than significant
	AQ-7: Would the Proposed Project conflict with or obstruct implementation of an applicable Air Quality Management Plan (AQMP)?	CEQA: Less than significant	No mitigation is required	Less than significant.
		NEPA: Less than significant	No mitigation is required	Less than significant
Alternative 1 – CEQA No Project	AQ-1: Would Alternative 1 result in construction-related emissions that exceed a SCAQMD threshold of significance?	CEQA: No impact	Mitigation is not applicable	No impact
		NEPA: Not applicable	Mitigation not applicable	Not applicable
	AQ-2: Would construction of Alternative 1 result in off-site ambient air pollutant concentrations that exceed a SCAQMD threshold of significance?	CEQA: No impact	Mitigation is not applicable	No impact
		NEPA: Not applicable	Mitigation not applicable	Not applicable
	AQ-3: Would Alternative 1 result in operational emissions that exceed an SCAQMD threshold of significance?	CEQA: Significant impact. Impacts would be significant for VOCs in 2055 and 2062 and for CO in	Mitigation is not applicable	Significant and unavoidable. Impacts would be significant and unavoidable for VOCs in 2055 and 2062 and for

Alternative	Environmental Impacts	Impact Determination	Mitigation Measures	Residual Impacts	
		all years of operations.		CO in all years of operations.	
		NEPA: Not applicable	Mitigation not applicable	Not applicable	
	AQ-4: Would operation of Alternative 1 result in offsite ambient air pollutant concentrations that exceed a SCAQMD threshold of significance?	CEQA: Significant impact. Impacts of concentrations of PM ₁₀ (24-hr and annual) would be significant in 2055 and 2062.	Mitigation is not applicable	Significant and unavoidable. Impacts of concentrations of PM ₁₀ (24-hr and annual) would be significant and unavoidable in 2055 and 2062.	
		NEPA: Not applicable	Mitigation is not applicable	Not applicable	
	AQ-5: Would Alternative 1 create an objectional odor at the nearest sensitive receptor?	CEQA: Less than significant	Mitigation is not applicable	Less than significant	
		NEPA: Not applicable	Mitigation is not applicable	Not applicable	
	AQ-6: Would Alternative 1 expose receptors to significant levels of TACs?	CEQA: Less than significant	Mitigation is not applicable	Less than significant	
		NEPA: Not applicable	Mitigation is not applicable	Not applicable	
	AQ-7: Would Alternative 1 conflict with or obstruct implementation of an applicable AQMP?	CEQA: Less than significant	Mitigation is not applicable	Less than significant	
		NEPA: Not applicable	Mitigation is not applicable	Not applicable	
	Alternative 2 – No Federal Action	AQ-1: Would Alternative 2 result in construction-related emissions that exceed the SCAQMD threshold of significance?	CEQA: Significant impact. Overlapping construction and operational emissions would be significant for CO.	MM AQ-2, MM AQ-3, MM AQ-6, MM AQ-7, MM AQ-8 LM AQ-1 and LM AQ-2	Significant and unavoidable. Overlapping construction and operational emissions would be significant for CO.
			NEPA: No impact	No mitigation is required	No impact
		CEQA: Less than significant	No mitigation is required	Less than significant	

