



Board of Supervisors Operations Cluster Agenda Review Meeting

DATE: March 4, 2026

TIME: 2:00 p.m. – 4:00 p.m.

MEETING CHAIR: Tami Omoto-Frias, 1st Supervisorial District

CEO MEETING FACILITATOR: Dardy Chen

THIS MEETING IS HELD UNDER THE GUIDELINES OF BOARD POLICY 3.055

To participate in this meeting in-person, the meeting location is:

Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012
Room 374-A

To participate in this meeting virtually, please call teleconference number

1 (323) 776-6996 and enter the following 359163428# or [Click here to join the meeting](#)

Teams Meeting ID: 296 429 091 989 41

Passcode: jZ9Ch2sJ

For Spanish Interpretation, the Public should send emails within 48 hours in advance of the meeting to ClusterAccommodationRequest@bos.lacounty.gov.

Members of the Public may address the Operations Cluster on any agenda item during General Public Comment. The meeting chair will determine the amount of time allowed for each item.
THIS TELECONFERENCE WILL BE MUTED FOR ALL CALLERS. PLEASE DIAL *6 TO UNMUTE YOUR PHONE WHEN IT IS YOUR TIME TO SPEAK.

1. CALL TO ORDER

2. INFORMATIONAL ITEM(S):

[Any informational item is subject to discussion and/or presentation at the request of two or more Board offices with advance notification]

A) Board Letter:

FIVE-YEAR LICENSE AGREEMENT
INTERNAL SERVICES DEPARTMENT
444 NORTH NASH STREET, EL SEGUNDO
CEO/RE - Alexandra Nguyen-Rivera, Section Chief, Leasing

3. BOARD MOTION ITEM(S):

- A) SD3 - SUPPORT FOR ASSEMBLY BILL 1740 (ZBUR): URBAN MULTIMODAL COMMUNITIES
- B) SD3 - IMPROVING TRANSPARENCY IN LEGAL SETTLEMENTS BY CREATING A PUBLIC-FACING DASHBOARD AND UPDATING BOARD AGENDAS

4. DISCUSSION/PRESENTATION ITEM(S):

None.

5. PUBLIC COMMENT

6. ADJOURNMENT

UPCOMING ITEMS FOR MARCH 11, 2026:

- A) **Board Memo:**
UPDATED NOTICE OF INTENT FOR A NEW SOLE SOURCE CONTRACT WITH BINTI, INC.
DCFS/CIO - Leticia Torres-Ibarra, Administrative Services Division Manager and Andrya Markham-Moguel, Division Chief
- B) **Board Letter:**
APPROVAL TO AMEND A SOLE SOURCE SOFTWARE AND SERVICES AGREEMENT WITH CLINISYS, INC. TO EXTEND THE TERM THROUGH MAY 9, 2027
DPH/CIO - David Cardenas, Deputy Director, Operations Support Bureau and Naman Shah, Director, Division of Medical and Dental Affairs

IF YOU WOULD LIKE TO EMAIL A COMMENT ON AN ITEM ON THE OPERATIONS CLUSTER AGENDA, PLEASE USE THE FOLLOWING EMAIL AND INCLUDE THE AGENDA NUMBER YOU ARE COMMENTING ON:

