


West Harbor Modification Project


Draft Subsequent Environmental Impact Report (SEIR) to the
2009 San Pedro Waterfront Environmental Impact Report (SCH# 2005061041)



Public Meeting
November 14, 2024
4:00 PST

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Agenda

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1. California Environmental Quality Act (CEQA) Process


2. Presentation of the Proposed Project

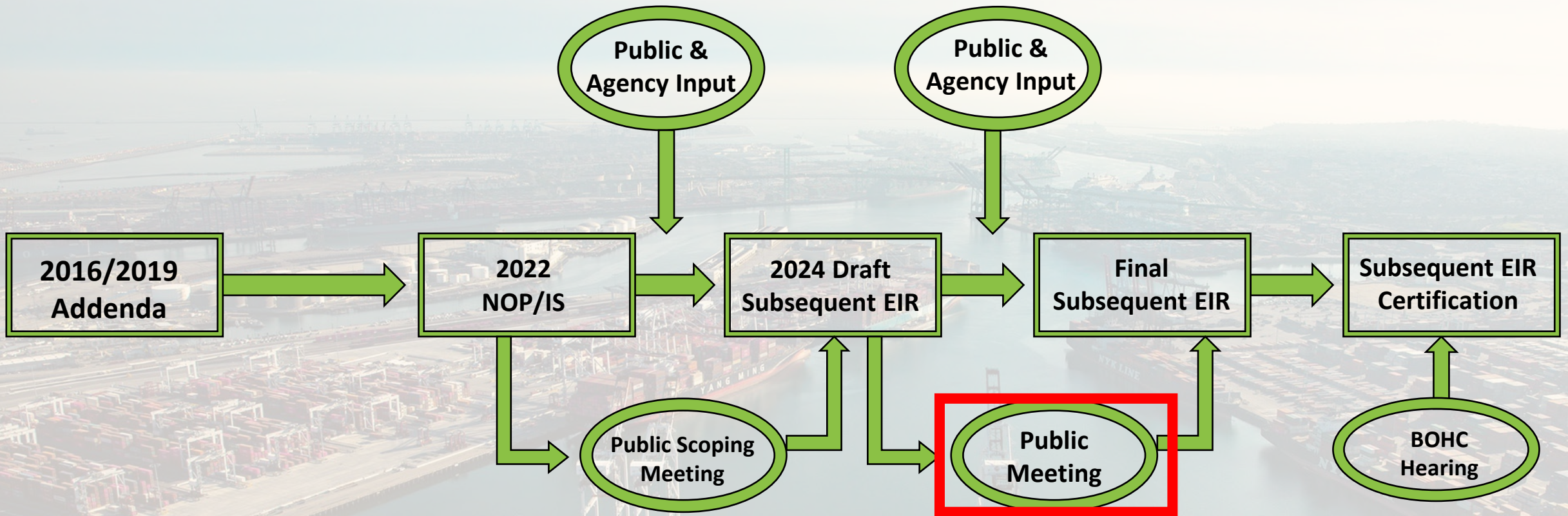
3. Draft SEIR Determinations

- Project Features/Mitigation Measures

4. Public Comments


CEQA Process

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NOP/IS – Notice of Preparation/Initial Study EIR – Environmental Impact Report BOHC – Board of Harbor Commissioners


Public Review Process

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- The Draft SEIR for the Proposed Project was released for public review on November 6th, 2024
- The Draft SEIR can be found at the Port's website:
www.portoflosangeles.org/ceqa
- The Harbor Department is holding this Public Meeting to:
 - Provide the public information about the Proposed Project
 - Offer the Public an opportunity to provide input on environmental issues raised in the Draft SEIR
- Written comments will be accepted until Friday, January 10th, 2025
- All comments received will become part of the Public Record

Proposed Project Site Location

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Background

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- Final Environmental Impact Statement (EIS)/Environmental Impact Report (EIR) for the San Pedro Waterfront (SPW) Project was certified by the Board of Harbor Commissioners (Board) on September 29, 2009
- In May 2016, the Board approved an addendum to the 2009 SPW EIS/EIR for the SPPM Project (2016 SPPM Addendum)
- In November 2019, the Board approved an addendum to the 2009 SPW EIS/EIR for the SPPM Project (2019 SPPM Addendum)

