



Executive Director's  
Report to the  
Board of Harbor Commissioners

**DATE: SEPTEMBER 11, 2013**

**FROM: PLANNING & ECONOMIC DEVELOPMENT**

**SUBJECT: RESOLUTION NO. \_\_\_\_\_ – ISSUANCE OF A LEVEL I COASTAL DEVELOPMENT PERMIT (NO. 13-11) TO PIONEER GREEN WIND ASSETS, LLC FOR THE INSTALLATION OF A WIND MONITORING DEVICE ON THE MIDDLE BREAKWATER**

**SUMMARY:**

Pioneer Green Wind Assets, LLC (Pioneer) is proposing to install a wind monitoring device on the west end of the Middle Breakwater which was constructed and is owned by the United States Army Corps of Engineers (USACE) but falls within the jurisdiction of the City of Los Angeles Harbor Department (Harbor Department) for compliance with the California Coastal Act. The device will remain in place for two years for the purpose of assessing the potential for wind energy production on the breakwater. Staff is recommending the Los Angeles Board of Harbor Commissioners (Board) approve Coastal Development Permit (CDP) No. 13-11, a Level I, non-appealable permit for the instrument located on the west end of the Middle Breakwater.

**RECOMMENDATION:**

It is recommended that the Board of Harbor Commissioners:

1. Find that the proposed project conforms with the Port Master Plan and the California Coastal Act of 1976, as amended, and find that this project will have no significant adverse environmental impacts as provided in the California Environmental Quality Act;
2. Authorize the Executive Director to approve the issuance of Coastal Development Permit No. 13-11, consistent with the project description listed on Application for Discretionary Project No. 130607-091; and
3. Adopt Resolution No. \_\_\_\_\_.

**DISCUSSION:**

Background/Context – San Pedro Bay is protected by three breakwaters which were constructed and are owned by the USACE. Pioneer is proposing to temporarily install two electronic wind measurement systems on the Middle Breakwater (Transmittal 1), one of which lies east of the Angel's Gate and is within the jurisdiction of the Harbor Department. The other is within the jurisdiction of the Port of Long Beach. The USACE

**SUBJECT:   LEVEL I CDP NO. 13-11 TO PIONEER GREEN ENERGY**

is in the process of conducting an Environmental Assessment (EA) on the proposed project for compliance with the National Environmental Policy Act (NEPA). The USACE is requiring that all other necessary permits be in place before they will consider issuing the required Section 408 permit for the installation of the devices. As the westerly portion of the Middle Breakwater lies within the Port's Master Plan jurisdiction, the Harbor Department is responsible for reviewing projects and issuing coastal development permits. On July 1, 2013, the Port of Long Beach issued a Level I CDP to Pioneer for the device within its jurisdiction on the east end of the Middle Breakwater.

The purpose of the project is to gather wind and other meteorological data to establish a baseline of wind speed and patterns in the vicinity of the breakwater. The data collected will be used to produce a regional model that identifies wind resources both on- and off-shore, and it can be used to assess the potential for wind energy production on the breakwater. The instruments will be in place for two years after which they would be removed. Pioneer has agreed to provide summaries of the data gathered from the proposed project to the Harbor Department and the Port of Long Beach.

Pioneer is already operating another wind monitoring device on Harbor Department property at Pier 400. On June 7, 2012, the Board approved CDP No. 12-05, a Level I, non-appealable permit to Pioneer to temporarily install a wind monitoring device at the southern end of Pier 400 for the purpose of assessing wind energy potential and this device has been operating for approximately six months. Summaries of the data gathered by Pioneer have been provided to the Harbor Department. The existing device is scheduled to be in place until mid-2014 after which it will be removed.

The Harbor Department is currently in the beginning stages of developing a program to investigate wind patterns at Pier 400. The data collected from the proposed device could support that investigation.

Project Scope of Work – Within the jurisdiction of the Harbor Department, Pioneer proposes to place one 7.5-foot by 7.5-foot remote sensor unit (Transmittal 2) on top of a 10-foot by 13-foot concrete pad that will serve as a foundation on the shore side of the breakwater. The project also includes solar panels and an 8-foot tall concrete protective wall to shield the unit from wind and storm activity. The construction is scheduled to begin in October 2013 and the unit will become operational two weeks after installation. The equipment will be removed after two years. The concrete foundation and protective wall will remain on the breakwater as they will reinforce the structure. The project has a total cost of \$186,000 and will be the responsibility of Pioneer.

Coastal Permit Requirements – The proposed project, located in Master Planning Area 1, is a Level I, non-appealable project in accordance with the definitions set forth in the *Guidelines for Implementation of the Port of Los Angeles Certified Port Master Plan*. A Level I permit is one of three levels of permits that the Board can issue (Transmittal 3). Level I permits are issued for developments that involve minimal changes in land/water use, and minor changes in density and intensity of use.

**DATE:        SEPTEMBER 11, 2013**

**PAGE 3 OF 4**

**SUBJECT:    LEVEL I CDP NO. 13-11 TO PIONEER GREEN ENERGY**

The proposed project has been found to be consistent with the Port Master Plan and Chapter 8 policies of the California Coastal Act of 1976, as amended. Specifically, the project is consistent with Section 30708 that requires port-related development to give highest priority to the use of existing land space within harbors for port purposes.

**ENVIRONMENTAL ASSESSMENT:**

The proposed action is issuance of a Level I CDP for installation of a wind monitoring device on the Middle Breakwater. As the owner of the breakwater, the USACE is in the process of conducting an EA for the proposed project. However, because the Harbor Department is a permitting agency, the project must also be assessed in compliance with the California Environmental Quality Act (CEQA). Therefore, as an activity involving basic data collection, research, and resource evaluation activities which do not result in a serious major disturbance to an environmental resource, the Director of Environmental Management has determined that the proposed action is exempt from the requirements of CEQA in accordance with Article III Class 6 of the Los Angeles City CEQA Guidelines.

**ECONOMIC BENEFITS:**

The project associated with the proposed CDP No. 13-11 will have very minor (less than one) employment impact for the five-county region.

**FINANCIAL IMPACT:**

Issuance of the proposed Level I CDP will not have a financial impact upon the Harbor Department. Pioneer will pay the entire cost of the proposed project including construction, equipment, maintenance, and removal is approximately \$186,000 over a two-year period of time.

DATE: SEPTEMBER 11, 2013

PAGE 4 OF 4

SUBJECT: LEVEL I CDP NO. 13-11 TO PIONEER GREEN ENERGY

**CITY ATTORNEY:**

This resolution presents no legal issues at this time.

**TRANSMITTALS:**

1. Site Location Map
2. Remote Sensor Unit
3. CDP No. 13-11

FIS Approval: ed (initials)  
CA Approval: KS (initials)

*for*   
DAVID L. MATHEWSON  
Director of Planning & Economic Development

*for*   
KATHRYN McDERMOTT  
Deputy Executive Director

APPROVED:

  
GERALDINE KNATZ, Ph.D.  
Executive Director

Author: M. Lum; J. Ruddell  
ADP No. 130607-091