



Executive Director's  
Report to the

Board of Harbor Commissioners

**DATE: JULY 24, 2025**

**FROM: CARGO & INDUSTRIAL REAL ESTATE**

**SUBJECT: RESOLUTION NO. \_\_\_\_\_ - APPROVE REVOCABLE LICENSE NO. 2025-14 WITH THE STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION (CALTRANS) FOR TEMPORARY USE OF HARBOR DEPARTMENT PROPERTY FOR THE VINCENT THOMAS BRIDGE DECK REPLACEMENT PROJECT**

**SUMMARY:**

Staff requests approval of Revocable License No. 2025-14 (Revocable License) with the State of California, Department of Transportation (Caltrans) for temporary use of City of Los Angeles Harbor Department (Harbor Department) property underneath, and in the vicinity of, the Vincent Thomas Bridge for parking, laydown, crane access and work area in conjunction with the Vincent Thomas Bridge Deck Replacement Project (Project).

Under the proposed Revocable License, no rent would be charged to Caltrans for use of such property due to the Project's benefit to the general public, the Harbor Department and its tenants.

**RECOMMENDATION:**

It is recommended that the Board of Harbor Commissioners (Board):

1. Find that since the certification of the Final Environmental Impact Report (Final EIR) for the Vincent Thomas Bridge Deck Replacement Project (State Clearinghouse No. 2023040301), there have been (1) no substantial changes to the Project which would require major revisions of the Final Environmental Impact Report; (2) no substantial changes with respect to the circumstances under which the Project is being undertaken which would require major revision in the Final EIR; and (3) no new information has become available which was not known or could have been known at the time the Final EIR was certified as complete;
2. Adopt the Findings of Fact and Statement of Overriding Considerations;
3. Adopt the mitigation measures contained in the Mitigation Monitoring and Reporting Plan;
4. Authorize the Environmental Management Division to file the Notice of Determination with the Los Angeles County Clerk and State Clearinghouse;
5. Find that the Director of Environmental Management has determined that the proposed action has been previously assessed in the Final EIR for the Vincent

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Thomas Bridge Deck Replacement Project (State Clearinghouse No. 2023040301) by California Department of Transportation – District 7 on October 24, 2024 under Article II Section 2(i) of the Los Angeles City California Environmental Quality Act (CEQA) Guidelines;

6. Approve Revocable License No. 2025-14 with the State of California, Department of Transportation (Caltrans);
7. Authorize the Executive Director to execute and the Board Secretary to attest to Revocable License 2025-14 upon approval by the Board; and
8. Adopt Resolution No. \_\_\_\_\_.

**DISCUSSION:**

**Background and Proposed Project:**

Caltrans plans to undertake the Vincent Thomas Bridge (State Route 47) Deck Replacement Project. The Project includes replacing the deteriorated bridge deck; upgrading the bridge's seismic sensors; making improvements to the existing median barrier and railings; and replacing utilities and lighting along the Vincent Thomas Bridge (VTB). The Project will require Caltrans and its contractors to access certain Harbor Department property for laydown, crane entry and parking, and to perform minor work related to upgrading seismic sensors, which will also include access and work within tenant-permitted areas.

**Caltrans' Rights to Repair and Maintain:**

Caltrans has a right to repair and maintain the elevated structure and related footings of the VTB via a 1963 Superior Court Judgment and Final Order of Condemnation (Order). In this same Order, the Harbor Department retained the right to use the surface and subsurface areas of the ground under the bridge for all lawful purposes, including leasing to tenants. Caltrans requires the use of Harbor Department surface property, including certain areas currently under permit with tenants, in order to perform the Project's needed maintenance and repairs.

**Need for Revocable License:**

By providing Caltrans with a Revocable License prior to the start of construction, Caltrans will be able to complete its Project within its anticipated schedule which will in turn enable the Harbor Department, its tenants and the public to fully realize the benefits of the Project. The issuance of a Revocable License will also ensure that the appropriate protections for the Harbor Department are in place, including those for restoration, insurance and indemnity.

Transmittal 1 shows the proposed ten locations of Harbor Department property to be included in the Revocable License.

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Tenant Coordination:

The Harbor Department will need to provide notice to certain tenants, pursuant to various reservation rights contained within City permits to the affected tenants, of Caltrans' intention to temporarily use certain areas in tenant-permitted areas. All work contemplated to occur within tenant-permitted areas has been closely coordinated with the respective tenants to minimize operational impacts.

Requested Board Delegation to Executive Director:

Under this action, staff is requesting the Board delegate authority to the Executive Director to execute amendments concerning minor, immaterial changes to the Premises' size, location, and time period of entitlement when necessary (i.e. modify the size or location of a laydown area to accommodate then-current construction activities). Absent this delegation, a minor modification to the Premises would require a lead time of up to eight weeks to secure Board approval, which may jeopardize the overall Project schedule.

