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# WEST HARBOR MODIFICATION PROJECT FINAL SUBSEQUENT ENVIRONMENTAL IMPACT REPORT (SEIR)

Presented by:

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Port of Los Angeles

Presented to:

Los Angeles City  
Council



# PROJECT LOCATION





# 42-ACRE, WATERFRONT DEVELOPMENT



300,000 SF OF ENTERTAINMENT, RESTAURANTS, RETAIL, AND RECREATIONAL GLA



# PROJECT LOCATION





# PROPOSED PROJECT ELEMENTS





# Summary of Comments from Local 11

## 1. **Vehicle Miles Traveled (VMT) Assessment is Flawed**

- Assumptions were inaccurate
  - Consideration of Ferris Wheel and Amusement Attractions as Ancillary Uses and Parking Lot Impacts
  - Use of Comparable Venues
  - Air Quality (AQ) and Greenhouse Gas (GHG) Emissions were Underestimated
  - Transportation Demand Management Strategies Inadequate

## 2. **Lack of Enforceability for Greenhouse Gas Emissions Project Feature**

## 3. **Lack of notification regarding BHC Meeting**



# Comments from Local 11

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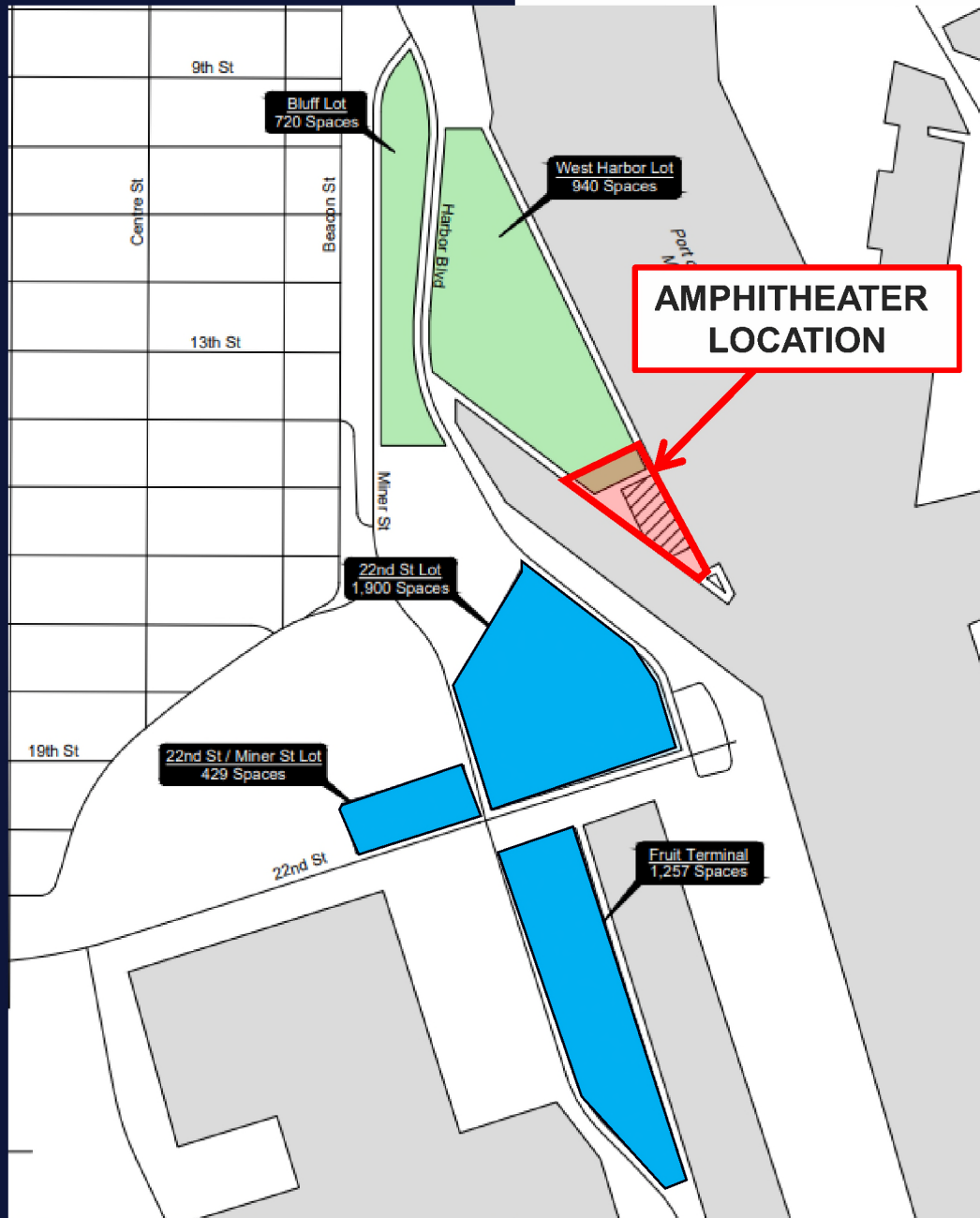
## VMT Assessment

