



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

**DATE: NOVEMBER 7, 2018**

**FROM: ENVIRONMENTAL MANAGEMENT**

**SUBJECT: RESOLUTION NO. \_\_\_\_\_ - ADOPTION OF THE FINAL INITIAL STUDY/NEGATIVE DECLARATION AND APPROVAL OF THE BERTHS 206-209 MATSON BUILDINGS DEMOLITION PROJECT AT 1050 NEW DOCK STREET (LOS ANGELES HARBOR DEPARTMENT APPLICATION FOR PORT PERMIT NO. 180201-013; STATE CLEARINGHOUSE NO. 2018091046)**

**SUMMARY:**

Staff requests that the Board of Harbor Commissioners (Board) adopt the Final Initial Study/Negative Declaration (IS/ND) for the proposed Berths 206-209 Matson Buildings Demolition Project (Project) at 1050 New Dock Street along with comments and responses to comments, and approve the proposed Project as described in the Final IS/ND.

The proposed Project involves demolishing four obsolete, existing structures and paving a parking lot. The structures are: the gate office building, the in-bound and out-bound canopies, and the former pre-check building. These structures may pose a safety hazard to future tenants. 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 Berths 206-209 Matson Buildings Demolition Project at 1050 New Dock Street, (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 Berths 206-209 Matson Buildings Demolition Project at 1050 New Dock Street, 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 Berths 206-209 Matson Buildings Demolition Project at 1050 New Dock Street;
5. Approve the Berths 206-209 Matson Buildings Demolition Project at 1050 New Dock Street in consideration of the Final Initial Study/Negative Declaration, together with the 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 Berths 206-209 Matson Buildings Demolition Project at 1050 New Dock Street with the Los Angeles City and County Clerks;
7. Approve the Berths 206-209 Matson Buildings Demolition Project; and
8. Adopt Resolution No. \_\_\_\_\_.

**DISCUSSION:**

Project Background/Context – The proposed Project site is located at Berths 206-209, an 86-acre multi-use cargo terminal that was formerly occupied by Matson Navigation Company from 1970-2003.

Project Objectives – The objective of the proposed Project is to prepare the site for future use. There are four obsolete structures located in the middle of the property that may pose a safety hazard to future tenants.

Project Description – The proposed Project includes demolishing the following four structures: gate office building, in-bound and out-bound canopy and gate houses, and pre-check building. In addition to demolishing the structures, the project includes paving a less than one-acre parking lot.

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**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. The IS/ND 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 September 2018, was circulated for public review and comment for a period of 30 days beginning on September 27, 2018, and ending on October 26, 2018. In accordance with State CEQA Guidelines § 15072, a Notice of Intent (NOI) to adopt the IS/ND was issued on September 27, 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 6<sup>th</sup> 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 California Public Utilities Commission and the City of Los Angeles Bureau of Sanitation 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.

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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 6 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:**

Staff/consultant costs associated with the preparation of the Final IS/ND for the proposed Project amounted to approximately \$60,000 and were borne by the Harbor Department. A total of \$3,310,000 is programmed within the Harbor Department's 10-year Capital Improvement Plan (actuals through June 2018) for the proposed Project. As part of the FY 2019 budget adoption process, \$415,948 was programmed within Work Order 2547800 to continue pre-construction efforts in FY 2019 related to the proposed Project. The Harbor Department's financial obligations beyond FY 2019 are contingent upon the Board's appropriation of funds. 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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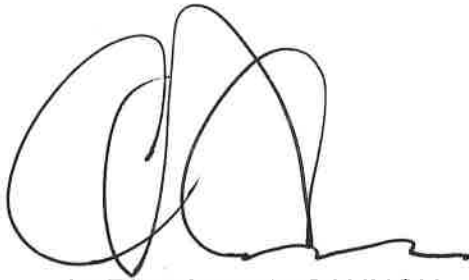
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**TRANSMITTAL:**

1. Final Initial Study/Negative Declaration

FIS Approval: MB  
CA Approval: CB



CHRISTOPHER CANNON  
Director of Environmental Management



MICHAEL DiBERNARDO  
Deputy Executive Director

APPROVED:



EUGENE D. SEROKA <sup>FOR</sup>  
Executive Director

CC/yo  
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APP NO.: 180201-013

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