

# **Draft Application Summary Report for the SA Recycling Facility Demolition and Restoration Project**

*Applicant: SA Recycling, LLC  
Harbor Development Permit Application No. 25-046*

**Prepared for:**



Port of Long Beach  
415 W. Ocean Boulevard  
Long Beach, California 90802

**Prepared by:**



**October 2026**

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**APPLICATION SUMMARY REPORT**  
**Prepared in Accordance with the**  
**Certified Port Master Plan**  
**and California Coastal Act of 1976**  
**for the**  
**SA Recycling Facility Demolition and Restoration Project**

This Application Summary Report is prepared in accordance with the certified Port of Long Beach Master Plan (Port Master Plan) as amended and the California Coastal Act of 1976. Based on the analysis contained herein, the proposed SA Recycling Facility Demolition and Restoration Project conforms to the stated policies and goals of the Port Master Plan. This document was circulated for public review and the staff recommendations provided in this Application Summary Report are subject to adoption by the Long Beach Board of Harbor Commissioners.

DRAFT ISSUED FOR PUBLIC REVIEW:  
October 1–30, 2026

BY: DIRECTOR OF ENVIRONMENTAL PLANNING



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Renee Moilanen

APPLICATION SUMMARY REPORT ADOPTED ON: \_\_\_\_\_

BY: CITY OF LONG BEACH BOARD OF HARBOR COMMISSIONERS

Harbor Development Permit Application No. 25-046

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## Acronyms and Abbreviations

|                 |                                                  |
|-----------------|--------------------------------------------------|
| BHC             | City of Long Beach Board of Harbor Commissioners |
| BMP             | best management practice                         |
| CAD             | computer-aided design                            |
| CARB            | California Air Resources Board                   |
| CCC             | California Coastal Commission                    |
| CDP             | Coastal Development Permit                       |
| CEQA            | California Environmental Quality Act             |
| Coastal Act     | California Coastal Act of 1976                   |
| Harbor District | Long Beach Harbor District                       |
| HDP             | Harbor Development Permit                        |
| IS              | Initial Study                                    |
| MND             | Mitigated Negative Declaration                   |
| No.             | Number                                           |
| PMP             | Port Master Plan                                 |
| POLB or Port    | Port of Long Beach                               |
| PRC             | Public Resources Code                            |
| SA Recycling    | SA Recycling, LLC                                |
| SCAQMD          | South Coast Air Quality Management District      |
| SMP             | Soil Management Plan                             |
| USEPA           | United States Environmental Protection Agency    |

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## SECTION 1. INTRODUCTION

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This Application Summary Report is prepared for the SA Recycling Facility Demolition and Restoration Project (proposed Project) in accordance with the Port of Long Beach (POLB or Port) Guidelines for Implementation of the Certified Port Master Plan (PMP) (Implementation Guidelines) (Ordinance Number [No.] HD-1701) (POLB 1996) and the California Coastal Act of 1976 (Coastal Act). The Implementation Guidelines provide the necessary procedures, objectives, and criteria for the implementation of the certified PMP in accordance with the provisions of the Coastal Act.

Pursuant to Section 30715, Chapter 8, Division 20 of the Public Resources Code (PRC), since the Port has a certified PMP, the Long Beach Board of Harbor Commissioners (BHC) has permitting authority for the issuance of Coastal Development Permits (CDPs) within the Long Beach Harbor District (Harbor District).

In addition to the CDP requirement, Long Beach City Charter Section 1215, in relevant part, provides that:

*No person or persons shall construct, extend, alter, improve, erect, remodel or repair any pier, slip, basin, wharf, dock or other harbor structure, or any building or structure within the Harbor District without first applying for and securing from the [Long Beach Harbor] Commission a permit so to do, in accordance with the rules and regulations adopted by it. In approving or denying the right to said permit, the Commission shall consider the application therefor[e], the character, nature, size and location of the proposed improvement and exercise reasonable and sound discretion during said consideration.*

In implementing the Long Beach City Charter and Coastal Act requirements, the BHC adopted Resolution No. HD-1234 on October 12, 1982, amending the Implementation Guidelines by establishing a consolidated building permit under Section 1215 of the Long Beach City Charter and CDP, termed a Harbor Development Permit (HDP).

In accordance with PRC Section 30715.5, the BHC shall not approve or grant an application for a permit for any public or private development within the Harbor District unless a determination has been made by the BHC or, where authorized by the Implementation Guidelines, by the POLB Director of Environmental Planning that either 1) the development conforms with the certified PMP or 2) the development is exempt from the provisions of the Coastal Act and the applicant is

otherwise required to obtain a permit from the BHC pursuant to Section 1215 of the Long Beach City Charter.

As discussed in this Application Summary Report, the proposed Project conforms to the stated policies of the certified PMP as amended and the Coastal Act. The staff recommendations in this Application Summary Report, including the special conditions for issuance of the HDP, are subject to approval by the BHC.

## SECTION 2. INCORPORATED BY REFERENCE

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The Port, as the Lead Agency in accordance with the California Environmental Quality Act (CEQA), prepared an Initial Study (IS) to identify the potential significant environmental effects of the proposed Project. The Draft IS includes detailed discussion of the proposed Project and analysis of the potential environmental impacts associated with the proposed Project. The Draft IS concludes that potential significant impacts to the environment associated with the proposed Project related to Biological Resources, Cultural Resources, Tribal Cultural Resources, and Mandatory Findings of Significance would be reduced to less than significant with the incorporation of mitigation measures; therefore, a Mitigated Negative Declaration (MND) has been prepared. The Draft IS/MND for the proposed Project is hereby incorporated by reference:

- Port of Long Beach. 2026. Draft Initial Study/Mitigated Negative Declaration for the SA Recycling Facility Demolition and Restoration Project. Available at:  
<https://www.polb.com/ceqa>.

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## SECTION 3. SUMMARY OF THE PROPOSED PROJECT

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The SA Recycling, LLC (SA Recycling, Applicant, Lessee) facility is located on POLB owned property at 482 Pier T Avenue, Long Beach, California 90802 on Pier T (site or Project site), within the Terminal Island Planning District (District 4) of the Harbor District (Figure 1 and Figure 2). SA Recycling leases the premises from the Port under Lease Agreement HD-5095 (Lease). On July 29, 2025, SA Recycling submitted an application to the Port for an HDP to remove all improvements and personal property and restore the site to as good a state and condition as when the site was taken for possession, except for reasonable wear, tear, and damage by the elements, as required in SA Recycling's Lease (proposed Project).

The Project site is used by SA Recycling for the unloading of iron ore from trains, stockpiling it, and loading it onto shipping vessels and trucks for export. SA Recycling's Lease permits use of the Project site as a recyclable steel, non-ferrous metal, and finished steel import and export facility. SA Recycling's Lease also allows for the transloading of grain products and woodchip products; however, SA Recycling has never handled grain or woodchip products. In accordance with Lease HD-5095, SA Recycling prepared a Restoration Plan, which identifies improvements and other property owned by SA Recycling to be demolished and/or otherwise removed, as well as any improvements proposed to be transferred to the Port and left in place. The Restoration Plan also identifies soil and groundwater contamination on the premises, studies and other investigations required, and permits, approvals, and other documentation that would be required to carry out the Restoration Plan. SA Recycling would be responsible for remediating on-site contamination resulting from their operations. The Port would be responsible for any remediation of the Project site resulting from activities that predated SA Recycling's Lease and assume responsibility for maintaining the Project site once the demolition and restoration activities are complete (SA Recycling 2026a).



