



**THE PORT  
OF LOS ANGELES**

Executive Director's  
Report to the  
Board of Harbor Commissioners

**DATE: MAY 7, 2014**

**FROM: PLANNING & ECONOMIC DEVELOPMENT**

**SUBJECT: RESOLUTION NO. \_\_\_\_\_ – ISSUANCE OF A LEVEL II APPEALABLE COASTAL DEVELOPMENT PERMIT (NO. 14-07) TO THE CITY OF LOS ANGELES BUREAU OF ENGINEERING TO REPLACE CHEMICAL STORAGE TANKS AT THE TERMINAL ISLAND WATER RECLAMATION PLANT**

**SUMMARY:**

The City of Los Angeles Bureau of Engineering (BOE) is seeking to replace a lime slurry system with a calcium chloride and sodium hydroxide system at the Terminal Island Water Reclamation Plant (TIWRP). Staff is recommending that the Board of Harbor Commissioners (Board) approve Coastal Development Permit (CDP) No. 14-07, a Level II appealable permit for the proposed project.

**RECOMMENDATION:**

It is recommended that the Board of Harbor Commissioners:

1. Hold a public hearing for the proposed Coastal Development Permit No. 14-07, a Level II appealable permit;
2. Find that the proposed project conforms with the certified Port Master Plan and find that this project will have no significant adverse environmental impacts as provided in the California Environmental Quality Act;
3. Upon closure of the public hearing, resolve to approve the issuance of Coastal Development Permit No. 14-07, consistent with the project description listed on Application for Discretionary Project No. 130321-045, and direct the Director of Planning & Economic Development to issue said permit; and
4. Adopt Resolution No. \_\_\_\_\_.

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**SUBJECT: LEVEL II APPEALABLE CDP (NO. 14-07) TO REPLACE CHEMICAL STORAGE TANKS**

**DISCUSSION:**

Background/Context – On March 21, 2013, the BOE submitted ADP No. 130321-045 to replace chemical storage tanks at the TIWRP. Upon review, Port of Los Angeles (Port) staff identified that the application was not complete and would require additional information. Port staff reached out to the application's identified contact, a contractor from Murray Plumbing and Heating Corporation (Murray), but did not get a response. In the months following, Port staff made over 10 attempts to reach out to Murray, BOE, and the TIWRP without success. Ultimately the appropriate party from the BOE was identified in December 2013 and a site visit to the TIWRP was made on February 2014.

During the site visit, the BOE explained they were not aware that the proposed project still required a CDP and that they had already started construction under an approved City of Los Angeles Building and Safety permit (#13020-40000-00271) issued on May 24, 2013. On February 12, 2014, Port staff sent a letter requesting the BOE to stop construction until a coastal development permit and Harbor Engineer's Permit are issued.

A Board-approved CDP is one of the requirements necessary to receive a Building and Safety permit within the jurisdiction of the City of Los Angeles Harbor Department (Harbor Department). Upon review of the approved building permit #13020-40000-00271, Port staff identified that the requirement for a Board approved Harbor Department CDP was not triggered for the building permit due to erroneous information in the City's electronic property profile report. The report incorrectly states that the TIWRP is in an exclusion area that dismisses California Coastal Act (Coastal Act) requirements. Staff has requested that Building & Safety correct the error and properly identify the TIWRP as within the Harbor Department's CDP jurisdiction.

Scope of Work – The proposed project includes demolishing the lime slurry system consisting of a 750 gallon slurry tank, two 5,000 gallon hydrogen peroxide tanks, and associated equipment. New construction consists of two 10,000-gallon calcium chloride storage tanks (20,000 gallons total), a 5,000-gallon sodium hydroxide tank, a second sodium hydroxide tank that holds 8,000 gallons (13,000 gallons total), and associated infrastructure (Transmittal 1). The 8,000-gallon sodium hydroxide tank is the only portion of the project that has not been constructed.

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The purpose of the proposed project is to change the system used for treatment of wastewater in support of TIWRP's Advanced Water Treatment Facility. To meet State requirements for pH and calcium concentration levels, TIWRP is changing from a lime slurry system to a calcium chloride and sodium hydroxide system. The new system also reduces water turbidity (cloudiness). The replacement of the lime slurry treatment system with the calcium chloride and sodium hydroxide system does not impact the wastewater treatment capacity or change the overall operations of the facility.