Project Overview


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- West Harbor (San Pedro Public Market) proposes to construct and operate a 6,200-person capacity Amphitheater with lawn seating on the Southern Portion of the San Pedro Public Market site
- An additional parking lot with up to 2,600 parking stalls will be developed at 208 E. 22nd Street to be used by the greater San Pedro Public Market development
- A 175-foot Ferris wheel will be constructed near the North Park area of the site




Project Objectives

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1. Enhancement and revitalization of the existing SPW area by including a substantially larger outdoor concert amphitheater and entertainment lawn venue/park space and additional attractions (hereinafter referred to as the West Harbor Modification Project) to attract visitors to the SPW
2. Update previously adopted mitigation measures to reflect changes since their consideration including the addition of the 208 E. 22nd Street Parking Lot Improvements;
3. Provide public access to the SPW through increased parking amenities and pedestrian walkways
4. Provide for a variety of waterfront uses, including berthing for visiting vessels and harbor service craft, as well as other recreational, commercial, and Port-related waterfront uses
5. Provide for enhanced visitor-serving commercial opportunities within the former site of Ports O' Call Village (now the Project Site), complementary to those found in downtown San Pedro and the larger SPW Project

Project Elements - Amphitheater

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Project Elements - Amphitheater

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Operation:

- 100 events annually
- Generally from April through November
- Area fenced off with temporary fencing during events
- Concerts would typically start between 7:00 pm and 9:00 pm and last approximately 3 hours
- Fireworks shows (up to 25 annually) would accompany some Amphitheater events, lasting up to 20 minutes. Fireworks would be launched from a barge near Berth 46. Fireworks must be permitted through the Los Angeles Regional Water Quality Control Board (LARWQCB) and the US Coast Guard (USCG), as necessary



Project Elements – Ferris Wheel


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- 175-foot Ferris Wheel
 - Prefabricated parts, shipped from manufacturer to location and assembled over approximately 60 days.
- Amusement Attractions
 - Carousel, Wave Swings, and/or Drop Tower or other similar mechanical ride attractions



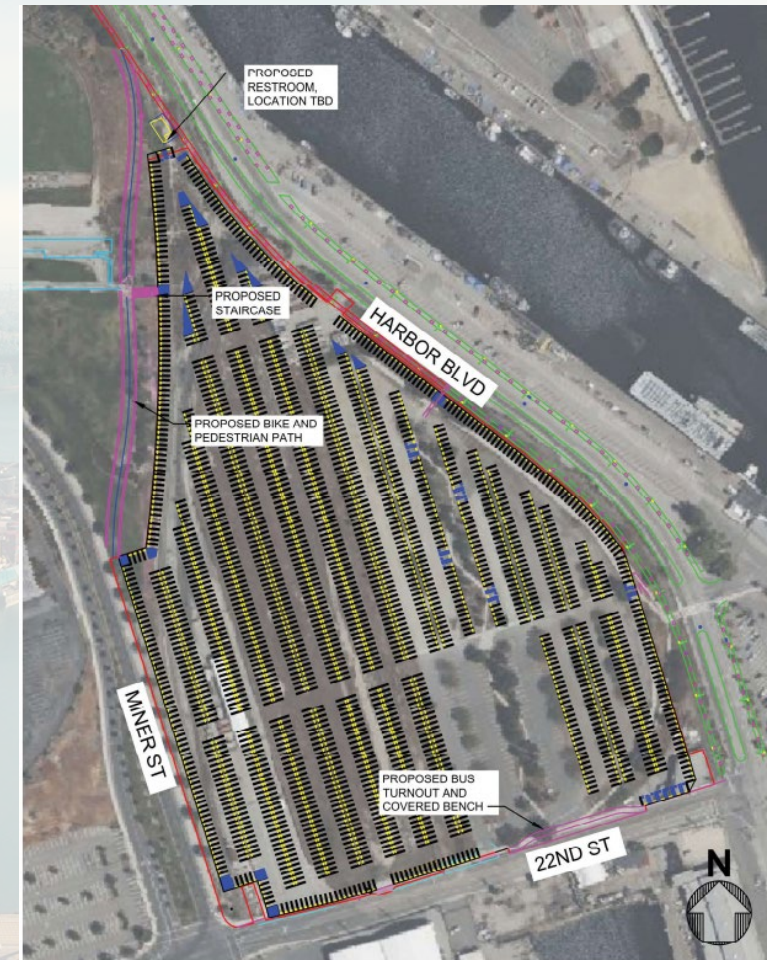
Project Elements – Parking Lot

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208 E. 22nd Street Parking Lot