**Figure 1 Regional Vicinity Map**



**Figure 2 Project Location**

SA Recycling would cease operations prior to the start of demolition and restoration activities. Based on the Lease, and as discussed in the Restoration Plan, SA Recycling is responsible for removing all improvements except the wharf, the crane rail system, the oil pipelines, and eight plugged oil wells. The proposed Project would demolish and/or remove existing improvements on the site that consist of the operations and administration building; two railroad spurs; parking lot; weighing station/truck scales; stockpile yard; loading areas; maintenance facilities; miscellaneous utilities (i.e., gas, electrical, fire, communication, water, and sewer); aboveground storage tank; stormwater conveyance system consisting of a pump station/clarifier, sumps, and aboveground piping; concrete; footings; floodlighting; boundary wall; and perimeter fencing. The existing wharf, crane rail system, oil pipelines, and eight plugged wells would remain on-site. As part of the site restoration activities, the Project site would be regraded with a slight inward slope (i.e., runoff would flow to the central portion of the site). The proposed Project would include as-needed remediation of contaminated soil. Subsequent to demolition and restoration activities, the Port would place a layer of crushed rock or gravel over the site to prevent soil erosion and install perimeter fencing around the Project site for security purposes. There are currently no approved developments, operations, or new land uses for the Project site following the proposed removal of the improvements, site restoration activities, and vacation of the premises by SA Recycling. Any subsequent proposal for use or development of the site would undergo the appropriate CEQA evaluation.

## SECTION 4. SUMMARY OF STAFF RECOMMENDATIONS

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Port staff recommends that the BHC approve this Application Summary Report and issue Level II HDP 25-046 in accordance with Section 1215 of the Long Beach City Charter and the certified PMP as amended, conditioned pursuant to the staff recommendation. Chapter 8, Section 30715 of the Coastal Act and Section 13.1 of the Implementation Guidelines identify categories of projects that may be appealed to the California Coastal Commission (CCC), none of which include demolition of existing improvements and site restoration activities. Therefore, the proposed Project is not appealable to the CCC.

The proposed Project would not require an amendment to the existing PMP because it is not a new development; the proposed Project would demolish existing improvements and restore the Project site to pre-lease conditions. There are currently no approved developments, operations, or new land uses for the Project site following the proposed removal of the improvements, site restoration activities, and vacation of the premises by SA Recycling. Any subsequent proposal for use or development of the site would undergo an appropriate CEQA evaluation.

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## SECTION 5. HDP CONDITIONS

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### 5.1 Standard Conditions

Level II HDP 25-046 for the proposed Project would be subject to the following Standard Conditions:

1. **Effective Date:** This permit shall not become effective until the ORIGINAL has been returned to the Long Beach Harbor Department Environmental Planning Division, fully signed by the permittee or agent(s) authorized in the permit application. Failure to return the original within 30 days of approval shall render the permit invalid. Other conditions notwithstanding, if the project is appealable the permit shall not become effective until after the 10<sup>th</sup> working day following notification of approval, unless an appeal has been filed with the CCC within that time. By executing this permit, permittee or its agent(s) acknowledge that they have received a copy of the fully signed permit for its use and posted said copy conspicuously at the project site.
2. **Non-Waiver Condition and Assignment:** Nothing in this permit shall be deemed or construed as a waiver of any term or condition contained in permittee lease, preferential assignment, permit, or other agreement with the Long Beach Harbor Commission. This permit shall not be assigned except as provided in the PMP Implementation Guidelines and in Section 13170 of Title 14 of the California Administrative Code, to the extent applicable.
3. **Permit Expiration:** Work authorized by this permit must commence within 2 years of the effective date of this permit unless otherwise specified. If work has not commenced by said date, this permit will expire 2 years from its effective date. Any application for an extension of said commencement date must be made at least 30 days prior to the expiration of this permit.
4. **Compliance with Laws and Regulations:** Permittee shall comply with all laws, statutes, rules, regulations, and orders of all governmental agencies having jurisdiction over the permittee's project. Permittee, at its own expense, shall obtain all requisite permits, approvals, and consents from the appropriate agencies, including but not limited to the City of Long Beach Harbor Department, the City of Long Beach Development Services, the City of Long Beach Fire Department, the South Coast Air Quality Management District (SCAQMD), the California Department of Health Services, and the Regional Water Quality

Control Board, and shall comply with any such permit, approval, or consent. Copies of all requisite permits shall be available for inspection at the project site.

5. **Construction Drawings:** Final plans and specifications for construction (hard copies and computer-aided design [CAD] files in Bentley MicroStation format), incorporating any modifications made by the Long Beach Harbor Department, shall be submitted to the Long Beach Harbor Department Environmental Planning Division for review and approval prior to commencement of any portion of the development.
6. **Notification:** Permittee shall notify the Chief Harbor Engineer, in writing, of the anticipated start date of any construction at least 10 days in advance.
7. **Permission from Property Owner:** Permittee shall coordinate with all facilities that may be affected by the permitted project. Permittee shall not interfere with any facility operations. Permittee shall contact the Long Beach Harbor Department Terminal Services Section at (562) 283-7760, or [tenantservices@polb.com](mailto:tenantservices@polb.com), for assistance with notifications.
8. **Subsurface Construction Activities:** Permittee shall contact Underground Service Alert of Southern California (dig alert at 811) before any excavation begins, a minimum of two (2) working days NOT including the date of notification prior to digging. Permittee shall conduct all subsurface work in accordance with Section 306 – Underground Conduit Construction of the latest edition of *Standard Specifications for Public Works Construction* (the “Greenbook”) unless otherwise noted herein. Permittee shall be responsible for all damage to underground structures and utility lines occurring as a result of project construction and shall restore all ground surfaces disturbed by excavation to original conditions per POLB Standard U-4. This includes, but is not limited to, irrigation lines, water main lines, underground conduit, and surface landscaping. The alignment of any underground utilities that must be relocated as a result of the permitted project must be approved by the POLB Director of Environmental Planning and the utility owner. Permittee, except as otherwise provided for or agreed to, is responsible for any costs associated with repairing, replacing, or relocating underground or surface utilities or landscaping disturbed or destroyed during the permitted project.
9. **Conduct of Work:** Permittee shall perform all work in strict accordance with the plans and specifications approved by the Long Beach Harbor Department Environmental Planning Division. For project site preparation and construction activities, the permittee shall utilize appropriate best management practices (BMPs) to minimize dust without release of pollutants into harbor waters. Distribution and/or removal of surplus materials (fills, dirt, broken asphalt, etc.) generated by the construction on property under the jurisdiction of the Long Beach Harbor Commission must have prior approval of the Chief Harbor Engineer, or his/her designee.

