



**THE PORT  
OF LOS ANGELES**

Executive Director's  
Report to the  
Board of Harbor Commissioners

**DATE: FEBRUARY 3, 2011**

**FROM: PLANNING & ECONOMIC DEVELOPMENT DIVISION**

**SUBJECT: RESOLUTION NO. \_\_\_\_\_ – ISSUANCE OF A LEVEL I  
COASTAL DEVELOPMENT PERMIT (NO. 11-01) TO NUSTAR  
ENERGY, LP FOR THE DEMOLITION OF AN OFFICE BUILDING AND  
THE PLACEMENT OF TWO MODULAR OFFICE TRAILERS AT 841  
SOUTH LA PALOMA AVENUE, WILMINGTON**

**SUMMARY:**

NuStar Energy, LP (NuStar) is proposing to demolish an office building and place two modular office trailers at 841 South La Paloma Avenue in Wilmington. Staff is recommending the Board of Harbor Commissioners (Board) approve Coastal Development Permit (CDP) No. 11-01, a Level I, non-appealable permit for the proposed project.

**RECOMMENDATION:**

It is recommended that the Board of Harbor Commissioners:

1. Find that the proposed project is in conformity with the Port Master Plan and the California Coastal Act of 1976, as amended, and find that this project will have no significant adverse environmental impacts as provided in the California Environmental Quality Act (CEQA);
2. Authorize the Executive Director to approve the issuance of CDP No. 11-01; consistent with the project description listed on Application for Discretionary Project No. 101202-104; and
3. Adopt Resolution No. \_\_\_\_\_.

**DISCUSSION:**

Background – Permit Nos. 712 and 713 are assigned to NuStar (the parent company for Shore Terminals, LLC) for the operation of a marine oil terminal at Berth 163. NuStar has applied for a coastal development permit to demolish a 769 square foot office building at 841 South La Paloma Avenue and place two modular office trailers that total 1,440 square feet at the same location. NuStar is working with the Port Police-Homeland Security Division at the Port of Los Angeles (Port) to install security computer

**SUBJECT: LEVEL I CDP NO. 11-01 FOR NUSTAR**

equipment for the Transportation Worker Identification Credential (TWIC) program at NuStar's facility. NuStar does not have sufficient space for both their business operations and the security equipment within the existing office building and is proposing to demolish the existing office building and locate modular office trailers at the site to accommodate both uses.

Coastal Permit Requirements – The proposed project, located in Master Planning Area 5, is a Level I, non-appealable project in accordance with the definitions set forth in the *Guidelines for Implementation of the Port of Los Angeles Certified Port Master Plan*. A Level I permit is one of three levels of permits that the Board can issue. Level I permits are issued for developments that involve minimal changes in land/water use, and minor changes in density and intensity of use.

The proposed project has been found to be consistent with the Port Master Plan as demolishing the current office building and locating two modular offices in its place will support the continued operation of the NuStar oil terminal. The proposed project has been found to be consistent with Chapter 3 policies of the California Coastal Act of 1976, as amended. Specifically, Section 30708 requires port-related development to give highest priority to the use of existing land space within harbors for port purposes.

**ENVIRONMENTAL ASSESSMENT:**

The proposed action is the issuance of a CDP for the demolition of an existing office building and subsequent placement of two modular buildings within the same general footprint that would have a negligible increase in floor space area from 769 square feet to 1,440 square feet. The existing office building is not considered to be of historical significance and its demolition would be limited and short in duration. The placement of the two new modular buildings would not require any new major construction activity other than connections to existing utilities. The Director of Environmental Management has determined that the proposed action would not cause a significant impact to the environment and is considered exempt from the requirements of the California Environmental Quality Act (CEQA) under Article III Class 1(11) and Class 3(3) of the Los Angeles City CEQA Guidelines.

**ECONOMIC BENEFITS:**

Demolition under this CDP will have minimal direct employment effect (less than one full-time, one-year equivalent job).

DATE: FEBRUARY 3, 2011

PAGE 3 OF 3

SUBJECT: LEVEL I CDP NO. 11-01 FOR NUSTAR

**FINANCIAL IMPACT:**

Issuance of the proposed Level I CDP will not have a financial impact upon the Harbor Department. All costs for the demolition of the proposed office building and the placement of two modular office trailers will be entirely borne by NuStar.

**CITY ATTORNEY:**

This action raises no legal issues at this time.

**TRANSMITTALS:**

1. Site Location Map
2. CDP No.11-01

FIS Approval: ldp (initials)

  
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Director of Planning & Economic Development

  
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Deputy Executive Director

APPROVED:

  
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ADP No. 101202-104