



**THE PORT
OF LOS ANGELES**
Executive Director's
Report to the
Board of Harbor Commissioners

DATE: MAY 30, 2012

FROM: PLANNING & ECONOMIC DEVELOPMENT

**SUBJECT: RESOLUTION NO. _____ – ISSUANCE OF A LEVEL I
COASTAL DEVELOPMENT PERMIT (NO. 12-05) TO PIONEER GREEN
ENERGY, LLC FOR THE INSTALLATION OF A WIND MONITORING
DEVICE AT THE SOUTHERN END OF PIER 400**

SUMMARY:

Pioneer Green Energy, LLC (Pioneer) seeks to temporarily install a wind monitoring device that will be placed on a six foot by nine foot concrete pad on top of the rip rap at the southern end of Pier 400 for the purpose of assessing the wind energy potential near the federal breakwater. The instrument is solar-powered and operates autonomously. It uses remote sensing technology to collect the data. The instrument would be in place for two years after which it would be removed. Staff is recommending that the Board of Harbor Commissioners (Board) approve Coastal Development Permit (CDP) No. 12-05, a Level I, non-appealable permit for the proposed project.

RECOMMENDATION:

It is recommended that the Board of Harbor Commissioners:

1. Find that the proposed project conforms with the Port Master Plan and the California Coastal Act of 1976, as amended, and find that this project will have no significant adverse environmental impacts as provided in the California Environmental Quality Act;
2. Authorize the Executive Director to approve the issuance of Coastal Development Permit No. 12-05 consistent with the project description listed on Application for Discretionary Project No. 110801-097 and with Special Condition No. 1 requiring Pioneer Green Energy, LLC to provide seven (7) days advance written notice of the initiation of the construction or maintenance work to the Harbor Department and Pacific L.A. Marine Terminal LLC should Pacific L.A. Marine Terminal LLC be granted an entitlement for use of the property in the vicinity of the proposed Pioneer wind monitoring device, and Special Condition No. 2 requiring Pioneer Green Energy, LLC to cease operations if the Harbor Department's least tern nesting site monitoring consultant determines there is a negative impact to the least terns; and
3. Adopt Resolution No. _____.

DATE: MAY 30, 2012

PAGE 2 OF 4

SUBJECT: LEVEL I CDP NO. 12-05 PIONEER GREEN ENERGY, LLC

DISCUSSION:

Background – Pioneer seeks to install a wind monitoring device at the southern end of Pier 400 to support the assessment of developing wind energy production on the federal breakwater (Transmittal 1). Pioneer has agreed to share the wind data collected with the City of Los Angeles Harbor Department (Harbor Department) at no cost. The wind data will assist the Harbor Department in evaluating our efforts in developing wind power generating projects.

The project consists of temporarily installing a remote sensor housed in a polyethylene container approximately six feet in height and a concrete pad approximately six feet by nine feet (54 square feet). The sensor has no moving parts and uses electronics to measure wind speed and direction at different heights by sending acoustic pulses (4,500 Hz) into the atmosphere using a technology known as Sonic Detection and Ranging or SODAR. The sound pulses are emitted at a rate of approximately 100 times every 10 minutes, with the duration of each pulse or "chirp" ranging from 60 to 100 milliseconds. Although the sound pulses are directed upwards, some sound can be heard at ground level near the device. The device is autonomous and will only require access for periodic repairs and maintenance (Transmittal 2).

The wind monitoring device would be installed on a concrete pad to be constructed on top of the rip rap at the southwesterly face of Pier 400. Construction is expected to start in mid-June 2012 and be completed by mid-August 2012. The project has a cost of \$200,000 and will be the responsibility of Pioneer.

As the project will require access to proposed development site through the area of the planned Pacific L.A. Marine Terminal LLC (PLAMT) project, Pioneer will be required to provide seven days advance written notice of the initiation of construction or maintenance work to the Harbor Department and PLAMT in the event PLAMT receives an entitlement for the use of the property adjacent to the rip rap on the southern face of Pier 400. Additionally, with the proposed location of the wind monitoring device in close proximity to the endangered California least tern nesting site, should any negative project-related impacts to the California least terns or other bird species be observed by the Harbor Departments' least tern nesting site monitoring consultant, operations of the device will cease immediately upon notification by the Harbor Department. Both the notification request for the initiation of construction and maintenance work and the ceasing of operations due to any negative impacts to the least tern nesting site are special conditions in the coastal development permit.

Coastal Permit Requirements – The proposed project, located in Master Planning Area 9, is a Level I, non-appealable project in accordance with the definitions set forth in the *Guidelines for Implementation of the Port of Los Angeles Certified Port Master Plan*

DATE: MAY 30, 2012

PAGE 3 OF 4

SUBJECT: LEVEL I CDP NO. 12-05 PIONEER GREEN ENERGY, LLC

(Transmittal 3). A Level I permit is one of three levels of permits that the Board can issue. Level I permits are issued for developments that involve minimal changes in land/water use, and minor changes in density and intensity of use.

The proposed project has been found to be consistent with the Port Master Plan and Chapter 8 policies of the California Coastal Act of 1976, as amended, as it would allow for future port-related development to occur in the vicinity of the project. Specifically, the project is consistent with Section 30708 that requires port-related development to give highest priority to the use of existing land space within harbors for port purposes.

ENVIRONMENTAL ASSESSMENT:

The proposed action is issuance of a Level I CDP to Pioneer for the temporary installation of a wind monitoring device at the southern end of Pier 400. As an activity involving basic data collection and resource evaluation which does not result in a serious major disturbance to an environmental resource, 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 6 of the Los Angeles City CEQA Guidelines.

ECONOMIC BENEFITS:

This Board action will have minimal employment impact (less than one full-time-equivalent job).

FINANCIAL IMPACT:

Issuance of the proposed Level I CDP will allow Pioneer to install and maintain the wind monitoring device for the purposes described herein. No Harbor Department funds are required for this proposed action as all costs for the installation and maintenance of the device will be assumed by Pioneer. Effective July 1, 2012, Pioneer will compensate the Harbor Department \$497.70 per 30-day period in accordance with Tariff No. 4 for use of 54 square feet on a space assignment basis. The proposed compensation conforms to the Board's ten percent rate of return policy on land.

DATE: MAY 30, 2012

PAGE 4 OF 4

SUBJECT: LEVEL I CDP NO. 12-05 PIONEER GREEN ENERGY, LLC

CITY ATTORNEY:

The proposed action raises no legal issues at this time.

TRANSMITTALS:

1. Site Location Map
2. Triton Wind Monitoring Device
3. CDP No. 12-05

FIS Approval: MM (initials)
CA Approval: TR (initials)



DAVID L. MATHEWSON
Director of Planning & Economic Development

FOR 
KATHRYN McDERMOTT
Deputy Executive Director

APPROVED:



GERALDINE KNATZ, Ph.D.
Executive Director

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