



Executive Director's
Report to the

Board of Harbor Commissioners

DATE: APRIL 13, 2011

FROM: REAL ESTATE DIVISION

SUBJECT: RESOLUTION NO. _____ - PROPOSED JOINT REVOCABLE PERMIT AMONG CENTRAL METAL, INC., THE CITY OF LOS ANGELES HARBOR DEPARTMENT, AND THE PORT OF LONG BEACH

SUMMARY:

The proposed action requests approval of a proposed Joint Revocable Permit (JRP) among the City of Los Angeles Harbor Department (Harbor Department), and the Port of Long Beach, by and through their respective Boards of Harbor Commissioners (jointly, Ports) and Central Metal, Inc. (Central Metal) for vehicle access through a portion of jointly-owned property along Alameda Boulevard by way of the Jack Engle Bridge. The proposed private road will allow Central Metal's vehicles to access the rear of the facility, as depicted on Transmittal 2.

RECOMMENDATION:

It is recommended that the Board of Harbor Commissioners:

1. Approve the proposed Joint Revocable Permit among the City of Los Angeles Harbor Department, the Port of Long Beach, and Central Metal, Inc. for the use and maintenance of a nonexclusive roadway;
2. Authorize the Executive Director to execute and the Board Secretary to attest to the proposed Joint Revocable Permit; and
3. Adopt Resolution No. _____.

DISCUSSION:

Background – On December 22, 1994, the Ports jointly purchased properties along the former Southern Pacific Railroad (SPRR) as part of the Alameda Corridor construction project. The SPRR right-of-way (ROW) was acquired to serve as the main rail line for the Alameda Corridor. All railroad properties purchased are held by the both Ports as tenants in common, each holding an undivided 50 percent interest in the property.

Central Metal is a recycling company of ferrous and non-ferrous metals. It seeks nonexclusive vehicle access via a roadway, on a portion of the Alameda Corridor ROW, bordering the rear of its facilities.

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On February 14, 2011, the Port of Long Beach, by and through its Board of Harbor Commissioners, adopted Resolution No. HD-7726 and authorized the execution of the proposed JRP.

JRP Terms and Conditions – The general terms and conditions of the proposed JRP (Transmittal 1) are as follows:

Use: The JRP allows for the operation and maintenance of a non-exclusive roadway.

Premises: A portion of the jointly-owned ROW along Alameda Boulevard and north of 85th Street, comprising approximately 4,320 square feet of surface area. The premises are further described in Exhibit A of Transmittal 1.

Compensation: The annual compensation would be \$9,504 per year for the JRP, of which the Harbor Department would receive half (\$4,752).

Term: Effective upon execution by the executive directors of both Ports and revocable upon 60 days' written notice by any party.

ENVIRONMENTAL ASSESSMENT:

The Proposed action is a JRP for the operation and maintenance of an existing fenced nonexclusive roadway, located on a portion of the Alameda Corridor. The Director of Environmental Management has determined that the proposed activity is exempt from the California Environmental Quality Act (CEQA) in accordance with Article III, Class 4(7) of the Los Angeles City CEQA Guidelines.

ECONOMIC BENEFITS:

This Board action will have no direct employment effect in our five-county region.

FINANCIAL IMPACT:

Approval of this proposed JRP would result in Central Metal paying the Ports an annual fee of \$9,504. The Harbor Department will receive 50 percent, or \$4,752, of this fee.

CITY ATTORNEY:

The proposed JRP has been approved as to form and legality by the Office of the City Attorney.

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TRANSMITTALS:

1. Joint Revocable Permit
2. Site Aerial Map

FIS Approval: efj (initials)

City Attorney: TR (initials)


KATHRYN McDERMOTT
Deputy Executive Director

APPROVED:



GERALDINE KNATZ, Ph.D.
Executive Director

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