Alternative	Environmental Impacts	Impact Determination	Mitigation Measures	Residual Impacts
	AQ-2: Would construction of Alternative 2 result in off-site ambient air pollutant concentrations that exceed a SCAQMD threshold of significance?	NEPA: No impact.	No mitigation is required	No impact.
	AQ-3: Would Alternative 2 result in operational emissions that exceed an SCAQMD threshold of significance?	CEQA: Significant impact. Impacts would be significant for VOCs in 2055 and 2062, and for CO in all operational years.	MM AQ-8 through MM AQ-10 LM AQ-1 and LM AQ-2.	Significant and unavoidable. Impacts would be significant and unavoidable for CO in 2026 and 2027.
		NEPA: No impact	No mitigation is required	No impact.
	AQ-4: Would operation of Alternative 2 result in offsite ambient air pollutant concentrations that exceed a SCAQMD threshold of significance?	CEQA: Significant impact. Impacts would be significant for PM ₁₀ (annual and 24-hr averages) in 2062.	MM AQ-8 through MM AQ-10 LM AQ-1 and LM AQ-2	Less than significant
		NEPA: No impact	No mitigation is required	No impact
	AQ-5: Would Alternative 2 create an objectional odor at the nearest sensitive receptor?	CEQA: Less than significant	No mitigation is required	Less than significant
		NEPA: No impact	No mitigation is required	No impact
	AQ-6: Would Alternative 2 expose receptors to significant levels of TACs?	CEQA: Less than significant	No mitigation is required	Less than significant
		NEPA: No impact	No mitigation is required	No impact
	AQ-7: Would Alternative 2 conflict with or obstruct implementation of an applicable AQMP?	CEQA: Less than significant	No mitigation is required	Less than significant
		NEPA: No impact	No mitigation is required	
3.3 Biological Resources				
Proposed Project	BIO-1: Would the Proposed Project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by	CEQA: Significant impact.	MM BIO-1: Avoid Marine Mammals	Less than significant
		NEPA: Significant impact.	MM BIO-1: Avoid Marine Mammals	Less than significant

Alternative	Environmental Impacts	Impact Determination	Mitigation Measures	Residual Impacts
	the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?			
	BIO-2: Would the Proposed Project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	CEQA: Less than significant	No mitigation is required.	Less than significant
		NEPA: Less than significant	No mitigation is required	Less than significant
	BIO-3: Would the Proposed Project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery?	CEQA: Less than significant impact	No mitigation is required.	Less than significant
		NEPA: Less than significant	No mitigation is required.	Less than significant
Alternative 1 – CEQA No Project	BIO-1: Would Alternative have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	CEQA: Less than significant	Mitigation is not applicable	Less than significant
		NEPA: Not applicable	Mitigation not applicable	Not applicable
	BIO-2: Would Alternative 1 have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	CEQA: Significant impact.	No mitigation can be applied to the No Project Alternative	Significant and unavoidable
		NEPA: Not applicable	Mitigation not applicable	Not applicable
	BIO-3: Would Alternative 1 interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery?	CEQA: Less than significant	Mitigation is not applicable	Less than significant
		NEPA: Not applicable	Mitigation not applicable	Not applicable
Alternative 2 – No Federal Action	BIO-1: Would Alternative 2 have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by	CEQA: No impact	No mitigation is required	No impact
		NEPA: No impact	No mitigation is required	No impact

Alternative	Environmental Impacts	Impact Determination	Mitigation Measures	Residual Impacts
	the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?			
	BIO-2: Would Alternative 2 have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	CEQA: Significant impact	No feasible mitigation is available	Significant and unavoidable
		NEPA: No impact	No mitigation is required	No impact
	BIO-3: Would Alternative 2 interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery?	CEQA: Less than significant	No mitigation is required	Less than significant
		NEPA: No impact	No mitigation is required	No impact
3.4 Cultural Resources				
Proposed Project	CR-1: Would the Proposed Project cause a substantial adverse change in the significance of a historical resource pursuant to § 15064?	CEQA: No impact	No mitigation is required.	No impact
		NEPA: No impact	No mitigation is required.	No impact
	CR-2: Would the Proposed Project cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	CEQA: Less than significant	No mitigation is required.	Less than significant
		NEPA: No impact	No mitigation is required	No impact
	CR-3: Would the Proposed Project disturb any human remains, including those interred outside of formal cemeteries?	CEQA: Less than significant	No mitigation is required	Less than significant
		NEPA: No impact	No mitigation is required	No impact
	CR-4: Would the Proposed Project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	CEQA: Less than significant	No mitigation is required; however, SC CR-1 would be applied as a standard condition of approval	Less than significant
		NEPA: No impact	No mitigation is required	No impact