10. **As-Built Drawings and Specifications:** As-built drawings and specifications for construction within the Harbor District (hard copies and CAD files in digital format) shall be submitted to POLB Inspection at (562) 283-7218 or [inspection@polb.com](mailto:inspection@polb.com) within 30 days of the completion of work. Except in the case of underground work, final construction drawings may serve as as-built provided a set of such drawings are submitted and stamped “as-built.” Clearly identify the item by accurate note such as “electrical duct bank,” “water,” etc. Show by symbol or note the vertical location of the item. For underground work, permittee shall submit to POLB Inspection, within 30 days of completion of the work, two sets of as-built drawings and survey notes, signed and stamped by a licensed surveyor who shall certify to the accuracy of the horizontal and vertical positions of underground alignments and structures in California Coordinate System of 1983 Zone 5 coordinates, 2007.00 epoch (in feet), and elevations in National Geodetic Vertical Datum of 1929 Mean Lower Low Water (in feet). For horizontal and vertical control within the Harbor District, contact the Port Survey Division at (562) 283-7203. Digital data shall be in CAD format along with an American Standard Code for Information Interchange (ASCII) file including pt. number, northing, easting, elevation, and description with comma delimiters.
11. **Traffic Management:** For all projects that impact Long Beach Harbor Department roads, permittee shall submit a Traffic Control Plan for approval. Permittee shall comply with all traffic warning and control devices, signs, and plans described in the *Work Area Traffic Control Handbook* or the *Manual on Uniform Traffic Control Devices 2003 California Supplement*. At least 10 business days in advance of implementing traffic control measures, the permittee shall contact [TrafficControl@polb.com](mailto:TrafficControl@polb.com) and (562) 283-7850 to coordinate lane closure dates and hours of work. Permittee shall indicate the HDP number in the subject and body of the email.
12. **Non-Compliance Penalties:** Violation of any provision or condition in this permit shall constitute grounds for revocation of this permit and shall render the permittee liable for civil penalties of up to \$10,000.00. Any person who willfully and knowingly conducts work in the Harbor District in violation of the PMP Implementation Guidelines shall be liable for civil penalties of \$5,000.00 per violation per day.
13. **Regulated Substance:** If, during the course of the permitted project, permittee shall discover or have reason to believe that regulated substances, including but not limited to hazardous wastes or extremely hazardous wastes as those terms are or have been defined by the administrator of the United States Environmental Protection Agency (USEPA), the California Department of Toxic Substances Control, or any other person or agency having jurisdiction over such materials, permittee, at its cost, shall (i) promptly notify the POLB Director of Environmental Planning of the permittee’s discovery or belief; (ii) at the request of the POLB Director of Environmental Planning, initiate chemical and or physical characterization of the regulated substance and, upon request, provide access to authorized representatives of the POLB Director of Environmental Planning for

independent characterization; (iii) upon receipt, provide copies of all characterization results to the POLB Director of Environmental Planning; (iv) develop and submit for approval to the POLB Director of Environmental Planning a plan for the appropriate management of the regulated substances; (v) implement that plan in accordance with the regulations and orders of the governmental agencies having jurisdiction; (vi) if removed, replace the regulated substances with appropriate material approved by the POLB Director of Environmental Planning; and (vii) promptly submit copies of records documenting the appropriate management of the regulated substance to the POLB Director of Environmental Planning.

14. **Indemnity:** Permittee shall indemnify the Long Beach Harbor Department from and against any and all actions, suits, proceedings, claims, demands, damages, losses, liens, costs, expenses, or liabilities of any kind and nature whatsoever (“claims”) that may be brought, made, filed against, imposed upon, or sustained by the Long Beach Harbor Department, arising from, attributable to, caused by, in connection with, or pertaining to the activities described in this permit, except to the extent such claims are caused by the negligence or willful misconduct of the Long Beach Harbor Department.
15. **Commencement of Work:** Permittee shall notify POLB Inspection at (562) 283-7218 or [inspection@polb.com](mailto:inspection@polb.com) a minimum of 48 hours in advance of commencement of work or continuation after stoppage of work for 48 hours or more.

## 5.2 Special Conditions

The following special conditions shall be implemented by the permittee and/or required in contractor specifications or other documents governing the activities for the proposed Project.<sup>1</sup> The permittee shall be required to monitor the proposed Project and the Project site to ensure that contractors comply with all special conditions contained in the issued HDP. Issuance of Level II HDP 25-046 for the proposed Project would be subject to the following special conditions.

### SC-AQ-1. Air Quality Best Management Practices for Construction Activities:

1. **Fuels Used in Construction Equipment.** Any on-road or off-road diesel engines used in construction activities must use fuels that comply with the California Air Resources Board (CARB) regulation for ultra-low sulfur diesel fuel (15 parts per million or less) (Title 13, California Code of Regulations, Section 2281) and/or the CARB Low Carbon Fuel Standard Regulation (Title 17, California Code of Regulations, Sections 95480–95503).

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<sup>1</sup> The special conditions listed herein do not change the impact conclusions and mitigation requirements included in the proposed Project’s CEQA documentation. That is, the special conditions not related to regulatory compliance are not needed to reduce any of the proposed Project’s potentially significant impacts to a less than significant level. The proposed Project’s CEQA documentation assumes compliance with the cited regulatory requirements, as applicable.

2. **Off-Road Construction Equipment.** All off-road construction equipment shall meet the USEPA Tier 4 Final off-road engine emission standards. At least 10 business days prior to equipment use on-site, permittee shall submit to the City of Long Beach Department of Development Services Planning Bureau documentation showing the following:
  - a. CARB unique Equipment Identification Number for each piece of off-road equipment used;
  - b. USEPA/CARB engine certification or manufacturer specifications showing the certified engine emission/tier level; engine horsepower, make, and model, and serial number; and
  - c. Any emission control devices installed, including but not limited to diesel oxidation catalysts and/or diesel particulate filters/traps.
3. **On-Road Heavy-Duty Trucks.** All on-road heavy-duty trucks used to transport construction materials to and from the Project site shall meet USEPA 2010 on-road heavy-duty diesel engine emission standards. Diesel-fueled commercial vehicles licensed for operation on highways with a gross vehicle weight rating greater than 10,000 pounds that access the Project site shall not idle for more than 5 minutes at any location (Title 13, California Code of Regulations, Section 2485). Prior to arriving on-site, permittee shall submit to the City of Long Beach Department of Development Services Planning Bureau documentation showing the following:
  - a. Truck company name, make and model of truck, and vehicle identification number;
  - b. USEPA/CARB truck engine certification indicating truck meets or exceeds 2010 USEPA on-road heavy-duty diesel engine emission standards;
  - c. Any emission control devices installed, including but not limited to diesel oxidation catalysts and/or diesel particulate filters/traps; and
  - d. Proof of compliance that the truck fleets of the companies, including subcontractors, from which on-road trucks are hired or dispatched for the proposed Project are in compliance with the CARB Truck and Bus Regulation by providing one of the following documents:
    - i. Truck and Bus Regulation Reporting Certificate printed from the CARB website; see <https://ww3.arb.ca.gov/msprog/onrdiesel/documents/printcert.pdf>; or
    - ii. Written statement from the truck fleet owner that verifies that they are aware of the CARB Truck and Bus Regulation (Title 3, California Code of Regulations, Section 2025) and their fleet is in compliance with the engine model year schedule specified in the Truck and Bus Regulation.
4. **Portable Diesel-Fueled Engines and Equipment.** Permittee shall obtain the appropriate permits to operate from the SCAQMD or Portable Equipment Registration

Program for any portable diesel-fueled equipment with engines with 50 horsepower or more and plasma arc-cutting or laser-cutting equipment rated more than 400 watts used to cut stainless steel and batch mixers with a brimful capacity of more than 55 gallons (7.35 cubic feet) (SCAQMD Rule 219, Sections e(8) and k(1)). Permittee shall post said copy conspicuously at the Project site.

