



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

DATE: MAY 18, 2026

FROM: ENVIRONMENTAL MANAGEMENT

SUBJECT: RESOLUTION NO. _____ - FIRST AMENDMENT TO REIMBURSEMENT AGREEMENT NO. 23-9967 WITH HOWARD INDUSTRIAL PARTNERS LLC

SUMMARY:

Staff requests approval of the proposed First Amendment to Reimbursement Agreement No. 23-9967 (Agreement) with Howard Industrial Partners LLC (Howard) to reimburse the City of Los Angeles Harbor Department (Harbor Department) 100 percent of staff and consultant costs associated with the review and oversight of an environmental document for the construction of a proposed short-term trailer parking facility (Project) located at 1599 West John S. Gibson Boulevard. This agreement also requires Howard to indemnify the Harbor Department against any proceedings, should they arise. The Project is not located on Port of Los Angeles property, but a portion of the property is located within the Port Master Plan area. The Harbor Department has agreed to serve as Lead Agency for the purposes of the California Environmental Quality Act (CEQA) and as such must review the environmental document prepared by Howard's selected consultant, EPD Solutions, Inc., for consistency and accuracy. If approved, the proposed Amendment would extend the duration of the existing Agreement by one year, for a total term of four years. No other modifications are proposed. Howard will continue to be financially responsible for reimbursement of expenditures.

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 administratively exempt from the requirements of the California Environmental Quality Act (CEQA) under Article II Section 2(f) of the Los Angeles City CEQA Guidelines;
2. Approve the First Amendment to the Howard Industrial Partners LLC Reimbursement Agreement No. 23-9967;
3. Direct the Board Secretary to transmit said First Amendment to the Los Angeles City Council for approval pursuant to Section 373 of the Charter of the City of Los Angeles and Section 10.5(a) of the Los Angeles Administrative Code;
4. Authorize the Executive Director to execute and the Board Secretary to attest to, said First Amendment for and on behalf of the Board; and
5. Adopt Resolution No. _____.

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DISCUSSION:

Project Background/Context – On June 22, 2023, the Board approved the Agreement that required Howard to reimburse the Harbor Department for 100 percent of staff and consultant costs associated with the review and oversight of an environmental document for the Project. The Harbor Department, as the CEQA Lead Agency, and Aspen Environmental Group, as the Harbor Department’s consultant, review the applicant-prepared environmental assessment and special studies to ensure they satisfy the requirements of CEQA. A Notice of Preparation (NOP) of a Draft Environmental Impact Report (EIR) was released on October 26, 2023, for public review and comment. Comments received during NOP release were considered during the preparation of the Draft EIR, which was released November 15, 2024. The Final EIR has been prepared, including responses to all comments received on the Draft EIR, and was made publicly available February 12, 2026. Revisions to the Final EIR are in process and will be available soon. The proposed First Amendment (Transmittal 1) will extend the term of the Agreement to accommodate scheduling the Final EIR for Board consideration.

ENVIRONMENTAL ASSESSMENT:

The proposed action is an amendment to the Agreement with Howard, which is an administrative activity. Therefore, the Director of Environmental Management has determined that the proposed action is administratively exempt from the requirements of CEQA in accordance with Article II Section 2(f) of the Los Angeles City CEQA Guidelines.

FINANCIAL IMPACT:

Approval of the proposed First Amendment extends the reimbursement Agreement by one year from three years, currently, to four years, as proposed. Per the Agreement terms, Howard is required to reimburse the Harbor Department for 100 percent of all staff and consultant costs related to the preparation of the environmental assessment for the Project.

To date, Howard has reimbursed the Harbor Department, \$61,268, or 41 percent out of \$150,000 in total estimated costs. Payments received from Howard are recorded under Account 490035 (Other Operating Refunds and Reimbursements). It is anticipated that the balance of \$88,732 will be reimbursed in the remaining fiscal years. Howard is responsible for any cost estimate increases that may occur during the evaluation of the Project.

Defense costs associated with the environmental review of the Project are not included in this estimate due to the uncertainty of estimating the existence or nature of potential litigation costs.

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CITY ATTORNEY:

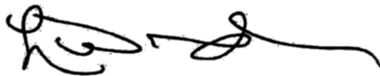
The Office of the City Attorney has reviewed and approved this amendment as to form and legality.

TRANSMITTAL:

1. First Amendment to Howard Industrial Partners LLC Reimbursement Agreement No. 23-9967

FIS Approval: JS

CA Approval: SO



LISA WUNDER
Director of Environmental Management

Michael DiBernardo

MICHAEL DiBERNARDO
Deputy Executive Director

APPROVED:

Erica M. Calhoun for

EUGENE D. SEROKA
Executive Director

LW:NE:mrx
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