

To	From
	BOARD OF HARBOR COMMISSIONERS
	EXECUTIVE DIRECTOR
	DED & CHIEF OF STAFF
	DED & CHIEF FINANCIAL OFFICER
	CHIEF OF PUBLIC SAFETY & EMERG MGT
	DED - MKTG & CUSTOMER RELATIONS
	DED - DEVELOPMENT
	SR DIRECTOR, COMMUNICATIONS
	SR DIRECTOR, GOVERNMENT AFFAIRS
	ACCOUNTING
X	CARGO/ INDUSTRIAL REAL ESTATE
	CARGO MARKETING
	CITY ATTORNEY
	COMMISSION OFFICE
	COMMUNITY RELATIONS
	CONSTRUCTION
	CONSTRUCTION & MAINTENANCE
	CONTRACTS & PURCHASING
	DEBT & TREASURY MANAGEMENT
	EMERGENCY MANAGEMENT

CITY OF LOS ANGELES
HARBOR DEPARTMENT

OFFICE MEMORANDUM

October 27, 2021

To	From
X	ENGINEERING
	ENVIRONMENTAL MANAGEMENT
	FINANCIAL MANAGEMENT
	GOODS MOVEMENT
	GRAPHICS
	HUMAN RESOURCES
	INFORMATION TECHNOLOGY
	LEGISLATIVE AFFAIRS
	MANAGEMENT AUDIT
	MEDIA RELATIONS
X	PLANNING & STRATEGY
	PORT PILOTS
	PORT POLICE
	RISK MANAGEMENT
	TRADE DEVELOPMENT
X	WATERFRONT/ COMM REAL ESTATE
	WHARFINGERS
CC	Stephanie Vitalich - Engineering

SUBJECT: ENVIRONMENTAL ASSESSMENT

The environmental assessment for the following:

Yusen - Space Assignment Loop Parcels 1 & 2B

as requested by Planning Division on October 22, 2021, has been completed. We have determined that the proposed action is exempt from the requirements of the California Environmental Quality Act (CEQA) in accordance with Section 15269(c) of the State CEQA Guidelines and Article II Section 1 and Article III Class 4(6) and Class 4(7), of the Los Angeles City CEQA Guidelines. A Notice of Exemption was prepared and may be filed with the County Clerk's offices upon issuance of a Coastal Development Permit, Harbor Engineer Permit or any lease/ entitlement. This CEQA determination is based upon the inclusion of the attached permit conditions.

If this project does not involve Board action, please notify this office upon issuance of any permit or entitlement so that we may file the Notice of Exemption.



CHRISTOPHER CANNON
 Director of Environmental Management

CC: LW: ZI
 APP No.: 211022-177

Notice Of Exemption

To: **Office of Planning and Research**
PO Box 3044, 1400 Tenth Street, Room 22
Sacramento, CA 95812-3044

From: Los Angeles Harbor Department
425 S. Palos Verdes St.
San Pedro, CA 90731

County Clerk
County of Los Angeles

Project Title: Yusen - Space Assignment Loop Parcels 1 & 2B

Project Location - Specific: Terminal Island Loop

Project Location - City: Los Angeles **Project Location - County:** Los Angeles

Description of Project:

The proposed project is for the issuance of a Space Assignment to Yusen Terminals, LLC for the temporary storage of empty containers on 9.54 acres of uncovered property covered in crushed miscellaneous base (CMB) located within the Loop located in Terminal Island (Parcel 1) and 0.84 acres of uncovered property located west of the Loop (Parcel 2B). Minor development is limited to the installation of perimeter fencing and maintenance of existing CMB as operations are conducted.

Name of Public Agency Approving Project: Los Angeles Harbor Department

Name of Person or Agency Carrying Out Project: _____

Exempt Status (check one)

- Ministerial (Sec. 21080(b) (1); 15268);
- Declared Emergency (Sec. 21080(b) (3); 15269(a));
- Emergency Project: State Section 15269(c)
- Categorical Exemption. State type and section number: 4(6), 4(7)
- Statutory Exemptions. State code number: 1


Reasons why project is exempt:

Specific actions necessary to prevent or mitigate an emergency. An activity where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. Temporary uses of land having no permanent effects on the environment. The issuance, renewal or amendment of any lease, license or permit to use land involving minor alterations to the condition of the land.