5. **Fugitive Dust Control During Construction Activities.** The generation of airborne dust particles shall be prevented in accordance with SCAQMD Rule 403 (Fugitive Dust). Track-out of bulk material onto public or paved roadways shall be prevented; such material shall be removed any time track-out occurs. All visible roadway dust tracked-out upon public paved roadways shall be removed at the conclusion of each work day.

**SC-GEO-1. Erosion and Stormwater Runoff Control.** The Project site shall be graded at a slope consistent with guidelines for surface drainage contained in the *Port of Long Beach Design Criteria Manual* (POLB 2014) such that runoff would flow to the central portion of the site (away from the wharf).

**SC-HAZ-1. Oilfield Facilities.** Prior to the start of construction, the permittee shall coordinate with Long Beach Energy and Environmental Services to ensure construction activities do not conflict with existing oil facilities on the Project site. Permittee shall contact Long Beach Energy and Environmental Services at (562) 570-3900 or [ER-OilOperationsTeam@Longbeach.gov](mailto:ER-OilOperationsTeam@Longbeach.gov) to request a consultation.

**SC-WQ-1. Stormwater Best Management Practices:**

1. To control runoff during construction activities, permittee shall be required to apply for coverage under the statewide Construction General Permit and implement stormwater BMPs, as appropriate and required by the approved stormwater pollution prevention plan for the proposed Project and as described in the Stormwater BMPs Handbooks developed by the California Stormwater Quality Association.
2. Permittee shall ensure that all trash cans and/or dumpsters used on-site have lids and remain covered for the duration they are on-site.
3. Permittee shall ensure that containment trays are placed under all portable toilets on-site.

## SECTION 6. APPLICABLE POLICIES

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This Application Summary Report provides an analysis of the proposed Project's conformance with and applicability to the policies and goals in the Coastal Act and the certified PMP as amended.

### 6.1 Consistency with California Coastal Act Policies

Pursuant to the Coastal Act, the Coastal Zone includes all areas within 3 nautical miles seaward and approximately 1,000 yards inland, depending upon the level of existing inland development. Chapter 3 of the Coastal Act provides the standards by which the adequacy of local coastal programs is determined, while Chapter 8 of the Coastal Act governs California ports, including the POLB, and recognizes the ports as primary economic and coastal resources that are essential elements of the national maritime industry (Section 30701(a)). The following is a discussion of applicable Coastal Act policies and appropriate Project-related information.

#### 6.1.1 Coastal Act Chapter 3 (Coastal Resources Planning and Management Policies)

Chapter 3 of the Coastal Act applies to any projects in a port master plan listed in PRC Section 30715 (appealable projects). The specific policies of Chapter 3 would not apply because demolition of existing improvements and restoration of the Project site to pre-lease conditions is not among the appealable project categories in Section 30715 of Chapter 8 of the Coastal Act.

#### 6.1.2 Coastal Act Chapter 8 Policies (Ports)

Chapter 8 of the Coastal Act recognizes California ports, including the POLB, as primary economic and coastal resources that are essential elements of the national maritime industry (PRC Section 30701(a)). The Coastal Act policies governing ports in Chapter 8 sections of the PRC are listed below, and their relationships to the proposed Project is discussed in Table 1.

**Table 1**  
**Coastal Act Chapter 8 Policy Consistency Summary**

| Coastal Act, Public Resources Code Chapter 8 Section                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Project Consistency                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Section 30702. Port-Related Developments.</b> Port-related developments consistent with coastal protection in the port areas to which Chapter 8 applies, which require no CCC permit after certification of a port master plan and which, except as provided in Section 30715 of Chapter 8 of the Coastal Act, are not appealable to the CCC after certification of a master plan.</p>                                                                                                                              | <p>The proposed Project would demolish the existing improvements on the Project site, with the exception of the existing wharf, the crane rail system, the oil pipelines, and eight plugged wells. SA Recycling's Lease HD-5095 requires SA Recycling to remove improvements from the leased premises and restore the Project site to pre-lease conditions. There are currently no approved developments, operations, or new land uses for the Project site following the proposed removal of the improvements, site restoration activities, and vacation of the premises by SA Recycling. Any subsequent proposal for use or development of the site would undergo an appropriate CEQA evaluation. Section 30702 of the Coastal Act would not apply to the proposed Project because the proposed Project is not among the appealable project categories in Section 30715 of Chapter 8 of the Coastal Act.</p> |
| <p><b>Section 30703. Protection of Commercial Fishing Harbor Space.</b> Section 30703 of the Coastal Act states that ports shall not eliminate or reduce existing commercial fishing harbor space, unless the demand for commercial fishing facilities no longer exists or adequate space has been provided. Proposed recreational boating facilities within port areas shall, to the extent feasible, be designed and located in such fashion as not to interfere with the needs of the commercial fishing industry.</p> | <p>The proposed Project would not involve the elimination, reduction, or use of existing commercial fishing space, nor would the proposed Project involve the development of recreational boating facilities. The existing wharf, the crane rail system, the oil pipelines, and eight plugged wells would remain intact, and the Project site would be restored to pre-lease conditions. Therefore, Section 30703 of the Coastal Act is not applicable to the proposed Project.</p>                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <p><b>Section 30705. Diking, Filling, or Dredging of Water Areas.</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <p>The proposed Project would not involve any diking, filling, or dredging of water areas; therefore, Section 30705 of the Coastal Act does not apply to the proposed Project.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <p><b>Section 30706. Filling Seaward of Mean High Tide Line.</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <p>The proposed Project would not involve any filling seaward of the mean high tide; therefore, Section 30706 of the Coastal Act does not apply to the proposed Project.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <p><b>Section 30707. Design and Construction of New or Expanded Tanker Terminals.</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                 | <p>The proposed Project would not involve the development of a new or expansion of a tanker terminal; therefore, Section 30707 of the Coastal Act does not apply to the proposed Project.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <p><b>Section 30708. Location, Design, and Construction of Port-Related Developments.</b> All port-related developments shall be located, designed, and constructed so as to:</p> <p>(a) Minimize substantial adverse environmental impacts.</p>                                                                                                                                                                                                                                                                          | <p>The IS/MND prepared pursuant to CEQA determined that the proposed Project would result in less than significant impacts with implementation of mitigation measures for the environmental factors listed in IS/MND Section 3.1 (Biological Resources, Cultural Resources, Tribal Cultural Resources, and Mandatory Findings of Significance). There would be "no impact" or "less than significant impacts" without mitigation for all other environmental factors. As such, the proposed Project would avoid substantial adverse effects on the environment and would be consistent with Coastal Act Section 30708(a).</p>                                                                                                                                                                                                                                                                                  |

