



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

Board of Harbor Commissioners

DATE: JANUARY 17, 2018

FROM: ENVIRONMENTAL MANAGEMENT

SUBJECT: RESOLUTION NO. _____ - ADOPTION OF THE FINAL INITIAL STUDY/NEGATIVE DECLARATION AND APPROVAL OF THE REEVES AVENUE MARINE SERVICES SUPPORT YARD PROJECT (LOS ANGELES HARBOR DEPARTMENT APPLICATION FOR PORT PERMIT NO. 151117-129; STATE CLEARINGHOUSE NO. 2017091060)

SUMMARY:

Staff requests that the Board of Harbor Commissioners (Board) adopt the Final Initial Study/Negative Declaration (IS/ND) for the proposed Reeves Avenue Marine Services Support Yard (Project) along with comments and responses to comments, and approve the proposed Project as described in the Final IS/ND. The proposed Project involves the approval of a Revocable Permit (RP) to allow for the operation of a marine services support yard (e.g., peel-off yard, container storage, chassis storage). The support yard is a 12-acre site at 801 Reeves Avenue for container storage and chassis storage.

RECOMMENDATION:

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

1. Find that, pursuant to the State California Environmental Quality Act Guidelines Section 15074, the Final Initial Study/Negative Declaration for the Reeves Avenue Marine Services Support Yard (a) has been completed in compliance with the State California Environmental Quality Act Guidelines and the Los Angeles City California Environmental Quality Act 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;
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 Reeves Avenue Marine Services Support Yard, 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;

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3. Find that all information added to the Final Initial Study/Negative Declaration after the public review period, but before adoption, merely clarifies, amplifies, or makes insignificant modifications, and that recirculation is not necessary;
4. Adopt the Final Initial Study/Negative Declaration for the Reeves Avenue Marine Services Support Yard;
5. Authorize the Environmental Management Division to file the Notice of Determination for the subject proposed Project with the Los Angeles City and County Clerks; and
6. Adopt Resolution No. _____.

DISCUSSION:

Project Background/Context – Marine services support yards have arisen to ease the recent congestion problems at all west coast ports, helping to clear the backlog of cargo in the Ports of Los Angeles and Long Beach (Ports) complex.

These yards provide an expedited movement of primarily import containers from marine terminals to consignees, via a temporary staging yard within the Ports complex.

Project Objectives – The objective of the proposed Project is to enable marine-related support activities and operations throughout the duration of the RP.

Project Description – The proposed Project is located at 801 Reeves Avenue on Terminal Island in Master Plan Area 3 within the Port of Los Angeles (Port). The proposed Project consists of issuing an RP for the operation of a marine services support yard. The RP will enable marine related support activities and operations (e.g. peel-off yard (POY), container storage, chassis storage) on an approximately 12-acre site at 801 Reeves Avenue in San Pedro. Operation of a POY at the proposed Project site would be the most intensive marine support use contemplated and as such, the discussion and analysis contained in this document assumes the operation of a POY at the site. The site is partially paved and construction activities would be limited to improving a small area of damaged asphalt (approximately 1,000 square feet) and paving a small area (approximately 5,000 square feet) that is currently compacted dirt to maximize ease of use for staging and other related activities and operations.

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ENVIRONMENTAL ASSESSMENT:

California Environmental Quality Act (CEQA) Documentation and Public Involvement – The City of Los Angeles Harbor Department (Harbor Department) as the California Environmental Quality Act (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, an analysis of potential impacts and proposed findings.

The Draft IS/ND, dated September 2017, was circulated for public review and comment for a period of 30 days beginning on September 22, 2017 and ended on October 23, 2017. In accordance with State CEQA Guidelines §15072, a Notice of Intent (NOI) to adopt the IS/ND was issued on September 22, 2017. Approximately 120 notices were mailed to agencies, stakeholders, neighbors and other interested parties. The notice and accompanying Draft IS/ND was filed with the Los Angeles City and County Clerks and was made available for public review on the Port's 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 S. 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 – A total of four comment letters were received during the public review period of the Draft IS/ND. The comment letters were from the following entities: City of Los Angeles Bureau of Sanitation, Caltrans, Department of Toxic Substances Control, and the South Coast Air Quality Management District. Copies of the comment letters and staff responses to comments are included in the Final IS/ND. Two comment letters noted that they had reviewed the proposed Project but had no comments; one comment letter discussed compliance with the use, transport and disposal of hazardous materials; and, one letter requested clarification on air quality and transportation impacts.

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. Minor modifications were made to the air quality and greenhouse gas chapters of the document to clarify the analysis to address the SCAQMD comment letter. None of the issues raised during the

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comment period trigger the need to re-circulate the Final IS/ND pursuant to the requirements of State CEQA Guidelines § 15073.5.

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. Construction activities will follow the Harbor Department's *Sustainable Construction Guidelines*, which require the use of cleaner and newer technologies for reducing air emissions. Any hazardous materials encountered during construction will comply with existing regulations for handling, transport, and disposal.

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, Harbor Department, 222 West 6th Street, San Pedro, CA.

Notice of Determination – In accordance with the State CEQA Guidelines §15075, a Notice of Determination (NOD) will be filed with the Los Angeles City and County Clerks after the proposed Project is approved. The filing of the NOD starts a 30-day statute of limitations on court challenges to the approval under CEQA.

FINANCIAL IMPACT:

This Board item recognizes the completion of the Final IS/ND for the proposed Project in compliance with CEQA. The total cost for the preparation of the IS/ND was approximately \$92,000. The costs associated with the implementation of the proposed Project, will be the responsibility of a future tenant. Any proposed Revocable Permit (RP) will be brought before the Board in a separate, future action for approval.

CITY ATTORNEY:

Based upon the information presented to the City Attorney's Office, the Board may certify that the Final Initial Study/ Negative Declaration has been completed in compliance with CEQA.

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TRANSMITTAL:

1. Final Initial Study/Negative Declaration

FIS Approval: MB (initials)
CA Approval: JML (initials)



CHRISTOPHER CANNON
Director of Environmental Management



MICHAEL DiBERNARDO
Deputy Executive Director

APPROVED:



EUGENE D. SEROKA
Executive Director

CC/yo
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APP NO.: 151117-129

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