The BOE is responsible for the full \$120,000 cost of the project and for annual maintenance of \$10,000 a year. Should the Board approve the issuance of CDP No. 14-07 (Transmittal 2), construction would continue and is estimated to be finished in June 2014.

Coastal Permit Requirements – The proposed project is a Level II appealable project in accordance with Section 6.4 of the Port of Los Angeles's certified Port Master Plan (PMP). Under Section 30715 of the Coastal Act, certain types of approvals by a port governing body may be appealable to the California Coastal Commission (Coastal Commission). A wastewater treatment facility is one such type of development. A Level II permit is required for projects that involve significant resources, cause major changes in use, create significant environmental impacts, or are appealable.

Procedurally, a Level II appealable CDP requires a public hearing that is noticed at least fifteen calendar days prior to the scheduled date of the hearing. A public notice for the proposed development was published on April 30, 2014 (Transmittal 3). If CDP No. 14-07 is approved by the Board, an appeal to the Coastal Commission may be filed within ten working days from when the Coastal Commission receives notice that the Board has approved the coastal development permit. Should an appeal be filed, the Coastal Commission shall hear the appeal unless it determines that no substantial issue exists as to conformity with the PMP.

The proposed project has been found to be consistent with the PMP and the Chapter 8 policies of the Coastal Act of 1976, as amended. Located in Planning Area 3 of the PMP, the TIWRP is consistent with its land use designation of Institutional. The proposed project to replace chemical storage tanks is consistent with Section 30708 of the Coastal Act and Policy 2.1 of the PMP in that it provides for beneficial uses consistent with the public trust.

To analyze the new chemicals, a risk assessment analysis was conducted in accordance with the requirements and methodologies contained in the PMP's Risk Management Plan (RMP). Specifically, the analysis examined the potential, accidental release of toxic vapor. The risk analysis found that the proposed project is consistent with the RMP as the proposed project does not generate any hazard footprints based

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on the proposed scope of the development. Protective design features for the tanks include concrete basins equipped with sump pits and pumps (secondary containment) that return discharge to the TIWRP. Additionally, the proposed project must comply with the California Health and Safety Code, Hazardous Materials Release Response Plans and Inventory, requiring the applicant to complete and file a chemical inventory and emergency response plan with the Los Angeles Fire Department.

**ENVIRONMENTAL ASSESSMENT:**

The proposed action is approval to issue a CDP to the BOE for replacement of a lime slurry system with a calcium chloride and sodium hydroxide system at the TIWRP. As an activity involving the modification of mechanical equipment which are accessory to the use of an existing facility involving negligible or no expansion of use, the Director of Environmental Management has determined that the proposed action is exempt from the requirements of the California Environmental Quality Act (CEQA) in accordance with Article III Class 1(32) of the Los Angeles City CEQA Guidelines.

**ECONOMIC BENEFITS:**

The project associated with the proposed CDP will support one direct and one secondary job for the five-county region.

**FINANCIAL IMPACT:**

Approval of the CDP is a procedural requirement for the proposed project to continue to proceed. The City of Los Angeles currently leases 21 acres of land on Terminal Island from the Harbor Department at an annual rental rate of \$1.2 million. All construction costs for the proposed project of \$120,000 and \$10,000 annual maintenance will be borne by the BOE.

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**CITY ATTORNEY:**

The Office of the City Attorney has reviewed this Board Report and concluded that it raises no legal issues as this time.

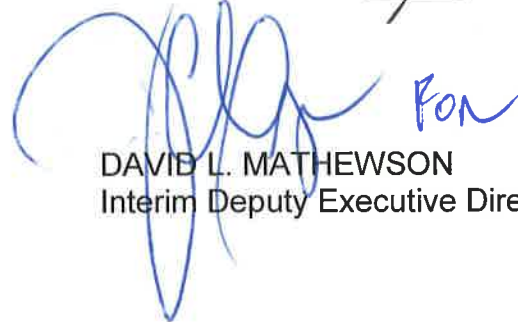
**TRANSMITTALS:**

1. Site Location Map
2. CDP No. 14-07
3. Public Notice

FIS Approval: KB (initials)  
CA Approval: JS (initials)



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ADP No. 130321-045