

November 18, 2014

COASTAL DEVELOPMENT PERMIT

1. Coastal Development Permit Number: **14-17**
2. Name/Address of Permittee: **City of L.A. Harbor Department
425 S. Palos Verdes Street
San Pedro, CA 90731**
3. Permit Type: **Level II**
Non-appealable x Appealable Emergency
4. Development Location: **Berths 171-173**

5. Development Description:

The Harbor Department proposes a remediation project that is being conducted under an order from the State Water Resources Control Board at Berths 171-173. The proposed project will excavate and remove an estimated 83,000 cubic yards of chemically impacted soil from the site, requiring approximately 10,000 truck trips. Identified contaminated soil with lead and other metals will be separated and disposed at an off-site location. The soil will be removed down to the base of the intertidal zone. Then, Magnesium Peroxide Oxygen Releasing Compound, Nitrogen, and Phosphate will be added and mixed to bioremediate remaining petroleum hydrocarbon and volatile organic compound contamination. A layer of crushed rock at the bottom of the excavations will be installed with clean fill. A recovery and injection piping system as well as groundwater monitoring wells will be installed at the site for a minimum of 5 years of recovery, remediation, and monitoring.

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 Port Permit No. 140811-099.

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

The Level II non-appealable coastal development permit was approved by the Board of Harbor Commissioners during its regularly scheduled meeting on December 18, 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 DATE
Director of Planning & Economic Development

ACKNOWLEDGMENTS

I, _____, permittee/agent, hereby
(please print name)
acknowledge receipt of Coastal Development Permit No. 14-17, and that I
understand and have accepted its contents and conditions.

SIGNATURE DATE

DM:MK:ml
ADP No. 140811-099