OPS_CLUSTER_COMMENTS@CEO.LACOUNTY.GOV

BOARD LETTER/MEMO CLUSTER FACT SHEET

 Board Letter

 Board Memo

 Other

| | | |
|---|---|--|
| CLUSTER AGENDA REVIEW DATE | 3/4/2026 | |
| BOARD MEETING DATE | 4/7/2026 | |
| SUPERVISORIAL DISTRICT AFFECTED | <input type="checkbox"/> All <input type="checkbox"/> 1 st <input checked="" type="checkbox"/> 2 nd <input type="checkbox"/> 3 rd <input type="checkbox"/> 4 th <input type="checkbox"/> 5 th | |
| DEPARTMENT(S) | Internal Services Department (ISD) | |
| SUBJECT | 5-year license renewal for 4,800 SF of data hall space with 870 kW of allocated power, 625 SF of office space, an existing 29 cross connects and 3 on-site parking spaces at 444 N Nash Street, El Segundo, 90245 | |
| PROGRAM | County Enterprise Data Center (DC1) | |
| AUTHORIZES DELEGATED AUTHORITY TO DEPT | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | |
| SOLE SOURCE CONTRACT | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, please explain why: | |
| SB 1439 SUPPLEMENTAL DECLARATION FORM REVIEW COMPLETED BY EXEC OFFICE | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No – Not Applicable If unsure whether a matter is subject to the Levine Act, email your packet to EOLevineAct@bos.lacounty.gov to avoid delays in scheduling your Board Letter. | |
| DEADLINES/ TIME CONSTRAINTS | N/A | |
| COST & FUNDING | Total cost: \$17,150,000 total for initial term \$36,284,000 cumulative total if exercising first option \$57,730,000 cumulative total if exercising second term \$81,852,000 cumulative total if exercising all three options | Funding source: The fees will be funded by net County cost (NCC) within ISD's existing budget. Future fees will be recovered either through billings to County departments or requested in the annual budget cycle. ISD will not be requesting additional NCC for this current action. |
| | TERMS (if applicable): The proposed license will have an estimated total annual fee \ of \$3,285,000 for the first year, where the landlord will be responsible for all operating expenses, janitorial, repair and maintenance to the building. The County will be responsible for electricity costs and cross connect charges. There are three 5-year automatic options to extend. County can terminate the automatic renewal of a term on six months prior written notice. | |
| | Explanation: Sufficient funding to cover the proposed fees for the first year of the proposed license term is included in the Fiscal Year 2025-26 Rent Expense budget and will be billed back to ISD. | |
| PURPOSE OF REQUEST | Approval of the recommended actions will authorize continued use of data hall and office space for ISD. | |
| BACKGROUND (include internal/external issues that may exist including any related motions) | The existing license expired on February 28, 2026 and there are holdover fees pursuant to the existing license however, since the Licensor was actively involved in negotiations and will waive any holdover fees that the County would have incurred from 3/1-4/30/2026. | |
| EQUITY INDEX OR LENS WAS UTILIZED | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, please explain how: | |
| SUPPORTS ONE OF THE NINE BOARD PRIORITIES | <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, please state which one(s) and explain how: | |
| DEPARTMENTAL CONTACTS | Alexandra Nguyen-Rivera Section Chief, Leasing CEO Real Estate Division 213-974-4189 arivera@ceo.lacounty.gov | |



**Chief
Executive
Office.**

COUNTY OF LOS ANGELES

Kenneth Hahn Hall of Administration
500 West Temple Street, Room 713, Los Angeles, CA 90012
(213) 974-1101 ceo.lacounty.gov

ACTING CHIEF EXECUTIVE OFFICER

Joseph M. Nicchitta

"To Enrich Lives Through Effective and Caring Service"

April 7, 2026

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

Dear Supervisors:

**FIVE-YEAR LICENSE AGREEMENT
INTERNAL SERVICES DEPARTMENT
444 NORTH NASH STREET, EL SEGUNDO
(SECOND DISTRICT) (3 VOTES)**

SUBJECT

Approval of a proposed five-year license renewal (License), to renew an existing license agreement providing the Internal Services Department (ISD) continued use of approximately 4,800 square feet of data hall with 870 Kilowatts (kW) of allocated power, approximately 625 square feet of office space, an existing 29 cross connects, and three on-site parking spaces for the Los Angeles County Enterprise Data Center (DC1).

IT IS RECOMMENDED THAT THE BOARD:

1. Find that the proposed License is exempt from the California Environmental Quality Act (CEQA) for the reasons stated in this Board letter and in the record of the project.
2. Authorize the Acting Chief Executive Officer, or his designee, to execute the proposed License with Nash DC, LLC, a Delaware limited liability company (Licensor), for approximately 4,800 square feet of data hall with 870 kW of allocated power, approximately 625 square feet of office space, an existing 29 cross connects, and three on-site parking spaces located at 444 North Nash Street, El Segundo (Premises) to be occupied by ISD. This proposes a License term of five years which will automatically extend for up to three additional five-year periods, extending the term for a total term of 20 years. The estimated total

annual fees for the proposed License in the first year is \$3,285,000 which includes the cost for cross-connect charges and estimated electrical usage. The estimated total proposed fee is \$17,150,000 over the five-year term and \$81,852,000 over the 20-year term if not terminated early. The fees will be funded by net County cost (NCC) within ISD's existing budget. Future fees will be recovered either through billings to County departments or requested in the annual budget cycle. ISD will not be requesting additional NCC for this current action.

