

November 7, 2017

**COASTAL DEVELOPMENT PERMIT**

1. Coastal Development Permit Number: **17-09**
2. Name/Address of Permittee: **Harbor Performance  
Enhancement Center, LLC  
300 S Ferry Street  
Terminal Island, CA 90731**
3. Permit Type: **Level I**  
Non-appealable   x   Appealable        Emergency
4. Development Location: **300 S Ferry Street  
Terminal Island, CA 90731**
5. Development Description:

**CDP No. 17-09 allows Harbor Performance Enhancement Center to conduct a 10-acre peel-off yard pilot project on Terminal Island outlined in (APP) No. 170427-056.**

6. The Executive Director has found that:

The proposed development conforms to the certified Port of Los Angeles Master Plan, as amended, and the California Coastal Act of 1976, as amended.

The proposed development is consistent with the project description listed on the amended Application for Port Permits No. 170427-056.

The proposed development complies with the requirements of the California Environmental Quality Act.

7. This permit is issued subject to the following standard conditions imposed pursuant to the certified Port of Los Angeles Master Plan, as amended, and the California Coastal Act of 1976, as amended:

- a) No property rights, either in real estate or material, or any exclusive privileges are granted, and the permit does not authorize any injury to private property or invasion of private rights, or any infringement of federal, state or local laws or regulations.
- b) Final working drawings shall have been submitted to the Chief Harbor Engineer for review and approval, and a Harbor Engineering Permit issued prior to commencement of any portion of the development.
- c) All construction and operations shall occur in accordance with the approved plans.
- d) This permit is issued subject to the applicant obtaining all other approvals and/or permits required by applicable law from agencies having jurisdiction over any aspect of the development. Construction shall not commence until such approvals and permits have been obtained.
- e) Any person who has obtained a permit for development may assign such permit to another person subject to the following conditions outlined in Section 6.8.6 of the Port of Los Angeles Master Plan.
- f) The permit shall not become effective until the issuance is reported to the Board of Harbor Commissioners and the original and two signed copies of the permit have been returned to the Los Angeles Harbor Department, upon which all permittee(s) or agent(s) authorized in the permit application have acknowledged that they have received a copy of the permit and have accepted the contents.
- g) Work must commence within two (2) years from the date of the executed coastal development permit, unless otherwise specified. If construction has not commenced, this permit will expire two (2) years from the date of the executed permit. Any extension of time of said commencement date must be applied for prior to expiration of the permit.
- h) Issuance of this coastal development permit does not change the obligation of the applicant to meet all other time requirements in any other permits or agreements granted by the City of Los Angeles.

Issued on behalf of the Executive Director by:

By: \_\_\_\_\_  
MICHAEL KEENAN  
Director of Planning and Strategy

\_\_\_\_\_  
DATE

**ACKNOWLEDGMENTS**

I, \_\_\_\_\_, permittee/agent, hereby acknowledge receipt  
(please print)  
of Coastal Development Permit No. 17-09, and that I understand and have accepted  
its contents and conditions.

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
DATE

MK:sv

APP No. 170427-056