



**DATE:           OCTOBER 20, 2020**

**FROM:           ENVIRONMENTAL MANAGEMENT**

**SUBJECT: RESOLUTION NO. \_\_\_\_\_ - ADOPTION OF THE FINAL INITIAL STUDY/NEGATIVE DECLARATION AND APPROVAL OF THE INNOVATIVE NEW DOCK CHASSIS DEPOT AT 960 NEW DOCK ST (LOS ANGELES HARBOR DEPARTMENT APPLICATION FOR PORT PERMIT NO. 190222-020; STATE CLEARINGHOUSE NO. 2020090061)**

**SUMMARY:**

Staff requests adoption of the Final Initial Study/Negative Declaration (IS/ND) for the proposed Innovative New Dock Chassis Depot Project (Project) along with comments and responses to comments, and approval of the proposed Project as described in the Final IS/ND.

The proposed Project would permit the expanded operation of a chassis depot that provides storage, maintenance, repair of chassis, and on/off hire of chassis (i.e., stop/start operations) at 960 New Dock Street on Terminal Island. Innovative Terminal Services, Inc. (Innovative) proposes to expand the existing approximately 10-acre property to a total of approximately 15.3 acres. A Term Permit would be issued for the operation of the proposed chassis maintenance yard and depot for up to 10 years in order to combine all Innovative-entitled parcels under one permit. Payment of the costs associated with the Final IS/ND is the responsibility of Innovative under Reimbursement Agreement No. E-7075 with 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 (CEQA) Guidelines Section 15074, the Final Initial Study/Negative Declaration for the proposed Innovative New Dock Chassis Depot Project at 960 New Dock Street, (a) has been completed in compliance with the State CEQA Guidelines and the Los Angeles City CEQA Guidelines; (b) was presented to the Board for review and was reviewed and considered by the Board prior to approving the proposed Project; and (c) reflects the independent judgment and analysis of the City of Los Angeles Harbor Department as the Lead Agency;

DATE: OCTOBER 20, 2020

PAGE 2 OF 6

SUBJECT: INNOVATIVE NEW DOCK CHASSIS DEPOT

2. Find that, based on the whole record before it, including (a) the information contained in this report and (b) the Final Initial Study/Negative Declaration for the Innovative New Dock Chassis Depot Project at 960 New Dock Street, 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/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 Final Initial Study/Negative Declaration for the Innovative New Dock Chassis Depot Project at 960 New Dock Street;
5. Approve the Innovative New Dock Chassis Depot Project at 960 New Dock Street, in consideration of the Final Initial Study/Negative Declaration, including comment letters received and the responses to comments;
6. Authorize the City of Los Angeles Harbor Department to file the Notice of Determination for the Innovative New Dock Chassis Depot Project at 960 New Dock Street with the Los Angeles City and County Clerks; and
7. Adopt Resolution No. \_\_\_\_\_.

**DISCUSSION:**

Project Background/Context – The existing Project site is approximately 10 acres and is currently being used as a chassis depot that provides storage, maintenance, repairs, and stop/start functions of chassis. Innovative identified the expansion parcels, totaling approximately 5.3 acres, to accommodate expanded operations. The entire proposed Project area, including the expansion area, is paved. Expansion of the property would entail minimal construction activities that include moving existing K-rail fencing to create the new northern boundary.

Project Objectives – The proposed Project would optimize the use of existing land that supports chassis storage at the Project site. Also, the proposed Project would increase the efficiency of terminal operations by providing increased storage, maintenance, repair, and exchange of chassis on Terminal Island in the Port. With the issuance of a Term Permit for up to 10 years, which combines all Innovative-entitled parcels, the efficiency of goods movement would be increased in the Port by providing off-terminal maritime support to help meet the demands of Port marine terminals now and in the future.

DATE: OCTOBER 20, 2020

PAGE 3 OF 6

SUBJECT: INNOVATIVE NEW DOCK CHASSIS DEPOT

Project Description – The proposed Project would permit and expand property currently operated as chassis depot that provides storage, maintenance, repairs, and stop/start functions of chassis. Innovative proposes to expand the existing approximately 10-acre property by approximately 5.3 acres, to a total of approximately 15.3 acres.

Construction of the proposed Project would involve the modification and relocation of an existing K-rail fence. To expand the property, the K-rail fence would be moved north of the existing permit area and installed around the additional five-acre site.

