

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
200 Oceangate, Suite 1000
Long Beach, CA 90802-4302
(562) 590-5071



TH5a

Filed: 4/28/08
49th Day: 6/16/08
180th Day: 10/25/08
Staff: Al Padilla-LB
Staff Report: 6/19/08
Hearing Date: 7/9-11/08
Commission Action:

STAFF REPORT: CONSENT CALENDAR

APPLICATION NUMBER: 5-08-112

APPLICANT: Port of Long Beach

AGENT: Rob Katherman and Nichole Smith

PROJECT LOCATION: 101-501 North Henry Ford Avenue, Wilmington

PROJECT DESCRIPTION: Removal of approximately 270,000 cubic yards of impacted soil and two groundwater plumes from 19 below grade sumps and replace with clean fill, and drainage improvements at an active oil-production field. A 98 space boating marina parking lot will be demolished and temporarily relocated to an existing vacant paved area during remediation work, and reconstructed as a 101 space lot with drought tolerant non-invasive landscaping in former parking area after remediation of the site.

Lot Area	123 acres
Building Coverage	2,600 square feet
Zoning:	Manufacturing- M2, M3 (Light-Heavy Industrial)

LOCAL APPROVALS RECEIVED: City of Los Angeles local Coastal Development Permit No. 2007-3913

SUMMARY OF STAFF RECOMMENDATION:

Staff recommends **APPROVAL** of the proposed development with no special conditions.

I. STAFF RECOMMENDATION:

Staff recommends that the Commission adopt the following resolution to **APPROVE** the coastal development permit application:

MOTION: *I move that the Commission approve coastal development permit applications included on the consent calendar in accordance with the staff recommendations.*

Staff recommends a **YES** vote. Passage of this motion will result in approval of all permits included on the consent calendar. An affirmative vote of a majority of the Commissioners present is needed to pass the motion.

RESOLUTION TO APPROVE THE PERMIT:

The Commission hereby approves a permit, subject to the conditions below, for the proposed development and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with the provisions of Chapter 3 of the California Coastal Act and will not prejudice the ability of the local government having jurisdiction over the area to prepare a local coastal program conforming to the provisions of Chapter 3. Approval of the permit complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment, or 2) there are no further feasible mitigation measures or alternative that would substantially lessen any significant adverse impacts of the development on the environment.

II. STANDARD CONDITIONS:

1. Notice of Receipt and Acknowledgment. The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. Expiration. If development has not commenced, the permit will expire two years from the date this permit is reported to the Commission. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
4. Assignment. The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
5. Terms and Conditions Run with the Land. These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

III. SPECIAL CONDITIONS: None**IV. FINDINGS AND DECLARATIONS:**

The Commission hereby finds and declares:

A. Project Description and Location

The applicant proposes to remove approximately 270,000 cubic yards of impacted soil and two groundwater plumes from 19 below grade sumps and replace with clean imported fill, and construct drainage improvements at an active oil-production field. A 44,300 square foot, 98 space boating marina parking lot will be demolished and parking will be temporarily relocated to an existing vacant paved area during the remediation work. Once the remediation work has been completed, a permanent 54,000 square foot, 101 space paved parking lot will be constructed in the area of the former parking lot with porous pavement, drought tolerant non-invasive landscaping, drainage and water quality improvements.

The project site is a 123 acre, level, irregularly shaped site fronting on the west side of Henry Ford Avenue, at the Pier A West/Area 2 property within the Wilmington community of the City of Los Angeles. The site is an active oil field that has been in operation since the 1930's. From 1948 to 1970, liquid wastes, such as drilling muds, solvents, paint sludges, and other liquids that did not conform to the site's disposal permits for off-site disposal, were deposited into 19 on-site shallow, clay-lined sumps. In 1970, disposal of liquid waste ceased and the sumps were covered with two to three feet of clean soil. Since 1994, Tidelands Oil Production Company, the lessee, has performed bioremediation under the City's Industrial Wastewater Permit (W-492261, and Order No. 00-044, File No. 77-47, issued by the California Regional Water Quality Control Board).

