



**DATE: AUGUST 28, 2018**

**FROM: ENVIRONMENTAL MANAGEMENT**

**SUBJECT: RESOLUTION NO. \_\_\_\_\_ - ADOPTION OF THE FINAL INITIAL STUDY/MITIGATED NEGATIVE DECLARATION AND APPROVAL OF THE SO CAL SHIP SERVICES PERMIT RENEWAL AT 971 SOUTH SEASIDE AVENUE PROJECT (LOS ANGELES HARBOR DEPARTMENT APPLICATION FOR PORT PERMIT NO. 161003-143; STATE CLEARINGHOUSE NO. 2018061043)**

**SUMMARY:**

Staff requests that the Board of Harbor Commissioners (Board) adopt the Final Initial Study/Mitigated Negative Declaration (IS/MND) for the proposed So Cal Ship Services Permit Renewal at 971 South Seaside Avenue Project (Project) along with comments and responses to comments, and approve the proposed Project as described in the Final IS/MND.

The proposed Project includes a 10-year lease extension, with up to two five-year lease extensions/renewal options, or a potential maximum of 20 years. Additional project elements include an approximate one-acre parking lot, trenching and installation of utilities, installation of security fencing and lighting, replacement of an existing utility cover, and continual maintenance and repair of the site. The IS/MND assessed the potential installation of a pedestal crane along the northern portion of the wharf and shore power along the southern portion of the wharf, which could occur during the term of this permit. The proposed Project includes facilities and sites identified on the State of California Hazardous Waste and Substances Site List (also known as the Cortese List, compiled pursuant to California Government Code 65962.5). Payment of the costs associated with the Final IS/MND are the responsibility of the City of Los Angeles Harbor Department (Harbor Department).

**RECOMMENDATION:**

It is recommended that the Board of Harbor Commissioners (Board):

1. Find that, pursuant to the State California Environmental Quality Act Guidelines (CEQA) Section 15074, the Final Initial Study/Mitigated Negative Declaration for the So Cal Ship Services Permit Renewal at 971 South Seaside Avenue Project, (a) has been completed in compliance with the State CEQA Guidelines and the Los Angeles

**SUBJECT: SO CAL SHIP SERVICES FINAL IS/MND AND PERMIT RENEWAL**

City CEQA Guidelines; (b) was presented to the Board for review and was reviewed and considered by the Board prior to approving the So Cal Ship Services Permit Renewal at 971 South Seaside Avenue Project; and (c) reflects the independent judgment and analysis of the City of Los Angeles Harbor Department as the Lead Agency;

2. Find that, based on the whole record before it, including (a) the information contained in this report and (b) the Final Initial Study/Mitigated Negative Declaration for the So Cal Ship Services Permit Renewal at 971 South Seaside Avenue Project, the proposed Project would not have a significant effect on the environment pursuant to Public Resources Code Section 21080 and State California Environmental Quality Guidelines Section 15070;
3. Find that all information added to the Final Initial Study/Mitigated Negative Declaration after the public review period, but before adoption, merely clarifies, amplifies, or makes insignificant modifications, and that recirculation is not necessary;
4. Adopt the Mitigation Monitoring and Reporting Program (MMRP) contained in the Final Initial Study/Mitigated Negative Declaration as required by Public Resources Code Section 21081.6 and State California Environmental Quality Act Guidelines Section 15074. The MMRP is designed to ensure compliance with the mitigation measures adopted to mitigate or avoid significant effects on the environment, and identifies the responsibilities of the City of Los Angeles Harbor Department as lead agency and other applicable entities, to monitor and verify project compliance with those mitigation measures and conditions of project approval;
5. Adopt the Final Initial Study/Mitigated Negative Declaration for the So Cal Ship Services Permit Renewal at 971 South Seaside Avenue Project;
6. Direct the Cargo and Industrial Real Estate Division to incorporate by reference the Final Initial Study/Mitigated Negative Declaration (IS/MND), mitigation measures, and the Mitigation Monitoring Reporting Program contained in the Final IS/MND into any and all permits, lease agreements, or assignments encompassed in the approved So Cal Ship Services Permit Renewal at 971 South Seaside Avenue Project;
7. Authorize the Environmental Management Division to file the Notice of Determination for the So Cal Ship Services Permit Renewal at 971 South Seaside Avenue Project with the Los Angeles City and County Clerks; and
8. Adopt Resolution No. \_\_\_\_\_.

**DISCUSSION:**

Project Background/Context – Since 1990, So Cal Ship Services has been serving both Ports of Los Angeles and Long Beach (Ports) in the San Pedro Bay Complex with water transport of material, supplies and personnel, land-based logistical support of offshore oil

**SUBJECT: SO CAL SHIP SERVICES FINAL IS/MND AND PERMIT RENEWAL**

platforms, and tank vessels. In addition, So Cal Ship Services is also a State and Federal Oil Spill Response Organization, which assists with emergency oil spill containment. The proposed Project is located on the former Southwest Marine Facility site that is identified on the State of California Hazardous Waste and Substances Site List (also known as the Cortese List, compiled pursuant to California Government Code 65962.5). The site has been investigated and evaluated under the oversight of the Department of Toxic Substances Control (DTSC) in accordance with a Unilateral Order dated November 11, 2008, and under a soil and groundwater remedial action plan. Under this plan, the area has been subject to site management conditions and has been mitigated by engineering controls (i.e., plastic vapor barrier and asphalt cap) and institutional controls.