Under the proposed Project, Innovative would continue to operate the chassis depot with storage, maintenance, repairs, and a stop/start function. The stop/start function allows truckers to pick up and return chassis to the site, renting and returning chassis on a regular basis. The existing 10-acre project site generates on average approximately 259 daily truck trips (round trips). Since the site would increase by approximately 5.3 acres, the 15.3-acre site would have an additional estimated 138 trucks per day (round trips). The truck trips to and from the Project site, however, would be truck trips already traveling to the Harbor District and are considered minor diversions from their existing trips. The expansion parcels would provide land for the storage of approximately 2,120 additional chassis (making the site's capacity approximately 6,120 chassis). There would be no change to the current operation schedule of Monday through Friday from 7:00 AM to 3:00 AM. One additional Manager/Supervisor would work on-site during operations as a result of the proposed Project, increasing the employees per day to 19.

Maintenance activities for the proposed Project would remain the same as they are currently, but the frequency of maintenance may increase incrementally solely due to more chassis being stored at the site.

#### **ENVIRONMENTAL ASSESSMENT:**

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

The Draft IS/ND dated September 2020 was circulated for public review and comment for a period of 30 days beginning on September 3, 2020, and ending on October 2, 2020. In accordance with State CEQA Guidelines §15072, a Notice of Intent (NOI) to adopt the IS/ND was issued on September 3, 2020. Approximately 90 notices were mailed or emailed to agencies, stakeholders, neighbors, and other interested parties. The NOI and accompanying Draft IS/ND was filed with the Los Angeles County Clerk and was made

**DATE:           OCTOBER 20, 2020**

**PAGE 4 OF 6**

**SUBJECT:   INNOVATIVE NEW DOCK CHASSIS DEPOT**

available for public review on the Port's website at: <http://www.portoflosangeles.org>. A copy of the document was also available for public review at the Harbor Department's Environmental Management Division (EMD) located at 222 West 6th Street, 9th Floor, San Pedro, by appointment due to COVID-19. Pursuant to State CEQA Guidelines § 15073, the Draft IS/ND 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/ND and is not required pursuant to State CEQA Guidelines § 15202. A CEQA Filing Fee No Effect Determination was received on September 10, 2020 from the State of California Department of Fish and Wildlife with the determination that the proposed Project has no effect on fish, wildlife or their habitat.

Public Comments Received and Response to Comments – A comment letter from the California Department of Transportation was received during the public review period of the Draft IS/ND. The comment letter stated that the proposed Project would not have a significant traffic impact and included a reminder that if heavy-duty construction equipment is required to be transported on a state highway, a Caltrans transportation permit is required. The letter did not result in changes to the document. A copy of the comment letter and staff response to comments are included in the Final IS/ND (Transmittal 1).

Based on the comments provided, staff identified no new environmental effects that were not assessed in the Draft IS/ND, and no mitigation is required. Changes added to the Final IS/ND 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/ND pursuant to the requirements of State CEQA Guidelines §15073.5.

Finding and Conclusions – The Final IS/ND includes a discussion of the proposed Project's effects on the existing environment. No significant effects on the environment were identified, and no mitigation is required.

Record of Proceedings – When adopting an IS/ND 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.

**DATE:       OCTOBER 20, 2020**

**PAGE 5 OF 6**

**SUBJECT:   INNOVATIVE NEW DOCK CHASSIS DEPOT**

**FINANCIAL IMPACT:**

Staffing/consultant costs associated with the preparation of the Final IS/ND for the proposed Project will amount to approximately \$50,000 and will be borne by Innovative under Reimbursement Agreement No. E-7075 with the Harbor Department. Innovative will be financially responsible for the payment of pre-construction and construction costs associated with the proposed Project.

**CITY ATTORNEY:**

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

DATE: OCTOBER 20, 2020

PAGE 6 OF 6

SUBJECT: INNOVATIVE NEW DOCK CHASSIS DEPOT

**TRANSMITTAL:**

1. Final Initial Study/Negative Declaration

FIS Approval:   
CA Approval: 

  
CHRISTOPHER CANNON  
Director of Environmental Management

  
MICHAEL DiBERNARDO  
Deputy Executive Director

APPROVED:

  
EUGENE D. SEROKA  
Executive Director

CC/yo  
AUTHOR: LEAH KOHLER  
APP NO.: 190222-020

FILE: Y:\ADMIN\BOARD REPORTS\CEQA\INNOVATIVE NEW DOCK\Environmental\_Innovative-NewDock\_Board Report - AGENDA SETTING.docx  
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