



**THE PORT
OF LOS ANGELES**

Executive Director's
Report to the
Board of Harbor Commissioners

DATE: OCTOBER 13, 2021

FROM: ENVIRONMENTAL MANAGEMENT

SUBJECT: RESOLUTION NO. _____ - RECEIVE AND FILE THE SAN PEDRO WATERFRONT FINAL ENVIRONMENTAL IMPACT REPORT/ ENVIRONMENTAL IMPACT STATEMENT ADDENDUM AND APPROVE THE HARBOR BOULEVARD PARKWAY IMPROVEMENTS PROJECT (LOS ANGELES HARBOR DEPARTMENT APPLICATION FOR PORT PERMIT NO. 210730-125; STATE CLEARINGHOUSE NO. 2005061041)

SUMMARY:

Staff requests consideration of an Addendum to the San Pedro Waterfront Final Environmental Impact Report /Environmental Impact Statement (EIR/EIS) for the San Pedro Waterfront Project (SPWP) and approval of the Housing Authority of the City of Los Angeles (HACLA) Harbor Boulevard Parkway Improvements Project (Project). This Addendum modifies the originally assessed SPWP by removing existing rail, ties, ballast, Waterfront Red Car Line (WRCL) poles, and fencing, constructing a park space in place of the removed rail, and converting portions of the existing Los Angeles Waterfront's Harbor Boulevard Parkway into improved hardscaping and landscaping spaces. No significant environmental impacts are expected from these modifications.

These actions are being conducted in partnership with HACLA as outlined in a Memorandum of Understanding (MOU), approved by the Board on April 15, 2021. The process outlined in the MOU first involves Board approval of the Project, CEQA approval, and other permits to secure funding from the U.S. Department of Housing and Urban Development (HUD). The City of Los Angeles Harbor Department (Harbor Department) is not required to commit resources under the MOU until final HUD approval is secured and is incorporated into a restated and amended MOU, subject to Board discretion. Costs associated with the preparation of the Addendum are anticipated to be approximately \$5,000 in staff time and would be borne by the Harbor Department. This action by the Board of Harbor Commissioners (Board) neither authorizes any expenditures related to the Project modifications nor commits the Harbor Department to complete them.

RECOMMENDATION:

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

1. Consider the Addendum to the previously adopted Final Environmental Impact Report/ Environmental Impact Statement for the San Pedro Waterfront Project;

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2. Approve the Harbor Boulevard Parkway Improvements Project, subject to Final Project approval by the United States Department of Housing and Urban Development and subsequent execution of an amended and restated Memorandum of Understanding between Housing Authority of the City of Los Angeles and the City of Los Angeles Harbor Department;
3. Find that, in accordance with the provisions of the California Environmental Quality Act Guidelines Section 15164, the Housing Authority of the Housing Authority of the City of Los Angeles Harbor Boulevard Parkway Improvements Project will not result in any significant environmental effects or substantially more severe effects than previously analyzed in the adopted Final Environmental Impact Report/Environmental Impact Statement for the San Pedro Waterfront Project;
4. Authorize the Environmental Management Division to file a Notice of Determination with the Los Angeles County Clerk and the State Clearinghouse; and
5. Adopt Resolution No. _____.

DISCUSSION:

Background – On April 15, 2021, the Board approved a MOU between the Harbor Department and HACLA to cooperate in the completion of HUD Choice Neighborhoods Initiative (CNI) grant funding approval process and environmental review of the Project (Transmittal 1). The broad concept for Harbor Department responsibilities, subject to the future amended and restated MOU, is to clear the site for construction and provide ongoing maintenance following Project completion. The general process for the Project under the MOU is:

1. The Project design is finalized and permits are secured, which are then submitted to HUD for final approval and release of funds.
2. HUD final approval is secured. HUD approval may be subject to additional conditions and requirements.
3. An amended and restated MOU is negotiated between the Harbor Department and HACLA, incorporating final design, HUD conditions, and responsibilities of HACLA and the Harbor Department. The amended and restated MOU will be subject to full review and approval by the Board.

Board approval of this stage of the Project is necessary to secure Final HUD approval and CNI funding, but does not commit Harbor Department resources. The Harbor Department would conduct Project site preparation once the HUD funding is approved

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and the new MOU is executed. HACLA would be responsible for all other development costs.

San Pedro Waterfront Project EIR/EIS – The Final EIR/EIS and MMRP for the SPWP was certified by the Board on September 29, 2009 (State Clearing House No. 2005061041 and Application for Port Permit No. 210730-125). The purpose of the SPWP was to create a network of promenades, harbors, and open spaces to connect the waterfront with downtown San Pedro and the surrounding community and to realign and extend the WRCL.

Previous Addenda to the SPWP EIR/EIS – Since Board approval, six Addenda have been generated for the SPWP. The Addendum for Warehouses 9 & 10 (November 2011) evaluated minor modifications to the design of Warehouse Nos. 9 and 10. The Addendum for the Harbor Boulevard/7th Street/Sampson Way Intersection Improvements (June 2015) evaluated modifications to the design of the Harbor Boulevard/7th Street/Sampson Way intersection. The First Addendum for the San Pedro Public Market Project (May 2016) included improvements to public access, construction of a waterfront promenade and berthing for vessels, and a lease extension. The Addenda for the Los Angeles Maritime Institute Relocation Project (August 2016) and the Jankovich Company Relocation Project (June 2017) evaluated the impacts of the relocation of these facilities. The Second Addendum for the San Pedro Public Market (November 2019) evaluated an additional lease extension.