Alternative	Environmental Impacts	Impact Determination	Mitigation Measures	Residual Impacts
	<p>b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?</p>			
	<p>CR-5: Would the Proposed Project result in the permanent loss of, or loss of access to, a significant paleontological resource?</p>	<p>CEQA: Less than significant</p>	<p>No mitigation is required</p>	<p>Less than significant</p>
		<p>NEPA: Less than significant</p>	<p>No mitigation is required</p>	<p>Less than significant</p>
<p>Alternative 1 – CEQA No Project</p>	<p>CR-1: Would Alternative 1 cause a substantial adverse change in the significance of a historical resource pursuant to § 15064?</p>	<p>CEQA: No impact</p>	<p>Mitigation not applicable</p>	<p>No impact</p>
	<p>CR-2: Would Alternative 1 cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?</p>	<p>CEQA: No impact</p>	<p>Mitigation not applicable</p>	<p>No impact</p>
	<p>CR-3: Would Alternative 1 disturb any human remains, including those interred outside of formal cemeteries?</p>	<p>CEQA: No impact</p>	<p>Mitigation not applicable</p>	<p>No impact</p>
	<p>CR-4: Would the Proposed Project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:</p>	<p>CEQA: No impact</p>	<p>Mitigation not applicable</p>	<p>No impact</p>
	<p>a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or</p> <p>b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in</p>	<p>NEPA: Not applicable</p>	<p>Mitigation not applicable</p>	<p>Not applicable</p>

Alternative	Environmental Impacts	Impact Determination	Mitigation Measures	Residual Impacts
	subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?			
	CR-5: Would the Proposed Project result in the permanent loss of, or loss of access to, a significant paleontological resource?	CEQA: No impact	No mitigation is required.	No impact
		NEPA: Not applicable	Mitigation not applicable	Not applicable
Alternative 2 – No Federal Action	CR-1: Would Alternative 2 cause a substantial adverse change in the significance of a historical resource pursuant to § 15064?	CEQA: No impact	No mitigation is required.	No impact
		NEPA: No impact	Mitigation not applicable	No impact
	CR-2: Would Alternative 2 cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	CEQA: Less than significant	No mitigation is required.	Less than significant
		NEPA: No impact	No mitigation is required	No impact
	CR-3: Would Alternative 2 disturb any human remains, including those interred outside of formal cemeteries?	CEQA: Less than significant	No mitigation is required	Less than significant
		NEPA: No impact	No mitigation is required	No impact
CR-4: Would Alternative 2 cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the	CEQA: Less than significant	No mitigation is required; however, SC CR-1 would be applied as a standard condition of approval.	Less than significant	
	NEPA: No impact	No mitigation is required	No impact	

Alternative	Environmental Impacts	Impact Determination	Mitigation Measures	Residual Impacts
	significance of the resource to a California Native American tribe?			
	CR-5: Would Alternative 2 result in the permanent loss of, or loss of access to, a significant paleontological resource?	CEQA: No impact	No mitigation is required	No impact
		NEPA: No impact	No mitigation is required	No impact
3.5 Energy				
Proposed Project	EN-1: Would the Proposed Project result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	CEQA: Less than significant	No mitigation is required	Less than significant
		NEPA: Less than significant	No mitigation is required	Less than significant
	EN-2: Would the Proposed Project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	CEQA: Less than significant	No mitigation is required	Less than significant
		NEPA: Less than significant	No mitigation is required	Less than significant
Alternative 1 – CEQA No Project	EN-1: Would Alternative 1 result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	CEQA: Less than significant	Mitigation not applicable	Less than significant
		NEPA: Not applicable	Mitigation not applicable	Not applicable
	EN-2: Would Alternative 1 conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	CEQA: Less than significant	Mitigation not applicable	Less than significant
		NEPA: Not applicable	Mitigation not applicable	Not applicable
Alternative 2 – No Federal Action	EN-1: Would Alternative 2 result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	CEQA: Less than significant	No mitigation is required	Less than significant
		NEPA: No impact	No mitigation is required	No impact
	EN-2: Would Alternative 2 conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	CEQA: Less than significant	No mitigation is required	Less than significant
		NEPA: No impact	No mitigation is required	No impact
3.6 Greenhouse Gases (in the EIR Only)				
Proposed Project	GHG-1: Would the Proposed Project generate GHG emissions, either directly or indirectly that	CEQA: Significant impact. Operations would be	MM GHG-1: LED Lighting. MM GHG-2: GHG Reduction Offsets	Less than significant

