

DATE: AUGUST 1, 2023

FROM: ENVIRONMENTAL MANAGEMENT

SUBJECT: RESOLUTION NO. _____ - APPROVAL OF AN ADDENDUM TO THE CHASSIS DEPOT AND REPAIR FACILITIES AT BERTH 206-209 FINAL INITIAL STUDY/NEGATIVE DECLARATION (LOS ANGELES HARBOR DEPARTMENT APPLICATION FOR PORT PERMIT NO. 221021-178; STATE CLEARINGHOUSE NO. 2019049132)

SUMMARY:

Staff requests consideration of the Addendum to the Chassis Depot and Repair Facilities at Berths 206-209 Final Initial Study/Negative Declaration (IS/ND) to include the Container Freight Station (CFS) Building Demolition and Lot Conversion Project (Project), and approval of the Project.

The Addendum modifies the project description by including the complete demolition of the CFS Warehouse and reuse of the site for chassis depot and repair operations with container and chassis storage. No significant environmental impacts are expected from these project modifications.

RECOMMENDATION:

It is recommended that the Board of Harbor Commissioners (Board):

1. Find that, in accordance with the provisions of the California Environmental Quality Act (CEQA) Guidelines Section 15164, the revised Project will not result in any significant environmental effects or substantially more severe effects than previously analyzed in the adopted Final Initial Study/Negative Declaration for the Chassis Depot and Repair Facilities at Berths 206-209 ;
2. Consider the Addendum to the previously adopted Final Initial Study/Negative Declaration for the Chassis Depot and Repair Facilities at Berths 206-209 ;
3. Authorize the Environmental Management Division to file a Notice of Determination with the Los Angeles County Clerk and the State Clearinghouse;
4. Approve the Project Addendum; and
5. Adopt Resolution No. _____.

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DISCUSSION:

Project Background/Context – On July 11, 2019, the Board approved the Final IS/ND for the Chassis Depot and Repair Facilities at Berths 206-209. The Final IS/ND was prepared to renovate two warehouses for reuse by two different users, Port Maintenance Group (PMG) and Pacific Crane Maintenance Company (PCMC). The Final IS/ND approved PCMC to renovate and use 849 E. New Dock Street, also known as the CFS Warehouse, as a chassis depot and repair facility. The CFS Warehouse has been unoccupied since 2005. Additionally, the Final IS/ND approved the renovation and use of 921 E. New Dock Street, also known as the Container Equipment Maintenance (CEM) Building, for PMG to expand intermodal equipment maintenance and repair operations. The approved Final IS/ND also included the demolition of 20,000 square feet of the western end of the CFS Warehouse and rebuilding the western wall of the building; demolition of a cinder block wall, installation of a ramp at the base of the demolished wall; repairs to roll-up bay doors, and installation of fencing. No construction or demolition was proposed for the CEM Building.

The revised project described in the Addendum (Transmittal 1) proposes to completely demolish the 62,000 square foot CFS Warehouse at 849 E. New Dock Street and to grade, pave, and install a 15,200 square foot infiltration/biofiltration system to the existing storm drain system upon the site. Once demolition and construction is completed, the site would operate as a chassis depot and repair facility with container and chassis storage. There are no changes to the proposed use of the CEM Building. Based on the findings of the Addendum, the project modifications would not create potential adverse impacts or substantial changes to impact areas previously analyzed in the Final IS/ND.

ENVIRONMENTAL ASSESSMENT:

On August 4, 2023, the City of Los Angeles Harbor Department (Harbor Department) will issue the Addendum to the Chassis Depot and Repair Facilities at Berths 206-209 Final IS/ND and posted it on the POLA website under the Environmental Documents tab. This Addendum was prepared pursuant to CEQA and revises the Project by including the total demolition of the CFS Warehouse and proposed grading, paving, and construction of an infiltration/biofiltration system. This Addendum also updates the proposed operations for the vacant CFS Warehouse site to include a chassis depot and repair facility with container and chassis storage.

According to Section 15164(b) of the state CEQA Guidelines, the Lead Agency may prepare an Addendum to an adopted ND "if only minor technical changes or additions are necessary, or none of the conditions described in Section 15162 calling for a subsequent EIR or negative declaration have occurred." The Director of the Environmental Management Division has determined that none of the conditions set forth in CEQA Guidelines Section 15162 have occurred; therefore, an addendum is the appropriate

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document. An Addendum does not need to be circulated for public review but can be included in or attached to the adopted ND per CEQA Guidelines Section 15164 (c). The Board is required to "consider" the Addendum with the adopted IS/ND prior to making a decision on the Project per CEQA Guidelines Section 15164 (d).

The proposed action is to consider the Addendum and approve the Project. Based on the findings of the Addendum, the proposed action would create no potential adverse impacts or substantial changes to impact areas previously analyzed in the Final IS/ND and therefore does not trigger any of the conditions calling for the preparation of a subsequent ND under CEQA Guidelines Section 15162. With no new impacts or increased severity of environmental impacts, no mitigation is necessary.

FINANCIAL IMPACT:

Staff/consultant costs associated with the preparation of the Addendum to the Final IS/ND amounted to approximately \$30,000 and were borne by the Harbor Department. This Board action neither authorizes any expenditures related to the revised Project nor commits the Harbor Department to complete the modifications. Award of any capital construction contract related to the revised Project would require Board approval under separate future actions.

CITY ATTORNEY:

The office of the City Attorney has reviewed the Addendum and this Board Report and concluded that they raise no legal issues at this time.

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TRANSMITTAL:

1. Addendum to the Chassis Depot and Repair Facilities at Berths 206-209 Final IS/ND

FIS Approval: MB

CA Approval: kfm



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