Proposed Addendum – The Project is located within the SPW Parkway area, which was originally assessed in the EIR/EIS. The Addendum assesses the development park space on approximately 15,600 square feet of underutilized land between 1st Street and 3rd Street along the eastern side of Harbor Boulevard (Transmittal 2). The Project site is on Harbor Department property and currently contains inactive rail previously used by the suspended WRCL. The long-term vision for public transportation intended to connect various amenities on the LA Waterfront will be analyzed in the future, as larger developments, including West Harbor; AltaSea; Cabrillo Way Marina; Outer Harbor Cruise Terminal; Warehouse One; and Crafted, are further developed. As these developments come online, vehicular and pedestrian movement patterns around the LA Waterfront will solidify, allowing for better public transportation modal development decisions to be made.

The Project concept is designed to improve the existing Harbor Boulevard Parkway. Proposed improvements include the following:

- creation of a bike loop circling the three blocks to provide a cycling space and a link to existing bike lanes;

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- new seating and recreation equipment to provide a park-like gathering space for families;
- redevelopment of landscaping, including new buffer and shade trees and plants to bring additional green space to the community;
- providing a flex space for kiosk retail or food truck access;
- redevelopment of hardscaping, including paved sidewalks and walkways in addition to placement of decorative hardscaping;
- installation of a kids play zone and exercise area;
- installation of art; and
- placement of appropriate signage and safety fencing.

Project benefits include providing the local community and residents of Rancho San Pedro with additional open-space amenities and direct access to LA Waterfront amenities. Currently, access to the existing Harbor Boulevard Parkway from 1st Street and 3rd Street is impeded by fencing.

The Project would support HACLA's concurrent project, which includes redevelopment of Rancho San Pedro with HACLA's selected developer, One San Pedro. HACLA will conduct the Project using a HUD CNI Grant, which supports projects that improve communities with distressed public or HUD-assisted housing. The Project would support HACLA's concurrent project by providing residences of Rancho San Pedro with an improved parkway to enjoy, thereby further improving quality of life for the residences.

As this Addendum is being prepared to the SPWP Final EIR/EIS, all previously identified applicable mitigation measures for the Final EIR/EIS and previous Addenda will be incorporated and implemented into the Project as construction and operational activities as appropriate.

ENVIRONMENTAL ASSESSMENT:

This Addendum for the Harbor Boulevard Parkway Improvements Project was prepared pursuant to CEQA and modifies the original project description for approximately 15,600 square feet of underutilized land between 1st Street and 3rd Street along the eastern side of Harbor Boulevard into park space.

On September 29, 2009, the Board certified the Final EIR/EIS for the San Pedro Waterfront Project, which assessed the creation of a network of promenades, harbors, and open spaces to better connect the waterfront with downtown San Pedro and the surrounding community; new development, redevelopment, cultural attractions, and modifications to existing tenants' facilities; and improvements to vehicle and pedestrian

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transportation. Subsequent addenda allowed for minor modifications and lease extensions.

According to Section 15164(b) of the State CEQA Guidelines, the Lead Agency may prepare an Addendum to an adopted EIR "if only minor technical changes or additions are necessary, or none of the conditions described in Section 15162 calling for a subsequent EIR or negative declaration 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; 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 or adopted Negative Declaration per CEQA Guidelines Section 15164 (c). The Board is required to "consider" the Addendum with the Final EIR or adopted Negative Declaration prior to making a decision on the Project per CEQA Guidelines Section 15164 (d).

The proposed action is to consider the Addendum for the Harbor Boulevard Parkway Improvements Project, which would modify approximately 15,600 square feet of underutilized land between 1st Street and 3rd Street along the eastern side of Harbor Boulevard into park space. Based on the actions that are assessed in the Addendum, the Environmental Management Division anticipates that the proposed action would create no potential adverse impacts or substantial changes to impact areas previously analyzed in the Final EIR/EIS and therefore does not trigger any of the conditions calling for the preparation of a subsequent EIR or Negative Declaration under CEQA Guidelines Section 15162. All previously identified applicable measures for the Final EIR and First Addendum will be incorporated into the Project as construction and operational activities and implemented.

FINANCIAL IMPACT:

Staff/consultant costs associated with the preparation of the Addendum to the San Pedro Waterfront Project Final EIR/EIS would amount to approximately \$5,000 and would be borne by the Harbor Department. This Board action neither authorizes any expenditures related to the revised Project nor commits the Harbor Department to complete the modifications.

CITY ATTORNEY:

The Office of the City Attorney has reviewed this Board report and concluded that it raises no legal issues at this time.

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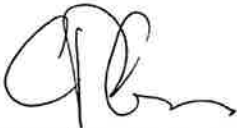
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TRANSMITTALS:

1. Memorandum of Understanding
2. Addendum to the San Pedro Waterfront Final Environmental Impact Report/Environmental Impact Statement for the Harbor Boulevard Parkway Improvements Project

FIS Approval: MB
CA Approval: SO



CHRISTOPHER CANNON
Director of Environmental Management



ANTONIO V. GIOIELLO, P.E.
Deputy Executive Director

APPROVED:



FOR

EUGENE D. SEROKA
Executive Director

CC/YO
AUTHOR: ZOE IRISH
APP NO.: 210730-125

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