Alternative	Environmental Impacts	Impact Determination	Mitigation Measures	Residual Impacts
	would exceed the SCAQMD 10,000 mty CO _{2e} threshold?	significant for GHGs in 2027, 2036, and 2045.	MM AQ-2: On-Road Trucks Used during Construction. MM AQ-3: Non-Road Construction Equipment. MM AQ-4: Cargo Ships Used During Construction. MM AQ-5: Dredging Non-Road Equipment. MM AQ-6: General Construction Mitigation Measure. MM AQ-8: Vessel Speed Reduction Program (VSRP). MM AQ-10: Cargo-Handling Equipment Emissions Standards. LM AQ-1: Zero-Emission Cargo Handling Equipment (CHE) Transition. LM AQ-2: Priority Access for Drayage	
		NEPA: Not applicable	Mitigation not applicable	Not applicable
Alternative 1 – CEQA No Project	GHG-1: Would Alternative 1 generate GHG emissions, either directly or indirectly that would exceed the SCAQMD 10,000 mty CO _{2e} threshold?	CEQA: Significant impact. Operations would be significant for GHGs in 2036 and 2045.	Mitigation measures are not applicable.	Significant and unavoidable. Operations would be significant and unavoidable for GHGs in 2036 and 2045.
		NEPA: Not applicable	Mitigation not applicable	Not applicable
Alternative 2 – No Federal Action	GHG-1: Would Alternative 2 generate GHG emissions, either directly or indirectly that would exceed the SCAQMD 10,000 mty CO _{2e} threshold?	CEQA: Significant impact. Operations would be significant for GHGs in 2036 and 2045.	MM GHG-1: LED Lighting. MM GHG-2: GHG Reduction Offsets. MM AQ-2: On-Road Trucks Used during Construction. MM AQ-3: Non-Road Construction Equipment.	Less than significant

Alternative	Environmental Impacts	Impact Determination	Mitigation Measures	Residual Impacts
			MM AQ-6: General Construction Mitigation Measure. MM AQ-8: Vessel Speed Reduction Program (VSRP). MM AQ-10: Cargo-Handling Equipment Emissions Standards. LM AQ-1: Zero-Emission Cargo Handling Equipment (CHE) Transition. LM AQ-2: Priority Access for Drayage	
		NEPA: Not applicable	Not applicable	Not applicable
3.7 Hazards and Hazardous Materials				
Proposed Project	RISK-1: Would the Proposed Project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	CEQA: Less than significant	No mitigation is required	Less than significant
		NEPA: Less than significant	No mitigation is required	Less than significant
	RISK-2: Would the Proposed Project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	CEQA: Less than significant	No mitigation is required	Less than significant
		NEPA: Less than significant	No mitigation is required	Less than significant
	RISK-3: Would the Proposed Project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	CEQA: Less than significant	No mitigation is required	Less than significant
		NEPA: Less than significant	No mitigation is required	Less than significant
	RISK-4: Would the Proposed Project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	CEQA: Less than significant	No mitigation is required	Less than significant
		NEPA: Less than significant	No mitigation is required	Less than significant
	RISK-5: Would the Proposed Project impair implementation of or physically interfere with an	CEQA: Less than significant	No mitigation is required	Less than significant