**Table 1**  
**Coastal Act Chapter 8 Policy Consistency Summary**

| Coastal Act, Public Resources Code Chapter 8 Section                                                                                                                                                                    | Project Consistency                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (b) Minimize potential traffic conflicts between vessels.                                                                                                                                                               | There are currently no approved developments, operations, or new land uses for the Project site following the proposed removal of the improvements, site restoration activities, and vacation of the premises by SA Recycling. Any subsequent proposal for use or development of the site would undergo an appropriate CEQA evaluation. The proposed Project would remove existing improvements from the Project site, with the exception of the existing wharf, the crane rail system, the oil pipelines, and eight plugged wells, and restore the Project site to pre-lease conditions. Therefore, the proposed Project would not increase current or future vessel traffic within the Port. As such, the proposed Project would have no effect on vessel traffic and would be consistent with Coastal Act Section 30708(b).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| (c) Give highest priority to the use of existing land space within harbors for port purposes, including, but not limited to, navigational facilities, shipping industries, and necessary support and access facilities. | There are currently no approved developments, operations, or new land uses for the Project site following the proposed removal of the improvements, site restoration activities, and vacation of the premises by SA Recycling. Any subsequent proposal for use or development of the site would undergo an appropriate CEQA evaluation. Therefore, Section 30708(c) of the Coastal Act does not apply to the proposed Project.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| (d) Provide for other beneficial uses consistent with the public trust, including, but not limited to, recreation and wildlife habitat uses, to the extent feasible.                                                    | <p>The Project site is located within the PMP Terminal Island Planning District (District 4). As described in the certified PMP, as amended, existing permitted uses include Primary Port Facilities, Port-Related Industries and Facilities, Hazardous Cargo Facilities, Ancillary Port Facilities, Federal Use, Non-Port Related Areas, Oil and Gas Production, Utilities, and Navigable Corridors. Recreational uses are considered inconsistent with the primary Port uses of Planning District 4 and therefore are not encouraged in this district.</p> <p>The Project site is comprised of the SA Recycling facility and associated operating equipment, paved areas, parking, and iron ore stockpiles. No special-status plant or wildlife species occur at the Project site.</p> <p>The proposed Project vicinity provides habitat for special-status (i.e., listed by the United States Fish and Wildlife Service or California Department of Fish and Wildlife) wildlife species, including marine mammals and birds. Of these, nesting birds are the only group of wildlife species potentially affected by the proposed Project. No special-status plant species are known to occur in the Project area, and no habitat that would support such species is known to occur due to the existing industrial-related activities on-site. None of the terrestrial mammal or reptile species, such as feral cats, rats, mice, and lizards, that could occur at the Project site are considered candidate, sensitive, or special-status species. Because the proposed Project would not require any in-water work, other than using a magnet system to extract any debris that could have been deposited into the water at the vessel berthing area, or discharges to harbor waters, it would not affect marine mammals protected under the Marine Mammal Protection Act or their habitat, Coastal Pelagic Species and Pacific Coast Groundfish Fishery Management Plans protected</p> |

**Table 1**  
**Coastal Act Chapter 8 Policy Consistency Summary**

| Coastal Act, Public Resources Code Chapter 8 Section                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Project Consistency                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <p>under the Magnuson-Stevens Fishery Conservation and Management Act, or essential fish habitat.</p> <p>The federal Migratory Bird Treaty Act (MBTA) prohibits the take of any migratory bird, including active nests, except as permitted by regulation (e.g., waterfowl or upland game bird hunting). The MBTA broadly defines “migratory bird” as “any species or family of birds that live, reproduce or migrate within or across international borders at some point during their annual life cycle” and thus applies to most native bird species. Except for a few nonnative birds, the take of any birds or active bird nests or young is regulated by these statutes. Due to the Project site’s proximity to nesting habitat of the 13 special-status bird species known to nest in the San Pedro Bay Port Complex, and the likelihood that proposed Project demolition and restoration activities would result in the presence of humans and loud noises, the proposed Project could disturb nesting birds in the immediate Project vicinity. Implementation of Mitigation Measures MM-BIO-1 and MM-BIO-2 would reduce the potential for impacts to nesting birds protected under the MBTA to less than significant. Therefore, the proposed Project would be consistent with and not conflict with Coastal Act Section 30708(d).</p> |
| (e) Encourage rail service to port areas and multicompany use of facilities.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <p>The proposed Project would not affect rail service. The proposed Project would demolish and remove all improvements on the Project site with the exception of the existing wharf, the crane rail system, the oil pipelines, and eight plugged wells. While there are no proposed or anticipated new developments, operations, or land uses following the proposed removal of the improvements and site restoration activities, the main railroad line adjacent to the Project site would remain functional. Any subsequent proposal for use or development of the site would undergo an appropriate CEQA evaluation. Therefore, the proposed Project would not be inconsistent with or conflict with Coastal Act Section 30708(e).</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <p><b>Section 30715. Permit Authority; Appealable Approvals.</b> Chapter 8, Section 30715(a) of the Public Resources Code states that following certification of a PMP, the permit authority of the CCC shall no longer be exercised by the CCC over any new development contained in the certified plan ... and shall at that time be delegated to the appropriate port governing body. As such, the Board of Harbor Commissioners exercises permit authority over any new development contained in the certified PMP. Section 30175 goes on to identify the following categories of development appealable to the CCC:</p> | <p>The Project site consists of the SA Recycling iron ore export facility and associated operating equipment, paved areas, parking, and iron ore stockpiles. The proposed Project would remove existing improvements from the Project site, with the exception of the existing wharf, the crane rail system, the oil pipelines, and eight plugged wells, and restore the Project site to pre-lease conditions. The proposed Project does not include development for the storage, transmission, or processing of liquefied natural gas or crude oil; and there are currently no approved developments, operations, or new land uses for the Project site following the proposed removal of the improvements, site restoration activities, and vacation of the premises by SA Recycling. Any subsequent proposal for use or development of the site would undergo an appropriate CEQA evaluation. Therefore, the proposed Project would have no impact on the oil and gas supply of the state or nation and is not appealable under Coastal Act Section 30715(a)(1).</p>                                                                                                                                                                                                                                                                         |

**Table 1**  
**Coastal Act Chapter 8 Policy Consistency Summary**

| Coastal Act, Public Resources Code Chapter 8 Section                                                                                                                                                                                                                                                                                           | Project Consistency                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (1) Developments for the storage, transmission, and processing of liquefied natural gas and crude oil in such quantities as would have a significant impact upon the oil and gas supply of the state or nation or both the state and nation.                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| (2) Waste water treatment facilities, except for those facilities which process waste water discharged incidental to normal port activities or by vessels.                                                                                                                                                                                     | The proposed Project would not involve the development of a new wastewater treatment facility. The proposed Project would remove existing improvements from the Project site, with the exception of the existing wharf, the crane rail system, the oil pipelines, and eight plugged wells, and restore the Project site to pre-lease conditions. During demolition and restoration activities, portable restrooms would be available for construction workers and would not contribute to wastewater flows to the City of Long Beach's wastewater system. There are currently no approved developments, operations, or new land uses for the Project site following the proposed removal of the improvements, site restoration activities, and vacation of the premises by SA Recycling. Any subsequent proposal for use or development of the site would undergo an appropriate CEQA evaluation. Therefore, the proposed Project is not appealable under Coastal Act Section 30715(a)(2). |
| (3) Roads or highways which are not principally for internal circulation with the port boundaries.                                                                                                                                                                                                                                             | The proposed Project would not involve the construction or modification of roads or highways which are not principally for internal circulation within Port boundaries. Therefore, the proposed Project is not appealable under Public Resources Code Section 30715(a)(3).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| (4) Office and residential buildings not principally devoted to the administration of activities within the port; hotels, motels, and shopping facilities not principally devoted to the sale of commercial goods utilized for water-oriented purposes; commercial fishing facilities; and recreational small craft marina-related facilities. | The proposed Project does not involve the construction of office and residential buildings devoted to the administration of activities within the Port; hotels, motels, and shopping facilities not devoted to the sale of commercial goods utilities for water-oriented purposes; commercial fishing facilities; or recreational small craft marina-related facilities. Therefore, the proposed Project is not appealable under Coastal Act Section 30715(a)(4).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| (5) Oil refineries.                                                                                                                                                                                                                                                                                                                            | The Project site consists of an iron ore export facility, not a refinery. The proposed Project does not include the construction and operation of a new oil refinery. Therefore, the proposed Project is not appealable under Coastal Act Section 30715(a)(5).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| (6) Petrochemical production plants.                                                                                                                                                                                                                                                                                                           | The Project site consists of an iron ore export facility, not a petrochemical production plant. The proposed Project does not include the construction and operation of a new petrochemical plant. Therefore, the proposed Project is not appealable under Coastal Act Section 30715(a)(6).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |

Key: CCC = California Coastal Commission; CEQA = California Environmental Quality Act; Coastal Act = California Coastal Act of 1976; IS/MND = Initial Study/Mitigated Negative Declaration; MBTA = Migratory Bird Treaty Act; PMP = Port Master Plan; Port = Port of Long Beach; proposed Project = SA Recycling Facility Demolition and Restoration Project; SA Recycling = SA Recycling, LLC

## 6.2 Consistency with Port Master Plan

### 6.2.1 Overview

The PMP was first certified by the CCC in 1978 in conformance with the policies of Chapter 8 (Ports) of the Coastal Act. The PMP was comprehensively updated and certified in 1983 and again in 1990. Since the last comprehensive update and certification of the PMP in 1990, the BHC and the CCC have approved and certified 12 additional amendments to the PMP. The proposed Project site is located within the Terminal Island Planning District (District 4). The PMP identifies permitted land uses for the Terminal Island Planning District that include Primary Port Facilities, Port-Related Industries and Facilities, Hazardous Cargo Facilities, Ancillary Port Facilities, Federal Use, Non-Port Related Areas, Oil and Gas Production, Utilities, and Navigable Corridors (POLB 1990). The proposed Project would demolish the existing improvements on the Project site, with the exception of the existing wharf, the crane rail system, the oil pipelines, and eight plugged wells, and would restore the Project site to pre-lease conditions, which would be consistent with the permitted uses in the Terminal Island Planning District (District 4).

Table 2 provides a consistency summary of the proposed Project and POLB Development Goals identified in the PMP.

### 6.2.2 Port Master Plan Elements

The PMP as amended provides guidance and direction for policy and business decisions affecting the future growth and development of the Port. The six plan elements of the certified PMP as amended include Public Access, Visual Quality, and Recreation/Tourist; Navigation; Environmental; Vehicular Transportation/Circulation; Intermodal Rail Facilities; and Oil Production and Operations. Each plan element outlines specific planning goals and issues and provides a list of recommendations and/or an implementation program. Table 3 provides a consistency summary of the proposed Project and POLB PMP elements.

### 6.2.3 Port Master Plan Planning Districts

The PMP as amended defines planning districts to facilitate land use planning within the Harbor District. The function of these planning districts is to organize land uses throughout the Harbor District and promote land use compatibility. Table 4 provides a consistency summary of the proposed Project and the PMP planning goals for the Terminal Island Planning District (District 4).

**Table 2**  
**Port Master Plan Development Goals Consistency Summary**

| Port Master Plan Development Goal                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Project Consistency                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b><i>Goal 1: Consolidate Similar and Compatible Land and Water Areas</i></b></p> <p>Goal 1 seeks to consolidate Recreation/Tourist activities away from primary Port uses to maximize the efficiency of Port activities. The objectives of Port Development Goal 1 are to separate hazardous cargo from noncompatible vulnerable resources, augment and consolidate recreational and tourist activities in the Queensway Bay Planning District, and consolidate, as much as possible, land-based activities associated with Outer Continental Shelf exploratory drilling, and/or supply operations.</p> | <p>The Project site is located in the Terminal Island Planning District (District 4), which does not include recreational facilities as a permitted use. Therefore, the proposed Project would have no effect on, or conflict with, the Port development goal to consolidate similar and compatible land and water areas.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <p><b><i>Goal 2: Encourage Maximum Use of Facilities</i></b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <p>The proposed Project would demolish the existing improvements on the Project site, with the exception of the existing wharf, the crane rail system, the oil pipelines, and eight plugged wells. SA Recycling's Lease HD-5095 requires SA Recycling to remove improvements from the leased premises and restore the Project site to pre-lease conditions.</p> <p>The Port owns the property on which the SA Recycling facility is located; the proposed demolition and restoration of the Project site would render the property available for use as primary Port land. There are currently no approved developments, operations, or new land uses for the Project site following the proposed removal of the improvements, site restoration activities, and vacation of the premises by SA Recycling. The proposed Project would have no effect on, or conflict with, the Port development goal to encourage maximum use of facilities.</p> |
| <p><b><i>Goal 3: Improve Internal Circulation Involving Roadways and Rail</i></b></p> <p>Goal 3 seeks to improve internal roadways, major arterials, and rail movements serving the Port to accommodate the projected growth in container volumes. The objectives of Port Development Goal 3 are to actively pursue implementation of the Consolidated Transportation Corridor Plan (Alameda Corridor), pursue Port access demonstration projects, encourage on-dock double-stack trains, and provide additional rail and highway access to Terminal Island.</p>                                            | <p>Increases in truck trips during demolition activities would be temporary and would have negligible effects on transportation. The proposed Project would have no impact on rail service. Furthermore, the main railroad line adjacent to the Project site would remain in place, maintaining connectivity with the current rail network for any future development. At this time, there are currently no approved developments, operations, or new land uses for the Project site following the proposed removal of the improvements, site restoration activities, and vacation of the premises by SA Recycling. Therefore, the proposed Project would have no effect on, or conflict with, the Port development goal to improve internal circulation involving roadways and rail.</p>                                                                                                                                                       |

