



Executive Director's
Report to the
Board of Harbor Commissioners

DATE: MARCH 10, 2020

FROM: ENVIRONMENTAL MANAGEMENT

SUBJECT: RESOLUTION NO. _____ - ADOPTION OF THE FINAL INITIAL STUDY/NEGATIVE DECLARATION AND APPROVAL OF THE PACIFIC CRANE MAINTENANCE COMPANY CHASSIS REPAIR AND STORAGE FACILITY PROJECT AT 895 REEVES AVENUE (LOS ANGELES HARBOR DEPARTMENT APPLICATION FOR PORT PERMIT NO. 180628-111; STATE CLEARINGHOUSE NO. 2020019025)

SUMMARY:

Staff requests adoption of the Final Initial Study/Negative Declaration (IS/ND) for the proposed Pacific Crane Maintenance Company (PCMC) Chassis Repair and Storage Facility Project (Project) along with comments and responses to comments, and approve the proposed Project as described in the Final IS/ND.

The proposed Project consists of the construction and operation (for up to 25 years) of a chassis repair and storage facility on Terminal Island. The facility would provide maritime support services to container terminals within the Port of Los Angeles (Port). PCMC would relocate their current operations on Terminal Island to the proposed Project site at 895 Reeves Avenue (Site). Payment of the costs associated with the Final IS/ND is the responsibility of PCMC under Reimbursement Agreement No. E-7026 with the City of Los Angeles Harbor Department (Harbor Department).

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 proposed Pacific Crane Maintenance Company Chassis Repair and Storage Facility Project at 895 Reeves Avenue, (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 Pacific Crane Maintenance Company Chassis Repair and Storage Facility Project at 895 Reeves Avenue, 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 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 Pacific Crane Maintenance Company Chassis Repair and Storage Facility Project at 895 Reeves Avenue;
5. Approve the Pacific Crane Maintenance Company Chassis Repair and Storage Facility Project at 895 Reeves Avenue, in consideration of the Final Initial Study/Negative Declaration, including comment letters received and the responses to comments;
6. Authorize the City of Los Angeles Harbor Department to file the Notice of Determination for the Pacific Crane Maintenance Company Chassis Repair and Storage Facility Project at 895 Reeves Avenue with the Los Angeles City and County Clerks; and
7. Adopt Resolution No. _____.

DISCUSSION:

Project Background/Context – PCMC has existing chassis repair and storage operations on Terminal Island. The PCMC operations would be relocated from Pier 400 to the proposed Project Site, which would be a more efficient use of the proposed Project Site and would result in increased efficiency to PCMC's operations.

Project Objectives – The proposed Project would optimize the use of existing land planned for maritime support (such as chassis storage) at the proposed Project Site and provide a facility that will increase the efficiency of terminal operations by providing maintenance, repair, refurbishment, storage, and staging of chassis on Terminal Island in the Port. With the issuance of a permit of up to 25 years for the operation of marine support services, the efficiency of goods movement in the Port will be increased by providing off-terminal maritime support to help meet the demands of Port marine terminals now and in the future.

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Project Description – Construction of the proposed Project would occur in two phases, with Phase I being the improvements to the 19-acre northern parcel, followed by Phase II, which would improve the southern parcel. Under Phase I, the first activity would demolish two of the three buildings on site to allow for adequate space for operations. The remaining building will undergo minor interior modification and renovation, including lead and asbestos abatement and window and system upgrades, as needed, for use as the facility's offices. The remaining area of the northern parcel would be graded and paved, and an approximately 68,000 square foot canopy would be constructed on site, under which chassis repair and related activities would occur. Light-Emitting Diode (LED) lighting would be installed throughout the site, as well as an 80-foot lit sign and a flagpole with directional spot lighting in the northeast corner of the northern parcel. A monument sign is also proposed at the main entrance to the northern parcel from Reeves Avenue. The entire perimeter of the northern parcel would be fenced. Under Phase II, the approximately 12-acre parcel to the south of Reeves Avenue would be graded and paved. Construction of the southern parcel would include grading, paving, LED lighting installation throughout the site, and perimeter fencing.

Under the proposed Project, PCMC would be issued a new permit of up to 25 years to operate a chassis repair and storage yard facility on the northern parcel, which would be the main location where trucks would pick up and drop off chassis. Chassis repair operations would include metal grinding, welding, and small-scale coating activities. The southern parcel would consist of mostly chassis storage. Chassis could be stacked up to four high when stored. The proposed Project operations would consist of up to 2,400 one way truck trips in a 24-hour period. Approximately 70 percent of the PCMC operations would service the APM Terminal, with the balance of service from other container terminals, predominantly on Terminal Island. As an example of typical proposed operations, trucks that are traveling to APM Terminal would stop by the proposed facility to pick up a chassis and proceed to their respective container terminal to pick up their container. In the reverse, the driver leaving their respective container terminal would drop off the chassis at the proposed Project Site via Reeves Avenue. The truck trips to and from the proposed Project Site would be truck trips already traveling to the Harbor District and is considered a minor diversion of their existing trip.

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.

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The Draft IS/ND dated January 2020 was circulated for public review and comment for a period of 30 days beginning on January 9, 2020, and ending on February 10, 2020. In accordance with State CEQA Guidelines §15072, a Notice of Intent (NOI) to adopt the IS/ND was issued on January 9, 2020. Approximately 90 notices were mailed to agencies, stakeholders, neighbors and other interested parties. The NOI 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 Suite 900, 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 – Comment letters from the City of Los Angeles Bureau of Sanitation and the California Department of Transportation were received during the public review period of the Draft IS/ND. Copies of the comment letters and staff responses to comments 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. Changes added to the Final IS/ND after the public review period merely clarify, amplify, or make insignificant modifications. None of the issues raised during the 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.

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.

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FINANCIAL IMPACT:

Staffing/consultant costs associated with the preparation of the Final IS/ND for the proposed Project amounted to approximately \$128,000 and were borne by PCMC under Reimbursement Agreement No. E-7026 with the Harbor Department. PCMC will be financially responsible for the payment of pre-construction and construction costs associated with the proposed Project.

CITY ATTORNEY:

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

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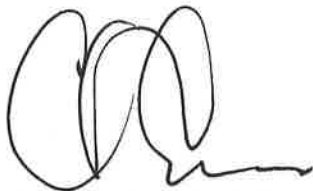
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TRANSMITTAL:

1. Final Initial Study/Negative Declaration

FIS Approval: MB
CA Approval: ML




CHRISTOPHER CANNON
Director of Environmental Management



MICHAEL DiBERNARDO
Deputy Executive Director

APPROVED:



EUGENE D. SEROKA
Executive Director

CC/LW:NE
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APP NO.: 180628-111

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