



**THE PORT
OF LOS ANGELES**
Executive Director's
Report to the
Board of Harbor Commissioners

DATE: AUGUST 20, 2020

FROM: CARGO & INDUSTRIAL REAL ESTATE

**SUBJECT: RESOLUTION NO. _____ - APPROVE
TEMPORARY ENTRY AND USE PERMIT NO. 1773 WITH PASHA
STEVEDORING & TERMINALS, L.P. AND SITELOGIQ, INC.**

SUMMARY:

Staff requests approval of Temporary Entry and Use Permit (TEUP) No. 1773 with Pasha Stevedoring & Terminals, L.P. (Pasha) and its contractor, SitelogIQ, Inc. (SitelogIQ), to access Berths 206-209 for a duration of up to 180 days to undertake a lighting project to replace existing light fixtures.

The existing light fixtures at Berths 206-209 have exhausted their useful life. Under this project, Pasha and SitelogIQ will replace the existing lights with new LED lights using incentive funds available through the Los Angeles Department of Water and Power (LADWP). The City of Los Angeles Harbor Department (Harbor Department) will be responsible for maintaining the new LED lights post-installation at its cost, which is expected to be minimal given the limited maintenance requirements of LED.

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 the Temporary Entry and Use Permit with Pasha Stevedoring & Terminals, L.P. and SitelogIQ, Inc.;
3. Authorize the Executive Director to execute and the Board Secretary to attest to the Temporary Entry and Use Permit; and
4. Adopt Resolution No. _____.

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DISCUSSION:

Background – Pasha operates a container and breakbulk terminal facility at Berths 174-181 under Permit No. 603, and also occupies additional area at Berths 206-209 under space assignments and temporary berthing assignments (i.e. use agreements governed by the Tariff).

Pasha recently submitted an Application for Port Permit to undertake a lighting project at Berths 206-209 (Transmittal 1). Under the project, Pasha's contractor, SitelogIQ, would: (i) upgrade the Harbor Department's existing high-pressure sodium (HPS) light fixtures with more energy-efficient LED equipment; and (ii) provide free disposal of the existing lights. This project as proposed will eliminate the need for re-lamping, thereby requiring less servicing when compared to the old fixtures. The proposed project will have a positive impact on the environment, because LED lights have a longer lifespan and consume about 70 percent less energy than the existing system. The existing system is over 30 years old and does not provide adequate lighting for operations. The new LED lighting will improve safety at the terminal through better visibility for the workforce.

The cost of the project is estimated to be \$535,000, of which \$15,000 would be borne by Pasha and the remaining \$520,000 would be funded by SitelogIQ under a LADWP incentive (rebate) program. The LADWP program would reimburse the costs of the project upon completion of the work. This is an at-will program that can be terminated at any time; as such, it is critical that this project moves forward as soon as possible to secure the funding. This project is also time-sensitive, because SitelogIQ is required to complete the work within 120 days from the Notice to Proceed, which was issued by LADWP on August 14, 2020.

Following installation, the LED fixtures will become the property of the Harbor Department, with a contractor warranty of five years for materials and one year for labor. While the Harbor Department will be responsible for maintenance, LED fixtures cost approximately \$344,000 less to maintain over the life of the LEDs when compared to the current HPS fixtures.

The proposed TEUP (Transmittal 2) will grant Pasha and SitelogIQ access to the areas at Berths 206-209 in order to undertake this project.

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Material terms of the proposed TEUP are as follows:

Provisions	Description
Real Estate Entitlement	TEUP
Assignees	1. Pasha Stevedoring & Terminals, L.P. 2. SitelogIQ, Inc.
Premises	Areas at Berths 206-209 (80 acres) as depicted in the attached site map. Assignees will coordinate with tenants at Berths 206-209 for ingress/egress to the portions of the premises occupied by tenants.
Permitted Use	Replacement of existing light fixtures (luminaires) at Berths 206-209 with new LED lights. This work will replace exterior fixtures only, utilizing existing light poles, and excludes modification to the Harbor Department's existing electrical system.
Effective Date	Upon Board approval and execution by the Executive Director
Term	180 days after the Effective Date. Executive Director can extend the term for an additional 180 days at its sole discretion.
Revocation	Executive Director may revoke this TEUP an any time with 15 days' written notice.
Compensation	Assignees will not pay any monetary compensation for the use of the Premises under this TEUP.
Ownership of Improvements	All LED fixtures installed by Assignees will be owned by the Harbor Department and will remain on the Premises upon the termination of this TEUP.
Product Warranty	As a condition of the issuance of a Harbor Engineer Permit for this project, Assignees will provide a five-year material and one-year labor warranty to the Harbor Department for all LED fixtures installed on the Premises.
Compliance with Applicable Laws and Environmental Obligations	Assignees will comply with all applicable laws and regulations, and implement the environmental permit conditions as set forth in the Facilities Operations on Paved Areas attached as an Exhibit to this TEUP.
Insurance	Insurance provision includes all standard insurance requirements.

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ENVIRONMENTAL ASSESSMENT:

The proposed action is approval of TEUP No. 1773 with Pasha and its contractor, SitelogIQ, to access Berths 206-209 to replace existing light fixtures, which is an 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.

FINANCIAL IMPACT:

The proposed TEUP will allow Pasha and its contractor, SitelogIQ, to upgrade the Harbor Department's existing light fixtures at Berths 206-209 to more energy-efficient LED lights. The total cost of the project is \$535,000.00, which will be borne solely by Pasha and SitelogIQ. With a longer operational life, the LED lights will minimize the need for servicing, achieving a low-maintenance lighting system.

CITY ATTORNEY:

Temporary Entry and Use Permit No. 1773 has been reviewed and approved as to form and legality by the Office of the City Attorney.

TRANSMITTALS:

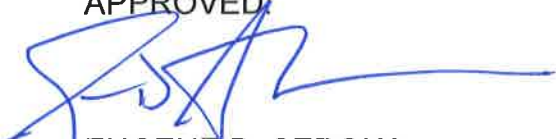
- 1. Project Site Map
- 2. Temporary Entry and Use Permit

FIS Approval: 
CA Approval: 

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

Michael DiBernardo
MICHAEL DiBERNARDO
Deputy Executive Director

APPROVED:


EUGENE D. SEROKA
Executive Director