Project Objectives – The objective of the proposed Project is to allow the tenant to remain within the Port of Los Angeles and continue to serve both Ports within the San Pedro Bay Complex with water transport of material, supplies and personnel, and land-based logistical support of offshore oil platforms and tank vessels. This objective would be met through the issuance of a 10-year lease, with two, five-year extension options. In addition, minor modifications to the site and continual maintenance, listed below, would allow the tenant to perform their maritime service tasks.

Project Description – The proposed Project site is located on the former Southwest Marine site and comprises of approximately 4 acres of land, including approximately 1,000 linear feet of wharf space. Additional project elements include paving an approximate one-acre parcel, trenching and installation of utilities, installation of security fencing and lighting, replacement of an existing utility cover, and continual maintenance and repair of the site. The one-acre parcel replaces So Cal Ship Services' current parking lot just south of this parcel. This IS/MND also assesses the potential installation of a pedestal crane along the northern portion of the wharf and shore power along the southern portion of the wharf, which could occur during the term of this permit.

**ENVIRONMENTAL ASSESSMENT:**

California Environmental Quality Act (CEQA) Documentation and Public Involvement – The Harbor Department, as the CEQA Lead Agency, has prepared an IS/MND for the proposed Project in compliance with the State CEQA Guidelines and the Los Angeles City CEQA Guidelines which contains the following: a description of the proposed Project and location, an initial study checklist, an analysis of potential impacts and proposed findings.

The Draft IS/MND dated June 2018, was circulated for public review and comment for a period of 30 days beginning on June 25, 2018, and ending on July 24, 2018. In accordance with State CEQA Guidelines §15072, a Notice of Intent (NOI) to adopt the IS/MND was issued on June 25, 2018. Approximately 90 notices were mailed to agencies, stakeholders, neighbors and other interested parties. The NOI and accompanying Draft IS/MND was filed with the Los Angeles City and County Clerks and was made available for public review on the Port of Los Angeles website at: <http://www.portoflosangeles.org>; at the City of Los Angeles Harbor Department

**SUBJECT: SO CAL SHIP SERVICES FINAL IS/MND AND PERMIT RENEWAL**

Environmental Management Division at 222 West 6<sup>th</sup> Street, San Pedro, CA 90731; at the Los Angeles City Library, San Pedro Branch at 931 S. Gaffey Street, San Pedro, CA 90731; and at the Los Angeles City Library, Wilmington Branch at 1300 North Avalon, Wilmington, CA 90744. Pursuant to State CEQA Guidelines § 15073, the Draft IS/MND was submitted to the State Clearinghouse for review by state agencies. A public hearing was not conducted during the public review period for the Draft IS/MND and is not required pursuant to State CEQA Guidelines § 15202.

Public Comments Received and Response to Comments – Comment letters from City of Los Angeles Bureau of Sanitation, the California Department of Transportation, and Dennis Hagner were received during the public review period of the Draft IS/MND. Copies of the comment letters and staff responses to comments are included in the Final IS/MND (Transmittal 1).

Based on the comments provided, staff identified no new environmental effects that were not assessed in the Draft IS/MND and no new mitigation is required. Changes added to the Final IS/MND after the public review period merely clarify, amplify, or make insignificant modifications. None of the issues raised during the comment period trigger the need to re-circulate the Final IS/MND pursuant to the requirements of State CEQA Guidelines §15073.5.

Finding and Conclusions – The Final IS/MND includes a discussion of the proposed Project's effects on the existing environment. A potential significant effect to Biological Resources was identified during pile driving activities for which mitigation is feasible; the incorporation of which would reduce the potential impacts to below the level of significance.

Record of Proceedings – When adopting an IS/MND as required by State CEQA Guidelines §15074, the public agency shall specify the location and custodian of the documents or other material, which constitute the record of proceedings upon which its decision is based. These records are in the care of the Director of Environmental Management, City of Los Angeles Harbor Department, 222 West 6<sup>th</sup> Street, San Pedro, CA 90731.

Notice of Determination – In accordance with the State CEQA Guidelines §15075, a Notice of Determination will be filed with the Los Angeles City and County Clerks after the proposed Project is approved. The filing of the Notice of Determination starts a 30-day statute of limitations on court challenges to the approval under CEQA.

**FINANCIAL IMPACT:**

The cost to prepare the Final IS/MND is approximately \$33,000 inclusive of staff time, consultant services, advertisement and filing fees. The lease with So Cal Ship Services will be brought before the Board as a separate item and will address the financial impact of the proposed project.

DATE: AUGUST 28, 2018

PAGE 5 OF 5

SUBJECT: SO CAL SHIP SERVICES FINAL IS/MND AND PERMIT RENEWAL

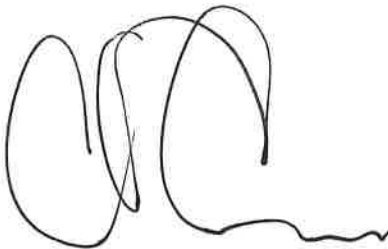
**CITY ATTORNEY:**

Based upon the information presented to the City Attorney's Office, the Board may certify that the Final IS/MND has been completed in compliance with CEQA.

**TRANSMITTAL:**

1. Final Initial Study/Mitigated Negative Declaration

FIS Approval: MB  
CA Approval: JM



CHRISTOPHER CANNON  
Director of Environmental Management



FOR MICHAEL DiBERNARDO  
Deputy Executive Director

APPROVED:



FOR

EUGENE D. SEROKA  
Executive Director

CC:yo  
AUTHOR: NICOLE ENCISO  
APP NO.: 161003-143

FILE: Y:\ADMIN\BOARD REPORTS\CEQA\SO CAL SHIPS MND\ENV\_SO CAL SHIPS - FINAL.docx  
UPDATED: 8/28/2018 1:14 PM - YO