According to the Port of Long Beach, the Port requested from the Los Angeles Regional Water Quality Control Board (LARWQCB) permission to conduct a "hot spots" removal to stop the "source" material in the 19 sumps from leaking into groundwater. In response, the LARWQCB issued a Clean Up and Abatement Order in July 2007.

The clean-up is expected to take place over 13 months from April 2008 to June 2009, which includes demolition of existing pipe and utility lines to access the sumps, relocation of pipe and utility lines along the periphery of the site for continued use of the active oil production facility, and demolition of existing buildings, totaling approximately 10,160 square feet and constructing a new 2,600 square foot operation building (The demolition and relocation of pipes and buildings were previously approved under Coastal Development Permits 5-07-167 and 5-07-431). All sump material and contaminated soil will be transported to licensed disposal facilities. Groundwater from dewatering wells will be removed for off-site disposal by tanks and/or vacuum trucks. Drainage improvements for the cleanup site will include grading the site to direct all on-site runoff to proposed storm water detention basins for treatment of runoff from storm events. All water collected from the detention basins will be used on-site for the existing reinjection wells.

In addition, the site will be planted and hydro-seeded with drought resistant native plants and grasses for dust control and stormwater quality management.

During the cleanup operation the existing boater parking lot will be demolished to excavate one of the sumps. An existing paved area, located within the 123 acre site and approximately 600 feet to the west of the existing parking lot, will be used for temporary boater parking. A temporary gravel bag berm will be constructed to control runoff and the lot will be routinely cleaned. A temporary shuttle will be provided for boater transportation from the parking lot to the docks during the use of the temporary lot.

The Port has had numerous public meetings with the community and boaters regarding the proposed project. The Port has also received a coastal development permit (ZA 2007-3913) from the City of Los Angeles, which includes a number of conditions, including compliance with the submitted Dust Control Plan and Standard Urban Stormwater Mitigation Plan.

B. Access

The proposed development will not affect the public's ability to gain access to, and/or to make use of, the coast and nearby recreational facilities. Therefore, as proposed the development conforms with Sections 30210 through 30214, Sections 30220 through 30224, and 30252 of the Coastal Act.

C. Water Quality

The proposed development has a potential for a discharge of polluted runoff from the project site into coastal waters. To address these concerns, the development, as proposed incorporates design features to minimize site runoff and the effect of construction and post-construction activities on the marine environment. These design features include, but are not limited to, the appropriate management of equipment and construction materials, and for the use of post-construction best management practices to minimize the project's adverse impact on coastal waters. Therefore, the Commission finds that the proposed development conforms with Sections 30230 and 30231 of the Coastal Act regarding the protection of water quality to promote the biological productivity of coastal waters and to protect human health.

D. Local Coastal Program

Coastal Act section 30604(a) states that, prior to certification of a local coastal program ("LCP"), a coastal development permit can only be issued upon a finding that the proposed development is in conformity with Chapter 3 of the Act and that the permitted development will not prejudice the ability of the local government to prepare an LCP that is in conformity with Chapter 3. The City of Los Angeles has neither a certified LCP nor a certified Land Use Plan for the Wilmington planning area. The proposed development is consistent with Chapter 3 of the Coastal Act. Approval of the project will not prejudice the ability of the local government to prepare a Local Coastal Program that is in conformity with the provisions of Chapter 3 of the Coastal Act.

E. California Environmental Quality Act

As proposed, there are no feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect which the activity may have on the environment. Therefore, the Commission finds that the proposed project, as proposed is the least environmentally damaging feasible alternative and can be found consistent with the requirements of the Coastal Act to conform to CEQA.

