

**DATE: JUNE 23, 2026**

**FROM: PLANNING AND STRATEGY**

**SUBJECT: RESOLUTION NO. \_\_\_\_\_ – ADOPTION OF PORT MASTER PLAN AMENDMENT NO. 31 – A MAP CHANGE AT BERTHS 187–194 IN PLANNING AREA 2**

**SUMMARY:**

Staff requests the Los Angeles Board of Harbor Commissioners (Board) consider all comments, if any, held at the July 9, 2026, public hearing for a proposed Port Master Plan (PMP) Amendment No. 31 (Amendment), adopt the Amendment, and authorize the Executive Director to submit the Amendment to the California Coastal Commission for certification.

PMP Amendment No. 31 updates the Planning Area 2 – West Basin/Wilmington land use map to reflect existing conditions and the proposed Ecocem Materials Ltd. Low-Carbon Cement Processing Facility at Berths 191–194. The Amendment would revise approximately 32 acres near Slip 5 and the East Basin as follows:

- Change the Institutional and Open Space designations along Berths 187–190 to Liquid Bulk to match the existing conditions at the Vopak Marine Oil Terminal, which is no longer proposing to change its berthing location.
- Change the Liquid Bulk designation at Berths 191–194 to Dry Bulk to accommodate the Ecocem Project.
- Add approximately one acre of Institutional designation to reflect the existing City of Los Angeles Fire Station No. 49 and the University of Southern California Rowing Boathouse.

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**RECOMMENDATION:**

It is recommended that the Board of Harbor Commissioners:

1. Find that the Director of Environmental Management has determined that the proposed action is categorically exempt and has been previously evaluated pursuant to the requirements of the California Environmental Quality Act (CEQA) under Article II Section 2(i) of the Los Angeles City CEQA Guidelines and Section 15301 of the State CEQA Guidelines;
2. Adopt Port Master Plan Amendment No. 31;
3. Authorize the Executive Director to submit the Port Master Plan Amendment to the California Coastal Commission for Certification; and
4. Adopt Resolution No. \_\_\_\_\_.

**DISCUSSION:**

Background/Context – The PMP, originally certified by the California Coastal Commission in 1980, establishes policies guiding future development at the Port of Los Angeles. Since certification, the Coastal Commission has approved 22 amendments, including the comprehensive 2014 PMP Update, which assigned specific land uses to each property within the Port.

The PMP includes four planning areas—San Pedro, West Basin/Wilmington, Terminal Island, and Fish Harbor—each with designated land uses (Master Plan Figures 5–8). Projects requiring Coastal Development Permits must be consistent with these designations.

The 2014 comprehensive PMP Update included a “Proposed Project” in Section 5.4.3 for the Berths 187–189 Liquid Bulk Relocation. This project would have relocated the existing Vopak Marine Oil Terminal and some storage tanks at Berths 187–189 to Berths 191–194. A landscaped buffer area near Berths 187–188 was contemplated and crudely indicated in the land use map as part of the Berths 187–189 Liquid Bulk Relocation project. This project is no longer being pursued, and the land use map needs to be updated to reflect current operations.

On April 10, 2025, the Board certified the Final Environmental Impact Report for the Berths 191–194 Ecocem Low-Carbon Cement Processing Facility Project (Ecocem Project) (SCH# 2022030294). The Ecocem Project will construct and operate a new dry bulk processing facility at Berth 191 and on the backlands adjacent to Berths 192–194. The facility will import raw materials by ship and truck, produce a low-carbon-intensity binder (ground granulated blast furnace slag [GGBFS]), and load third-party trucks to transport the GGBFS to local consumers. As part of the proposed project, Ecocem

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applied for a new 32-year permit. The Ecocem Project requires a PMP map change at Berths 191–194 to change the land use designation from Liquid Bulk to Dry Bulk.

Amendment Description – The PMP Amendment would change the land use designation of approximately 32 acres near Slip 5 and the East Basin as indicated in Transmittal 1.

Specifically, the Amendment proposes the following changes:

- Change the Institutional and Open Space designations along Berths 187–190 to Liquid Bulk to match the existing conditions at the Vopak Marine Oil Terminal, which is no longer proposing to change its berthing location.
- Change the Liquid Bulk designation at Berths 191–194 to Dry Bulk to accommodate the Ecocem Project.
- Add approximately one acre of Institutional designation to reflect the existing City of Los Angeles Fire Station No. 49 and the University of Southern California Rowing Boathouse.

“Table 10. Planning Area 2 Acreages” on page 28 of the PMP would be updated to reflect the map changes. The proposed project “Berths 187–189 Liquid Bulk Relocation” would be stricken from page 29. These revisions are shown in Transmittal 2.

Amendment Processes – The Harbor Department issued a Notice of Completion on May 26, 2026 (Transmittal 3). Pursuant to Section 30712 of the Coastal Act, the public hearing on the proposed Amendment must be held no earlier than 30 days and no later than 90 days after publication of the notice.

Following the public hearing, the Board may adopt, amend based on public comments, or deny the Amendment. If adopted, the Board would also authorize the Executive Director to submit the Amendment to the California Coastal Commission (Coastal Commission) for certification. Pending certification, further actions required by Title 14, Section 13632(e) of the California Code of Regulations to make the Amendment effective include the Board adopting the Amendment as certified by the Coastal Commission and the Coastal Commission accepting the Board’s action as being consistent with its certification.

**ENVIRONMENTAL ASSESSMENT:**

The proposed action is approval of the PMP Amendment, which includes an activity for which the underlying project has been previously assessed in the Berths 191–194 Ecocem Materials Ltd (Ecocem) Low-Carbon Cement Processing Facility Project (Ecocem Project) (SCH# 2022030294), which was certified by the Board on April 10, 2025 as well as the operation, permitting, or minor alteration of existing public facilities involving negligible or no expansion of existing or former use. Therefore, the Director of Environmental Management has determined that the proposed action is categorically exempt and has been previously evaluated pursuant to the requirements of CEQA under Article II Section 2(i) of the Los Angeles City CEQA Guidelines and Section 15301 of the State CEQA Guidelines.

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**FINANCIAL IMPACT:**

The public hearing and adoption of a proposed amendment to the Port Master Plan is a procedural process necessary to allow the Port of Los Angeles to issue Coastal Development Permits for these locations. Costs related to distributing, publishing, and holding a public hearing for Port Master Plan amendments and Coastal Development permits are part of the Planning and Strategy Division’s budget. FY 2027 funding in the amount of \$3,000 was budgeted within Account 521005 (Publications & Notices), Division 43010 (Planning & Strategy) for distribution and publication of amendments.

**CITY ATTORNEY:**

Based on the information provided to the City Attorney’s Office, the Board of Harbor Commissioners may, in its discretion, approve the Port Master Plan Amendment described herein.

**TRANSMITTALS:**

1. Planning Area 2 – current and proposed land use
2. Revised Port Master Plan Pages 28–29 to Reflect Map Change
3. Public Notice of Completion

FIS Approval: *JS* (initials)  
CA Approval: *JK* (initials)

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