**Table 2**  
**Port Master Plan Development Goals Consistency Summary**

| Port Master Plan Development Goal                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Project Consistency                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b><i>Goal 4: Provide for the Safe Cargo Handling and Movement of Vessels Within the Port</i></b></p> <p>Goal 4 seeks to focus on “anticipated” projects and their relationship to future vessel activity, ship navigation, and accommodation of larger vessel sizes by deepening channels and basins to accommodate supertanker and post-Panamax vessels (greater than 5,000 twenty-foot equivalent unit capacity) and concentrate public small craft marina facilities in the Queensway Bay Planning District to minimize vessel hazards.</p>                                                                                                                                                                                                                                                | <p>Vessel trips are not associated with the proposed Project. As such, the proposed Project would have no effect on the safe handling of cargo and/or movement of vessels within the Port and, therefore, would not be in conflict with Port Development Goal 4.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <p><b><i>Goal 5: Development for Primary Port Facilities and Port-Related Uses</i></b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <p>The proposed Project consists of demolition of existing improvements and returning the Project site to pre-lease conditions. The removal of site improvements, site restoration activities, and vacation of the premises by SA Recycling would provide the opportunity for future development for Primary Port Facilities and Port-related uses. Therefore, the proposed Project would have no effect on or conflict with the Port development goal to provide land for Primary Port Facilities and Port-related uses.</p>                                                                                                                                                                                                     |
| <p><b><i>Goal 6: Protect, Maintain, and Enhance the Overall Quality of the Coastal Environment</i></b></p> <p>Goal 6 seeks to balance the Port’s service as an international port with the demands for a cleaner and visually aesthetic environment. The goal’s objectives are to minimize view obstruction and improve the visual quality at the entry and within the boundaries of the Port, implement the Harbor Beautification Plan that aesthetically “unifies” the Port, provide an attractive landscaping buffer separating the recreational waterfront area from Port industrial areas, promote quality recreational and tourist activities in the Queensway Bay Planning District, and create a fish and wildlife habitat mitigation bank of credits for proposed landfill projects.</p> | <p>The demolition of the SA Recycling facility would remove an industrial facility from the Port, which would improve the visual quality. In addition, as there are currently no approved developments, operations, or new land uses for the Project site following the proposed removal of the improvements, site restoration activities, and vacation of the premises by SA Recycling, the proposed Project would be consistent with the aim of protecting, maintaining, and enhancing the overall quality of the coastal environment. Therefore, the proposed Project would have no effect on, or impede with, the Port development goal to protect, maintain, and enhance the overall quality of the coastal environment.</p> |

Key: CEQA = California Environmental Quality Act; Port = Port of Long Beach; proposed Project = SA Recycling Facility Demolition and Restoration Project; SA Recycling = SA Recycling, LLC

**Table 3**  
**Port Master Plan Element Consistency Summary**

| Port Master Plan Element                                                                                                                                                                                                                                                                                                                                                                           | Project Consistency                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>A. Public Access, Visual Quality, and Recreation/Tourist Element</b>                                                                                                                                                                                                                                                                                                                            | <p>The Terminal Island Planning District (District 4) is not one of the Port planning districts where recreational uses are generally located or permitted. The majority of the Port's public and commercial recreational activities are located within the Queensway Bay Planning District. The Queensway Bay Planning District serves as a buffer between the higher-industrialized inner Port complex and the waterfront recreation activities of the Port and the City of Long Beach. Therefore, the planning goals of the Public Access, Visual Quality, and Recreation/Tourist Element of the PMP are not applicable to the proposed Project.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>B. Navigation Element</b><br><p>The Navigation Element of the certified PMP primarily focuses on navigational procedures and operational and physical constraints governing the maneuvering of vessels for existing and proposed vessel activities within the Port.</p>                                                                                                                         | <p>The proposed Project does not involve any improvements or modifications to the existing physical configuration of channels, turning basins, and/or berths. The proposed Project would not involve any vessel transportation activities. Therefore, the planning goals of the Navigation Element are not applicable to the proposed Project.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>C. Environmental Element</b><br><p>The Environmental Element identifies specific issues of concern regarding Port development and operations, which include air quality, habitat preservation/marine mitigation, hazardous waste, and permit processing. The following goals and implementation recommendations from the Environmental Element would be applicable to the proposed Project:</p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <p><b>Goal 1: Minimize pollutant levels from existing and future sources.</b></p>                                                                                                                                                                                                                                                                                                                  | <p>Goal 1 of the Environmental Element aims to minimize air pollutants primarily from trucks and other existing and future mobile and stationary sources. The proposed Project would demolish the existing improvements on the Project site, with the exception of the existing wharf, the crane rail system, the oil pipelines, and eight plugged wells. SA Recycling's Lease HD-5095 requires SA Recycling to remove improvements from the leased premises and restore the Project site to pre-lease conditions. Proposed site restoration activities would remove pollutants associated with SA Recycling facility operations. There are currently no approved developments, operations, or new land uses for the Project site following the proposed removal of the improvements, site restoration activities, and vacation of the premises by SA Recycling; therefore, future sources of pollutants would be speculative. Any subsequent proposal for use or development of the site would undergo an appropriate CEQA evaluation. As such, the proposed Project would not conflict with the planning goals or implementation recommendations of Goal 1 of the Environmental Element to minimize pollutant levels from existing and future sources.</p> |

**Table 3**  
**Port Master Plan Element Consistency Summary**

| Port Master Plan Element                                                                                           | Project Consistency                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|--------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                    | <p>As discussed in IS/MND Section 4.III, the proposed Project would be required to comply with applicable air quality regulations and best management practices to ensure the proposed Project would not conflict with or obstruct implementation of the SCAQMD Air Quality Management Plan or San Pedro Bay Ports Clean Air Action Plan. With respect to temporary construction emission sources, the Project would comply with all applicable SCAQMD rules and regulations, including Rule 403 (Fugitive Dust), which requires the implementation of best available control measures to control dust during active operations, such as earthmoving activities, construction/demolition activities, or heavy- and light-duty vehicle movement. Therefore, the proposed Project would not conflict with this planning goal or implementation recommendations of this element.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <p><b><i>Goal 2: Minimize habitat loss within Port boundaries.</i></b></p>                                         | <p>As discussed in IS/MND Section 4.IV, the proposed Project would be required to comply with the federal Migratory Bird Treaty Act and California Fish and Game Code Sections 3503.5 and 3513. In addition, the proposed Project would not require any in-water work, other than minor cleanup of residual debris beneath the wharf using a magnet system, that would directly or indirectly impact aquatic habitat, including the existing eelgrass beds within the San Pedro Bay Port Complex. Implementation of Mitigation Measures MM-BIO-1 and MM-BIO-2 would ensure proposed Project impacts to special-status bird species and nesting avian species are reduced to less than significant. Therefore, the proposed Project would not conflict with the planning goals or implementation recommendations of this element.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <p><b><i>Goal 3: Identify and remediate soil and groundwater contamination within the Harbor District.</i></b></p> | <p>As discussed in IS/MND Section 4.IX, the proposed Project would excavate surface soils, some of which could be chemically contaminated, requiring off-site disposal. Excavated soil would be tested (chemically analyzed) and characterized as either non-hazardous or non-RCRA California hazardous waste. The Project-specific SMP provides guidance to ensure the proper management of any contaminated soil encountered during site excavation and to reduce the risk of impacts to construction workers, the public, and the environment (SA Recycling 2026b). The SMP includes site-specific procedures and protocols to be utilized if contaminated soil is encountered and if soil contamination is persistent beyond the vertical and horizontal limits of the proposed excavations. Procedures and protocols are included to ensure that contaminated soil, if encountered, is handled appropriately and effectively to minimize site decommissioning downtime, as well as mitigate potential risks to human health and the environment.</p> <p>Per the Project-specific SMP, the depth to groundwater at the Project site is 10 feet below ground surface (SA Recycling 2026b). Given that the bottom of the clarifier, which would be removed by the proposed Project, is also 10 feet below ground surface, it is possible that demolition activities could encounter groundwater. Active dewatering is not permitted. Consequently, the demolition contractor would be expected to manage the groundwater. Once existing improvements have been demolished and disposed of, and any contaminated soils and groundwater removed and replaced with clean fill, the Project site would consist of a vacant lot. Therefore, the proposed Project would not conflict with this planning goal or implementation recommendations of this element.</p> |

