

LEVEL I COASTAL DEVELOPMENT PERMIT REPORT

DATE: MARCH 20, 2025

**TO: HONORABLE MEMBERS OF
THE BOARD OF HARBOR COMMISSIONERS**

**ISSUED: LEVEL I COASTAL DEVELOPMENT PERMIT NO. 25-01 TO ECO WAVE
POWER U.S. INC. TECHNOLOGY PILOT PROJECT AT BERTH 70.**

BACKGROUND

In accordance with the approved Port of Los Angeles Master Plan (PMP), the Executive Director is designated with the authority to approve or deny applications for Level I Coastal Development Permits (CDP), but these CDPs only become effective when the permits are reported in writing to the Board of Harbor Commissioners (Board). No Board action is required. Additionally, the PMP provides that a Level I CDP that is being reported to the Board can be stayed if any two Board members so request. In this case, the CDP would be agendized for the next regular Board meeting and would require Board action to be approved or denied.

PERMIT ACTIONS

The Executive Director issued Level I CDP No. 25-01 on March 12, 2025.

CDP No. 25-01 Eco Wave Power U.S. Inc. – Pilot Project at Berth 70.

The project location for the approved CDP is identified on the attached map (Transmittal 1).

COASTAL PERMIT CONTEXT

Project Description – Eco Wave Power U.S. Inc. (Eco Wave) is an onshore wave energy technology company that is developing technology to convert ocean waves into electricity. Eco Wave received Revocable Permit No. 25-05 for use of Berth 70 for this project. Construction and installation of the project equipment is expected to take up to 6 months, to be followed by 24 months of operation as a pilot project.

SUBJECT: LEVEL I CDP REPORT

The project will consist of up to eight carbon steel wave energy generation units (floaters), hydraulic pipes, an energy conversion unit, and a warehouse unit. The floaters will be attached to the waterfront side of the wharf. When operating, the floaters will move up and down with the wave action. That kinetic energy will be transmitted through hydraulic pipes to the energy conversion unit to be converted into electricity.

The eight floaters would be installed approximately 8 feet apart. Each one would be 85 inches wide and extend approximately 218 inches out during operation, occupying approximately 129.2 square feet of water area each. The energy conversion unit and warehouse unit would each be housed within adjacent separate 20-foot standard shipping containers placed end-to-end and they would occupy approximately 400 square feet of landside wharf. The project would not be connected to any other energy source throughout the lifetime of the project but there may be a need for the use of a generator for demonstration purposes.

Coastal Development Permit Requirements – The proposed project is a Level I non-appealable project in accordance with Section 6.4 of the PMP. To be considered a Level I CDP, the project must conform to all three of the following: 1) minimal resources are involved; 2) only minimal change in land or water use and, in the density or intensity of the use of land and water may occur; and 3) there are no significant adverse environmental impacts.

Coastal resources are generally understood to be natural and manmade resources along the coast. These include but are not limited to the ocean, beaches, public access, visitor and recreational facilities, environmentally sensitive habitat areas, within the coastal zone. Given that the location of the pilot project is not located within an environmentally sensitive habitat area, the project does not restrict public access, and the project is a temporary installation that would operate for only two years, there would be minimal impact on coastal resources. Special Condition No. 1 has been added to CDP 25-01 to explicitly limit the duration of operation of the pilot project to two years from the placement of the floating devices.

The Environmental Management Division has reviewed the proposed project and has determined that the proposed action is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) in accordance with Section 15306 of the State CEQA Guidelines and Article III Class 4(6) and 4(7) of the State Los Angeles City CEQA guidelines. Therefore, no significant adverse environmental impacts were identified for this project.

The project site is in Planning Area 1 and this project is consistent with the Institutional land use designation for this site in the PMP. Operations conducted by AltaSea and their subtenants are consistent with the Institutional land use focus on emphasizing waterfront access through academic, research, and non-profit organization investment.

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SUBJECT: LEVEL I CDP REPORT

The project cost is estimated between \$400,000 to \$1,000,000 and would be borne by Eco Wave. There are no Harbor Department funds associated with this development.

