



**THE PORT
OF LOS ANGELES**
Executive Director's
Report to the

Board of Harbor Commissioners

DATE: JULY 6, 2016

FROM: WATERFRONT & COMMERCIAL REAL ESTATE

**SUBJECT: RESOLUTION NO. _____ - APPROVE REVOCABLE PERMIT
NO. 15-10 BETWEEN THE CITY OF LOS ANGELES HARBOR
DEPARTMENT AND THE LOS ANGELES REGIONAL
INTEROPERABLE COMMUNICATIONS SYSTEM**

SUMMARY:

Staff requests approval of Revocable Permit (RP) No. 15-10 to the Los Angeles Regional Interoperable Communications System (LA-RICS) for use of City of Los Angeles Harbor Department (Harbor Department) land on a no-rent basis. The premises consists of approximately 625 square feet (s.f.) located in the parking lot of the Los Angeles Maritime Law Enforcement Training Center (MLETC) at 300 Water Street in Wilmington for the installation, operation, and maintenance of a public emergency telecommunication tower (Tower), as well as 2,692 s.f. of utility right-of-way for below surface communications and power lines. The Harbor Department is not financially responsible for the cost of installation, operation, or maintenance of the Tower.

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 exempt from the requirements of the California Environmental Quality Act (CEQA) under Article III Class 1(14) of the Los Angeles City CEQA Guidelines;
2. Approve the variance to the Port of Los Angeles Leasing Policy for a no-rent Revocable Permit for a county-wide emergency response project;
3. Approve Revocable Permit No. 15-10 with the Los Angeles Regional Interoperable Communications System;
4. Authorize the Executive Director to execute and the Board Secretary to attest to Revocable Permit No. 15-10; and
5. Adopt Resolution No. _____.

SUBJECT: REVOCABLE PERMIT NO. 15-10 – LOS ANGELES REGIONAL INTEROPERABLE COMMUNICATIONS SYSTEM

DISCUSSION:

Background/Context: In 2009, governmental agencies in Los Angeles County entered into a Joint Powers Authority (JPA) to improve communication between fire, police, and paramedics during major emergencies. The members of the JPA formed LA-RICS to administer the JPA agreement. One specific task of LA-RICS is to replace different communications systems currently being used by Los Angeles County safety agencies with a single system called Long Term Evolution (LTE) broadband.

Once the LTE system is complete and operational in Los Angeles County, primary and secondary emergency responders will have access to the LA-RICS network separate from users of commercial broadband frequencies, such as Sprint or Verizon. The LTE system will enable all emergency public safety users to use one coordinated network to send voice, data, and video transmissions without delays or interruptions to the service.

As part of its implementation, LA-RICS identified Port Police's MLETC (Transmittal 1) as one of its approximately 60 sites for a LTE broadband communications tower. Use of the site and construction of the Tower was expedited under Temporary Entry and Use Permit No. 1538 in order to meet funding requirements by the United States Department of Commerce (Commerce Department). The Commerce Department required that construction be complete by September 20, 2015 to qualify for 85 percent federal funding of the project. The project has support from the Mayor's Office, Port Police, and Harbor Department's Information Technology Division.

After the LTE system is complete and operational, this proprietary system will enable all emergency public safety users to use one coordinated system to send voice, data, and video transmissions. The LTE system enables users to share voice and data communications with local state, federal, and public agencies, as well as Los Angeles Police Department, Los Angeles Sheriff Department, Cal OES (Office of Emergency Services), US Coast Guard, and others on its exclusive frequencies.

Revocable Permit 15-10: Staff requests Board approval of RP No. 15-10 (Transmittal 2) to LA-RICS at no charge for the operation and maintenance of the Tower located at 300 Water Street in Wilmington, the Port Police's MLETC. RP No. 15-10 would grant continued use of 625 s.f. located in the MLETC's parking lot and 2,692 s.f. of utility right-of-way. The proposed revocable permit does not charge rent. Staff proposes a no charge RP due to the safety benefits received by the public and the Harbor Department through the implementation of the LTE broadband system, which compensates for the annual market rent estimated at \$6,889. The RP is revocable by Tenant or by the Executive Director upon giving six months' written notice to the other party stating the date upon which the permit shall terminate. LA-RICS is responsible for the cost of installation, operation, maintenance, and ultimate removal of the LTE Tower (Transmittal 3).

SUBJECT: REVOCABLE PERMIT NO. 15-10 – LOS ANGELES REGIONAL INTEROPERABLE COMMUNICATIONS SYSTEM
ENVIRONMENTAL ASSESSMENT:

The proposed action is approval of a Revocable Permit with LA-RICS that would involve the operation and maintenance of an existing telecommunication tower and the replacement of the existing communication system with LTE broadband, which are activities involving the issuance of a permit to use an existing facility involving negligible or no expansion of use. Therefore, the Director of Environmental Management has determined that the proposed action is exempt from the requirements of the California Environmental Quality Act (CEQA) in accordance with Article III Class 1(14) of the Los Angeles City CEQA Guidelines.

FINANCIAL IMPACT:

LA-RICS paid for the cost of installation and will continue to fully bear costs for operation and maintenance of the Tower. LA-RICS will also bear the cost to remove the Tower at such time the RP is terminated. Since the Tower site and underground utility right of way are situated on property entitled to the MLETC, there is no overall rental loss to the Harbor Department. Comparable Harbor Department land would generate \$6,889 in annual income at current land values on a 10% return basis.

CITY ATTORNEY:

The Office of the City Attorney has reviewed and approved RP No. 15-10 as to form and legality.

TRANSMITTALS:

- 1. Site Map
- 2. Revocable Permit
- 3. Telecommunication Tower

Ed Robles
FOR

MICHAEL J. GALVIN
Director of Waterfront & Commercial Real Estate

FIS Approval: *MB* (initials)
CA Approval: *Juc* (initials)

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APPROVED:

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