Alternative	Environmental Impacts	Impact Determination	Mitigation Measures	Residual Impacts
	adopted emergency response plan or emergency evacuation plan?	NEPA: Less than significant	No mitigation is required	Less than significant
Alternative 1 – CEQA No Project	RISK-1: Would Alternative 1 create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	CEQA: Less than significant	No mitigation is required.	Less than significant
		NEPA: Not Applicable	Mitigation not applicable	Not Applicable
	RISK-2: Would Alternative 1 create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	CEQA: Less than significant	No mitigation is required.	Less than significant
		NEPA: Not Applicable	Mitigation not applicable	Not Applicable
	RISK-3: Would Alternative 1 emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	CEQA: Less than significant	No mitigation is required.	Less than significant
		NEPA: Not Applicable	Mitigation not applicable	Not Applicable
	RISK-4: Would Alternative 1 be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	CEQA: Less than significant	No mitigation is required.	Less than significant
		NEPA: Not Applicable	Mitigation not applicable	Not Applicable
	RISK-5: Would the Proposed Project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	CEQA: Less than significant	No mitigation is required.	Less than significant
		NEPA: Not Applicable	Mitigation not applicable	Not Applicable
Alternative 2—No Federal Action	RISK 1: Would Alternative 2 create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	CEQA: Less than significant	No mitigation is required	Less than significant
		NEPA: No impact	No mitigation is required	No impact
	RISK 2: Would Alternative 2 create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	CEQA: Less than significant	No mitigation is required	Less than significant
		NEPA: No impact	No mitigation is required	No impact
	RISK-3: Would Alternative 2 emit hazardous emissions or handle hazardous or acutely	CEQA: Less than significant	No mitigation is required	Less than significant
		NEPA: No impact	No mitigation is required	No impact

Alternative	Environmental Impacts	Impact Determination	Mitigation Measures	Residual Impacts
	hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			
	RISK-4: Would Alternative 2 be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	CEQA: Less than significant	No mitigation is required	Less than significant
		NEPA: No impact	No mitigation is required	No impact
	RISK-5: Would the Proposed Project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	CEQA: Less than significant	No mitigation is required	Less than significant
NEPA: No impact		No mitigation is required	No impact	
3.8 Land Use				
Proposed Project	LU-1: Would the proposed physically divide an established community?	CEQA: Less than significant	No mitigation is required	Less than significant
		NEPA: Less than significant	No mitigation is required	Less than significant
	LU-2: Would the Proposed Project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental impact?	CEQA: Less than significant	No mitigation is required	Less than significant
		NEPA: Less than significant	No mitigation is required	Less than significant
Alternative 1 – CEQA No Project	LU-1: Would Alternative 1 physically divide an established community?	CEQA: Less than significant	No mitigation is required.	Less than significant
		NEPA: Not applicable	Mitigation not applicable	Not applicable
	LU-2: Would Alternative 1 cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental impact?	CEQA: Less than significant	No mitigation is required	Less than significant
		NEPA: Not applicable	Mitigation not applicable	Not applicable
Alternative 2 – No Federal Action	LU-1: Would Alternative 2 physically divide an established community?	CEQA: Less than significant	No mitigation is required	Less than significant
		NEPA: No impact	No mitigation is required	No impact
	LU-2: Would Alternative 2 cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental impact?	CEQA: Less than significant	No mitigation is required	Less than significant
		NEPA: No impact	No mitigation is required	No impact

