



**THE PORT
OF LOS ANGELES**
Executive Director's
Report to the

Board of Harbor Commissioners

DATE: MARCH 2, 2017

FROM: CARGO & INDUSTRIAL REAL ESTATE

SUBJECT: RESOLUTION NO. _____ - COVENANT AND ENVIRONMENTAL RESTRICTION FOR 1500 EAST ANAHEIM STREET (NEW ILWU DISPATCH HALL)

SUMMARY:

Staff requests approval of the Covenant and Environmental Restriction (CER) for the benefit of the California Regional Water Quality Control Board (CRWQCB), Los Angeles Region. The attached CER puts forth certain best practices for the current use and future uses of the new ILWU Dispatch Hall located at 1500 East Anaheim Street in Wilmington.

In May 2011, the Board of Harbor Commissioners approved Permit No. 893 with Pacific Maritime Association (PMA) for the construction and operation of a dispatch hall. As a result of construction activities on the property, CRWQCB has deemed it necessary to require the execution and recordation of the CER.

RECOMMENDATION:

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

1. Find that the proposed action is exempt from the requirements of the California Environmental Quality Act under Article II Section 2(f) of the Los Angeles City CEQA Guidelines as determined by the Director of Environmental Management;
2. Approve the Covenant and Environmental Restriction for 1500 East Anaheim Street;
3. Authorize the Executive Director to execute and the Board Secretary to attest to the Covenant and Environmental Restriction for 1500 East Anaheim Street; and
4. Adopt Resolution No. _____.

SUBJECT: COVENANT AND ENVIRONMENTAL RESTRICTION

DISCUSSION:

Background – On May 19, 2011, Resolution No. 11-7124 was adopted by the Board for Permit No. 893 with PMA for the construction and operation of a new dispatch hall. Subsequently, three amendments were adopted as Resolution Nos. 12-7261, 14-7169, and 16-7891 for the definition of responsibilities for soil and groundwater contamination, change in time requirements for the construction of bike path improvements, and extension for the conveyance of the old dispatch hall to the City of Los Angeles Harbor Department (Harbor Department), respectively.

During construction of the new dispatch hall, additional environmental contamination was discovered. The site has historically been used for oil extraction/production and has been known to have certain environmental issues. As such, the site development has been engineered to mitigate such issues which included the placement of vapor barriers to prevent intrusion of soil vapors. As an additional precaution, CRWQCB has deemed it necessary to memorialize and record certain best practices for the current use and future uses of the subject property in the attached CER (Transmittal 1). To date, the only other CRWQCB requirement is groundwater monitoring, of which we are in full compliance.

Staff requests execution of the CER by the Harbor Department. Staff will then obtain the necessary execution from CRWQCB. Upon Board approval and full execution, staff will record the CER with the Los Angeles Registrar/Recorder's Office.

ENVIRONMENTAL ASSESSMENT:

The proposed action is approval of a CER for the property at 1500 East Anaheim Street in Wilmington, which is an administrative activity. As such, the Director of Environmental Management has determined that the proposed action is exempt from the requirements of CEQA under Article II Section 2(f) of the Los Angeles City CEQA Guidelines.

FINANCIAL IMPACT:

The proposed CER is an administrative activity, and there is no cost associated with its processing other than Harbor Department staff time.

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CITY ATTORNEY:

The CER has been reviewed and approved as to form and legality by the Office of the City Attorney.

TRANSMITTAL:

1. Covenant and Environmental Restriction



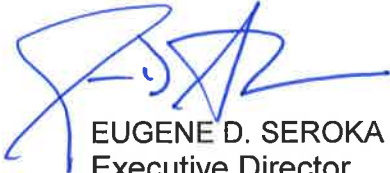
JACK C. HEDGE
Director of Cargo & Industrial Real Estate

FIS Approval: MB (initials)
CA Approval: gm (initials)



MICHAEL DiBERNARDO
Deputy Executive Director

APPROVED:



EUGENE D. SEROKA
Executive Director

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