



Executive Director's  
Report to the

Board of Harbor Commissioners

**DATE: SEPTEMBER 17, 2020**

**FROM: CARGO AND INDUSTRIAL REAL ESTATE**

**SUBJECT: RESOLUTION NO. \_\_\_\_\_ - APPROVE TEMPORARY ENTRY AND USE PERMIT NO. 1776 WITH TGC III HARBORSIDE, LLC**

**SUMMARY:**

Staff requests approval of Temporary Entry and Use Permit (TEUP) No. 1776 with TGC III Harborside, LLC (TGC), for office space and laydown area located at 300 Ferry Street and Berth 155. In 2015, the Board of Harbor Commissioners approved Operating Agreement No. 15-3354 (OA 15-3354) with Hecate Energy Harborside LLC, later acquired by TGC, to install and manage various photovoltaic (solar panel) systems on City of Los Angeles Harbor Department (Harbor Department) properties. TGC is in the final phases of installation and needs the office and laydown space to facilitate its completion, which is expected to be in the next 6 to 12 months. No rent will be charge for this TEUP, consistent with terms of OA 15-3354.

**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 generally exempt from the requirements of the California Environmental Quality Act (CEQA) under Article II Section 1 of the Los Angeles City CEQA Guidelines;
2. Approve Temporary Entry and Use Permit No. 1776 between the City of Los Angeles Harbor Department and TGC III Harborside, LLC;
3. Authorize the Executive Director to execute and the Board Secretary to attest to Temporary Entry and Use Permit No. 1776; and
4. Adopt Resolution No. \_\_\_\_\_.

**DISCUSSION:**

Background – On October 15, 2015, the Board approved the OA 15-3354 between TGC, successor in interest to Hecate Energy Harborside LLC, and the Harbor Department. OA 15-3354 provides for each solar panel system to be in service for a term of 20 years on various Harbor Department locations that include roofs, parking lots, and other available areas. Under OA 15-3354, TGC would procure, install, operate, and maintain solar panel systems at up to 12 locations within the Port of Los Angeles, which would generate at least 10 megawatts of clean renewable energy. TGC is currently occupying office space and a laydown area under an iTEUP that expired on September 30, 2020. At this time, TGC needs to continue to use the office space and laydown area for another 6 to 12 months to complete the final installations.

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Staff requests the Board to approve the TEUP to allow TGC to continue occupancy of a small office on 300 Ferry Street and a laydown area at Berth 155 (Transmittal 1). There is no rent associated with the TEUP (Transmittal 2), consistent with terms of OA 15-3354.

Summary of TEUP terms:

<u>Provisions</u>	<u>Description</u>
<u>Permittee</u>	TGC III Harborside, LLC. a Delaware limited liability company
Use	Office and lay down/storage area and incidental purposes
Effective Date	Effective after execution by the Executive Director upon approval by the Board
Term	Effective Date thru September 31, 2021
Termination	Executive Director may terminate with 30 days' written notice
Premises	250 square feet of office space and Approximately 6,200 square feet of warehouse space (please see attached maps)
Compensation	No rent per the terms of OA 15-3354
Insurance	All standard insurance requirements apply

**ENVIRONMENTAL ASSESSMENT:**

The proposed action is approval of a TEUP with TGC for office space and laydown area located at 300 Ferry Street and Berth 155 in order to complete final phases of solar panel system installation, which is action where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. Therefore, the Director of Environmental Management has determined that the proposed action is generally exempt from the requirements of CEQA in accordance with Article II Section 1 of the Los Angeles City CEQA Guidelines.

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LLC

**FINANCIAL IMPACT:**

There is no fiscal impact to the Harbor Department, as there is no rent for the proposed TEUP.

**CITY ATTORNEY:**

Temporary Entry and Use Permit No. 1776 has been reviewed and approved as to form by the Office of the City Attorney.

**TRANSMITTALS:**

1. Site Maps
2. Temporary Entry and Use Permit

FIS Approval: MB  
CA Approval: JD

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