



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

Board of Harbor Commissioners

DATE: SEPTEMBER 11, 2018

FROM: WATERFRONT & COMMERCIAL REAL ESTATE

**SUBJECT: RESOLUTION NO. _____ - PROPOSED THREE YEAR
LEASE AGREEMENT BETWEEN SANTA CATALINA ISLAND
CONSERVANCY AND THE CITY OF LOS ANGELES HARBOR
DEPARTMENT**

SUMMARY:

Staff requests approval of a Lease Agreement (Agreement) whereby the City of Los Angeles Harbor Department (Harbor Department) will be leasing space on a communications tower located on Santa Catalina Island. The tower space will be utilized for the installation of a radio transmitter for the Los Angeles Port Police (Port Police) radio communications system. Space in an adjacent building will also be leased to place additional radio system components. The addition of this transmitter location to the Port Police radio communications system will provide for significant radio coverage improvement in the areas outside of the breakwater.

The proposed Lease Agreement is for three years. Based upon payments of \$4,000 per month in the first year, which would then be subject to annual five percent increases, a total of \$151,320 would be spent by the Harbor Department on this proposed Agreement over its three-year term.

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 1(14) of the Los Angeles City CEQA Guidelines;
2. Approve the proposed Lease Agreement;
3. Authorize the Executive Director to execute and the Board Secretary to attest to the Lease Agreement; and
4. Adopt Resolution No. _____.

DISCUSSION:

Background – Port Police operate outside of the breakwater in order to conduct law enforcement and port security missions, as well as to assist other agencies with maritime search and rescue operations. Radio communications are critical in order for Port Police

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units to maintain communications with Port Police dispatch, other Port Police units, and responding units from other agencies. Currently, radio communications for this area are poor due to coastal terrain and the lack of a transmitter site dedicated to this operating area. It is important for Port Police to transmit from this site by October 18, 2018 in order to retain an FCC license set to expire on that date.

Lease Agreement – The proposed Agreement (Transmittal 1) grants the Harbor Department space on a communications tower located on Catalina Island (Transmittal 2). The term of the proposed Lease Agreement is three years. The tower space will be utilized for the installation of a radio transmitter for the Port Police radio communications system. Space in an adjacent building will also be leased to place other necessary system components. The addition of this transmitter location to the Port Police radio communications system will provide for significant improved radio coverage in the areas outside of the breakwater. This location will provide direct system coverage of coastal areas that are not currently covered by the Port Police radio system.

The tower is the property of the County and is located on land controlled by the Conservancy. The existing lease agreement for this tower between the Conservancy and the County specifies that the Conservancy has the right to lease certain space on the tower and in the adjacent building to private parties, public agencies, and public utilities for the purpose of communications operations.

ENVIRONMENTAL ASSESSMENT:

The proposed action is approval of a lease agreement for space on a communications tower located on Santa Catalina Island, which is an activity involving the issuance of a lease to use an existing structure involving negligible or no expansion of use. Therefore, the Director of Environmental Management has determined that the proposed action is categorically exempt from the requirements of the CEQA in accordance with Article III Class 1(14) of the Los Angeles City CEQA Guidelines.

FINANCIAL IMPACT:

The cost of the proposed three-year Agreement is \$4,000 per month for the first year. The rental amount represents the standard flat rate that the Santa Catalina Island Conservancy charges all tenants for radio sites. Beginning on the first anniversary of the commencement date and on each anniversary thereafter during the three-year term of the proposed Agreement, monthly rent would be subject to a five percent increase. The five percent annual lease rate escalation amount is standard for Santa Catalina Island Conservancy radio site leases and appears in site leases for existing clients. Based upon payments of \$4,000 per month in the first year, which would then be subject to annual five percent increases, a total of \$151,320 would be spent by the Harbor Department on this proposed Agreement over its three-year term.

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Assuming a commencement date of October 1, 2018, it is anticipated that funds for the proposed Agreement will be expended as follows:

FY 2018/2019	\$36,000
FY 2019/2020	\$49,800
FY 2020/2021	\$52,290
FY 2021/2022	\$13,230
Total	\$151,320

Funding for Fiscal Year 2018/2019, the amount of \$36,000 is available within the Information Technology Division budget, Account 54310, Center 0640, Program 000. Funding for future fiscal years will be requested as part of the annual budget adoption process through the Port Police Division (Center 0412).

Installation costs associated with the radio transmitter for the Port Police radio communications system are expected to be incurred in Fiscal Year 2018/2019 at a cost of \$372,351.66 and will be charged to CIP Work Order 2546500.

CITY ATTORNEY:


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

TRANSMITTALS:

- 1. Lease Agreement with Exhibit A Declaration
- 2. Site Map


 MICHAEL J. GALVIN
 Director of Waterfront & Commercial Real Estate

FIS Approval: 
 CA Approval: 


 MICHAEL DiBERNARDO
 Deputy Executive Director

APPROVED:


 EUGENE D. SEROKA
 Executive Director