

LEVEL I COASTAL DEVELOPMENT PERMIT REPORT

DATE: NOVEMBER 17, 2022

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

**ISSUED: LEVEL I COASTAL DEVELOPMENT PERMIT NO. 22-07 TO PACIFIC
MARITIME ASSOCIATION FOR THE TRAINING FACILITY PROJECT**

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 agenzized 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. 22-07 on November 17, 2022.

CDP No. 22-07 Pacific Maritime Association – Training Facility

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

COASTAL PERMIT CONTEXT

CDP No. 22-07 (Transmittal 2) allows the Pacific Maritime Association (PMA) to develop approximately 4 acres of currently vacant, paved, uncovered Harbor Department land located at the southeast corner of Pier 400, southeast of Navy Way. While historically the site has been utilized for intermittent storage of containers, K-rail and miscellaneous construction equipment, the site is currently vacant.

The Project includes the construction and operation of a cargo handling equipment maintenance and repair training facility. The site is a triangular shaped lot that is approximately 4 acres. The location has perimeter rock dikes on two sides. The training center will consist of one 20,000 square-foot prefabricated metal building, one 1,920-

SUBJECT: LEVEL I CDP REPORT

square-foot portable classroom building, and a smaller detached 480 square-foot prefabricated restroom. Landscaping, utilities, lighting, fencing, and parking would be included in the development.

Pile driving would be required to support the foundation of the prefabricated buildings. Forty-one (41) 24-inch octagonal prestressed concrete piles will be installed using a driving system capable of driving the pile to the required penetration without overstressing or damaging the pile. The pile driving will comply with the mitigation measures involving the least term's nesting season (April to September). There will be no impact pile driving after March 31, 2023.

The Project site is in Planning Area 3 of the PMP and involves hands-on experience in a near-terminal setting for labor training related to container cargo handling. The facility would train handling techniques of container terminal equipment. Similar training is currently handled on the terminals themselves. The proposed project would provide a dedicated training location for specialized training in a safer environment. The proposed project is therefore consistent with the container storage land use designation.

The proposed action is an activity for which the underlying project has been previously assessed in an Addendum to the Pier 400 Container Terminal and Transportation Corridor Project Supplemental Final Environmental Impact Report for the ILWU Training Center (SCH# 1998031135), considered by the Board of Harbor Commissioners on February 10, 2022. Therefore, the Director of Environmental Management has determined that the proposed action has been previously evaluated pursuant to the California Environmental Quality Act (CEQA) in accordance with Article II Section 2(i) of the Los Angeles City CEQA Guidelines.

The estimated project cost for site improvements is \$5,800,000 and will be paid by PMA.

TRANSMITTALS

1. Site Map
2. Coastal Development Permit No. 22-07

CA Approval: SO

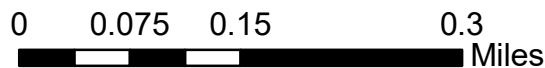
Marla Bleavins For

EUGENE D. SEROKA
Executive Director

Coastal Development Permit No. 22-07



Transmittal 1



Harbor Department



Eric Garcetti Mayor, City of Los Angeles

Board of Harbor Commissioners

Jaime L. Lee President

Edward R. Renwick Vice President

Diane L. Middleton Commissioner

Lucia Moreno-Linares Commissioner

Anthony Pirozzi, Jr. Commissioner

Eugene D. Seroka

Executive Director

November 2, 2022

COASTAL DEVELOPMENT PERMIT

- 1. Coastal Development Permit Number: **22-07**
- 2. Name/Address of Permittee: **Pacific Maritime Association
1 World Trade Center St. 1700
Long Beach, 90831**
- 3. Permit Type: **Level I**
Non-appealable X Appealable Emergency
- 4. Development Location: **Southeast Corner of Pier 400
Terminal Island, CA 90731**
- 5. Development Description:

CDP No. 22-07 allows the Pacific Maritime Association to develop the southeast corner of Pier 400 into a training facility as outlined in Application for Port Permit No. 210922-155.

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. 210922-155.

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

Transmittal 2

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.

Issued by:

Mark Bleasni
EUGENE D. SEROKA
Executive Director

11-17-22
DATE

ACKNOWLEDGMENTS

I, Chad Lindsay, (please print) permittee/agent, hereby acknowledge receipt of Coastal Development Permit No. 22-07, and that I understand and have accepted its contents and conditions.

[Signature]
SIGNATURE

11/4/22
DATE

EDS:rp

APP No. 210922-155