

<b>Building</b>	<b>Number of Stories</b>	<b>Size (Square Feet)</b>	<b>Use</b>
Buildings 1 and 3	Two-to four	644,462	Merchandise Storage/Distribution, Vacant
Building 2	Two-to three	29,307	Los Angeles Unified School District (LAUSD) South Gate Community Adult School
Building 4	Three	221,500	Merchandise Storage/Distribution
<b>SOURCE:</b> Andersen Environmental, 2009.			

### Surrounding Uses

The project area is influenced by heavy vehicular traffic, freight railroad lines, the Alameda Trench, and older residential areas. Most structures in the project area are at least 25 years old, with the exception of parcels more recently redeveloped as chain commercial businesses. Areas adjacent to the project site include commercial, industrial, and residential uses.

**North of the Project Site.** A medium-density single- and multi-family neighborhood is located immediately north of the UPRR tracks. Residential uses extend north for approximately two miles to Slauson Avenue.

**East of the Project Site.** There are three City blocks east of the project site between Firestone Boulevard and the UPRR tracks. The first block east of the project site and just south of the UPRR tracks, contains one of the most noticeable visual features in the project area which is an approximately 130-foot tall water tower located at the southeast corner of the Santa Fe Avenue/Ardmore Avenue intersection. The middle block east of the project site and across Santa Fe Avenue, consists of commercial businesses including a discount store, a restaurant, and other similar commercial uses. The third block east of the project site which fronts Firestone Boulevard on the north, contains a typical commercial strip mall including: another discount store, a restaurant, a beauty salon, coin laundry, a dentist’s office, and a surface parking area. Extending east on this block beyond this commercial strip mall are multi-family residences and additional commercial uses, including motels. A gas station is located southeast of the project site at the southeast corner of the Santa Fe Avenue/Firestone Boulevard intersection

**South of the Project Site.** There are five City blocks south of the project site from Santa Fe Avenue to the Alameda Corridor Trench. The first block just east of Santa Fe Avenue contains a typical strip mall including a donut shop, coin laundry facility, and cleaners. The middle three blocks contain auto-related commercial uses including an auto repair shop, auto sound shop, car wash, auto window tinting and detailing shop, used car dealership, and engine/transmission repair shop. The fifth block south of the project site just east of the Alameda Corridor Trench contains the existing SGEC.

**West of the Project Site.** There are two City blocks west of the project site between Firestone Boulevard and 85<sup>th</sup> Street. The first block west of the project site and just north of Firestone Boulevard is a McDonald’s drive-thru restaurant, and several industrial auto-related businesses. Auto-related industrial uses are predominant in the second block and extending north along the Alameda Corridor Trench. Medium-density residential uses are located further west of the project site. A large heavy industrial use is located adjacent to the northwest of the project site, east of the Alameda Corridor Trench and south of the UPRR tracks.