



**Chief
Executive
Office.**

COUNTY OF LOS ANGELES

Kenneth Hahn Hall of Administration
500 West Temple Street, Room 713, Los Angeles, CA 90012
(213) 973-1101 ceo.lacounty.gov

CHIEF EXECUTIVE OFFICER

Fesia A. Davenport

"To Enrich Lives Through Effective and Caring Service"

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

December 17, 2024

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

18 December 17, 2024

EDWARD YEN
EXECUTIVE OFFICER

Dear Supervisors:

**APPROVE EXERCISE OF OPTION TO PURCHASE AND
ACQUISITION OF 69 BRAVO,
22500 SADDLE PEAK ROAD, TOPANGA
(APN: 4438-033-057, 4448-024-030,
4438-039-019, 4448-024-027, 4448-021-015, 4448-021-036 AND 4448-024-031);
APPROVE APPROPRIATION ADJUSTMENT FISCAL YEAR 2024-2025
(ALL DISTRICTS) (4 VOTES)**

SUBJECT

Approval of the recommended actions will authorize the Consolidated Fire Protection District of Los Angeles County (District) to exercise an option to purchase and acquire from Jango, LLC, a Florida limited liability company (APN No. 4448-024-030), Jeweld, LLC, a Florida limited liability company (APN No. 4448-024-031), Seeky, LLC, a Florida limited liability company (APN Nos. 4448-021-015 and 4448-021-036), Dabudd, LLC, a Florida limited liability company (APN No. 4438-033-057), and Kumoff, LLC, a Florida limited liability company (APN No. 4438-039-019 and 4448-024-027) (collectively, Seller), approximately 34 acres of land located at 22500 Saddle Peak Road in Topanga Canyon, commonly known as 69 Bravo (Property) to be used by the District as a helispot for fire protection and firefighting services.

IT IS RECOMMENDED THAT THE BOARD:

1. Find that exercising the option to purchase the Property is not a project under the California Environmental Quality Act (CEQA) for the reasons stated in this Board letter and the record.
2. Find that the recommended actions are exempt from CEQA pursuant to CEQA Guidelines Section 15301 (Class 1 – Existing Facilities) and Section 15061(b)(3) (common sense exemption) and Appendix G of the County's CEQA Reporting Procedures and Guidelines (Class 1(u) – any change in the method of conveyance of an existing facility) for the reasons stated in this Board letter and the record.
3. Establish and approve the 69 Bravo Helispot Acquisition, Capital Project No. 70215.
4. Approve the enclosed appropriation adjustment to transfer \$39,000 from Fire Department Accumulated Capital Outlay Fund – Appropriations for Contingencies to 69 Bravo Helispot Acquisition, Capital Project No. 70215 to fully fund the escrow fees associated with the acquisition of the Property.
5. Instruct the Assessor's Office to place the Property under the complete ownership of the District and remove the Property from the tax roll effective upon the transfer of title to the District.

IT IS RECOMMENDED THAT THE BOARD, ACTING AS THE GOVERNING BODY OF THE DISTRICT:

1. Authorize the Fire Chief, or his designee, to exercise the Option to Purchase the Property, in accordance with the terms of the License Agreement (License) entered into between the District and Seller.
2. Authorize the Fire Chief, or his designee, after due diligence has been completed, to execute the Purchase and Sale Agreement, approved as to form by County Counsel, to purchase the Property for consideration already paid, which will include \$100 as independent consideration, plus an amount not to exceed \$39,000 for closing costs, and any other ancillary documents related to the Property acquisition, approved as to form by County Counsel, in order to complete the transfer of title of the Property to the District.
3. Authorize the Fire Chief, or his designee, to take all further actions necessary and appropriate to complete the transaction with the assistance of the Chief Executive Office, including opening and management of escrow, any administrative adjustments to the transfer documents, execution of all any and all agreements, contracts, applications and documents necessary for the completion

of the acquisition and acceptance of the deed conveying title to the Property to the District, upon approval as to form by County Counsel.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended actions is to acquire an approximately 34-acre property located in the unincorporated Topanga Canyon area, commonly known as 69 Bravo. 69 Bravo is located at an elevation of approximately 2,385 feet on a ridge line near Saddle Peak in the Santa Monica Mountains at 22500 Saddle Peak Road. 69 Bravo was developed in 2010 as a temporary helispot site on private property for use by the District for firefighting purposes. This location overlooks the communities of Topanga, Fernwood, and surrounding developments in the Santa Monica Mountains, with an estimated 30,000 residents combined. The Property is owned by the following entities: Jango, LLC, a Florida limited liability company (APN No. 4448-024-030), Jeweld, LLC, a Florida limited liability company (APN No. 4448-024-031), Seeky, LLC, a Florida limited liability company (APN Nos. 4448-021-015 and 4448-021-036), Dabudd, LLC, a Florida limited liability company (APN No. 4438-033-057), and Kumoff, LLC, a Florida limited liability company (APN No. 4438-039-019 and 4448-024-027). The District has been licensing the Property from the Seller for the District's use since 2015. The Property is improved with various fire prevention and firefighting equipment and supplies currently used by the District, consisting of water tanks, helipads, and a command center at the location with water, ready for use to extinguish fires. The purpose of the acquisition of the Property is for its continued use by the District for fire prevention and firefighting purposes.

