



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

Board of Harbor Commissioners

DATE: JULY 2, 2019

FROM: ENVIRONMENTAL MANAGEMENT

SUBJECT: RESOLUTION NO. _____ - ADOPTION OF THE FINAL INITIAL STUDY/ NEGATIVE DECLARATION AND APPROVAL OF THE BERTHS 206-209 CHASSIS DEPOT AND REPAIR FACILITIES (LOS ANGELES HARBOR DEPARTMENT APPLICATION FOR PORT PERMIT NOS. 180515-080 AND 180628-112; STATE CLEARINGHOUSE NO. 2019049132)

SUMMARY:

Staff requests adoption of the Final Initial Study/Negative Declaration (IS/ND) for the proposed Chassis Depot and Repair Facilities Project to be located at Berths 206-209 (Project) along with comments and responses to comments, and approval of the proposed Project as described in the Final IS/ND.

The proposed Project includes the use of two existing warehouses for chassis depot, chassis storage, maintenance and repair operations. Payment of the costs associated with drafting this California Environmental Quality Act (CEQA) document will be the ultimate responsibility of the tenants.

RECOMMENDATION:

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

1. Find that, pursuant to the State California Environmental Quality Act (CEQA) Guidelines Section 15074, the Final Initial Study/Negative Declaration for the Berths 206-209 Chassis Depot and Repair Facilities (Project) (a) has been completed in compliance with the State CEQA Guidelines and the Los Angeles City CEQA Guidelines; (b) was presented to the Board for review and was reviewed and considered by the Board prior to approving the proposed Project; and (c) reflects the independent judgment and analysis of the City of Los Angeles Harbor Department as the Lead Agency;

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2. Find that, based on the whole record before it, including (a) the information contained in this report and (b) the Final Initial Study/Negative Declaration for the Berths 206-209 Chassis Depot and Repair Facilities (Project), the proposed Project would not have a significant effect on the environment pursuant to Public Resources Code Section 21080 and State California Environmental Quality Guidelines Section 15070;
3. Find that no new information was added to the Final Initial Study/Negative Declaration after the public review period and that recirculation is not necessary;
4. Adopt the Final Initial Study/Negative Declaration for the Berths 206-209 Chassis Depot and Repair Facilities (Project);
5. Authorize the Environmental Management Division to file the Notice of Determination for the Berths 206-209 Chassis Depot and Repair Facilities Project with the Los Angeles City and County Clerks; and
6. Adopt Resolution No. _____.

DISCUSSION:

Project Background/Context – This proposed Project involves the use of two existing buildings located at Berths 206-209, the former Matson cargo terminal, for chassis depot, chassis storage and maintenance and repair. Port Maintenance Group (PMG) and Pacific Crane Maintenance Company (PCMC) are the proposed tenants. The warehouse located at 849 E. New Dock Street would be utilized by the PMG. The warehouse located at 921 E. New Dock Street would be utilized by PCMC. The companies will conduct similar operations.

Project Objectives – The primary goal of the proposed Project is to allow chassis depot, storage and repair activities at the two existing structures at Berths 206-209. Minimal site improvements are anticipated. The interior area of the buildings will be utilized to perform maintenance, repairs and refurbishment of chassis along with tire storage and maintenance. Federal law requires regular inspection intervals on chassis by qualified mechanics.

Project Description – The proposed Project involves the use of two existing warehouses for chassis depot, chassis storage and maintenance and repair activities at Berths 206-209. The buildings will be utilized to perform maintenance, repairs and refurbishment of chassis along with tire storage and maintenance. The companies perform similar functions. Federal law requires regular inspection intervals on chassis by qualified

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mechanics. Inspections may result in tire changes, light repairs, welding, and/or fixing broken lights. Mechanics may also work on generator set wire harnesses as needed. Some of the existing space in each building will be used for offices and lunch/break rooms for employees.

ENVIRONMENTAL ASSESSMENT:

CEQA Documentation and Public Involvement – The Harbor Department, as the CEQA Lead Agency, has prepared an IS/ND for the proposed Project in compliance with the State CEQA Guidelines and the Los Angeles City CEQA Guidelines which contains the following: a description of the proposed Project and location, an initial study checklist, and an analysis of potential impacts and proposed findings.

The Draft IS/ND was circulated for public review and comment for a period of 30 days beginning on April 24, 2019, and ending on May 23, 2019. In accordance with State CEQA Guidelines §15072, a Notice of Intent (NOI) to adopt the IS/ND was issued on April 24, 2019. Approximately 90 notices were mailed to agencies, stakeholders, neighbors and other interested parties. The NOI and accompanying Draft IS/ND were filed with the Los Angeles City and County Clerks and were made available for public review on the Port of Los Angeles website at: <http://www.portoflosangeles.org>; at the Harbor Department Environmental Management Division at 222 West 6th Street, San Pedro, CA 90731; at the Los Angeles City Library, San Pedro Branch at 931 Gaffey Street, San Pedro, CA 90731; and at the Los Angeles City Library, Wilmington Branch at 1300 North Avalon, Wilmington, CA 90744. 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 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 – Three comment letters were received during the public review period for this Draft IS/ND. The letters are from the City of Los Angeles Wastewater Engineering Services Division, the South Coast Air Quality Management, and Caltrans. Copies of the comment letters and staff responses are included in the Final IS/ND (Transmittal 1).

Based on the comments provided, staff identified no new environmental effects that were not assessed in the Draft IS/ND and no mitigation is required. None of the issues raised during the comment period required language revisions to the document nor trigger the need to recirculate the Final IS/ND pursuant to the requirements of State CEQA Guidelines §15073.5.

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Finding and Conclusions – The Final IS/ND includes a discussion of the proposed 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 6th Street, San Pedro, CA 90731.

Notice of Determination – In accordance with the State CEQA Guidelines §15075, a Notice of Determination will be filed with the Los Angeles City and County Clerks after the proposed 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.

FINANCIAL IMPACT:

Agreements are in place with both tenants to reimburse the Harbor Department one hundred percent of staff and consultant costs associated with the preparation of this IS/ND.

CITY ATTORNEY:

Based on the information presented to the City Attorney's Office, the Board may find that the Final IS/ND for the proposed Project has been completed in accordance with CEQA.

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TRANSMITTAL:

1. Final Initial Study/Negative Declaration for the Berths 206-209 Chassis Depot and Repair Facilities (Project)

FIS Approval: MB
CA Approval: JM



CHRISTOPHER CANNON
Director of Environmental Management


FOR MICHAEL DiBERNARDO
Deputy Executive Director

APPROVED:


FOR

EUGENE D. SEROKA
Executive Director

CC/YO
AUTHOR: E. SHEEHY
APP Nos: 180515-080 and 180628-112

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