THE PORT OF LOS ANGELES

Executive Director's Report to the Board of Harbor Commissioners

DATE: **SEPTEMBER 24, 2024**

FROM: **ENVIRONMENTAL MANAGEMENT**

SUBJECT: **RESOLUTION NO. _____ - CONSIDER THE ADDENDUM TO THE WILMINGTON WATERFRONT DEVELOPMENT PROJECT ENVIRONMENTAL IMPACT REPORT (STATE CLEARINGHOUSE NO. 2008031065) AND APPROVE AVALON PEDESTRIAN BRIDGE PROJECT**

SUMMARY:

Staff requests consideration of the Addendum to the Wilmington Waterfront Development (WWD) Project Environmental Impact Report (EIR) (State Clearinghouse No. 2008031065) to revise the Avalon Pedestrian Bridge Project (Project), and approval of the proposed revised Project.

The Addendum changes the Project description by: modifying the pedestrian bridge design with a cable-stayed pedestrian bridge, which is now proposed to extend to the Wilmington Waterfront Promenade and over the rail lines; reducing parking and adding electrical vehicle (EV) charging stations; proposing Broad Avenue become a roundabout; including the entry plaza in the 12-acre park; adding 12 acres of open space with a restroom building, landscaping, playground equipment, an amphitheater, and pathways; and enhancing streetscape and pedestrian walkways occurring on C Street. No new significant environmental impacts or substantial increase in the severity of previously identified significant effects have been identified from these Project modifications.

RECOMMENDATION:

It is recommended that the Board of Harbor Commissioners (Board):

1. Find that, in accordance with the provisions of the California Environmental Quality Act (CEQA) Guidelines Section 15164, the proposed revised Avalon Pedestrian Bridge Project will not result in any new significant environmental effects or a substantial increase in the severity of previously identified significant effects in the adopted Wilmington Waterfront Development Project EIR;

2. Consider the Addendum to the previously certified Wilmington Waterfront Development Project EIR;

3. Authorize the Environmental Management Division to file a Notice of Determination with the Los Angeles County Clerk and the State Clearinghouse;

4. Approve the revised Avalon Pedestrian Bridge Project; and

5. Adopt Resolution No. _____.

DISCUSSION:

Project Background/Context – On June 18, 2009, the Board certified the WWD Project EIR (Los Angeles Harbor Department Application for Port Permit No. 160720-109; State Clearinghouse No. 2008031065) and approved the WWD Project. The WWD Project was prepared to connect the community with the waterfront, create open space, and develop visitor-serving commercial and green technology business development opportunities in and around the Port of Los Angeles (Port). The WWD Project allowed for continuity with the downtown Wilmington Business District connectivity and open space for community access and enjoyment of the waterfront.

Additionally, the approved WWD Project included sustainable design, including Leadership in Energy and Environmental Design (LEED) Certified buildings; solar power, recycled water for the water features, landscaping and new building toilets; drought-tolerant landscaping; and improvement of pedestrian and bicycle connectivity. Elements already completed in the WWD Project include: the Wilmington Waterfront Promenade, the realignment of Water Street, the construction of a passenger drop-off area; demolition of several buildings; the demolition of one Los Angeles Department of Water and Power (LADWP) marine tank; the relocation of Dockside Ship and Machine Repair; the construction of some of the proposed parking; and the bulkhead replacement.

Avalon Pedestrian Bridge Project and CEQA Addendum – In 2023, the WWD Project's pedestrian bridge was re-designed with new features along with other design updates to the immediate surrounding area, which together comprises the Avalon Pedestrian Bridge Project within the larger WWD Project.

The revised Project described in the Addendum (Transmittal 1) proposes to build a cable-stayed concrete bridge that extends to the Wilmington Waterfront Promenade with a 12-acre open green space; sundial feature at entry plaza; retaining wall along western project limit; street improvements; public restroom building; historic walk; pathways; playground equipment; landscaping; an amphitheater; and parking reduction and addition of EV charging stations. Additional Project construction and site preparation activities include building demolition; site remediation; utility removals/relocations and street vacation. Street changes would include proposing Broad Avenue to become a roundabout; and streetscape and pedestrian enhancements on C Street. The Addendum also discloses

other changes to the WWD Project that are not within the Avalon Pedestrian Bridge Project footprint: the WWD Project will no longer include the extension of the Waterfront Red Car Rail Line or the adaptive reuse of the 14,500-square-foot building located on the Bekins storage property as a Waterfront Red Car Museum; construction and operation of an approximately 1-acre park for passive recreation; and LADWP bulk storage tank capacity relocation to the Olympic tank site. Based on the findings of the Addendum, the project modifications would not create new significant environmental effects or a substantial increase in the severity of previously identified significant effects previously analyzed in the WWD Project EIR.

ENVIRONMENTAL ASSESSMENT:

Upon approval, the City of Los Angeles Harbor Department (Harbor Department) will issue the Addendum to the WWD Project EIR and post it on the POLA website under the Environmental Documents tab. This Addendum was prepared pursuant to CEQA and revises the Project by including a cable-stayed pedestrian bridge over the rail lines; reducing parking and adding EV charging stations; proposing the Broad Avenue roundabout; including an entry plaza in the 12-acre park; adding 12 acres of open space with a restroom building, landscaping, playground equipment, an amphitheater, and pathways; and enhancing the streetscape and pedestrian walkway occurring on C Street.

According to Section 15164(a) of the state CEQA Guidelines, the Lead Agency “shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.” The Director of the Environmental Management Division has determined that none of the conditions set forth in CEQA Guidelines Section 15162 have occurred: there are “no new significant environmental effects or a substantial increase in the severity of previously identified significant effects.” Therefore, an addendum is the appropriate document. An addendum does not need to be circulated for public review but can be included in or attached to the final EIR per CEQA Guidelines Section 15164(c). The Board is required to "consider" the Addendum with the adopted IS/ND prior to making a decision on the Project per CEQA Guidelines Section 15164(d).

The proposed action is to consider the Addendum and approve the Avalon Pedestrian Bridge Project. Based on the Addendum’s analysis, the proposed action does not trigger any of the conditions calling for the preparation of a subsequent EIR under CEQA Guidelines Section 15162 because there are “no new significant environmental effects or a substantial increase in the severity of previously identified significant effects.” The WWD Project EIR’s mitigation measures still apply; with no new impacts or increased severity of environmental impacts, no new mitigation is necessary.

FINANCIAL IMPACT:

Approval of the proposed action will allow consideration of the Addendum to the WWD Project and approve the revised Avalon Pedestrian Bridge Project.

This Board action neither authorizes any expenditures related to the Avalon Pedestrian Bridge Project nor commits the Harbor Department to complete the proposed revised Project. Award of any capital construction contract(s) related to the Project would require Board approval under separate future actions.

Staff and consultant costs associated with the preparation of the Addendum to the WWD Project are estimated at $35,359. These costs will be capitalized and recorded under Work Order 025377 as they are incurred.

CITY ATTORNEY:

The Office of the City Attorney has reviewed and approved the Addendum as to form and legality.

SUBJECT: **ADDENDUM TO WILMINGTON WATERFRONT DEVELOPMENT PROJECT EIR AND APPROVE AVALON PEDESTRIAN BRIDGE PROJECT**

TRANSMITTAL:

1. Addendum to the Wilmington Waterfront Development Project

FIS Approval: JS

CA Approval: JC

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