In 2018, the District renewed the License with the Seller for a seven-year term. The renewal also included an option for the District to purchase the Property at any time during the License term for the equivalent of \$12,500,000, less the amount of the total License Fee paid by the District over the License term, as adjusted for interest accruing at a rate of three and one-half percent, which totals \$14,200,290. The annual rent for the Property during the seven-year renewal term was \$500,000 the first year of the District tenancy and \$2,640,058 every year of the term thereafter. In accordance with the License, the rental payments made throughout the License term have been credited towards the purchase price which will be satisfied in full upon expiration of the License on January 31, 2025. The District will acquire the Property from the Seller with the purchase price amount already paid in full by the District, through the License's annual rental payments. In addition, the District will pay escrow closing costs.

Approval of the recommended actions, and the execution of the Purchase and Sale Agreement by the Fire Chief, or his designee, will allow the District, with the assistance of the Chief Executive Office, to open escrow; order and review all necessary title documents to ensure the District acquires free and clear title to the Property; issue warrants for the purchase price and escrow fees; deposit said funds into escrow; and fulfill the District's obligations associated with the acquisition.

Implementation of Strategic Plan Goals

The recommended actions support North Star 1- Make Investments that Transform Lives providing that we aggressively address society's most complicated social, health, and public safety challenges.

The proposed purchase is also consistent with North Star 3 – Realize Tomorrow's Government Today and is also consistent with Strategic Asset Management Goal- Maximize use of County space and achieve cost savings, and Key Objective No. 3 – Optimize Real Estate Portfolio.

The proposed purchase supports the above goals and objective by renewing the use of an existing facility that provides firefighting equipment and supplies ready for use to fight the ever-increasing threat of wildfires, thus ensuring public safety. The District's acquisition of the Property will mean the District will no longer need to pay rental payments and will ensure the District's full autonomy and site control of this vital real estate asset as it continues to serve in fighting fires under District ownership.

FISCAL IMPACT/FINANCING

The District will be responsible for any costs related to the operation and maintenance of the Property following acquisition. The District has projected that the annual operating expenses for the Property are \$50,000, which include building and equipment maintenance, repairs, janitorial, security, management fees, and landscaping. As the site is primarily used for fire prevention and firefighting services, water is the primary utility expense of the Property. Annual utility costs for the Property in 2023 were \$33,000.

The enclosed appropriation adjustment will transfer \$39,000 from Fire Department Accumulated Capital Outlay Fund – Appropriations for Contingencies to 69 Bravo Helispot Acquisition, Capital Project No. 70215 to fully fund the escrow fees associated with the acquisition of the Property.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Section 25353 of the California Government Code authorizes the Board to purchase real property necessary for use of the District for buildings or for other public purposes.

Additionally, as required by Government Code Section 65402, notice of the proposed acquisition was submitted to the County of Los Angeles Department of Regional Planning (Regional Planning). Regional Planning responded and found that the acquisition of the Property for District's use conforms to the County's General Plan.

Los Angeles County Public Works will review all the environmental assessments, surveys, studies, and due diligence reports and materials that has been ordered and to

be performed for the Property, and will ensure that the Property meets all the requirements for acquisition in accordance with the County's real estate acquisition policy.

Prior to returning to the Board for consummation of the acquisition, County Counsel will have reviewed the Purchase and Sale Agreement and the transfer deed related to the proposed acquisition and approved them as to form. County Counsel has also reviewed all associated debt instruments, real estate documents, and encumbrances on title.

ENVIRONMENTAL DOCUMENTATION

The proposed acquisition and operation of the Property for the uses included herein are exempt from the CEQA pursuant to State CEQA Guidelines Section 15301 (Class 1 – Existing Facilities) and Section 15061(b)(3) (common sense exemption) and Appendix G of County's CEQA Reporting Procedures and Guidelines (Class 1(u) – any change in the method of conveyance of an existing facility). The intent of the District is to acquire the Property to use as it is currently being used, for government purposes. The proposed acquisition and District occupancy involves negligible or no expansion of use. Furthermore, it can be seen with certainty that there is no possibility that the District's proposed acquisition and occupancy of the Property will have a significant effect on the environment. Upon the Board's approval of the recommended actions to acquire the property, the Chief Executive Office will file a Notice of Exemption with the Registrar-Recorder/County Clerk and with the State Clearinghouse in the Governor's Office of Land Use and Climate Innovation and will post the Notice to the County's website in accordance with Public Resources Code Section 21092.2.