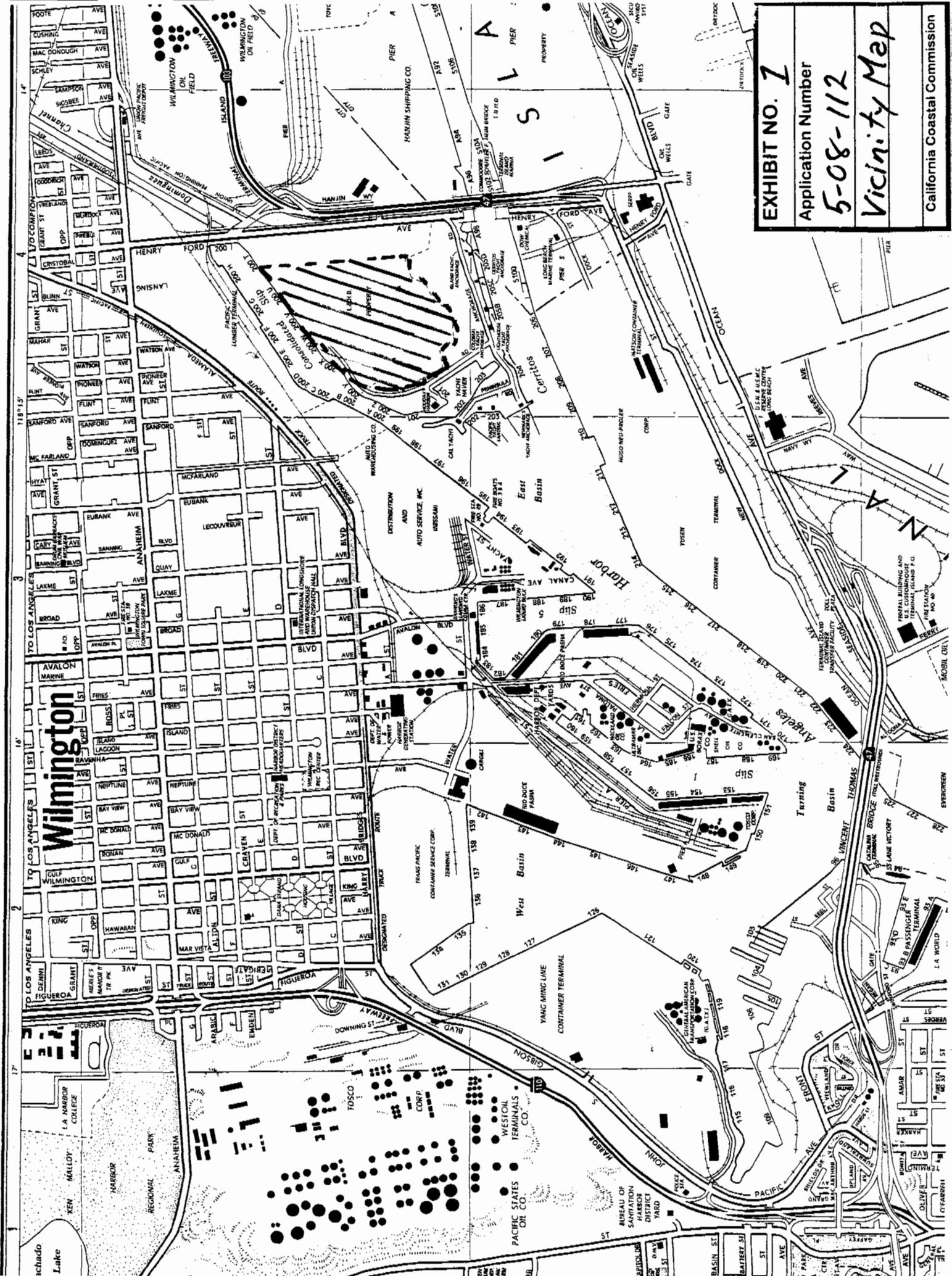
EXHIBIT NO. 1

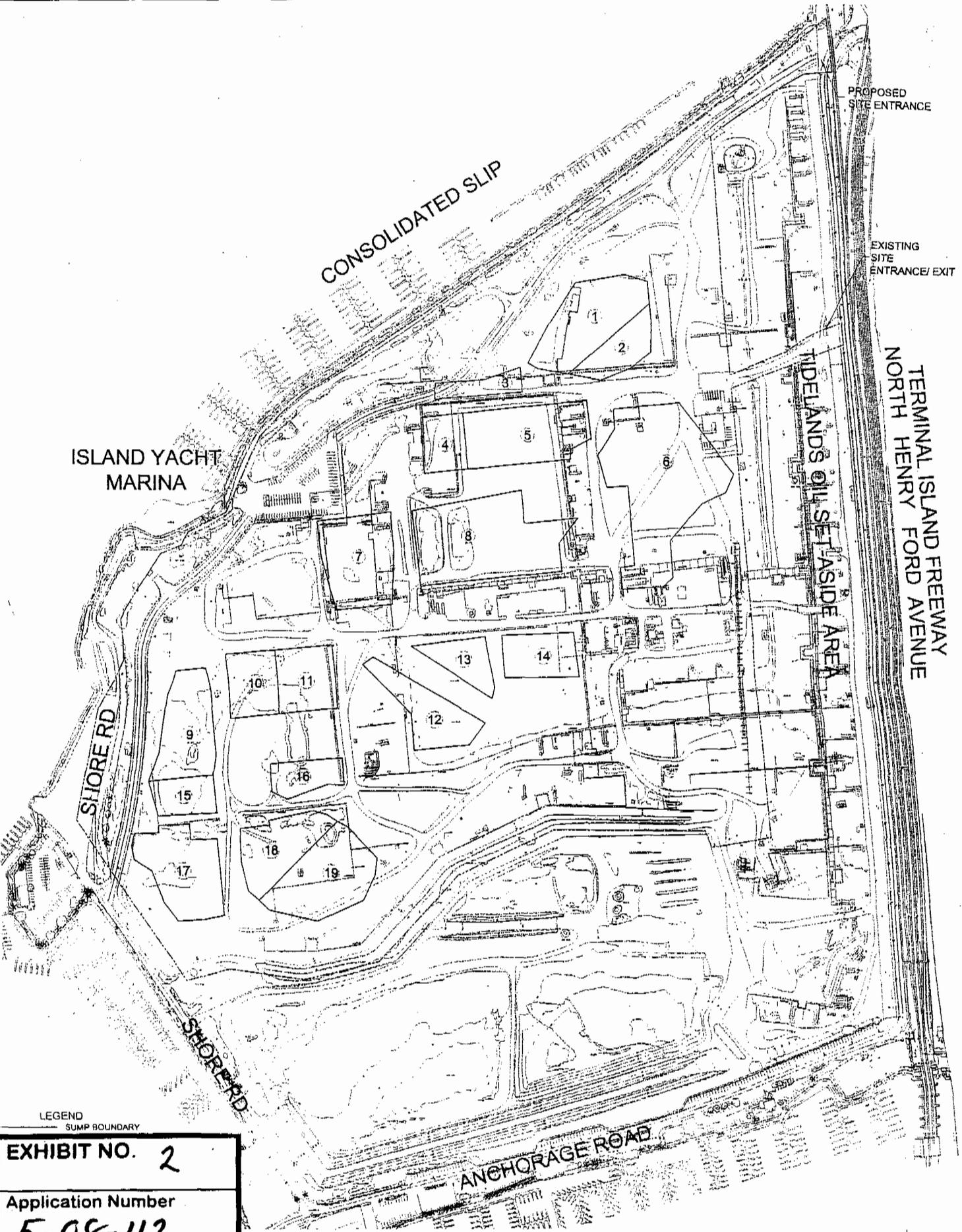
Application Number

5-08-112

Vicinity Map

California Coastal Commission





LEGEND
 SUMP BOUNDARY

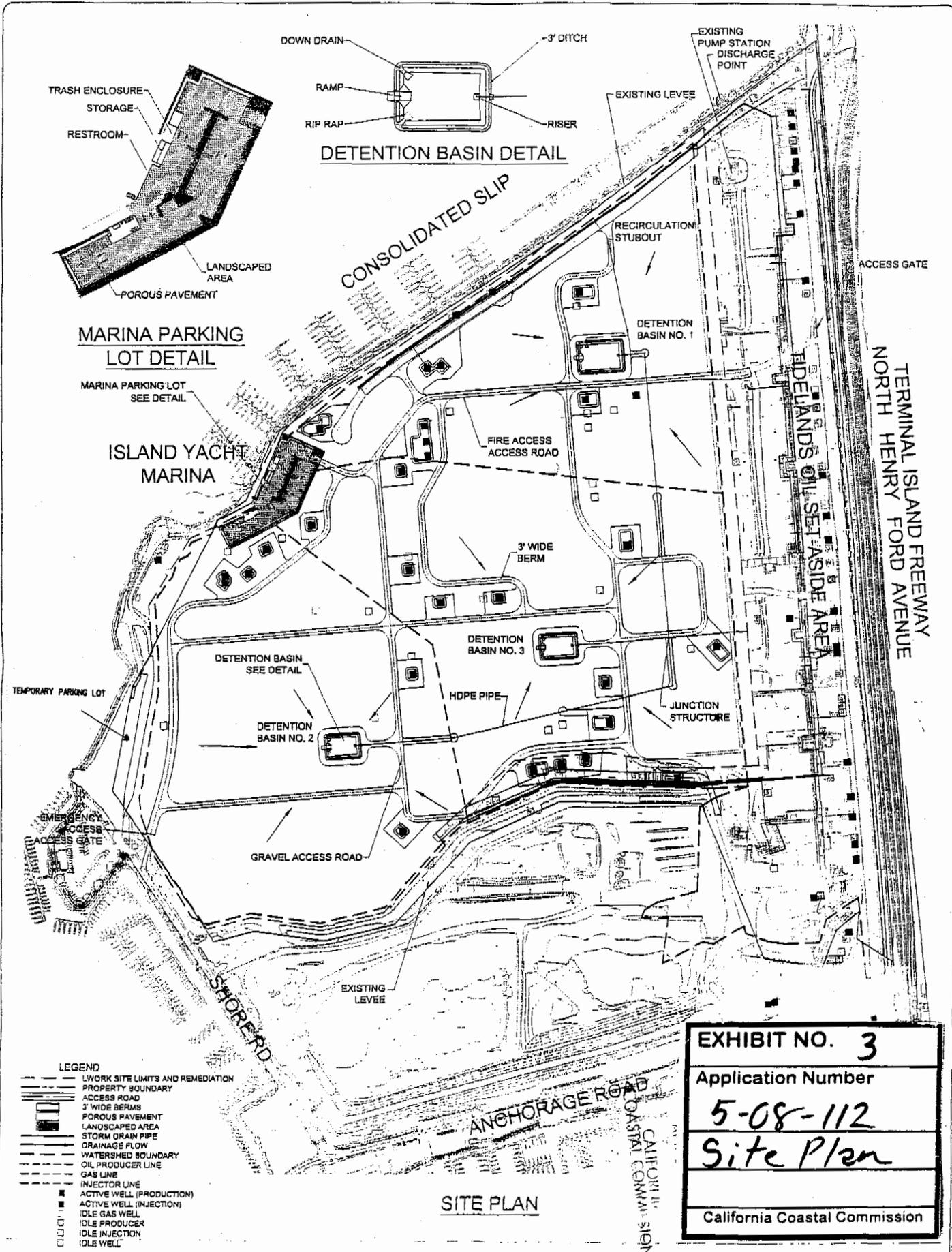
EXHIBIT NO. 2
Application Number 5-08-112
<i>Sump Delineation</i>
California Coastal Commission

URS
 911 WILSHIRE BLVD., SUITE 700
 LOS ANGELES, CA 90017
 Tel: (213) 924-7700 Fax: (213) 924-7700

The Port of
LONG BEACH
 P.O. BOX 370
 925 HARBOR PLAZA
 LONG BEACH, CALIFORNIA 90801
 Tel: (562) 437-0041

PIER A WEST/AREA 2
 INTERIM/SOURCE REMOVAL REMEDIATION
 SUMP DELINEATION





URS
 811 WILSON BLVD., SUITE 100
 LOS ANGELES, CA 90017
 TEL (213) 994-1200 FAX (213) 994-1201

URS
 P.O. BOX 370
 725 HARBOR PLAZA
 LONG BEACH, CALIFORNIA 90801
 TEL (562) 437-0041

PIER A WEST/AREA 2
 INTERIM/SOURCE REMOVAL REMEDIATION
 FIGURE 3 - PROJECT SITE PLAN