Alternative	Environmental Impacts	Impact Determination	Mitigation Measures	Residual Impacts
3.9 Noise				
Proposed Project	NOI-1: Would the Proposed Project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	CEQA: Less than significant	No mitigation is required	Less than significant
		NEPA: Less than significant	No mitigation is required	Less than significant
	NOI-2: Would the Proposed Project result in generation of excessive groundborne vibration or groundborne noise levels?	CEQA: Less than significant	No mitigation is required	Less than significant
		NEPA: Less than significant	No mitigation is required	Less than significant
	NOI-3: For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the Proposed Project expose people residing or working in the project area to excessive noise levels?	CEQA: Less than significant	No mitigation is required	Less than significant
		NEPA: Less than significant	No mitigation is required	Less than significant
Alternative 1 – CEQA No Project	NOI-1: Would Alternative 1 result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	CEQA: Less than significant	No mitigation is required.	Less than significant
		NEPA: Not Applicable	Mitigation not applicable	Not Applicable
	NOI-2: Would Alternative 1 result in generation of excessive groundborne vibration or groundborne noise levels?	CEQA: Less than significant	No mitigation is required.	Less than significant
		NEPA: Not Applicable	Mitigation not applicable	Not Applicable
	NOI-3: For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would Alternative 1 expose people residing or working in the project area to excessive noise levels?	CEQA: Less than significant	No mitigation is required	Less than significant
		NEPA: Not Applicable	Mitigation not applicable	Not Applicable
Alternative 2 – No Federal Action	NOI-1: Would construction of Alternative 2 result in daytime construction activities lasting more than 10 days in a 3-month period that would exceed existing	CEQA: Less than significant	No mitigation is required	Less than significant
		NEPA: No impact	Mitigation not applicable	No impact

Alternative	Environmental Impacts	Impact Determination	Mitigation Measures	Residual Impacts
	ambient exterior noise levels by 5 dBA or more at noise-sensitive receptors?			
	NOI-2: Would construction of Alternative 2 result in generation of excessive groundborne vibration or groundborne noise levels?	CEQA: Less than significant	No mitigation is required	Less than significant
		NEPA: No impact	Mitigation not applicable	No impact
	NOI-3: For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would Alternative 2 expose people residing or working in the project area to excessive noise levels?	CEQA: No impact	No mitigation is required	No impact
		NEPA: No impact	No mitigation is required	No impact
3.10 Ground Transportation				
Proposed Project	TRANS-1: Would the Proposed Project conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	CEQA: No impact	No mitigation is required	No impact
		NEPA: No impact	No mitigation is required	No impact
	TRANS-2: Would the Proposed Project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	CEQA: Less than significant	No mitigation is required	Less than significant
		NEPA: Less than significant	No mitigation is required	Less than significant
	TRANS-3: Would the Proposed Project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	CEQA: No impact	No mitigation is required	No impact
		NEPA: No impact	No mitigation is required	No impact
	TRANS-4: Would the Proposed Project result in inadequate emergency access?	CEQA: No impact	No mitigation is required	No impact
		NEPA: No impact	No mitigation is required	No impact
Alternative 1 – CEQA No Project	TRANS-1: Would Alternative 1 conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	CEQA: No impact	No mitigation is required.	No impact
		NEPA: Not applicable	Mitigation not applicable	Not applicable
		CEQA: Less than significant	No mitigation is required.	Less than significant

Alternative	Environmental Impacts	Impact Determination	Mitigation Measures	Residual Impacts	
	TRANS-2: Would Alternative 1 conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	NEPA: Not applicable	Mitigation not applicable	Not applicable	
	TRANS-3: Would Alternative 1 substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	CEQA: No impact	No mitigation is required.	No impact	
		NEPA: Not applicable	No mitigation is required.	Not applicable	
	TRANS-4: Would Alternative 1 result in inadequate emergency access?	CEQA: No Impact	No mitigation is required.	No Impact	
		NEPA: Not applicable	No mitigation is required.	Not applicable	
	Alternative 2 – No Federal Action	TRANS-1: Would Alternative 2 conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	CEQA: No Impact	No mitigation is required.	No Impact
NEPA: No Impact			No mitigation is required.	No Impact	
TRANS-2: Would Alternative 2 conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?		CEQA: Less than significant	No mitigation is required.	Less than significant	
		NEPA: Less than significant	No mitigation required.	Less than significant	
TRANS-3: Would Alternative 2 substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?		CEQA: No impact	No mitigation is required.	No impact	
		NEPA: No impact	No mitigation is required.	No impact	
TRANS-4: Would Alternative 2 result in inadequate emergency access?		CEQA: No impact	No mitigation is required.	No impact	
		NEPA: No impact	No mitigation is required.	No impact	
3.11 Utilities and Service Systems					
Proposed Project		UT-1: Would the Proposed Project require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	CEQA: Less than significant	No mitigation is required	Less than significant
	NEPA: Less than significant		No mitigation is required	Less than significant	
	UT-2: Would the Proposed Project have sufficient water supplies available to serve the project and	CEQA: Less than significant	No mitigation is required	Less than significant	