Proposed Revocable License:

Provided below is a summary of material terms of Revocable License No. 2025-14 (Transmittal 2):

<u>Provision</u>	<u>Description</u>
Real Estate Entitlement	Revocable License
Permitted Use	Parking, laydown, crane entry and work area including minor seismic work/construction
Effective Date	August 15, 2025
Expiration Date	February 28, 2030 (some of the ten parcels will terminate earlier than this outside term date of February 28, 2030, as depicted in Ex. B to the Revocable License)
Termination	Subject to termination by either party with 30 days' written notice
Premises	Ten parcels (Premises) as more specifically depicted in Transmittal 1
Rent	No rent due to Harbor Department and public benefit
Maintenance	The Harbor Department has no maintenance obligations
Restoration	Caltrans is responsible for restoring the Premises at the expiration or earlier termination of the Revocable License

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Insurance	Caltrans is self- insured. General liability insurance, auto insurance and all other standard requirements established by the Risk Management Division.
Authority Delegated to Executive Director for Minor Changes	Board delegation to the Executive Director for authority to make minor changes in writing to the Premises’ size, location and time period of the entitlement
Unforeseen Costs	Caltrans to reimburse City or any of its stakeholders (i.e., tenants, rail operators, etc.) for unforeseen or unanticipated costs (i.e., flaggers, security, etc.) resulting from Caltrans’ use of the Premises

**ENVIRONMENTAL ASSESSMENT:**

The proposed action is approval of Revocable License No. 2025-14 with Caltrans for temporary use of Harbor Department property underneath, and in the vicinity of, the Vincent Thomas Bridge for parking, laydown, crane entry and work area in conjunction with the Vincent Thomas Bridge Deck Replacement Project. This action was assessed in the Vincent Thomas Bridge Deck Replacement Project (State Clearinghouse No. 2023040301) prepared by California Department of Transportation – District 7.

As part of this action, the Harbor Department, acting by and through its Board, has reviewed the Final EIR (State Clearinghouse No. 2023040301) prepared for the Vincent Thomas Bridge Deck Replacement Project that was certified by California Department of Transportation – District 7 on October 24, 2024 under CEQA (Pub. Resources Code, § 21000 et seq.). Based on this review, the Harbor Department herein makes certain findings pursuant to Public Resources Code Section 21081 and Title 14 California Code of Regulations Section 15091; makes findings regarding the Statement of Overriding Considerations pursuant to Public Resources Code Section 21081 and Title 14 California Code of Regulations Section 15093; and sets forth a Mitigation Monitoring and Reporting Plan (MMRP) that pertains to the Vincent Thomas Bridge Deck Replacement Project certified Final EIR pursuant to Public Resources Code Section 21081 and Title 14 California Code of Regulations Section 15097 (Transmittal 3).

In accordance with Public Resources Code Section 21081 and Title 14 California Code of Regulations Section 15091, changes or alterations have been required in, or incorporated into the Project in the form of feasible mitigation, which would reduce significant adverse environmental impacts identified in the Final EIR. Mitigation Measures contained in the EIR would be incorporated, as appropriate, in the Revocable License for the Project. The mitigation measures that apply to the Project are included in the Mitigation Monitoring and Reporting Plan.

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In accordance with Public Resources Code Section 21081 and Title 14 California Code of Regulations Section 15093, the Harbor Department, in determining whether or not to approve the Project, balanced the economic, social, technological, and other Project benefits against its unavoidable environmental risks, and finds that each of the benefits of the Project outweighs the significant adverse environmental effects. No additional feasible mitigation measures or alternatives to the proposed Project, other than those included in the Final EIR, have been identified that can further mitigate the potentially significant adverse project impacts on hazards during the proposed Project while meeting the basic objectives of the proposed Project. In summary, no additional feasible mitigation measures or alternatives were identified that could further reduce the significant Project-specific and cumulative environmental impacts identified.

The Harbor Department further finds that all findings are supported by substantial evidence as analyzed in the Final EIR and in the administrative record as a whole. When making CEQA findings required by Public Resources Code Section 21081(a), a public agency shall specify the location and custodian of the documents or other materials, which constitute the record of proceedings upon which its decision is based. These records are in the care of the Director of Environmental Management, Los Angeles Harbor Department, 425 S Palos Verdes Street, San Pedro, California 90731.

The Harbor Department further finds that there have been (1) no substantial changes to the Project which would require major revisions of the FEIR, (2) no substantial changes with respect to the circumstances under which the proposed Project is being undertaken which would require major revisions in the FEIR, and (3) no new information has become available which was not known or could have been known at the time the FEIR was certified as complete.

**FINANCIAL IMPACT:**

No rent would be charged to Caltrans for the temporary use of Harbor Department property due to the Project's benefit to the Harbor Department, its tenants and the general public. As noted above, Caltrans also has existing rights to enter the Premises for repair and maintenance.

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**CITY ATTORNEY:**

The Office of the City Attorney has reviewed and approved the proposed Revocable License as to form and legality.

**TRANSMITTALS:**

1. Revocable License Maps
2. Revocable Permit No. 2025-14
3. Findings of Fact, Statement of Overriding Considerations, and Mitigation Monitoring and Reporting Plan

FIS Approval: JS  
CA Approval: SO

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