



**THE PORT  
OF LOS ANGELES**  
Executive Director's  
Report to the  
Board of Harbor Commissioners

**DATE: JULY 29, 2014**

**FROM: ENVIRONMENTAL MANAGEMENT**

**SUBJECT: RESOLUTION NO. \_\_\_\_\_ - ADOPTION OF THE FINAL INITIAL STUDY/NEGATIVE DECLARATION FOR THE U.S. NAVY COMMISSARY BUILDING DEMOLITION PROJECT (LOS ANGELES HARBOR DEPARTMENT APPLICATION FOR PORT PERMIT NO. 140214-018; SCH NO. 2014061048)**

**SUMMARY:**

Staff recommends that the Board of Harbor Commissioners (Board) adopt the Final Initial Study/Negative Declaration (IS/ND) for the proposed U.S. Navy Commissary Building Demolition Project (Project) and, approve the Project as described in the Final IS/ND.

The former U.S. Naval Operations Support Center (NOSC) is comprised of four vacant buildings at 390 Navy Way on Terminal Island. The site is approximately 23 acres and was used by the Navy until 2010 when they vacated the premises. One of the four vacant buildings is the former Navy Commissary building, which is approximately 51,000 square feet and was built in 1983. The building was inspected by the Los Angeles Fire Department (LAFD) in 2013 and was found to be out of compliance with fire safety ordinances that include a working and updated fire suppression system (i.e., sprinklers) as well as working utilities. The LAFD issued a Fire/Life Safety Violation which required the City of Los Angeles Harbor Department (Harbor Department) to either retrofit or demolish the structure. There is no future use proposed for the vacant structure so the most cost-effective compliance option at this time is demolition.

The Harbor Department is currently under a temporary Special Permit through LAFD until October 20, 2014. The Harbor Department is complying with the provisions of the Special Permit by keeping the building boarded up, keeping the building vacant of contents and occupants and maintaining a fire access lane around the perimeter of the building.

The proposed Project solely involves the demolition of the vacant Navy Commissary building. There are no future land uses or operational impacts associated with the proposed Project. Any future or proposed operational use of the property would be evaluated in a separate environmental analysis.

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**RECOMMENDATION:**

It is recommended that the Board of Harbor Commissioners:

1. Find that, based on the information contained in this report and the Final Initial Study/Negative Declaration for the U.S. Navy Commissary Building Demolition Project, the Project would not have a significant effect on the environment pursuant to Public Resources Code Section 21080 and the State California Environmental Quality Act Guidelines Section 15070;
2. Adopt, pursuant to State California Environmental Quality Act Guidelines Section 15074, the Final Initial Study/Negative Declaration for the U.S. Navy Commissary Building Demolition Project which (a) has been completed in compliance with the State California Environmental Quality Act Guidelines and the Los Angeles City California Environmental Quality Act Guidelines; (b) was presented to the Board for review and was reviewed and considered by the Board prior to approving the Project; and (c) reflects the independent judgment and analysis of the City of Los Angeles Harbor Department as the California Environmental Quality Act Lead Agency;
3. Find that all information added to the Final Initial Study/Negative Declaration after the public review period, but before adoption, merely clarifies, amplifies, or makes insignificant modifications, and that recirculation is not necessary;
4. In consideration of the Final Initial Study/Negative Declaration, approve the U.S. Navy Commissary Building Demolition Project;
5. Authorize the Environmental Management Division to file the Notice of Determination for the U.S. Navy Commissary Building Demolition Project with the Los Angeles City and County Clerks; and
6. Adopt Resolution No. \_\_\_\_\_.

**DISCUSSION:**

Project Background/Context – The U.S. Navy (Navy) established a Naval Air Reserve Training Facility at 390 Navy Way (formerly 801 Reeves Avenue) known as Allen Field in 1927. It was renamed Reeves Field in the 1930s. The Navy discontinued use of the airfield in 1951. The property ultimately became the Navy and Marine Corps Reserve Training Facility/Naval Operations Support Center in the early 1980s. It was during this time that the four buildings were constructed at the site; one of which is the former U.S. Navy Commissary building. The facility operated until 2010 when the Navy and Marine Corps. relocated their operations and vacated the site. The site has remained vacant since that time.

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Project Objectives – The objective of the Project is compliance with a LAFD Fire/Life Safety Violation that the Harbor Department received on the Navy Commissary building. LAFD inspected the vacant Navy Commissary building in 2013 and determined that the site was not adequately protected against potential fire hazards. There was no water to the site, no active alarm system connected to a central station and the sprinkler system was in need of retrofits. To comply with the citation prior to its October 20, 2014 deadline, the Harbor Department was faced with either costly retrofits on a vacant structure or its demolition. The Harbor Department has determined that the most cost-effective option given that there are no future plans for the building would be demolition.