The District will return to the Board at a later date for any approvals or delegations of authority needed for any proposed County improvements proposed for the Property, along with recommendations for any additional CEQA findings, and/or funding-related matters.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

The proposed acquisition of the Property will allow the District to continue providing its firefighting services to County residents from this strategic location and will have no new impacts on current services provided by the District at the Property. The District will continue its operations from this Property as it has during its license term and for the foreseeable future. The Property will continue to be used as an ideal location from which it can provide immediate and effective firefighting capabilities for residents of Los Angeles County.

The Honorable Board of Supervisors
12/17/2024
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Respectfully submitted,



FESIA A. DAVENPORT
Chief Executive Officer



ANTHONY C. MARRONE
Fire Chief
Consolidated Fire Protection District of
Los Angeles County

FAD:JMN:JTC:JLC
HD:MGR:RH:gb

Enclosure

c: Executive Office, Board of Supervisors
County Counsel
Auditor-Controller
Fire

SOS# DEC -2 15 3: 22

ETED
COMPL. OF FORMS
BOARD OF SUPERVISORS

December 17, 2024

COUNTY OF LOS ANGELES

REQUEST FOR APPROPRIATION ADJUSTMENT

FIRE DEPARTMENT

AUDITOR-CONTROLLER:

THE FOLLOWING APPROPRIATION ADJUSTMENT IS DEEMED NECESSARY BY THIS DEPARTMENT. PLEASE CONFIRM THE ACCOUNTING ENTRIES AND AVAILABLE BALANCES AND FORWARD TO THE CHIEF EXECUTIVE OFFICER FOR HER RECOMMENDATION OR ACTION.

ADJUSTMENT REQUESTED AND REASONS THEREFORE
FY 2024-25
4 - VOTES

SOURCES		USES	
FIRE DEPARTMENT A.C.O. FUND J13-3303 APPROPRIATIONS FOR CONTINGENCIES DECREASE APPROPRIATION	39,000	FIRE DEPARTMENT 69 BRAVO HELISPOT ACQUISITION J13-CP-6006-65033-70215 CAPITAL ASSETS - LAND INCREASE APPROPRIATION	39,000
SOURCES TOTAL	\$ 39,000	USES TOTAL	\$ 39,000

JUSTIFICATION

Reflects the transfer of \$39,000 from the Fire Department Accumulated Capital Outlay Fund - Appropriations for Contingencies to the 69 Bravo Helispot Acquisition, Capital Project No. 70215, to fully fund escrow fees associated with the acquisition of 69 Bravo Helispot, which is to be used by the Consolidated Fire Protection District of Los Angeles County.

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

18 December 17, 2024

Jessica
Lindsey

Digitally signed by Jessica
Lindsey
Date: 2024.11.26
13:17:32 -08'00'

AUTHORIZED SIGNATURE

Jessica Lindsey, ASM III

BOARD OF SUPERVISOR'S APPROVAL (AS REQUESTED/REVISED)

Edward Yen
EDWARD YEN
EXECUTIVE OFFICER

REFERRED TO THE CHIEF
EXECUTIVE OFFICER FOR---

ACTION

RECOMMENDATION

BY **Andrea Turner**
Digitally signed by Andrea
Turner
Date: 2024.11.26 13:38:06
-08'00'

AUDITOR-CONTROLLER

B.A. NO. 057

DATE **11/26/24**

APPROVED AS REQUESTED

APPROVED AS REVISED

CHIEF EXECUTIVE OFFICER

BY

DATE

December 17, 2024

COUNTY OF LOS ANGELES

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ADJUSTMENT REQUESTED AND REASONS THEREFORE

FY 2024-25

4 - VOTES

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COUNTY OF LOS ANGELES

18 December 17, 2024

Jessica
Lindsey

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Lindsey
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AUTHORIZED SIGNATURE

Jessica Lindsey, ASM III

BOARD OF SUPERVISOR'S APPROVAL (AS REQUESTED/REVISED)

Edward Yen
EDWARD YEN
EXECUTIVE OFFICER

REFERRED TO THE CHIEF
EXECUTIVE OFFICER FOR---

ACTION

RECOMMENDATION

AUDITOR-CONTROLLER

BY

Andrea Turner
Digitally signed by Andrea
Turner
Date: 2024.11.26 13:38:06
-08'00'

B.A. NO. 057

DATE

11/26/24

APPROVED AS REQUESTED

APPROVED AS REVISED

CHIEF EXECUTIVE OFFICER

Mason
Matthews

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Matthews
Date: 2024.12.23 12:53:29
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DATE 12/23/24

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ACQUISITION OF 69 BRAVO, 22500 SADDLE PEAK ROAD, TOPANGA
(APN: 4438-033-057, 4448-024-030,
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