Lead Agency
Contact Person: Zoe Irish **Area Code/ Telephone/ Extension:** 310 732-3675

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature:  Christopher Cannon **Date:** 10/27/2021 **Title:** Director of Environmental Management

Signed by Lead Agency

Signed by Applicant

Date received for filing at OPR: _____

FACILITY OPERATIONS FOR TEMPORARY STORAGE ON UNPAVED AREAS*

(*not subject to industrial NPDES permit or designated as a Critical Source)

ENVIRONMENTAL PERMIT CONDITIONS:

1. Facility shall be cleaned and maintained weekly, or more frequently if needed. All areas shall be inspected daily for litter/ debris and other potential contaminants.
2. Sweepings and/ or sediment shall not be allowed to enter the storm drains or leave the property.
3. Sediment from the site or from stockpile storage shall not leave the site via track- out by equipment or by rain. Inspect for track- out and sweep any fugitive debris back onto the site daily. Use Best Management Practices, such as straw wattles and covers for stockpiles, to prevent sediment mobilization.
4. Do not allow airborne dust to leave the site. Use clean water, if necessary, to prevent fugitive dust emissions. All other fluids are prohibited.
5. Do not feed birds, feral cats, sea lions, or other scavengers.
6. Do not store industrial hazardous, universal, and non- hazardous wastes onsite.
7. Do not store industrial materials, such as fuel, chemicals and fluids, onsite.
8. Any equipment with lubricants, oils, fuels, etc., must be parked over oil absorbent mats, containment mats, or other adequately sized containment. Check for drips and leaks daily.
9. Municipal waste dumpsters, recycle bins and trash containers shall have lids that are kept closed. Leaking dumpsters and bins shall be replaced immediately.
10. No equipment or vehicle washing, repair or maintenance is allowed onsite.
11. No fueling operations are allowed onsite.
12. No painting is allowed onsite.
13. Facility shall be inspected daily to ensure that no drips, leaks and spills are occurring onsite and any needed repairs shall be made off- site immediately. Drip pans and spill equipment shall be available onsite for emergencies. Should a release of fluids occur, it shall be cleaned up immediately using dry cleaning methods and the release shall be reported to the Harbor Department.
14. Any metal parts or equipment must be stored in containment or raised off the ground and covered during a rain event.
15. Conduct a "Rain Event" inspection whenever a forecast predicts 50% chance of rain. Ensure all materials are covered and raised. Ensure all trash is picked up. Ensure trash bins are closed and do not leak. Ensure all drip and leak prevention equipment has been cleaned and/ or stored so as not to come in contact with storm water. Ensure any stored equipment will not contribute metal particulates or oil and grease to the ground. Ensure dirt or mud does not mobilize off the site.

02/12/2019

APP No.:211022-177

SITE SPECIFIC FACILITY OPERATIONS

ENVIRONMENTAL PERMIT CONDITIONS:

1. Ensure proper maintenance of CMB to mitigate dust during truck ingress/egress and site operations.
2. Ensure that CMB is maintained regularly to prevent rutting and bare spots.
3. There shall be no maintenance, fueling, etc. conducted on this property.
4. Tenant shall notify the Los Angeles Harbor Department (LAHD) prior to the purchase of new cargo handling equipment to be used onsite. Tenant shall replace cargo handling equipment with the cleanest available equipment any time new or replacement equipment is purchased, with a first preference for zero-emission equipment, a second preference for near-zero equipment, and third for the cleanest available if zero or near-zero equipment is not feasible, provided that LAHD shall conduct engineering assessments to confirm that such equipment is capable of installation at the facility.
5. Tenant shall comply with all applicable Tariff requirements, including, but not limited to the Clean Truck Program. Drayage trucks must be compliant with the Clean Truck Program in order to deliver or pick-up containers.

APP No. 211022-177