



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

Board of Harbor Commissioners

DATE: AUGUST 4, 2011

FROM: PLANNING & ECONOMIC DEVELOPMENT DIVISION

SUBJECT: RESOLUTION NO. _____ - ISSUANCE OF A LEVEL I COASTAL DEVELOPMENT PERMIT (NO. 11-07) TO THE CITY OF LOS ANGELES HARBOR DEPARTMENT FOR THE DEMOLITION OF WESTWAY LIQUID BULK TERMINAL (BERTHS 70-72)

SUMMARY:

The City of Los Angeles Harbor Department (Harbor Department) is applying for a Coastal Development Permit (CDP) for the demolition of the former Westway Liquid Bulk Marine Terminal (Berths 70-72). Staff is recommending the Board of Harbor Commissioners (Board) approve CDP No. 11-07, 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 is consistent with the Port Master Plan and the California Coastal Act of 1976, as amended; and find that the assessment of environmental impacts for this project was performed as part of the San Pedro Waterfront EIR/EIS, which was certified with overriding considerations by the Board of Harbor Commissioners on September 30, 2009;
2. Authorize the Executive Director to approve the issuance of Coastal Development Permit No. 11-07, consistent with Application for Discretionary Project No. 110527-062; and
3. Adopt Resolution No. _____.

DISCUSSION:

Background – On August 21, 2007, Permit No. 742 for Westway's operation of a 14.3-acre liquid bulk marine terminal was terminated. Considered a hazardous cargo facility under the Harbor Department's Risk Management Plan (RMP), the closure and demolition of the Westway terminal is a major element of the Harbor Department's efforts to de-industrialize the San Pedro Waterfront and provide greater public access.

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The demolition will allow for the development of the proposed City Dock No. 1 Marine Research Center Project, which includes the footprint of Berths 70-72. Soil remediation activities are currently being conducted under the oversight of the Los Angeles Regional Water Quality Control Board.

The proposed project includes the demolition of all above-ground structures, including but not limited to 134 above-ground storage tanks, buildings, utilities, containment walls, sheds, truck scales, loading racks, metal canopies, guard posts, piping, and electrical and plumbing equipment. The project also includes the abatement of asbestos containing materials, lead based paint and other hazardous materials, and the construction of a chain link security fence after demolition. The Pan American Oil Company Pump House and a small administration office building at the south end of the terminal will not be demolished as part of this project.

The proposed demolition work will be advertised in August 2011 and is scheduled to commence in January 2012. The project will take 12 months to complete and is estimated to cost \$3.3 million, which is included in the Fiscal Year 2011-2012 Capital Improvement Program Budget. This estimated cost may be reduced should it be determined that there is significant salvage value of the tanks and pipelines to be demolished.

Coastal Permit Requirements – The proposed project, which is being constructed in Port Master Plan Area 2, 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*. 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 and/or 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 as the proposed development will provide for port-related development. The proposed project has been found to be consistent with Chapter 8 policies of the California Coastal Act of 1976, as amended. Specifically, the demolition of the Westway Liquid Bulk Terminal is consistent with Section 30708 in that the project provides for the use of existing harbor area for port-related development.

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ENVIRONMENTAL ASSESSMENT:

The proposed action is approval to issue a CDP for the demolition of the Westway liquid bulk terminal at Berths 70-72. The demolition is an approved element of the San Pedro Waterfront Project Environmental Impact Statement/Environmental Impact Report certified by the Board in 2009. As an administrative activity for which the underlying project has been previously assessed, the Director of Environmental Management has determined that the proposed action is exempt from the California Environmental Quality Act (CEQA) under Article II, Section 2 (i) of the Los Angeles City CEQA Guidelines.

ECONOMIC BENEFITS:

The demolition and remediation of the Westway Liquid Bulk Terminal is estimated to support the equivalent of 58 direct and 49 secondary (indirect and induced) one-year full-time jobs in the five-county region.

FINANCIAL IMPACT:

Issuance of the proposed Level I coastal development permit will allow the proposed demolition of the Westway Liquid Bulk Terminal at Berths 70-72 to take place. The proposed demolition costs is estimated at \$3.3 million, which will be borne by the Harbor Department. A separate Board action will be presented to the Board in the future seeking approval of the demolition costs and contractor that will perform the work on behalf of the Harbor Department.

CITY ATTORNEY:

This action raises no legal issues at this time.

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TRANSMITTALS:

1. Site Location Map
2. CDP No. 11-07


DAVID L. MATHEWSON
Director of Planning & Economic Development

FIS Approval WR (Initials)
CA Approval CRS (Initials)


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APPROVED:


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