3. Authorize and direct the Acting Chief Executive Officer, or his designee, to execute any other ancillary documentation necessary to effectuate the proposed License, and to take actions necessary and appropriate to implement the proposed License, including, without limitation, exercising any termination rights.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

In November 2015, your Board of Supervisors (Board) approved a motion to consolidate Los Angeles County's (County) data centers. ISD has occupied the Premises since 2017 for use as the County's DC1. The existing license expired on February 28, 2026, and there are holdover fees pursuant to the existing license. However, the County is not paying any holdover fees since the Licensor was actively involved in negotiations and has agreed to waive any fees that the County would have incurred from March 1, 2026 through April 30, 2026. The data hall houses County servers, related information technology (IT) equipment, and telecommunication equipment that support the County's IT network. The site functions as a central point for processing data and supporting critical systems for all County departments.

The Premises is in an existing data center building, which was constructed in 2010, and meets the standards of a Tier III concurrently maintainable data center as promulgated by the 2012 TIA 942-A guideline. In addition to the data hall with 870 kW of allocated power, the proposed License includes 625 square feet of office space for ISD staff members. Staff members are on-site daily to monitor systems, perform hardware and software maintenance, and troubleshoot equipment or network issues. The Premises will be supported by the Licensor's existing infrastructure, which includes 870 kW of Reserved Electrical Power, Power Distribution Units, Uninterruptible Power Supply System, back-up generators, redundant air conditioning and cooling system, access control system, plumbing systems, fire protection system, and Building Management System.

The Premises houses approximately five staff members using five workstations. Of these five staff members, one staff member is in the office full-time, while the remaining four staff members have a telework schedule.

The proposed License will enable ISD to remain and serve all County departments, avoid relocation costs, and interruption of services. The Premises remains in a geographically appropriate area for the County's needs. Additionally, the Premises is one of just a few data centers in the County with an on-site electrical substation, which provides efficient

transfer of power and lowers the cost of electricity for tenants in the data center.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan North Star 3 – *“Realize Tomorrow’s Government Today”* – ensures we provide an increasingly dynamic and complex environment, challenges collective abilities to respond to public needs and expectations. LA County is an innovative, flexible, effective, and transparent partner focused on advancing the common good & being fiscally responsible.

The proposed License is also consistent with the Strategic Asset Management Goal – Strengthen connection between service priorities and asset decisions, and Key Objective No.4 – Guide Strategic Decision-Making.

The proposed License supports the above goals and objective by providing ISD with necessary data center space located in the appropriate location to continue supporting the County’s IT infrastructure.

The proposed License conforms with the Asset Management Principles outlined in Enclosure A.

FISCAL IMPACT/FINANCING

The estimated total annual proposed License fees in the first year is \$3,285,000, which includes the cost for cross connect charges and electrical usage. The estimated aggregate fees associated with the proposed License over the initial five-year term, including cross connect charges and estimated electrical costs is \$17,150,000 and if the early options to terminate are not exercised, the estimated aggregate fee over the entire twenty-year term is \$81,852,000, all as shown in Enclosure B-1. The proposed License fees will be fully funded by NCC within ISD’s existing budget. Future fees will be recovered either through billings to County departments or requested in the annual budget cycle. ISD will not be requesting additional NCC for this current action.