**Table 3**  
**Port Master Plan Element Consistency Summary**

| Port Master Plan Element                                                                                                                                                                                                                                                                                                                      | Project Consistency                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Goal 4: “Streamline” Harbor Development Permit processing procedures.</b>                                                                                                                                                                                                                                                                  | The Level II HDP for the proposed Project would be issued in accordance with the PMP Implementation Guidelines. None of the proposed Project activities would impede the Port goals of “streamlining” the permitting process. Therefore, the proposed Project would not conflict with this planning goal or implementation recommendations of this element.                                                                                                                                                                                                                                         |
| <b>Goal 5: Develop additional mitigation banks.</b>                                                                                                                                                                                                                                                                                           | The proposed Project would be located on a site that is not identified as a natural terrestrial habitat of significant value. There are currently no approved developments, operations, or new land uses for the Project site following the proposed removal of the improvements, site restoration activities, and vacation of the premises by SA Recycling. Any subsequent proposal for use or development of the site would undergo an appropriate CEQA evaluation. Therefore, the proposed Project would not conflict with this planning goal or implementation recommendations of this element. |
| <b>D. Vehicular Transportation/Circulation Element</b><br>The purpose of the Vehicular Transportation/Circulation Element is to 1) identify existing transportation/circulation problems; 2) identify future transportation needs of the Port; and 3) present current plans and recommendations to address the Port’s transportation demands. | Only Goal 1 from the Vehicular Transportation/Circulation Element would be applicable to the proposed Project.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Goal 1: Provide for efficient circulation of vehicular and rail traffic within the Port (with minimum disruption to Port activities).</b>                                                                                                                                                                                                  | As discussed in IS/MND Section 4.XVII, the proposed Project would not fully close nearby roads or modify any public roadways or driveways. Due to the short-term duration of demolition and restoration activities (approximately 7 months) and because no substantial road and/or land closures are proposed, the proposed Project would not interfere with efficient circulation of vehicular and rail traffic within the Port. Therefore, the proposed Project would not conflict with this planning goal or implementation recommendations of this element.                                     |
| <b>E. Intermodal Rail Facilities Element</b><br>The Intermodal Rail Facilities Element describes and evaluates the issues related to intermodal rail facilities and their associated impacts.                                                                                                                                                 | The proposed Project does not involve any improvements or modifications to existing intermodal rail facilities. While there are no proposed or anticipated new developments, operations, or land uses following the proposed removal of the improvements and site restoration activities, the main railroad line adjacent to the Project site would remain functional. Therefore, the planning goals of the Intermodal Rail Facilities Element are not applicable to the proposed Project.                                                                                                          |
| <b>F. Oil Production and Operations Element</b><br>The Oil Production and Operations Element focuses on oil production activities. Objectives of this element include the following:                                                                                                                                                          | Eight plugged oil wells are located throughout the Project site. The proposed Project would not demolish, interfere with, or restrict access to these wells or remove existing pipelines that traverse the Project site. All plugged wells and associated pipelines on the southern boundary would be protected in place. The Applicant would be required to coordinate with the Long Beach Energy & Environmental Services                                                                                                                                                                         |

**Table 3**  
**Port Master Plan Element Consistency Summary**

| Port Master Plan Element                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Project Consistency                                                                                                                                                                                                  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>(1) Maximizing efficient oil recovery operations</li> <li>(2) Allowing cargo storage among existing oil wells</li> <li>(3) Consolidating oil production</li> <li>(4) Minimizing disruption to oil production areas</li> </ul> <p>The specific issues of critical concern in the Oil Production and Operations Element are 1) oil well abandonment; 2) surface rights; 3) abandonment costs; 4) subsidence; and 5) Other Continental Shelf development.</p> | <p>Department to ensure the proposed Project would not disrupt existing oil wells. Therefore, the proposed Project would not conflict with this planning goal or implementation recommendations of this element.</p> |

Key: CEQA = California Environmental Quality Act; Harbor District = Long Beach Harbor District; HDP = Harbor Development Permit; Implementation Guidelines = Port of Long Beach Guidelines for Implementation of the Certified Port Master Plan; IS/MND = Initial Study/Mitigated Negative Declaration; PMP = Port Master Plan; Port = Port of Long Beach; proposed Project = SA Recycling Facility Demolition and Restoration Project; RCRA = Resource Conservation and Recovery Act; SA Recycling = SA Recycling, LLC; SCAQMD = South Coast Air Quality Management District; SMP = Soil Management Plan

**Table 4**  
**Port Master Plan Planning District Consistency Summary**

| Port Master Plan Planning District                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Project Consistency                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>A. District 4 – Terminal Island Planning District</b><br><p>The Terminal Island Planning District is the oldest part of the harbor and comprises the former U.S. Naval Station. This district is bordered by the Cerritos Channel to the north, the Main Channel to the east, the U.S. Navy Mole property to the south, and the City of Long Beach–City of Los Angeles boundary to the west. This district contains privately owned, Port-owned, and federal land. Existing permitted uses include Primary Port Facilities, Port-Related Industries and Facilities, Hazardous Cargo Facilities, Ancillary Port Facilities, Federal Use, Non-Port Related Areas, Oil and Gas Production, Utilities, and Navigable Corridors.</p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
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| <b>Goal 1: Acquire excess Navy property as it becomes available.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <p>The Project site is not located on Navy property. The Port owns the property on which the SA Recycling facility is located; the proposed demolition and restoration of the Project site would render the property available for use as primary Port land. There are no new developments, operations, or land uses proposed for the Project site following the proposed removal of the improvements on the site and vacation of the premises by SA Recycling. Therefore, the proposed Project would have no effect on, or conflict with, the planning district goal to acquire excess Navy property as it becomes available.</p>                                                                                                                   |
| <b>Goal 2: Redevelop excess Navy property for development of Port facilities.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <p>The Project site is not located on Navy property; the Port owns the property on which the SA Recycling facility is located. There are no new developments, operations, or land uses proposed for the Project site following the proposed removal of the improvements on the site and vacation of the premises by SA Recycling. Any subsequent proposal for use or development of the site would undergo an appropriate CEQA evaluation. However, proposed demolition and restoration activities would render the property available for use as primary Port land. Therefore, the proposed Project would have no effect on, or conflict with, the planning district goal to redevelop excess Navy property for development of Port facilities.</p> |

Key: CEQA = California Environmental Quality Act; Port = Port of Long Beach; proposed Project = SA Facility Demolition and Restoration Project; SA Recycling = SA Recycling, LLC; U.S. = United States

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## SECTION 7. PUBLIC COMMENTS

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Public comments received during the public review period on the Draft IS/MND, with written responses to each comment received, will be provided in the Final IS/MND. Comments received on this Draft Application Summary Report will be provided in this section of the Final Application Summary Report for the BHC's consideration.

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## SECTION 8. REFERENCES

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Port of Long Beach (POLB). 2014. Port of Long Beach Design Criteria Manual. January.

POLB. 1996. Port of Long Beach Guidelines for Implementation of the Certified Port Master Plan (Ordinance No. HD-1701).

POLB. 1990. Certified Port Master Plan, as amended. November. Available at: <https://polb.com/port-info/mission-vision#port-master-plan-overview>. Accessed January 29, 2026.

SA Recycling. 2026a. Site Restoration Plan, SA Recycling Facility, Pier T Avenue, Long Beach, California 90802. Prepared by Stantec. June.

SA Recycling. 2026b. Soil Management Plan, SA Recycling Facility, Pier T Avenue, Long Beach, California 90802. Prepared by Stantec. June.

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