



Executive Director's
Report to the
Board of Harbor Commissioners

DATE: MAY 19, 2026

FROM: CARGO & INDUSTRIAL REAL ESTATE

SUBJECT: RESOLUTION NO. _____ - APPROVAL OF JOINT REVOCABLE PERMITS NOS. 25-28 AND 25-29 AMONG THE CITY OF LOS ANGELES DEPARTMENT OF WATER AND POWER, THE CITY OF LOS ANGELES HARBOR DEPARTMENT AND THE PORT OF LONG BEACH, AS JOINT OWNERS

SUMMARY:

Staff requests approval of Joint Revocable Permit No. 25-28 (JRP 25-28) and Joint Revocable Permit No. 25-29 (JRP 25-29) (collectively, JRPs) among the City of Los Angeles Department of Water and Power (DWP); and the City of Los Angeles Harbor Department (Harbor Department), and the Port of Long Beach (POLB) (collectively Ports), as joint owners, for temporary construction and laydown surface area (JRP 25-28), and the installation, maintenance and operation of an underground high-voltage powerline (JRP 25-29), located at the southwest corner of E. Opp Street and Farragut Avenue in Wilmington, California.

Under JRP 25-28, DWP will pay a fee based on fair-market rents for the area in the amount of \$2,573.09 per month, which will be shared equally by the Ports. The Harbor Department's 50 percent share of the revenue from DWP will be \$1,286.55 per month. Under JRP 25-29, DWP will operate a powerline across the Ports' railroad property located in a designated public street crossing area. There will be no rent collected for JRP 25-29 because the premises are within the public street-right-of-way on Opp Street.

The JRPs require approval from the Board of Harbor Commissioners of both Ports. The Port of Long Beach's Board of Harbor Commissioners is expected to approve the JRPs at POLB's Board meeting on May 26, 2026.

RECOMMENDATION:

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

1. Find that the Director of Environmental Management has determined that the proposed action is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Article III Classes 1(2), 1(18)(g), 4(6), and 4(12) of the Los Angeles City CEQA Guidelines;
2. Approve Joint Revocable Permit No. 25-28 and Joint Revocable Permit No. 25-29 between the City of Los Angeles Department of Water and Power; and the City of Los Angeles Harbor Department and Port of Long Beach, as joint owners;

DATE: MAY 19, 2026

PAGE 2 OF 4

SUBJECT: APPROVAL OF JOINT REVOCABLE PERMIT NO. 25-28 AND JOINT REVOCABLE PERMIT NO. 25-29

3. Authorize the Executive Director to execute and the Board Secretary to attest to Joint Revocable Permit No. 25-28 and Joint Revocable Permit No. 25-29; and
4. Adopt Resolution No. _____.

DISCUSSION:

Background - On December 22, 1994, the Harbor Department and POLB jointly purchased rail property as part of the Alameda Corridor Transportation Authority (ACTA) construction project. The properties include the former Southern Pacific Railroad San Pedro Branch and Union Pacific Railroad San Pedro Branch (SPB) rights-of-way within the County of Los Angeles which are held by the Ports as tenants-in-common, with each holding an undivided 50 percent interest in the properties. In addition, the Ports became successors-in-interest to all existing and new railroad agreements, leases, and licenses related to the acquired railroad right-of-way.

DWP has requested the JRPs in connection with a project to provide power infrastructure to support Clean Energy Fuels' (Clean Energy) facility located at 3400 East I Street, in Wilmington. Clean Energy is seeking to add high-voltage electric vehicle charging stations at its Wilmington location to serve electric vehicle trucks. To supply Clean Energy, DWP is adding electrical service to the Wilmington community with an underground conduit and electrical connection that will cross a portion of the Ports' SPB railroad property.

Proposed JRPs - The JRPs will cover 2 parcels consisting of one surface area for construction laydown purposes and one subsurface area for the installation of steel casing and a high-voltage electrical powerline located in East Wilmington at the corner of E. Opp Street and Farragut Avenue. The proposed JRP 25-28 will consist of 8,924 square feet of construction laydown area, while proposed JRP 25-29 will permit an area of 350 square feet across the Ports' right-of-way within a public street right-of-way at-grade across the Ports' railroad property (See Transmittals 1 & 2).

