

LEVEL I COASTAL DEVELOPMENT PERMIT REPORT

DATE: OCTOBER 24, 2024

**TO: HONORABLE MEMBERS OF
THE BOARD OF HARBOR COMMISSIONERS**

**ISSUED: LEVEL I COASTAL DEVELOPMENT PERMIT NO. 24-07 TO THE PORT
OF LOS ANGELES TO REMOVE 500-GALLON UNDERGROUND
STORAGE TANK AND COLLECT SOIL SAMPLES AT BERTHS 70-71.**

BACKGROUND

In accordance with the approved Port of Los Angeles Master Plan (PMP), the Executive Director is designated with the authority to approve or deny applications for Level I Coastal Development Permits (CDP), but these CDPs only become effective when the permits are reported in writing to the Board of Harbor Commissioners (Board). No Board action is required. Additionally, the PMP provides that a Level I CDP that is being reported to the Board can be stayed if any two Board members so request. In this case, the CDP would be agendaized for the next regular Board meeting and would require Board action to be approved or denied.

PERMIT ACTIONS

The Executive Director issued Level I CDP No. 24-07 on October 22, 2024.

CDP No. 24-07 Port of Los Angeles – Remove a 500-gallon Underground Storage Tank (UST) and Collect Soil Samples at Berths 70-71.

The project location for the approved CDP is identified on the attached map (Transmittal 1).

COASTAL PERMIT CONTEXT

Project Description – On August 21, 2007, Permit No. 742 to Westway Liquid Bulk Marine Terminal, a former 14.3-acre liquid bulk marine terminal located at Berths 70-72, was terminated. The closure and demolition of the Westway terminal was a major element of the Harbor Department's efforts to de-industrialize the San Pedro Waterfront.

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To continue with the larger future remediation of the former Westway Liquid Bulk terminal, CDP No. 24-07 (Transmittal 2) allows the Harbor Department to remove a 500-gallon UST and collect soil samples at Berths 70-71. The UST is a 3.5-foot-in diameter vertical in-ground tank that extends approximately 1.5 feet above grade and is 7 feet deep. The formerly empty tank is now presumed to contain 400 gallons of rainwater. The removal includes excavation and stockpiling of overburden soil, triple rinsing and cleaning the UST as certified by an industrial hygienist, collection and profiling of approximately 400 gallons of tank liquid, and removal of the UST onto a flatbed for transportation to a recycling facility. Soil sampling and backfilling the hole with soil, pea gravel, or both, will also occur. The removal and soil sample process will occur over a four-week period.

Coastal Development Permit Requirements – The proposed Project is a Level I non-appealable project in accordance with Section 6.4 of the PMP. In order to be considered a Level I CDP, the project must conform to all three of the following: 1) minimal resources are involved; 2) only minimal change in land or water use and, in the density, or intensity of the use of land and water may occur; and 3) there are no significant adverse environmental impacts.

Coastal resources are generally understood to be natural and manmade resources along the coast. These include but are not limited to the ocean, beaches, public access, visitor and recreational facilities, environmentally sensitive habitat areas, within the coastal zone. Given the location of the storage tank is not located within an environmentally sensitive habitat area and does not restrict public access, there will be no effect on coastal resources.

The Environmental Management Division has reviewed the proposed project and has determined that the proposed action is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) in accordance with Article III 1(11)(d) of the State CEQA guidelines. Therefore, no significant adverse environmental impacts were identified for this project.

The proposed Project site is located in Planning Area 1 which encompasses the San Pedro Waterfront, from the breakwater to the Vincent Thomas Bridge along the western boundary of the Port. The site is now designated for Institutional land uses. The site is currently vacant and regulated under a Cleanup and Abatement Order by the Los Angeles Regional Water Quality Control Board. The property is undergoing assessment and planning for future remediation. As there is no change in use, the project is consistent with the PMP land use designation.

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The estimated project cost for the project scope is \$46,000 and is to be paid by the Port of Los Angeles.

TRANSMITTALS

1. Site Location Map
2. Coastal Development Permit No. 24-07

CA Approval: SO

Erica M. Calhoun

EUGENE D. SEROKA
Executive Director

md
MK
EDS:MD:MK:jr./Planning & Strategy

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