- Existing structures would be removed from the site
- Area would be graded and paved to provide up to 2,600 parking stalls for use by the San Pedro Waterfront



Initial Study Determinations

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CEQA Issues with Less-than-Significant Impacts


A Notice of Preparation/Initial Study (NOP/IS) was performed in 2022 using the CEQA Checklist to determine the scope of the Draft SEIR. The following resource areas were analyzed and found to have **No Impacts** or **Less-than-Significant Impacts** from the Proposed Project:

- Agriculture and Forestry Resources
- Energy
- Geology and Soils
- Land Use/Planning
- Mineral Resources
- Population and Housing
- Utilities and Services Systems
- Wildfires

The following areas were found to have **No Impacts** but were carried into the Draft SEIR based on Project revision:

- Hazards and Hazardous Materials
- Cultural Resources

Initial Study Determinations

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CEQA Issues Discussed in the Draft SEIR

Less-than-Significant


- Aesthetics
- Cultural Resources
- Hydrology and Water Quality
- Tribal Cultural Resources

Significant

- Transportation
- Air Quality*
- Biological Resources*
- Hazards and Hazardous Materials*
- Greenhouse Gas Emissions*
- Noise
- Public Services*

* Less-than-Significant with Mitigation

Draft SEIR Determinations

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Transportation

- 2009 SPW EIS/EIR: LOS Analysis was used to determine vehicle-delay impacts
 - Implemented mitigation measures **MM-TC-1** through **MM-TC-26**
 - Includes development of a Traffic Control Plan, modification of signals and streets, reconfiguring of Harbor Boulevard, minimizing conflicts with existing attractions in the area, providing traffic control, and offsetting parking loss.
- 2024 Draft SEIR: Due to its potential increase in Vehicle Miles Traveled (VMT), the operation of the Proposed Project would result in a significant and unavoidable impact.
 - VMT was estimated based on comparable venue data to determine the distance and method attendees traveled to reach the event. Based on an exceedance of the VMT threshold, this study indicated significant and unavoidable impacts related to transportation.



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The Transportation Demand Management Strategies outlined in MM-TRAN-1 will be implemented to reduce impacts

MM-TRAN-1: Transportation Demand Management Strategies

- Event-Specific Expanded Public Transit
- Event-Ticket Packaging
- Traveler Information and Wayfinding
- Event-Specific Education and Outreach
- Carpooling Incentive Program
- Designate Priority Parking Spaces for Electric and Clean Air Vehicles
- Encourage Use of Satellite Shuttle Service
- Carpooling-Application Coordination
- Active Transportation Communication
- Provide End-of-Trip Bicycle Facilities