Alternative	Environmental Impacts	Impact Determination	Mitigation Measures	Residual Impacts
	reasonably foreseeable future development during normal, dry and multiple dry years?	NEPA: Less than significant	No mitigation is required	Less than significant
	UT-3: Would the Proposed Project result in a determination by the waste water 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?	CEQA: Less than significant	No mitigation is required	Less than significant
		NEPA: Less than significant	No mitigation is required	Less than significant
	UT-4: Would the Proposed Project generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	CEQA: Less than significant	No mitigation is required	Less than significant
		NEPA: Less than significant	No mitigation is required	Less than significant
	UT-5: Would the Proposed Project not comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	CEQA: Less than significant	No mitigation is required	Less than significant
		NEPA: Less than significant	No mitigation is required	Less than significant
Alternative 1 – CEQA No Project	UT-1: Would Alternative 1 require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	CEQA: Less than significant	No mitigation is required.	Less than significant
		NEPA: Not applicable	Mitigation not applicable	Not applicable
	UT-2: Would Alternative 1 have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	CEQA: Less than significant	No mitigation is required.	Less than significant
		NEPA: Not applicable	Mitigation not applicable	Not applicable
	UT-3: Would Alternative 1 result in a determination by the waste water 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?	CEQA: Less than significant	No mitigation is required.	Less than significant
		NEPA: Not applicable	Mitigation not applicable	Not applicable
	UT-4: Would Alternative 1 generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise	CEQA: Less than significant	No mitigation is required.	Less than significant
		NEPA: Not applicable	Mitigation not applicable	Not applicable

Alternative	Environmental Impacts	Impact Determination	Mitigation Measures	Residual Impacts
	impair the attainment of solid waste reduction goals?			
	UT-5: Would Alternative not comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	CEQA: Less than significant	No mitigation is required.	Less than significant
		NEPA: Not applicable	Mitigation not applicable	Not applicable
Alternative 2 – No Federal Action	UT-1: Would Alternative 2 require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	CEQA: Less than significant	No mitigation is required	Less than significant
		NEPA: No impact	No mitigation is required	No impact
	UT-2: Would Alternative 2 have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	CEQA: Less than significant	No mitigation is required	Less than significant
		NEPA: No impact	No mitigation is required	No impact
	UT-3: Would Alternative 2 result in a determination by the waste water 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?	CEQA: Less than significant	No mitigation is required	Less than significant
		NEPA: No impact	No mitigation is required	No impact
	UT-4: Would Alternative 2 generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	CEQA: Less than significant	No mitigation is required	Less than significant
		NEPA: No impact	No mitigation is required	No impact
	UT-5: Would Alternative 2 not comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	CEQA: Less than significant	No mitigation is required	Less than significant
		NEPA: No impact	No mitigation is required	No impact
3.12 Water Quality, Hydrology, and Sediments				
Proposed Project	WQ-1: Would the Proposed Project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	CEQA: Less than significant	No mitigation is required	Less than significant
		NEPA: Less than significant	No mitigation is required	Less than significant

