

PORT OF LOS ANGELES COMMUNITY ADVISORY COMMITTEE  
WILMINGTON WATERFRONT DEVELOPMENT SUBCOMMITTEE

Port of Los Angeles  
425 S. Palos Verdes Street  
San Pedro, CA

Minutes  
July 8, 2008

ATTENDEES

COMMITTEE MEMBERS/PCAC

Ken Melendez, Chair  
Olivia Cueva Fernandez, Voting Member  
Donna Ethington, Voting Member  
Arthur Hernandez, Alternate Member  
Gary Kern, Voting Member

PORT STAFF

Chris Brown  
Teresa Scognamillo

PUBLIC PARTICIPANTS

Keith Ball  
Leticia Melendez  
Chuck Taylor

The meeting was held at Banning's Landing, 100 E. Water Street, Wilmington, CA

A. Call to Order: 5:45PM

B. Agenda Approved

C. Update:

• Wilmington Mitigation Projects

Teresa Scognamillo, the POLA Aesthetic Mitigation Coordinator, reported that staff continues to work on the agreement contracts between the City and the mitigation project applicant agencies (YMCA Aquatic Center (a 3 year agreement) and the Banning Museum (a 2 year agreement)). The agreement contracts should go to the Board of Harbor Commissioners for approval in August.

The CRA is taking the lead on the landscaping project on Alameda, since it is within their purview. The Port will disburse mitigation funds as specified within the contract.

Ms. Scognamillo has not met with Ms. Ethington on the Ocean Water Resource Center yet. As for the Wilmington boathouse/rowing facility, Gene Kininmonth was going to follow-up with his Board and Ms. Ethington to discuss the possibility of aligning the boathouse project with the Wilmington Youth Sailing Center. There has been no decision to date.

The Port is still working on a location for the Wilmington Youth Sailing Center. Ms. Ethington stated that a location at the end of Shore Road was being considered, however the dredging was problematic. She stated that she had completed the business plan and had given it to the Port. Ms. Scognamillo stated that \$3.1 million had been allocated for the sailing center. She will have a better update on this project in August. Meanwhile, Ms. Ethington, will meet with Ms. Scognamillo to discuss details on the Ocean Water Resource Center.

With regard to the East Wilmington Open Space project, Ms. Scognamillo is awaiting a response from State Lands and an appraisal on the property. After State Lands responds to this, it is expected to go to the full PCAC with a motion to make it a priority project in Wilmington.

- **Triangle Park**  
Chris Brown reported that the Port had submitted to the State (Department of Toxic Substances Control), the last risk analysis report, along with a plan for cleaning up the site. The DTSC responded back with minor comments. A meeting will be scheduled with DTSC to discuss final corrections to the plan, so that the Negative Declaration can be done. Port staff will continue to obtain the required permits. The project will be advertised in August. Construction will begin early 2009, with completion expected early 2010.
- **TraPac Buffer Area**  
The TraPac EIR has been approved and the appeal has been resolved. The Buffer project is expected to be advertised in July, with construction to begin by the end of 2008. The construction timeline has the buffer completed in a year and a half. Street scaping (curbs, sidewalks, trees, and a park by the Beacon Buildings) between Harry Bridges Blvd. and C Street should begin July 2009. On behalf of the Committee, Ken Melendez sent a letter to Mayor Antonio Villaraigosa, asking him to help ensure that the construction of the new LAPD Station not delay this project.

In response to Committee questions, Mr. Brown reviewed various elements within the plan. Work on the waterfront elements should begin in about two years.

- **Wilmington Waterfront Development Project NOP**  
Jan Green Rebstock gave a brief update on the status of the Wilmington Waterfront Development Project NOP. The NOP was released in February 2008. The public scoping meeting was held in March. Since then staff has been working on the preparation of the DEIR. The first twelve sections have been received. The air quality and traffic sections should be in shortly. The Port is looking to release the DEIR in August 2008, with the goal of submitting it to the Board of Harbor Commissioners in October/November.

Ms. Green Rebstock stated that it was the Port's intention to showcase the Waterfront Project for integrating a "sustainable design". The Port is also trying to use recycled water and solar power where appropriate.

D. Public Comment:

Arthur Hernandez commented on the extension of the Red Car line from San Pedro to Wilmington to Long Beach.

He also announced that the Gateway Celebration would be held on July 17, 2008, at 2:00PM at the Tesoro Facility, in Wilmington.

Chuck Taylor announced that the public scoping meeting for the Pier 400, Pacific LA Marine Terminal LLC Project/Plains All American Pipeline was held on June 26, 2008. The deadline for public comment is July 29, 2008.

E. Non-Agenda Items:

Ken Melendez has a list of Port staff members to acknowledge at the upcoming appreciation presentation. The list can be finalized at the August Subcommittee meeting and the appreciation plaques can be presented to Port staff at the September Board meeting.

The Fiesta Corazon del Puerto will be held from July 18 – July 20, 2008, at Bay View Field, in Wilmington. There will be food, fun, entertainment, games, and drawings for prizes.

Keith Ball suggested the idea of creating an architectural design to unify and frame the buildings and businesses along Avalon. Chris Brown stated that the City was going to be working on the revision of the Wilmington Community Plan and that this would be a good vehicle for subcommittee input. Discussion ensued. Ms. Green Rebstock stated that the Port and the City have a green building policy that requires all new development over 7,500 sq. ft. to be Leed Certified Gold, which will influence the design.

The Port is working on removing the buffer area from the City Community Plan, and bringing it into the Port Community Plan. But, in the meantime, in order to maintain momentum, the area will be rezoned as open space, so that the project continues to move forward.

Chuck Taylor distributed flyers for the Tall Ships Festival of Sail LA 2008, which will be held from August 15<sup>th</sup> through the 17<sup>th</sup>

Donna Ethington gave a brief report on the Pier A West properties, the oil fields adjacent to the soil storage site on Anchorage Road. She reported that the City of Long Beach is in the process of removing the soil/pipelines, and consolidating the oil operations along Henry Ford. They have a mandatory remediation plan from the Department of Toxic Substance Control (DTSC) to clean up the oil field. They will be starting this project in August. As part of the remediation, they plan on removing

contaminated material and replacing it with enough clean fill to elevate the land by 2 to 3 feet. They stated that they were open to input on alternative uses of the property.

Arthur Hernandez suggested putting up a “Wilmington” sign at the I-110 Freeway on-ramp and another on Sea Side. He was referred back to the Neighborhood Council.

F. Agenda Items for Next Meeting, August 12, 2008

- Schedule a Meeting with the Committee/Gene Kininmonth/Donna Ethington to Help Resolve the Sailing Center and the Rowing Center Issues
- Schedule a Meeting with the Wilmington Skill Center to determine their needs or desires

G. Adjournment: 7:30PM

Signature on File

Ken Melendez, Chair  
Wilmington Waterfront Development Subcommittee

Signature on File

Debra Babcock-Doherty, PCAC Secretary