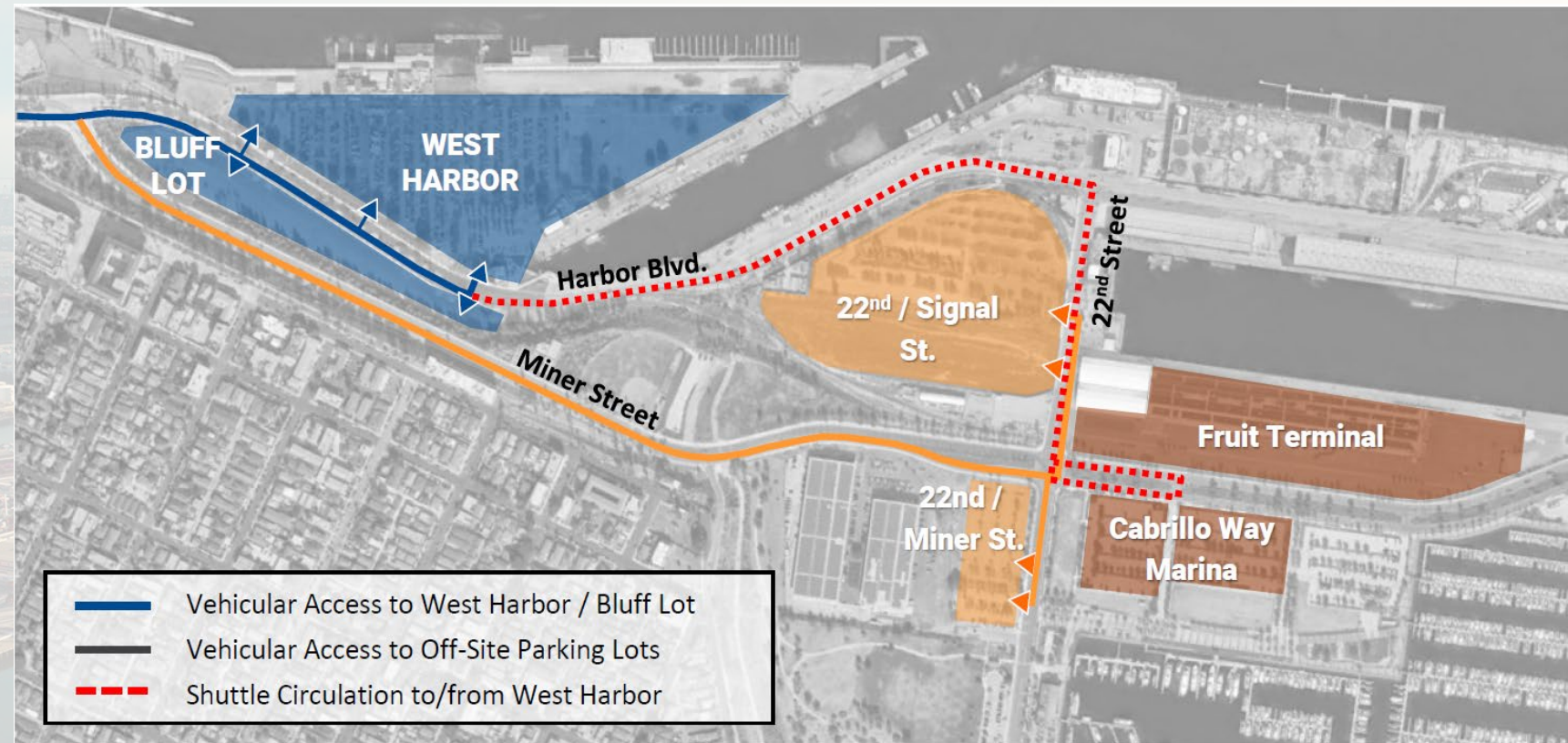


West Harbor Modification Project – SEIR Event Parking Operations


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- **Parking:** Blue Lots will be Premium, Yellow and Brown Lots will be General and have shuttle service
- **Shuttle Service:**
 - Off-site parking to amphitheater
- **Advance Parking Purchase:**
 - Available with event tickets



West Harbor Modification Project – SEIR Traffic Operational Analysis


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Existing (2021) and Future (2027) With-Project Intersection Operations

