



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

DATE: SEPTEMBER 16, 2020

FROM: CARGO AND INDUSTRIAL REAL ESTATE

**SUBJECT: RESOLUTION NO. _____ - APPROVE TEMPORARY ENTRY AND
USE PERMIT NO. 1777 WITH NATIONAL DEMOLITION
CONTRACTORS, INC.**

SUMMARY:

Staff requests approval of Temporary Entry and Use Permit (TEUP) No. 1777 with National Demolition Contractors, Inc. (National), for a laydown area located at 198 E. Cannery Street, Terminal Island. On June 7, 2018, the Board of Harbor Commissioners approved Contract No. 2309 with National for On-Call Remediation for approved City of Los Angeles Harbor Department (Harbor Department) projects. National requires a laydown area for the storage of construction equipment and materials in order to complete these contracted projects. The projects include the Avalon Triangle environmental soil remediation project, that is a prerequisite to the commencement of the Wilmington Waterfront Project, and also subsequent projects of an on-call nature. No rent will be charged for this TEUP, consistent with the terms of Contract No. 2309.

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 Class 4(6) of the Los Angeles City CEQA Guidelines;
2. Approve Temporary Entry and Use Permit No. 1777 between the City of Los Angeles Harbor Department and National Demolition Contractors, Inc.;
3. Authorize the Executive Director to execute and the Board Secretary to attest to Temporary Entry and Use Permit No. 1777; and
4. Adopt Resolution No. _____.

SUBJECT: TEMPORARY ENTRY AND USE PERMIT WITH NATIONAL DEMOLITION CONTRACTORS, INC.

DISCUSSION:

Background – National was the responsive bidder for the 2018-2020 On-Call Remediation contract solicited by the Construction Division under Contract No. 2309. The contract's effective date was July 11, 2018, with an extended termination date to July 10, 2021. The on-call remediation contract helps support the Harbor Department's Environmental Management Division with remediation projects, such as those requiring the removal and disposal of contaminated soil, and lead and asbestos abatement.

The purpose of the laydown area (TEUP premises) is to store construction materials and construction equipment necessary for on-call projects such as the Avalon Triangle environmental remediation project. Upon completion of this project, the soil removed will be replaced with clean soil as required so that other permanent improvements may be constructed as part of the overall Wilmington Waterfront Project scope. The TEUP premises will also be used by National for subsequent projects of an on-call nature.

National has occupied the TEUP premises under a previous entitlement, which has since expired on September 14, 2020, for purposes of construction laydown for the San Pedro Waterfront buildings demolition and site remediation, Berths 206-209 improvement contract, Canner's Steam Plant demolition, and Berth 44 buildings demolition. The new successor TEUP is needed to allow for National's continued occupancy of the site for purposes of completing the projects described herein.

Staff requests the Board to approve the TEUP to allow National's continued occupancy of the TEUP Premises at 198 E. Cannery Street (Transmittal 1). There is no rent associated with the TEUP (Transmittal 2), consistent with the terms of Contract No. 2309.

Summary of TEUP terms:

<u>Provisions</u>	<u>Description</u>
Permittee	National Demolition Contractors, Inc., a California Corporation
Use	Lay down area and incidental purposes
Term	Effective Date through July 10, 2021
Termination	Executive Director may terminate with 15 days' written notice
Effective Date	Effective after execution by the Executive Director upon approval by the Board.
Premises	Parcel 1: 157,535 square feet
Compensation	No rent per the terms of Contract No. 2309

SUBJECT: TEMPORARY ENTRY AND USE PERMIT WITH NATIONAL DEMOLITION CONTRACTORS, INC.

ENVIRONMENTAL ASSESSMENT:

The proposed action is the approval of a Temporary Entry and Use Permit (TEUP) with National Demolition Contractors, Inc. for a laydown area located at 198 E. Cannery Street, Terminal Island, which is an activity involving the temporary use of land having no permanent effects on the environment. Therefore, the Director of Environmental Management has determined that the proposed action is categorically exempt from the requirements of CEQA in accordance with Article III Class 4(6) of the Los Angeles City CEQA Guidelines.

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. 1777 has been reviewed and approved as to form and legality by the Office of the City Attorney.

TRANSMITTALS:

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

FIS Approval: MB
 CA Approval: SD

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APPROVED:

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