TRANSMITTALS

1. Site Location Map
2. Coastal Development Permit No. 25-01

CA Approval: SO

Erica M. Calhoun

EUGENE D. SEROKA
Executive Director

MD MK
EDS:MD:MK:cl:/Planning & Strategy

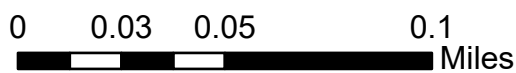
APP# 230814-151

CDP 25-01 EcoWave Power - L.A. Technology Demonstration at Beth 70



CDP 25-01
EcoWave Power -L.A. Technology
Demonstration at Beth 70

Transmittal 1



Harbor Department
Planning & Strategy Division
Map Produced March 2025





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Executive Director

March 6, 2025

COASTAL DEVELOPMENT PERMIT

1. Coastal Development Permit Number: **25-01**
2. Name/Address of Permittee: **Eco Wave Power U.S. Inc.
2451 Signal Street
San Pedro, CA 90731**
3. Permit Type: **Level I**
Non-appealable Appealable Emergency
4. Development Location: **Berth 70**
5. Development Description:

CDP No. 25-01 allows Eco Wave Power U.S. Inc. to install and operate a pilot project for wave electrical generation at Berth 70 for up to two years as outlined in APP No. 230814-151.

6. The Executive Director has found that:

The proposed development conforms to the certified Port of Los Angeles Master Plan, as amended, and the California Coastal Act of 1976, as amended.

The proposed development is consistent with the project description listed on the Application for Port Permit No. 230814-151.

The proposed development complies with the requirements of the California Environmental Quality Act.

7. This permit is issued subject to the following standard conditions imposed pursuant to the certified Port of Los Angeles Master Plan, as amended, and the California Coastal Act of 1976, as amended:
- a) No property rights, either in real estate or material, or any exclusive privileges are granted, and the permit does not authorize any injury to private property or invasion of private rights, or any infringement of federal, state or local laws or regulations.
 - b) Final working drawings shall have been submitted to the Chief Harbor Engineer for review and approval, and a Harbor Engineering Permit issued prior to commencement of any portion of the development.
 - c) All construction and operations shall occur in accordance with the approved plans.
 - d) This permit is issued subject to the applicant obtaining all other approvals and/or permits required by applicable law from agencies having jurisdiction over any aspect of the development. Construction shall not commence until such approvals and permits have been obtained.
 - e) Any person who has obtained a permit for development may assign such permit to another person subject to the following conditions outlined in Section 6.8.6 of the Port of Los Angeles Master Plan.
 - f) The permit shall not become effective until the issuance is reported to the Board of Harbor Commissioners and the original and two signed copies of the permit have been returned to the Los Angeles Harbor Department, upon which all permittee(s) or agent(s) authorized in the permit application have acknowledged that they have received a copy of the permit and have accepted the contents.
 - g) Work must commence within two (2) years from the date of the executed coastal development permit, unless otherwise specified. If construction has not commenced, this permit will expire two (2) years from the date of the executed permit. Any extension of time of said commencement date must be applied for prior to expiration of the permit.
 - h) Issuance of this coastal development permit does not change the obligation of the applicant to meet all other time requirements in any other permits or agreements granted by the City of Los Angeles.

8. This Permits is subject to compliance with the following special conditions:

Special Condition No. 1 – Duration of Permit for Pilot Project up to two Years. This permit is valid for two (2) years from the date of placement of the floating wave energy generation devices (floaters), matching the timeline of the Nationwide Permit Verification by the U.S. Army Corps of Engineers. Any continued operation by the applicant or their successor in interest beyond two years shall require a new coastal development permit or an amendment to this permit, unless the Executive Director determines in writing that a new permit is not required.

Issued by:


EUGENE D. SEROKA
Executive Director

3/12/2025
DATE

ACKNOWLEDGMENTS

I, Inna Braverman, permittee/agent, hereby acknowledge receipt
(please print)
of Coastal Development Permit No. **25-01**, and that I understand and have accepted its contents and conditions.


SIGNATURE

03.11.25
DATE

EDS:cl

APP No. 230814-151