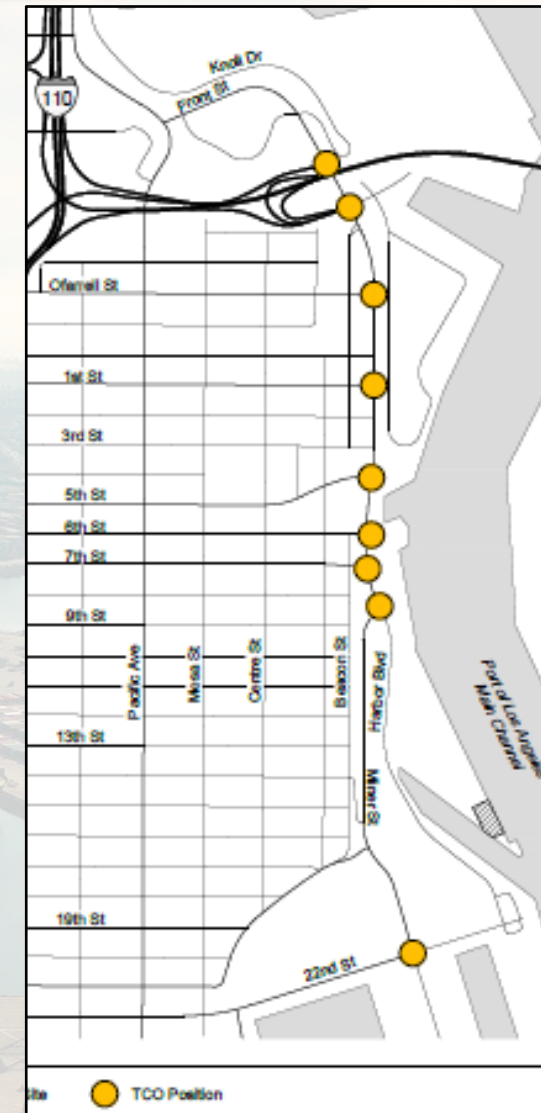
Intersection	Traffic Control	Peak Hour	Existing (2021)		2027 with Project	
			Delay (sec/veh)	LOS	Delay (sec/veh)	LOS
1. Front St/Knoll Dr	Signalized	TH PM	3.4	A	40.5	D
		SU PM	3.3	A	47	D
2. Front St/WB SR-47 On-Ramp	Uncontrolled	TH PM	6.0	A	DNE	DNE
		SU PM	6.8	A	DNE	DNE
3. Front St/Harbor Blvd/EB SR-47 Ramps/Swinford St	Signalized	TH PM	21.5	C	31.2	C
		SU PM	20.5	C	38.5	D
4. Harbor Blvd/1st St	Signalized	TH PM	9.9	A	25.0	C
		SU PM	8.8	A	21.5	C
5. Harbor Blvd/5th St	Signalized	TH PM	9.7	A	12.3	B
		SU PM	8.8	A	11.3	B
6. Harbor Blvd/7th St	Signalized	TH PM	9.4	A	12.5	B
		SU PM	8.6	A	10.6	B
7. Harbor Blvd/Sampson Wy/Miner St	Signalized	TH PM	9.9	A	11.4	B
		SU PM	10.9	B	13.1	B
8. Sampson Wy/North Driveway	AWSC	TH PM	7.1	A	13.3	B
		SU PM	7.8	A	9.6	A
9. Sampson Wy/Middle Driveway	SSSC	TH PM	8.9	A	9.7	A
		SU PM	10.5	B	21.1	C
10. Sampson Wy/South Driveway	AWSC	TH PM	7.1	A	7.5	A
		SU PM	7.8	A	8.0	A
11. Sampson Wy/22nd St	AWSC	TH PM	7.6	A	8.2	A
		SU PM	7.8	A	8.4	A
12. Miner St/22nd St	Signalized	TH PM	21.9	C	35.3	D
		SU PM	40.4	D	33.3	C
13. Via Cabrillo-Marina/22nd St	Signalized	TH PM	8.1	A	7.3	A
		SU PM	9.4	A	8.8	A

West Harbor Modification Project – SEIR Conceptual Traffic Control Measures


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- **Traffic Control Officers**
- **Pedestrian Control & Crossing Guards**
 - Key intersections for ped & vehicular safety
- **Portable Changeable Message Signs (CMS)**
 - ❖ Arterial & freeway; real-time info on traffic routing & parking
- **Potential Temp Lane Control (max. attendance events)**
 - ❖ Harbor Bl - Temporary 3rd SB (arrivals) & NB (departures) lane (SR 47 ramps to 7th Street)
 - ❖ Subject to LADOT approval



Draft SEIR Determinations


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Air Quality

- No new or substantially more severe significant impacts would occur to air quality and health risk than previously analyzed
- Emissions and associated impacts on air quality would be lower than impacts identified in the 2009 SPW EIS/EIR
- Emissions and associated impacts on air quality would be less than South Coast Air Quality Management District (SCAQMD) CEQA thresholds for all pollutants, however emissions would remain significant and unavoidable for the greater SPW project

