

CALIFORNIA COASTAL COMMISSION

45 FREMONT, SUITE 2000
SAN FRANCISCO, CA 94105-2219
VOICE AND TDD (415) 904-5200
FAX (415) 904-5400



Th 14

ENERGY, OCEAN RESOURCES, AND FEDERAL CONSISTENCY DIVISION REPORT

FOR THE

OCTOBER 11, 2007 MEETING OF THE CALIFORNIA COASTAL COMMISSION

TO: Commissioners and Interested Parties

FROM: Alison Dettmer, Deputy Director
Energy, Ocean Resources & Federal Consistency

DE MINIMIS WAIVER		
APPLICANT	PROJECT	LOCATION
E-07-009-W Ultramar, Inc.	Construct a modular workstation building to replace temporary trailers within the existing Wilmington Refinery.	Wilmington Refinery Los Angeles County



CALIFORNIA COASTAL COMMISSION

45 FREMONT, SUITE 2000
SAN FRANCISCO, CA 94105-2219
VOICE AND TDD (415) 904-5200
FAX (415) 904-5400

**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER - DE MINIMIS****DATE:** October 1, 2007**PERMIT NO.** E-07-009-W**TO:** Coastal Commissioners and Interested Parties**SUBJECT:** Waiver of Coastal Development Permit Requirements

Based on the plans and information submitted by the applicant for the development described below, the Executive Director of the Coastal Commission hereby waives the requirements for a coastal development permit (CDP), pursuant to Section 30624.7 of the California Coastal Act.

Applicant: Ultramar, Inc.
P.O. Box 93102
Long Beach, CA 90809-3102

Project Description: The proposed project consists of the construction of a modular workstation building to replace temporary trailers. The building will be located on a currently paved area within the site of the existing refinery, and will be approximately 1,736 square feet in area, 48 feet long and 36 feet 2 inches wide, and 13 feet high. It will consist of three modules, each 48 feet long, 12 feet wide, and 10 feet tall with an elevation of 13 feet. Construction activities will include site preparation, foundation laying, and the placement of the pre-fabricated modules. The project will not result in any changes to current refinery production levels.

Background: The applicant owns and operates the Refinery, located in the coastal zone within the City of Los Angeles. The Refinery is adjacent to the Dominguez Channel, which flows to Los Angeles Harbor, and is near several other heavy industrial facilities, including another refinery, marine cargo transport facilities, a hydrogen plant, storage areas and other related activities. More than a century of port, industrial, and oil and gas development has heavily disturbed the coastal zone in the vicinity of the Refinery.

The Refinery receives pipeline and truck deliveries of about 78,000 barrels per day (bpd) of crude oil and 50,000 bpd of distillate feedstocks. These feedstocks are refined into gasoline, diesel, jet fuels and other low sulfur distillate fuels. Major processing units at the Refinery include crude and vacuum distillation, delayed coking, catalytic reforming, hydrotreating, fluid catalytic cracking, alkylation, sulfur recovery, and auxiliary systems.

Other Required Approvals: There are no discretionary government agency approvals required for the proposed project except approval from the Coastal Commission. Ultramar has obtained

approval in concept for construction of the proposed project from the City of Los Angeles Planning Department. Only non-discretionary building permits will be required from the City.

Waiver Rationale: For the following reasons, the proposed project will not have a significant adverse effect, either individually or cumulatively, on coastal resources, nor will it conflict with policies of Chapter 3 of the Coastal Act.

The facilities are located in an area in which industrial activity is the predominant use. The Refinery is adjacent to the Dominguez Channel, which is used primarily for industrial and stormwater drainage, and does not include public access or recreational use. The project will not impact public access or recreational users of the coast.

The proposed office building requires no permits or approvals from the South Coast Air Quality Management District, and construction activities involve less than one acre, and therefore do not require a construction Storm Water Pollution Prevention Plan. The Refinery is subject to spill prevention, containment, and control (SPCC) plans to avoid or minimize effects to coastal waters. The proposed project involves office facilities only, and will not affect refinery operations or increase the risk of a hazardous materials spill. The new modular units will be placed within the boundary of the existing plant primarily on a currently paved area. There will be no impacts to biological resources of the coastal zone.

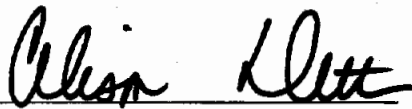
The proposed project will result in minor visual differences to the existing facilities. The facility is in an area where visual quality is already heavily dominated by industrial equipment and processes. Therefore, the proposed project will be visually compatible with the existing character of the area.

Important: This waiver is not effective unless the project site has been posted and until the waiver has been reported to the Coastal Commission. This waiver is proposed to be reported to the Commission at the meeting of October 11, 2007 in San Pedro. If four or more Commissioners object to this waiver, a coastal development permit will be required.

Sincerely,

PETER M. DOUGLAS
Executive Director

By: _____



ALISON J. DETTMER
Deputy Director