Project Description – The proposed Project solely involves the demolition of the vacant Navy Commissary building located at 390 Navy Way on Terminal Island. Specifically, the structure is 51,000 square feet of reinforced concrete masonry and steel beams. The surrounding sidewalks and planters will also be removed for a total of 78,000 square feet. The utilities will be capped off and the transformer will be removed. Gravel and fill dirt will be brought to the site upon foundation removal for dust and weed abatement. The demolition will take approximately six weeks to complete.

**ENVIRONMENTAL ASSESSMENT:**

California Environmental Quality Act (CEQA) Documentation and Public Involvement - The Harbor Department as the CEQA Lead Agency has prepared an IS/ND for the Project which contains the following: a description of the Project and location, an initial study checklist, an analysis of potential impacts and proposed findings (Transmittal 1). There were no significant impacts identified from the proposed Project and therefore no mitigation is required.

The Draft IS/ND, dated June 16, 2014, was circulated for public review and comment for a period of 30 days beginning on June 16, 2014 and ending on July 17, 2014. In accordance with State CEQA Guidelines § 15072, a Notice of Intent (NOI) to adopt the IS/ND was issued on June 16, 2014. Approximately 100 notices were mailed to agencies, stakeholders, and other interested parties. The notice and accompanying Draft IS/ND was filed with the Los Angeles City and County Clerks and was made available for public review on the Port of Los Angeles website at: <http://www.portoflosangeles.org>; at the City of Los Angeles Harbor Department Environmental Management Division at 222 West 6<sup>th</sup> Street, San Pedro, CA 90731; at the Los Angeles City Library, San Pedro Branch at 931 S. Gaffey Street, San Pedro, CA 90731; and at the Los Angeles City Library, Wilmington Branch at 1300 North Avalon, Wilmington, CA 90744. Notice of the comment period was also advertised in the following six newspapers: Los Angeles Times, Long Beach Press Telegram, Torrance Daily Breeze, Metropolitan News Enterprise, Hoy, and Random Lengths.

Pursuant to State CEQA Guidelines § 15073, the Draft IS/ND was submitted to the State Clearinghouse for review by state agencies. A public hearing was not conducted

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during the public review period for the Draft IS/ND and is not required pursuant to State CEQA Guidelines § 15202.

Public Comments Received and Response to Comments - No comment letters were received during the public review period of the Draft IS/ND.

As such, staff identified no new environmental effects that were not assessed in the Draft IS/ND. Changes added to the Final IS/ND after the public review period were minor and merely clarify, amplify, or make insignificant modifications. None of the issues raised during the comment period trigger the need to re-circulate the IS/ND pursuant to the requirements of State CEQA Guidelines § 15073.5.

Finding and Conclusions - The Final IS/ND includes a discussion of the Project's effects on the existing environment. No significant effects on the environment were identified and no mitigation is required.

Record of Proceedings - When adopting an IS/ND as required by State CEQA Guidelines § 15074, the public agency shall specify the location and custodian of the documents or other material, which constitute the record of proceedings upon which its decision is based. These records are in the care of the Director of Environmental Management, City of Los Angeles Harbor Department, 222 West 6<sup>th</sup> Street, San Pedro, CA, 90731.

Notice of Determination - In accordance with Los Angeles City CEQA Guidelines, Article I, and the State CEQA Guidelines § 15075, a Notice of Determination will be filed with the Los Angeles City and County Clerks after the Project is approved. The filing of the Notice of Determination starts a 30-day statute of limitations on court challenges to the approval under CEQA.

**ECONOMIC BENEFITS:**

The Project involves demolition with no future operations. Approximately 25 construction workers will be needed for six weeks, so the Project is not anticipated to support many jobs related to construction in the five-county region.

**FINANCIAL IMPACT:**

The IS/ND was prepared using Harbor Department staff and one in-house contractor. The costs associated with the preparation of the IS/ND amounted to approximately \$40,000 and were borne by the Harbor Department.

The Harbor Department has determined that the cost of demolition will be approximately \$550,000. The building was originally conveyed to the Harbor Department by the federal government when the NOSC vacated the site at no cost so this demolition does not constitute a reduction in assets.

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**CITY ATTORNEY:**

Based upon the information presented to the City Attorney's Office, the Board may certify that the Final Initial Study/Negative Declaration has been completed in compliance with CEQA.

**TRANSMITTAL:**

1. Final Initial Study/Negative Declaration



**CHRISTOPHER CANNON**  
Director of Environmental Management

**FIS Approval:** MP (initials)  
**CA Approval:** MP (initials)



**MICHAEL R. CHRISTENSEN**  
Deputy Executive Director

**APPROVED:**



**EUGENE D. SEROKA**  
Executive Director

AUTHOR: TARA TISOPULOS  
BOARD MEETING: 8/7/2014

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