Draft SEIR Determinations

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Air Quality

Proposed Project emissions would be reduced by the following existing and new mitigation measures (MM):

- **MM-AQ-3:** Fleet Modernization for On-Road Trucks During Construction
- **MM-AQ-4:** Fleet Modernization for Construction Equipment
- **MM-AQ-5:** Fugitive Dust
- **MM-AQ-6:** Best Management Practices
- **MM-AQ-7:** General Mitigation Measure During Construction
- **MM-AQ-8:** Special Precautions Near Sensitive Sites
- **MM-AQ-27:** Light-Emitting Diode (LED) Lightbulbs
- **MM-AQ-31:** Zero-Emission Shuttle Buses

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Biological Resources

- The Proposed Project has the potential to significantly affect sensitive species, particularly marine mammals and water birds, as a result of noise and trash from concerts at the Amphitheater and fireworks shows during special events
- Proposed mitigation measures will reduce these effects to less-than-significant levels



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Biological Resources

Proposed Project effects on Biological Resources would be reduced by the following existing and new Mitigation Measures (MM):

- **MM-BIO-2:** Conduct Nesting Bird Surveys
- **MM-BIO-7:** Trash Management and Post-Event Cleanup
- **MM-BIO-8:** Marine Mammal Monitoring During Firework Events
- **MM-BIO-9:** California Least Tern Nesting Colony Monitoring During Firework Events
- **MM-BIO-10:** Biodegradable Venue Products
- **MM-BIO-11:** Abandoned Nest Clearance Must Avoid Breeding Bird Season

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Greenhouse Gas Emissions

- No new or substantially more severe significant impacts would occur to Greenhouse Gas Emissions than previously analyzed
- The Proposed Project would be consistent with plans and policies intended to reduce GHG emissions and climate change impacts



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Greenhouse Gas Emissions

Proposed Project emissions would be reduced by the following mitigation measures (MM) and project features (PF):

- **PF-GHG-1:** Install Solar Canopies over Parking Lot
- **MM-TRAN-1:** Implementation of Transportation Demand Management (TDM) Strategies
- **MM-AQ-3:** Fleet Modernization for On-Road Trucks During Construction
- **MM-AQ-4:** Fleet Modernization for Construction Equipment
- **MM-AQ-5:** Fugitive Dust
- **MM-AQ-6:** Best Management Practices
- **MM-AQ-7:** General Mitigation Measure During Construction
- **MM-AQ-27:** Light-Emitting Diode (LED) Lightbulbs
- **MM-AQ-31:** Zero-Emission Shuttle Buses

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Noise

- Noise from the operation of the proposed Amphitheater would create significant impacts at surrounding noise-sensitive receptors (residences on Terminal Island and liveboards)
 - Project Feature **(PF)-NOI-1** and **MM-NOI-3** through **MM-NOI-10** would be required to reduce noise impacts to the extent feasible, but would not reduce the impacts to less-than-significant levels.
- Noise from the proposed fireworks displays would create significant impacts on surrounding noise-sensitive receptors (residences on Terminal Island and liveboards)
 - **MM-NOI-11** through **MM-NOI-14** would be required to reduce noise impacts to the extent feasible, but would not reduce the impacts to less-than-significant levels.

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Noise

Proposed Project noise impacts would be reduced by the following mitigation measures (MM) and project features (PF):

- **PF-NOI-1:** Incorporate Sound-focusing Design into the Amphitheater Sound System
- **MM-NOI-1:** Construct Temporary Noise Barriers, Muffle and Maintain Construction Equipment, Prohibit Idling, Locate Equipment, Use Quiet Construction Equipment, and Notify Residents
- **MM-NOI-2:** Construction Hours
- **MM-NOI-3:** Limit Noise Levels within the Amphitheater during All Tier 1 Events
- **MM-NOI-4:** Require All Tier 1 Events to Utilize the House Public Address/Sound Reinforcement System
- **MM-NOI-5:** Monitor Amphitheater Noise for All Tier 1 Events
- **MM-NOI-6:** Noise Reporting Requirements Following Amphitheater Events
- **MM-NOI-7:** Establish a Noise Complaint Hotline and/or Website
- **MM-NOI-8:** Enforce a Curfew and Restrict the Hours of Use and Duration for the Amphitheater Amplified Sound System
- **MM-NOI-9:** Fines for Non-Compliance
- **MM-NOI-10:** Restrict the Total Number of Tier 1 Event Performance Days to 100 per Year
- **MM-NOI-11:** Restrict the Total Number of Firework Displays to 25 per Year
- **MM-NOI-12:** Limit the Duration of All Firework Displays
- **MM-NOI-13:** Limit the Use of “Salute” Fireworks
- **MM-NOI-14:** Replace Fireworks Displays with Drone Displays

