

LEVEL I COASTAL DEVELOPMENT PERMIT REPORT

DATE: JANUARY 4, 2023

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

ISSUED: AMENDMENT TO LEVEL I COASTAL DEVELOPMENT PERMIT NO. 22-01 TO THE CITY OF LOS ANGELES HARBOR DEPARTMENT FOR A TEMPORARY CARGO SUPPORT FACILITY AT THE FORMER LAXT RAIL LOOP

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 agenized 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. 22-01 on January 27, 2022.

CDP No. 22-01 City of Los Angeles Harbor Department – Cargo Support Facility at the Former LAXT Rail Loop on Terminal Island

The project location for the approved CDP is identified on the attached map (Transmittal 1). The Executive Director issued an amended Level I CDP No. 22-01 (Transmittal 2) on January 3, 2023 which allows an additional two years of use as a cargo support facility under the current Port Master Plan.

COASTAL PERMIT CONTEXT

CDP No. 22-01 as issued on January 27, 2022 allowed the City of Los Angeles Harbor Department (Harbor Department) to improve the property inside the former LAXT Rail

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Loop for temporary use as a cargo support facility for one year. Work under CDP 22-01 included clearing or grading approximately 36.6 acres and the placement of approximately six inches of crushed miscellaneous base. Other site improvements included, but were not limited to, safety fencing, a rock drainage trench for infiltration, and an access roadway.

Consistent with President Biden's Executive Order 14017 and California Governor Gavin Newsome's Executive Order N-19-21 to identify sites to address short-term storage needs of the goods movement supply chain, the Harbor Department developed the interior of the LAXT loop as a temporary cargo support facility. This location is in Planning Area 3 of the PMP, which is the primary planning area dedicated to container operations, and the use is consistent with the underlying City of Los Angeles zoning of Qualified Heavy Industrial (QM3-1). While the operation of a cargo support facility is consistent with the maritime support land use identified in the PMP for a portion of the former LAXT rail loop, the PMP designates the remainder of the vacant site for potential future liquid bulk uses. In order to swiftly provide the urgent short-term storage needed to respond to the global supply chain crisis, CDP 22-01 authorized the use of the project site with a special condition limiting the cargo support facility to a one-year entitlement in order to address the global disruptions of the goods movement supply chain.

Although significant progress has been made in dealing with many of the challenges presented by the global supply chain disruptions, the Port of Los Angeles will continue to need cargo support acreage on Terminal Island beyond the expiration of the one year time limit imposed by the special condition on CDP 22-01. Harbor Department staff will present the Board and the California Coastal Commission with a Port Master Plan amendment to add maritime support as a permanent allowable land use for the property inside the former LAXT rail loop. In the interim, in order to provide continuity of operations and allow the Harbor Department to respond rapidly to any additional supply chain disruptions, the special condition on CDP 22-01 has been amended to allow an additional year of use as a cargo support facility under the current Port Master Plan.

Section 6.8.4 of the PMP outlines the amendment process for approved Coastal Development Permits. Amendments to Level I permits may be approved or denied by the Executive Director upon the same criteria and subject to the same requirements, procedures, and appeals as provided for the original issuance of such permits. No Board action is required at this time.

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The Director of the Environmental Management Division has determined that the proposed action is exempt from the requirements of the California Environmental Quality Act (CEQA) in accordance with Section 15301 of the State CEQA Guidelines and Article III Section 1(18)(d), of the Los Angeles City CEQA Guidelines in compliance with Assembly Bill 2798.

TRANSMITTALS

1. Site Map
2. Coastal Development Permit No. 22-01, as amended

CA Approval: SO

Marla Bleavins For

EUGENE D. SEROKA
Executive Director

MAD *MK*
EDS:MD:MK/Planning & Strategy

APP# 211028-183