Sufficient funding to cover the proposed fees for the first year of the proposed License term is included in the Fiscal Year 2025-26 Rent Expense budget and will be billed back to ISD. ISD has sufficient funding in its Fiscal Year 2025-26 Operating Budget to cover the proposed License fees for the first year. Future funding for the fees associated with the proposed License will be from billings to County departments or requested through the annual budget cycle for ISD.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

In addition to the terms previously stated, the proposed License also contains the following provisions:

- Upon commencement of the proposed License, the annual rental rate for office space will decrease from \$53.20 per square feet, per year, to \$42 per square feet, per year.
- The annual rental rate for the data hall will be \$2,520 per kW for 870 kW of allocated power.
- The County shall be billed separately for its electrical power consumption. The current estimated electrical cost is approximately 14 cents per kW, per hour.
- Base fees for the data hall and office space are subject to fixed annual increases of 3 percent, beginning July 1, 2027.
- The County shall continue to use 29 cross connects during the term of the proposed License at a fee of \$150 per month for each cross connect, which are also subject to 3 percent annual increases.
- The Landlord is responsible for all operating and maintenance cost of the building and janitorial costs. The County is responsible for electrical costs.
- There are three on-site parking spaces included in the base fees at no additional cost.
- The County shall have the right to use approximately 561 square feet of storage space in the building at no additional cost during the term of the proposed License.
- A comparison of the existing license and the proposed License is shown in Enclosure B-2.
- The proposed License includes an initial five-year term and will automatically extend for up to three additional five-year periods under the same economic terms and fee escalation rates. If all options are exercised, the total term of the proposed License would be 20 years. The County may elect to terminate any of the automatic renewal terms by delivering six months' prior written notice of its decision not to renew.
- Holdover at the proposed License expiration is permitted on the same terms and conditions for six months following the proposed License expiration. The monthly recurring fees during the six-month holdover period will remain the same. After six months of holdover period, the recurring fees shall increase by 25 percent of the base fees at the time of the proposed License expiration.
- The proposed License will be effective upon approval by your Board and full

execution of the proposed License, extending the term for an additional five-year period, commencing on May 1, 2026, and expiring on April 30, 2031.

The Chief Executive Office conducted a market search of available data centers for lease, but was unable to identify any sites that could accommodate this requirement more economically. Unlike office leases, data centers are evaluated on a rate per kW basis, where electricity rates drive total occupancy costs. Based upon a review of available industry data, it has been established that the annual rental range for data hall space in the area is between \$1,764 and \$2,100 per kW of allocated power per year, excluding electrical usage costs. The annual rate of \$2,520 per kW of allocated power per year for the proposed License represents a rate that is above the market range per kW for the area. However, the Premises is one of just a few data centers in the County with an on-site electrical substation, which provides efficient transfer of power and lowers the cost of electricity for tenants in the data center. The proposed facility offers a significantly lower electricity rate of approximately \$0.14 per kW, per hour, compared to competitors' rates of \$0.21 to \$0.22 per kW hour, thereby reducing total occupancy costs. Moreover, it has been established that the average rental rate for comparable office space in the area is \$43.20 per square feet, per year. The base annual rental rate of \$42 per square feet, per year of office space for the proposed License represents a rate that is below the market range for the area. Further, relocation to a new building would require costly new tenant improvements and disrupt vital County services provided by the existing data hall. We recommend the Premises as the most suitable to continue meeting the County's space requirements.

This is a data center facility and co-working space is not possible and does not exist for this purpose.

Enclosure C shows County-owned or leased facilities within the surveyed area, and there are no suitable County-owned or leased facilities available to be used as a data center.

The Department of Public Works has inspected the Premises and found it suitable for the County's occupancy. The required notification letter to the City of El Segundo has been sent in accordance with Government Code Section 25351.

County Counsel has reviewed the proposed License and approved it as to form. The proposed License is authorized by Government Code Section 25351, which allows the County to enter into leases and agreements for the leasing of buildings, as necessary, to carry out the work of the county government.

The proposed License will continue to provide a suitable location for the ISD's program, which is consistent with the County's Facility Location Policy, adopted by your Board on July 24, 2012, as outlined in Enclosure D.

