

February 5, 2014

**COASTAL DEVELOPMENT PERMIT**

1. Coastal Development Permit Number: **14-05**
2. Name/Address of Permittee: **Neptune Foods  
4510 S. Alameda  
Vernon, CA 90058**
3. Permit Type: **Level II**  
Non-appealable \_\_\_\_\_ Appealable   x   Emergency \_\_\_\_\_
4. Development Location: **338 Cannery Street,  
Terminal Island, CA 90731**

5. Development Description:

**The proposed project will convert approximately 100,000 square feet of vacant industrial facilities, approximately 56,700 square feet of vacant land, approximately 31,370 square feet of open courtyard, and approximately 150 square feet of non-exclusive wharf into a seafood processing facility at 338 Cannery Street. The scope of the project includes installing floor drains, processing lines, scales, tape machines, a walk-in cooler, plate freezers, box assembly machines, stationary blast cell freezers, an ice maker, and a fish pump on the wharf. The project will consist of rehabilitating and constructing offices, restrooms, shower, and lounge spaces, as well as repairing the existing freezer room, electrical, plumbing, fire sprinkler system, doors, loading dock canopy, and other related updates. The parking and loading areas will be repaved. Approximately 5,760 square feet will be added to the existing building to include mechanical and storage spaces.**

6. The Los Angeles Board of Harbor Commissioners has found that:

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

The proposed development is consistent with the project description listed on Application for Discretionary Project No. 130417-062.

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

The Level II appealable coastal development permit was approved by the Board of Harbor Commissioners during its regularly scheduled meeting on February 20, 2014.

7. This permit is issued subject to the following standard conditions imposed pursuant to the certified Port 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) This permit may not be assigned to another person except as provided in the Los Angeles Board of Harbor Commissioners' certified Port Master Plan Implementation Guidelines and in Section 13170 of Title 14 of the California Administrative Code to the extent applicable.
  - f) The permit shall not become effective until the original and two signed copies 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 authorized by this permit must commence within two (2) years from the date of the Los Angeles Harbor Commission's vote upon the application, unless otherwise specified. If construction has not commenced, this permit will expire two (2) years from the date of said

vote. 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.

Issued on behalf of the Los Angeles Board of Harbor Commissioners by:

By: \_\_\_\_\_

MICHAEL KEENAN  
Director of Planning & Economic Development

\_\_\_\_\_  
DATE

**ACKNOWLEDGMENTS**

I, \_\_\_\_\_, permittee/agent, hereby

(please print name)

acknowledge receipt of Coastal Development Permit No. 14-05, and that I understand and have accepted its contents and conditions.

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
DATE

DM:ml  
ADP No. 130417-062