Alternative	Environmental Impacts	Impact Determination	Mitigation Measures	Residual Impacts
	<p>WQ-3¹: Would the Proposed Project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:</p> <p>i) result in substantial erosion or siltation on- or off-site;</p> <p>ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;</p> <p>iii) 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; or</p> <p>iv) impede or redirect flood flows?</p>	CEQA: Less than significant	No mitigation is required	Less than significant
		NEPA: Less than significant	No mitigation is required	Less than significant
	<p>WQ-4: In flood hazard, tsunami, or seiche zones, would the Proposed Project risk release of pollutants due to project inundation?</p>	CEQA: Less than significant	No mitigation is required	Less than significant
		NEPA: Less than significant	No mitigation is required	Less than significant
	<p>WQ-5: Would the Proposed Project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?</p>	CEQA: Less than significant	No mitigation is required	Less than significant
		NEPA: Less than significant	No mitigation is required	Less than significant
<p>Alternative 1 – CEQA No Project</p>	<p>WQ-1: Would Alternative 1 violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?</p>	CEQA: Less than significant	No mitigation is required.	Less than significant
		NEPA: Not applicable	Mitigation not applicable	Not applicable
	<p>WQ-3: Would Alternative 1 substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:</p> <p>i) result in substantial erosion or siltation on- or off-site;</p> <p>ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;</p>	CEQA: Less than significant	No mitigation is required.	Less than significant
		NEPA: Not applicable	Mitigation not applicable	Not applicable

Alternative	Environmental Impacts	Impact Determination	Mitigation Measures	Residual Impacts
	iii) 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; or iv) impede or redirect flood flows?			
	WQ-4: In flood hazard, tsunami, or seiche zones, would Alternative 1 risk release of pollutants due to project inundation?	CEQA: Less than significant	No mitigation is required.	Less than significant
		NEPA: Not applicable	Mitigation not applicable	Not applicable
	WQ-5: Would Alternative 1 conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	CEQA: No impact	No mitigation is required.	No impact
		NEPA: Not applicable	Mitigation not applicable	Not applicable
Alternative 2 – No Federal Action	WQ-1: Would Alternative 2 violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	CEQA: Less than significant	No mitigation is required	Less than significant
		NEPA: No impact	No mitigation is required	No impact
	WQ-3: Would Alternative 2 substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: i) result in substantial erosion or siltation on- or off-site; ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; iii) 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; or iv) impede or redirect flood flows?	CEQA: No impact	No mitigation is required	No impact
		NEPA: No impact	No mitigation is required	No impact
	WQ-4: In flood hazard, tsunami, or seiche zones, would Alternative 2 risk release of pollutants due to project inundation?	CEQA: Less than significant	No mitigation is required	Less than significant
		NEPA: No impact	No mitigation is required	No impact
		CEQA: No impact	No mitigation is required	No impact

Alternative	Environmental Impacts	Impact Determination	Mitigation Measures	Residual Impacts
	WQ-5: Would Alternative 2 conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	NEPA: No impact	No mitigation is required	No impact
3.13 Marine Transportation				
Proposed Project	VT-1: Would vessel traffic associated with construction or operation of the Proposed Project substantially interfere with operation of designated vessel traffic lanes and/or impair the level of safety for vessels navigating the Main Channel, harbor, or Precautionary Area?	CEQA: Less than significant	No mitigation is required.	Less than significant
		NEPA: Less than significant	Mitigation not applicable	Less than significant
Alternative 1 – CEQA No Project	VT-1: Would vessel traffic associated with construction or operation of Alternative 1 substantially interfere with operation of designated vessel traffic lanes and/or impair the level of safety for vessels navigating the Main Channel, harbor, or Precautionary Area?	CEQA: No impact	No mitigation is required.	No impact
		NEPA: Not applicable	Mitigation not applicable	Not applicable
Alternative 2 – No Federal Action	VT-1: Would vessel traffic associated with construction or operation of Alternative 2 substantially interfere with operation of designated vessel traffic lanes and/or impair the level of safety for vessels navigating the Main Channel, harbor, or Precautionary Area?	CEQA: Less than significant	No mitigation is required.	Less than significant
		NEPA: No impact	Mitigation not applicable	No impact

1 Note 1: Under Water Quality, Hydrology, and Sediments, Impact WQ-2 was eliminated from consideration in the Initial Study (see Appendix 2 in Part 2 of Volume I) and therefore does
 2 not appear in this Draft EIS.