ENVIRONMENTAL DOCUMENTATION

This project is exempt from CEQA, as specified in Class 1 of the Environmental Document Reporting Procedures and Guidelines adopted by the Board, and section 15301 of the State CEQA Guidelines (Existing Facilities). The proposed License, which involves the use of existing data center and office space with minor tenant improvements within an existing building, with no expansion of the existing building, is within a class of projects that have been determined not to have a significant effect on the environment and meets the criteria set forth in section 15301 of the State CEQA Guidelines (Guidelines), and Class 1 of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G. In addition, based on the proposed project records, it will comply with all applicable regulations, and there are no cumulative impacts, unusual circumstances, damage to scenic highways, listing on hazardous waste site lists compiled, pursuant to Government Code Section 65962.5, or indications that it may cause a substantial adverse change in the significance of a historical resource that would make the exemption inapplicable.

Upon your Board's approval of the recommended actions, a Notice of Exemption will be filed with the Registrar-Recorder/County Clerk and with the State Clearinghouse in the Office of Land Use and Climate Innovation in accordance with section 21152 (a) of the California Public Resources Code and will be posted to the County's website, pursuant to section 21092.2.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

The proposed License will adequately provide the necessary data hall services, office space and parking for this County requirement. ISD concurs with the proposed License and recommendations.

Respectfully submitted,

JOSEPH M. NICCHITTA
Acting Chief Executive Officer

JMN:JG:JTC
JLC:HD:ANR:EG:ja

Enclosures

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

**INTERNAL SERVICES DEPARTMENT
444 NORTH NASH ST., EL SEGUNDO**

Asset Management Principles Compliance Form¹

| 1. <u>Occupancy</u> | | Yes | No | N/A |
|---|---|-----|----|-----|
| A | Does lease consolidate administrative functions? Subject premises operates as a county wide data center | | | X |
| B | Does lease co-locate with other functions to better serve clients? Subject premises operates as a county wide data center | | | X |
| C | Does this lease centralize business support functions? Subject premises operates as a county wide data center | | | X |
| D | Does this lease meet the guideline of 200 sq. ft of space per person? Subject premises operates as a county wide data center | | | X |
| E | Does lease meet the 4/1000 sq. ft. parking ratio guideline? Subject premises operates as a county wide data center | | | X |
| F | Does public parking and mass-transit exist to facilitate employee, client and visitor access to the proposed lease location? ² | X | | |
| 2. <u>Capital</u> | | | | |
| A. | Is it a substantial net County cost (NCC) program? | X | | |
| B | Is this a long-term County program? | X | | |
| C | If yes to 2 A or B; is it a capital lease or an operating lease with an option to buy? | | X | |
| D | If no, are there any suitable County-owned facilities available? | | X | |
| E | If yes, why is lease being recommended over occupancy in County-owned space? | | | X |
| F | Is Building Description Report attached as Enclosure C? | X | | |
| G | Was build-to-suit or capital project considered? ² | | | X |
| 3. <u>Portfolio Management</u> | | | | |
| A | Did department use CEO Space Request Evaluation (SRE)? | X | | |
| B | Was the space need justified? | X | | |
| C | If a renewal lease, was co-location with other County departments considered? | | X | |
| D | Why was this program not co-located with other County departments? | | | |
| | 1. ____ The program clientele requires a "stand alone" facility. | | | |
| | 2. <u>X</u> No suitable County occupied properties in project area. | | | |
| | 3. <u>X</u> No County-owned facilities available for the project. | | | |
| | 4. ____ Could not get City clearance or approval. | | | |
| | 5. ____ The Program is being co-located. | | | |
| E | Is lease a full-service lease? ² County is responsible for electric charges | | X | |
| F | Has growth projection been considered in space request? | X | | |
| G | ¹ Has the Dept. of Public Works completed seismic review/approval? | X | | |
| ¹ As adopted by your Board of Supervisors 11/17/98 | | | | |