Proposed Joint Revocable Permit Terms - Provided below are the material terms of each Joint Revocable Permit (Transmittal 3):

SUBJECT: APPROVAL OF JOINT REVOCABLE PERMIT NO. 25-28 AND JOINT REVOCABLE PERMIT NO. 25-29

<u>Provisions</u>	<u>Description</u>	
Permit	JRP 25-28 Construction Laydown	JRP 25-29 Underground Powerline
Permitted Use	Construction laydown area	The maintenance and operation of one underground high-voltage powerline.
Term	One (1) year	Five (5) years
Termination	Subject to termination by either party with 30 days' written notice.	Subject to termination by either party with 60 days' written notice.
Premises	Approximately 8,924 square feet, as depicted on Transmittal 2.	Approximately 350 square feet, as depicted on Transmittal 2.
Compensation	Fair-market rent in the amount of \$2,573.09 per month.	None, as the underground powerline facility is located within a public street right-of-way situated across the Ports' railroad property. When street rights of way are conveyed to municipalities, it includes the right to install utilities servicing the wider community at no-charge.
Adjustments	Not applicable	Not applicable
Security Deposit	Not applicable	Not applicable
Maintenance and Restoration	DWP, at its sole cost, will keep and maintain the permit areas and facilities and restore the premises.	DWP, at its sole cost, will keep and maintain the permit areas and facilities and restore the premises.
Insurance	All standard insurance requirements apply, as approved by Risk Management Division.	All standard insurance requirements apply, as approved by Risk Management Division.

ENVIRONMENTAL ASSESSMENT:

The proposed action is the approval of the JRPs between DWP and the Ports for temporary construction and laydown area and the installation, maintenance, and operation of an underground high-voltage powerline, which is the operation, repair, maintenance or minor alteration of existing facilities of public owned utilities and electrical power serving existing facilities, including alterations to accommodate a specific use, the issuance of permits granting use of municipal utility rights of way involving negligible expansion of use, temporary use of land having no permanent effects on the environment, and minor trenching and backfilling where the surface is restored. Therefore, the Director of Environmental Management has determined that the proposed action is categorically

DATE: MAY 19, 2026

PAGE 4 OF 4

SUBJECT: APPROVAL OF JOINT REVOCABLE PERMIT NO. 25-28 AND JOINT REVOCABLE PERMIT NO. 25-29

exempt from the requirements of CEQA in accordance with Article III Classes 1(2), 1(18)(g), 4(6), and 4(12) of the Los Angeles City CEQA Guidelines.

FINANCIAL IMPACT:

Approval of the proposed action will enable the Harbor Department to enter into JRP 25-28 and JRP 25-29 with DWP and POLB for temporary construction and laydown surface area, and the installation, maintenance and operation of an underground high-voltage powerline. Under JRP 25-28, DWP will pay \$2,573.09 per month in rent to the Ports. The Harbor Department will receive a 50% share of the rent totaling \$1,286.55 per month. Under JRP 25-29, there will be no remuneration paid by DWP to the Ports as the premises are within a street right-of-way. A permit processing fee payable to the Ports for both JRPs consisting of \$2,500 for each JRP, will contribute \$2,500 in revenue to the Harbor Department for its 50 percent share. All costs associated with installation of the construction laydown area and underground high-voltage powerline facility will be borne solely by DWP.

CITY ATTORNEY:

The Office of the City Attorney has reviewed and approved as to form and legality the Proposed Joint Revocable Permits.

TRANSMITTALS:

1. Site Map
2. Premises Maps
3. JRP 25-28 and JRP 25-29

FIS Approval: JS
CA Approval: SO

Marisa L. Katnich
MARISA L. KATNICH
Director, Cargo & Industrial Real Estate

Michael DiBernardo
MICHAEL DIBERNARDO
Deputy Executive Director

APPROVED:

Erica M. Calhoun for

EUGENE D. SEROKA
Executive Director

EDS:MD:MK:KH:jg
Author: Keith Heeley
BL1121jg DWP Construction & Powerline JRPs v3