



April 01, 2025

The Honorable Board of Commissioners
Los Angeles County
Development Authority
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Commissioners:

**AMENDMENT TO ENVIRONMENTAL DOCUMENTATION CONSULTING SERVICES CONTRACT
(ALL DISTRICTS) (3 VOTES)**

SUBJECT

This letter recommends approval of an amendment to the Los Angeles County Development Authority's (LACDA) existing contract ("Contract") with Rincon Consultants, Inc., to increase the annual compensation by \$200,000 to \$400,000 for environmental documentation consulting (EDC) services for the fourth and the fifth year of the contract.

IT IS RECOMMENDED THAT THE BOARD:

1. Find that approval of the recommended contract amendment is not subject to the California Environmental Quality Act (CEQA) because it is not defined as a project under CEQA and does not have the potential for causing a significant effect on the environment.
2. Authorize the Executive Director or designee to execute an amendment to the EDC services Contract and all related documents with Rincon Consultants, Inc., to increase the annual compensation by \$200,000 for a maximum annual compensation not to exceed \$400,000, using program funds included in the LACDA's approved Fiscal Year (FY) 2024-2025 budget, to be effective following approval as to form by County Counsel and execution by all parties.
3. Authorize the Executive Director or designee to execute an amendment to the Contract, to extend the term for an additional one-year term with the same annual compensation not to exceed \$400,000, contingent upon satisfactory performance and continued funding, using program funds to be included in the LACDA's annual budget approval process, to be effective following approval as to form by County Counsel and execution by all parties.

4. Authorize the Executive Director or designee, upon his determination and as necessary and appropriate under terms of the Contract, to amend the Contract to add or delete services, modify the statement of work, revise the fee schedule, and to increase the annual compensation by up to 10% as needed for additional services, and if necessary, to terminate for convenience.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

This letter recommends approval of an amendment to the existing Contract with Rincon Consultants, Inc., to increase the annual compensation by \$200,000 to a maximum of \$400,000. In addition, this letter recommends authority to extend the Contract for one additional one-year term at the same annual compensation of \$400,000.

On June 29, 2021, the Board of the Commissioners approved a one-year Contract with for EDC services to the LACDA on an as-needed basis, with the option of four one-year extensions at a maximum annual compensation not to exceed \$200,000. The Contract has been extended and currently in the fourth year. The EDC services include but are not limited to environmental documents for noise, traffic, and biological studies, documentation for historic and archaeological preservation reviews under Section 106 of the National Historic Preservation Act, South Central Coastal Information Center coordination, and slum/blight reviews.

The LACDA's demand for EDC services has significantly increased due to the growing need for environmental assessments and/or historic and archaeological preservation reviews for additional projects. Among these projects are the Interim Housing Rehabilitation Project and Nehemiah Project LA, which includes both new construction project and the rehabilitation of a historic structure. Additionally, five new affordable housing projects: Veterans Commons, Cudahy Seniors, Casa de la Luz, West LA VA Building 300, and Mercy Claremont, all require environmental assessments or other relevant reviews. The LACDA's Affordable Housing Notice of Funding Availability (NOFA) is expected to fund additional projects, though the exact number remains undetermined. Additional projects may arise that are not yet identified.

Given the increased workload, the current annual compensation for the EDC services contract will not be sufficient to support these additional projects. Additional funding is essential to ensure the timely completion of these projects.

FISCAL IMPACT/FINANCING

There is no impact on the County General Fund. The annual compensation amount of up to \$400,000 will be funded with Community Development Block Grant (CDBG) administrative funds allocated by the U.S. Department of Housing and Urban Development (HUD) for Fiscal Year 2024-2025 and other Federal, State, and County funds included in the LACDA's approved Fiscal Year 2024-2025 budget. The Contract may be extended for one additional year at the same annual compensation of \$400,000, using funds to be included in the LACDA's annual budget process, contingent upon satisfactory performance and continued CDBG funding from HUD. A 10% contingency of up to \$40,000 per year is also being set aside for unforeseen costs, using the same source of funds.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The Contract contains all latest applicable Board-mandated provisions, including those pertaining to

contractor responsibility and debarment.

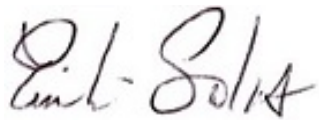
ENVIRONMENTAL DOCUMENTATION

The proposed activities are exempt from the National Environmental Policy Act (NEPA) pursuant to 24 Code of Federal Regulations, Part 58, Section 58.34 (a)(3), because they involve administrative activities that will not have a physical impact on or result in any physical changes to the environment. These activities are not subject to the provisions of CEQA pursuant to State CEQA Guidelines 15060(c)(3) and 15378, because they are not defined as a project under CEQA and do not have the potential for causing a significant effect on the environment.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

The proposed contract amendment will allow the LACDA to continue providing environmental assessments and other relevant reviews, ensuring compliance with applicable federal and state environmental laws and regulations.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Emilio Salas". The signature is written in a cursive, somewhat stylized font.

Emilio Salas

Executive Director

ES:TM:ET