



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

Board of Harbor Commissioners

DATE: SEPTEMBER 25, 2018

FROM: ENVIRONMENTAL MANAGEMENT

SUBJECT: RESOLUTION NO. _____ - ADOPTION OF THE FINAL INITIAL STUDY/NEGATIVE DECLARATION AND APPROVAL OF THE CONSTRUCTION AND MAINTENANCE DIVISION RENOVATION PROJECT AT 801 SOUTH FRIES AVENUE (LOS ANGELES HARBOR DEPARTMENT APPLICATION FOR PORT PERMIT NO. 170912-124; STATE CLEARINGHOUSE NO. 2018071049)

SUMMARY:

Staff requests that the Board of Harbor Commissioners (Board) adopt the Final Initial Study/Negative Declaration (IS/ND) for the proposed Construction and Maintenance Division (C&M) Renovation Project at 801 South Fries Avenue (Project) along with comments and responses to comments, and approve the proposed Project as described in the Final IS/ND.

The proposed Project includes building renovations and various site improvements at the current C&M Maintenance yard. Payment of the costs associated with the proposed Project, including those associated with the Final IS/ND is the responsibility of 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 Construction and Maintenance Division Renovation Project at 801 South Fries 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 Construction and Maintenance Division Renovation Project at 801 South Fries 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 Construction and Maintenance Division Renovation Project at 801 South Fries Avenue;
5. In consideration of the Final Initial Study/Negative Declaration, together with the comment letters received and the responses to comments, approve the Construction and Maintenance Division Renovation Project at 801 South Fries Avenue;
6. Authorize the City of Los Angeles Harbor Department to file the Notice of Determination for the Construction and Maintenance Division Renovation Project at 801 South Fries Avenue with the Los Angeles City and County Clerks;
7. Approve the Construction and Maintenance Division Renovation Project; and
8. Adopt Resolution No. _____.

DISCUSSION:

Project Background/Context – Once the previous tenant vacated the premises, C&M began using the area at 801 South Fries Avenue for additional storage of large equipment. The Grade Separation Project caused C&M to lose a large portion of their current footprint. Additionally, C&M's waterside facility and access to Berth 194 will be lost in the near future. These two factors have caused the need for expansion into the adjacent parcel.

Project Objectives – The proposed Project will allow C&M to operate their yard more efficiently through the use of the proposed area for tool storage, check out, and check in. Currently, tools are housed throughout the C&M yard and not in a centralized tool exchange area. By utilizing the new site as a tool check out area, staff throughout the yard will have a designated area to retrieve and return tools. C&M will benefit through increased efficiencies in the handling of tools and equipment.

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Project Description – The proposed Project specifically includes various construction activities including, but not limited to: (1) renovation of a concrete masonry building; (2) demolition of two wooden buildings and concrete foundations; (3) abatement and encapsulation of lead and asbestos; (4) trenching and installation of utilities; (5) installation of fencing and access gates; (6) repaving for a parking lot; and (7) as needed maintenance and repair of the site. To date, the abatement of asbestos and lead materials and the demolition of the two wooden buildings have occurred at the location.

ENVIRONMENTAL ASSESSMENT:

California Environmental Quality Act (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 dated July 2018, was circulated for public review and comment for a period of 30 days beginning on July 23, 2018, and ending on August 21, 2018. In accordance with State CEQA Guidelines §15072, a Notice of Intent (NOI) to adopt the IS/ND was issued on July 23, 2018. 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 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 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

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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.

FINANCIAL IMPACT:

Staffing/consultant costs associated with the preparation of the Final IS/ND for the proposed Project amounted to approximately \$30,000 and were borne by the Harbor Department. At this time, staff estimates the total costs of the proposed Project to be \$1,050,000, inclusive of pre-construction costs already incurred as well as future pre-construction and construction costs yet to be incurred. Award of any renovation and site improvement contracts related to the proposed Project would require Board approval under separate future actions.

CITY ATTORNEY:

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

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TRANSMITTAL:

1. Final Initial Study/Negative Declaration

FIS Approval: MB
CA Approval: JME



CHRISTOPHER CANNON
Director of Environmental Management



MICHAEL DiBERNARDO
Deputy Executive Director

APPROVED:



EUGENE D. SEROKA
Executive Director

CC/yo
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