- Consideration of Ferris Wheel and Amusement Attractions as Ancillary Uses and Parking Lot Impacts

### ***Response:***

- These Project components are expected to be ancillary to the Amphitheater and adjacent retail uses
  - Not expected to generate new vehicle trips (nor VMT)
- The anticipated peak day demand will be met by available parking prior to development of the 208 E. 22<sup>nd</sup> Street Lot
  - Intended to serve the greater San Pedro Waterfront area





## PARKING PLAN

- **Parking**
  - Green lots - Premium
    - 1,660 spaces
  - Blue lots – General
    - 3,586 spaces
- Parking would be adequate to serve peak day estimates prior to development of 208 E. 22<sup>nd</sup> Street lot



## Comments from Local 11

### VMT Assessment

- Improper Selection of Comparable Venues

#### ***Response:***

- The Greek Theater and City Grove of Anaheim were selected from the four regional options to provide Project level VMT
  - Greek Theater was operated by Nederlander, suggesting similar variety of events
  - City Grove of Anaheim represents a similar population density



## Comments from Local 11

### VMT Assessment

- Longer Average Trip Length increases AQ and GHG impacts

#### ***Response:***

- An increase in criteria pollutants based on the longer (19.3 mile) average trip length would still not exceed thresholds to be considered a significant impact



## Comments from Local 11

### VMT Assessment

- Transportation Demand Management (TDM) Strategies Including California Air Pollution Control Officers Association (CAPCOA) TDM Strategies were not included

#### ***Response:***

- All TDM strategies including CAPCOA TDM Strategies were considered, and reasonable and appropriate TDM strategies were incorporated into the document (MM-TRAN-1)





# Transportation Mitigation in SEIR

## **Mitigation Measure (MM)-TRAN-1:** Transportation Demand Management (TDM) Strategies

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



## Comments from Local 11

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- **Lack of Enforceability for AQ/GHG Mitigation and Project Feature**

***Response:***

- Enforcement mechanisms were appropriately included in the Mitigation Monitoring and Reporting Program (MMRP)



## Comments from Local 11

- **Contact regarding Boarding Meeting Date/Availability of Documents**

**From:** [Workman, Sarah](#)  
**To:** [Ceqacomment](#)  
**Subject:** Availability of the Responses to Comments for the West Harbor Modification Project Subsequent Environmental Impact Report  
**Date:** Friday, June 13, 2025 11:08:17 AM

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Good Morning,

You are receiving this email as a commenter on the West Harbor Modification Project. This email is to notify you that Chapter 2: Responses to Comments of the Final Subsequent Environmental Impact Report (SEIR) is now available on the Port's website. It includes responses to the comment letter you provided. Comment letters are included as Appendix J. The item is tentatively scheduled for the Board of Harbor Commissioners meeting on June 26<sup>th</sup>, 2025.

Chapter 2: Responses to Comments and other Final SEIR files can be accessed here:  
<https://www.portoflosangeles.org/ceqa>.

The Board of Harbor Commissioners' Meeting Agendas can be found here:  
<https://www.portoflosangeles.org/commission/agenda-archive-and-videos>



# KEY RECOMMENDED ACTIONS

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- DENY the appeal submitted by the Appellant
- CERTIFY the Final Subsequent Environmental Impact Report to the San Pedro Waterfront Environmental Impact Report for the West Harbor Modification Project
- ADOPT the Findings of Fact and Statement of Overriding Considerations
- ADOPT the Mitigation Monitoring and Reporting Program
- AFFIRM the BOHC's certification of the Final SEIR and project approval



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THANK YOU



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