



DATE: JULY 12, 2012

FROM: PLANNING & ECONOMIC DEVELOPMENT

SUBJECT: RESOLUTION NO. _____ - ADOPTION OF PORT MASTER
PLAN AMENDMENT NO. 27 – AL LARSON BOAT SHOP

SUMMARY:

Staff recommends that the Board of Harbor Commissioners (Board) adopt Port Master Plan Amendment No. 27 – Al Larson Boat Shop (Amendment No. 27), and authorize the Executive Director to submit Amendment No. 27 to the California Coastal Commission (Coastal Commission) for certification, as required by the California Coastal Act. Amendment No. 27 would permit the creation of 0.9 acres of fill to allow Al Larson Boat Shop (ALBS) to modernize and upgrade their existing facility in Fish Harbor. The newly created 0.9 acres would have an “industrial” land use designation.

RECOMMENDATION:

It is recommended that the Board of Harbor Commissioners:

1. Adopt Port Master Plan Amendment No. 27;
2. Authorize the Executive Director to submit Port Master Plan Amendment No. 27 to the California Coastal Commission for certification; and
3. Adopt Resolution No. _____.

DISCUSSION:

Background – In June 2008, ALBS submitted an Application for Discretionary Project to the City of Los Angeles Harbor Department (Harbor Department) for a 30-year lease renewal and a coastal development permit to modernize and upgrade their existing boat shop. The ALBS Improvement Project Draft Environmental Impact Report (EIR) was released on January 20, 2012, and the public comment period ended on March 7, 2012.

On May 3, 2012, pursuant to the California Coastal Act of 1976, as amended, the Board authorized the distribution of a draft of Amendment No. 27 to interested persons, organizations, and government agencies, including the Coastal Commission. The Notice of Completion for the amendment was published on May 18, 2012, and a public hearing on the draft of Amendment No. 27 was held during the Board’s regularly scheduled meeting on June 21, 2012.

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Project Description – The proposed modernization project would result in the creation of 0.9 acres of new land through the construction of two confined disposal facilities (CDF) to sequester contaminated sediment generated from the ALBS project (Transmittal 1). The proposed fills are not addressed in the current Port Master Plan and require an amendment, as outlined in Section 30711(a)(1) of the California Coastal Act. The newly created 0.9 acres in Fish Harbor would be located in Planning Area 8 and assigned an “industrial” land use to support shipyard activities.

The ALBS project includes the following:

1. Demolition of 200 linear-feet of timber wharf, finger piers for the old railway system hoist, and six buildings
2. Construction of two concrete finger piers and installation of new 600- and 100-ton boat lifts
3. Construction of sheet pile walls to create the two new CDFs
4. Excavation of 7,600 cubic yards (cy) of contaminated soil and replacement with imported clean soil
5. Site grading, paving, lighting, utility relocations, and storm drain system, including an oil/water separator
6. Dredging a total of 19,000 cy to a depth of -22 feet mean lower low water (MLLW), plus an additional two foot overdredge allowance
7. Construction of a new 2,400 square foot two-story office building

The proposed project would result in ALBS having the ability to address National Pollutant Discharge Elimination System (NPDES) stormwater discharge requirements and enhances ship repair capabilities. The proposed CDFs would beneficially reuse contaminated dredge materials and result in approximately 0.9 acres of new land, which would be utilized for increased vessel maintenance and repair activities.

Public Comments – The National Trust for Historic Preservation and the Los Angeles Conservancy submitted one letter each on June 20, 2012, commenting on the proposed project and Amendment No. 27. However, no verbal comments were provided during the June 21, 2012 public hearing. Responses to the letters have been incorporated into Amendment No. 27. Comments received focused on concern over the proposed demolition of three buildings that are eligible for historical listing (Transmittals 2 and 3).

As stated in the Final EIR, the Harbor Department did investigate alternatives that retained part or all of the potentially historic buildings. The alternatives analysis concluded that none of the evaluated options provide feasible options to avoid demolishing the three buildings. Two of the options to avoid demolishing the buildings simply didn't meet project objectives because they resulted in a project footprint that was still too great due to the onsite presence of the buildings, which would continue to severely restrict onsite storage and operations in similar manner as the existing facility.

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Process – This recommended Board action would adopt Amendment No. 27 (Transmittal 4) and authorize the Executive Director to submit the amendment to the Coastal Commission for certification, contingent upon Board certification of the Final EIR for the ALBS Improvement Project. Pending certification, further actions required to make the amendment effective, required by Title 14, Section 13632(e) of the California Code of Regulations, include the Board adopting the amendment as certified by the Coastal Commission and the Coastal Commission accepting the Board's action as being consistent with its certification. Approval of these actions would result in the Board having coastal development permit issuance authority for the new fills.

ENVIRONMENTAL ASSESSMENT:

The proposed action is adoption of Port Master Plan Amendment No. 27 for the ALBS Improvements Project which involves modernization and upgrades to the existing ALBS facility in Fish Harbor and the creation of 0.9 acres of new land. The potential environmental impacts of the ALBS project were assessed in an Environmental Impact Report (EIR). On July 19, 2012, the Board adopted findings of fact and a statement of overriding considerations, when certifying the ALBS Improvements Project EIR. Based on the EIR being certified as planned, the Director of Environmental Management has determined that the proposed action is exempt from CEQA in accordance with Article II Section 2(i) of the City of Los Angeles California Environmental Quality Act (CEQA) Guidelines as an activity for which the underlying project has previously been evaluated for environmental significance and processed according to the requirements of the CEQA.

ECONOMIC BENEFITS:

This Board action will have no employment impact. The proposed project is anticipated to result in 20-30 construction jobs and 20-30 operational jobs according to ALBS.

FINANCIAL IMPACT:

This recommended Board action adopts Port Master Plan Amendment No. 27, and authorizes submittal to the California Coastal Commission for certification. This Board action does not approve the implementation of the proposed project, which will be sought and presented to the Board in a future separate action. Additionally, all proposed construction costs and subsequent operating and maintenance costs associated with the proposed project would be the responsibility of ALBS. The new landfills will be owned by the Harbor Department and ALBS will pay the Harbor Department land rental compensation for its use. However, to date the Harbor Department has expended approximately \$902,032 on EIR-related costs for the proposed project.

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CITY ATTORNEY:

The proposed action raises no legal issues at this time.

TRANSMITTALS:

1. Site Map
2. Historic Buildings
3. Site Photos
4. Port Master Plan Amendment No. 27 – Al Larson Boat Shop

FIS Approval: uj (initials)
CA Approval: gmc (initials)

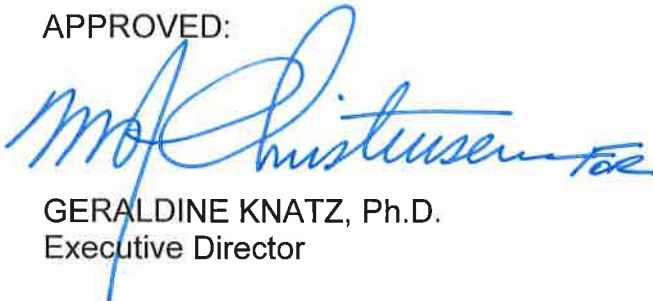


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