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Hazards

- The Proposed Project would not lead to a new significant impact or a substantial increase in the severity of previously identified impacts with implementation of **MM-HAZ-1**.
- **MM-HAZ-1: Develop a Soil Management Plan (SMP) for the 208 E. 22nd Street Parking Lot Site**
 - The SMP will include protocols, measures, and techniques for the proper handling, management, and disposal of affected soils found on site. The SMP will also be designed to protect workers and offsite receptors during site activities.

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Public Services

- Analysis of the construction of the Proposed Project determined that temporary impacts to emergency access of portions of the site could occur.
- Operation of the Proposed Project is expected to increase the demand for public services, but will be reduced to less-than-significant levels with mitigation measures.

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Public Services

- **MM-PS-1:** Coordinate with Law Enforcement Agencies (Construction Phase)*
- **MM-PS-5:** Wastewater Conservation and Wastewater Reduction*
- **MM-PS-7:** Operational Safety Measures

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Cumulative Impacts

- The Proposed Project would contribute to cumulatively considerable impacts under CEQA for the following resource areas:
 - Air Quality
 - Would not change the determination made in 2009 SPW EIS/EIR
 - Greenhouse Gas Emissions
 - Would not change the determination made in 2009 SPW EIS/EIR

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Changes to Mitigation Measures

The following mitigation measures from the prior document were changed or removed due to technological updates, redundancy, or increased standards.

MM-AQ-3: Fleet Modernization for On-Road Trucks During Construction

MM-AQ-4: Fleet Modernization for Construction Equipment

MM-AQ-5: Fugitive Dust

MM-AQ-25: Recycling

MM-AQ-27: Compact Fluorescent Light Bulbs


MM-AQ-28: Energy Audit

MM-PS-1: Coordinate with Law Enforcement Agencies

MM-PS-4: Comply with AB 939

MM-PS-6: Employ Energy Conservation Measures

Project Alternatives

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Alternative 1 - No Project Alternative

The Project would consist of the elements previously approved in the 2009 SPW EIS/EIR including:


- A 500-seat outdoor venue
- A 100-foot Ferris Wheel
- Amusement Attractions (not exceeding 75 feet)

Alternative 2 - Reduced Project Alternative


The Project would include a half-capacity Amphitheater (3,100 seats)

- The Parking Lot at 208 E. 22nd Street would still be developed
- 175-foot Ferris Wheel would be built


Public Comments

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- **Speakers will be given 3 minutes to speak**
- **If you wish to speak**, press the “Raise Hand” button to provide verbal comments ()
 - Once your name is called, it will be stated that you have been unmuted to speak
 - Please state your first and last name clearly, spell your name for the record, and identify if you are representing an agency or organization
- **If you have joined by dialing in and wish to speak**, please raise your hand by pressing *9
 - Once it is your turn to speak, you will hear the prompt “you have been unmuted”
 - Please unmute yourself by pressing *6, then state your first and last name clearly, spell your name for the record, and identify if you are representing an agency or organization

Closing Remarks

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Providing Comments After Tonight's Meeting

- Comments will be accepted until January 10, 2025
- Written Comments must be sent via mail or email to:
 - Director of Environmental Management
 - Los Angeles Harbor Department
 - 425 S. Palos Verdes Street
 - San Pedro, CA 90731
 - Email: ceqacomment@portla.org
- Include the project title in the subject line:
West Harbor Modification Project
- All comments received will become part of the Public Record