

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

November 17, 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:

Taylorred Transload LLC - Leasing Opportunity for 2401 E. Pacific Coast Highway, Wilmington, CA

as requested by Planning Division on November 9, 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 Article III Class 1(14) of the Los Angeles City CEQA Guidelines and U & C of the State 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:LK
 APP No.: 211105-193

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: Taylored Transload LLC - Leasing Opportunity for 2401 E. Pacific Coast Highway, Wilmington, CA

Project Location - Specific: 2401 E. Pacific Coast Highway, Wilmington, CA 90744

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

Description of Project:

This application is for the issuance of entitlement for the continuation of container storage and warehousing activities at 2401 East Pacific Coast Highway. Activities include receiving and unloading ocean containers, storage of product, loading outbound trailers, and parking of chassis, containers, and trailers. Cargo handling equipment would be utilized for operational activities. Approximately 149 employees are anticipated. Projected throughput is approximately 599,700 TEUs and the project size is approximately 85.5 acres. The project area, throughput, and operational activities are all approximately similar or less in magnitude than that utilized by the previous tenants at the property.

Name of Public Agency Approving Project: Los Angeles Harbor Department

Name of Person or Agency Carrying Out Project: Taylored Transload, LLC

Exempt Status (check one)

- Ministerial (Sec. 21080(b) (1); 15268);
- Declared Emergency (Sec. 21080(b) (3); 15269(a));
- Emergency Project (Sec. 21080(b) (4); 15269(b) (c))
- Categorical Exemption. State type and section number: 1(14) and Section 15301
- Statutory Exemptions. State code number:

Reasons why project is exempt:


Issuance of a permit to use an existing facility involving negligible or no expansion of existing or former use.

Lead Agency

Contact Person: Leah Kohler 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: 11/17/2021 Title: Director of Environmental Management

Signed by Lead Agency

Signed by Applicant

Date received for filing at OPR: _____

EXHIBIT C

BEST MANAGEMENT PRACTICES

FACILITY OPERATIONS ON PAVED AREAS*

(*Note that facilities covered by an Individual or Industrial NPDES permit, or designated as a Critical Source in the Municipal NPDES permit, will also have to comply with all permit requirements)

ENVIRONMENTAL PERMIT CONDITIONS:

1. Facility shall be cleaned and maintained regularly. All areas shall be swept at least once per week or as needed to control trash, debris, and other waste.
2. Whenever feasible, dry cleaning methods shall be used instead of washing down. If an area must be washed, spot clean to minimize the amount of water used. All wash water shall be contained; only stormwater shall be allowed to enter the storm drain system. For large areas, contain the wash water by vacuum truck or discharge to the sewer system via a permitted connection. Prior to washing, the Permittee shall:
 3. o Seal off storm drains using temporary berms or covers.
 4. o Sweep the area that is to be cleaned and dispose of trash and debris as solid waste.
5. Sweepings and/or sediment shall not be allowed to enter the storm drains or leave the property.
6. Facility shall be inspected weekly to ensure that no drips, leaks and spills are occurring on site. Drip pans and spill equipment shall be available onsite for emergencies. Drip pans shall be deployed at the first sign of a leak or drip, and repairs shall be made immediately. Following any release, areas shall be cleaned up immediately using dry cleaning methods.
7. Do not feed birds, feral cats, sea lions, or other scavengers.
8. All hazardous, universal, and non-hazardous wastes and materials in drums shall be stored in designated areas on spill pallets, in leak-proof, covered, and labeled containers.
9. Small quantity liquid products (such as paints, lubricants, aerosol cans) shall be stored indoors and/or in flammable lockers.
10. Parts, equipment, or materials with metal particulate, rust, grease, and/or oil shall be stored indoors, or if outdoors then elevated off the ground and covered.
11. Dumpsters, recycle bins and trash containers shall have lids that are kept closed. Leaking dumpsters and bins shall be replaced immediately.
12. No vehicle washing, repair or maintenance is allowed on site.
13. Equipment maintenance and repairs must be conducted only on paved areas.

02/12/19

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.
14. 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.

02/12/19

EXHIBIT C

LM AQ-1. Cleanest Available Cargo Handling Equipment.

Subject to zero and low NOx emissions feasibility assessments that shall be carried out by LAHD, with input from Tenant as part of the CAAP process, Tenant shall deploy cargo handling equipment with the cleanest available equipment anytime new or replacement equipment is purchased, with a first preference for zero-emission equipment, a second preference for low NOx equipment, and then for the cleanest available if zero or low NOx equipment is not feasible, provided the LAHD shall conduct engineering assessments to confirm that such equipment is capable of installation at the facility.