OVERVIEW OF THE PROPOSED BUDGETED LEASE COSTS

444 NASH STREET, EL SEGUNDO
INTERNAL SERVICES DEPARTEMENT

Basic License Assumptions

| | | |
|--|----------------|---------------|
| Office Space Leased Area (sq.ft.) | 625 | |
| Data Hall Leased Area (sq.ft.) | 4,800 | |
| Parking Spaces | 3 | |
| | Monthly | Annual |
| Recurring Fees (per sq. ft.) Office / RSF | \$3.50 | \$42.00 |
| Recurring Fees (per sq. ft.) Data Hall / KW | \$210 | \$2,520 |
| KW of Allocated Power | 870 | |
| Cross Connects (29 @ \$150 per connect) ⁽¹⁾ | \$4,350 | \$52,200 |
| Term (Months) | 60 | 5 |
| Annual Rent Adjustment | 3% | |
| Electric Rate / KW | \$0.14 | |

| Initial Term | 1 st Year | 2 nd Year | 3 rd Year | 4 th Year | 5 th Year | Total 5 Year Rental Costs |
|---------------------------------|----------------------|----------------------|----------------------|----------------------|----------------------|---------------------------|
| Recurring Fees - Office | \$27,000 | \$28,000 | \$29,000 | \$30,000 | \$31,000 | \$145,000 |
| Recurring Fees - Data Hall | \$2,193,000 | \$2,259,000 | \$2,327,000 | \$2,397,000 | \$2,469,000 | \$11,645,000 |
| Cross Connect Fees | \$105,000 | \$108,200 | \$111,500 | \$114,900 | \$118,400 | \$558,000 |
| Electrical Cost ⁽²⁾ | \$960,000 | \$960,000 | \$960,000 | \$960,000 | \$960,000 | \$4,800,000 |
| Total Annual Order Costs | \$3,285,000 | \$3,356,000 | \$3,428,000 | \$3,502,000 | \$3,579,000 | \$17,150,000 |

| First Option Period | 1 st Year | 2 nd Year | 3 rd Year | 4 th Year | 5 th Year | Total 5 Year Rental Costs |
|---------------------------------|----------------------|----------------------|----------------------|----------------------|----------------------|---------------------------|
| Recurring Fees - Office | \$32,000 | \$33,000 | \$34,000 | \$36,000 | \$38,000 | \$173,000 |
| Recurring Fees - Data Hall | \$2,544,000 | \$2,621,000 | \$2,700,000 | \$2,781,000 | \$2,865,000 | \$13,511,000 |
| Cross Connect Fees | \$122,000 | \$125,700 | \$129,500 | \$133,400 | \$137,500 | \$649,000 |
| Electrical Cost ⁽²⁾ | \$960,000 | \$960,000 | \$960,000 | \$960,000 | \$960,000 | \$4,800,000 |
| Total Annual Order Costs | \$3,658,000 | \$3,740,000 | \$3,824,000 | \$3,911,000 | \$4,001,000 | \$19,134,000 |

| Second Option Period | 1 st Year | 2 nd Year | 3 rd Year | 4 th Year | 5 th Year | Total 5 Year Rental Costs |
|---------------------------------|----------------------|----------------------|----------------------|----------------------|----------------------|---------------------------|
| Recurring Fees - Office | \$40,000 | \$42,000 | \$44,000 | \$46,000 | \$48,000 | \$220,000 |
| Recurring Fees - Data Hall | \$2,951,000 | \$3,040,000 | \$3,132,000 | \$3,226,000 | \$3,323,000 | \$15,672,000 |
| Cross Connect Fees | \$141,700 | \$146,000 | \$150,400 | \$155,000 | \$159,700 | \$753,000 |
| Electrical Cost ⁽²⁾ | \$960,000 | \$960,000 | \$960,000 | \$960,000 | \$960,000 | \$4,800,000 |
| Total Annual Order Costs | \$4,093,000 | \$4,188,000 | \$4,287,000 | \$4,387,000 | \$4,491,000 | \$21,446,000 |

| Third Option Period | 1 st Year | 2 nd Year | 3 rd Year | 4 th Year | 5 th Year | Total 5 Year Rental Costs |
|---------------------------------|----------------------|----------------------|----------------------|----------------------|----------------------|---------------------------|
| Recurring Fees - Office | \$50,000 | \$52,000 | \$54,000 | \$56,000 | \$58,000 | \$270,000 |
| Recurring Fees - Data Hall | \$3,423,000 | \$3,526,000 | \$3,632,000 | \$3,741,000 | \$3,854,000 | \$18,176,000 |
| Cross Connect Fees | \$164,500 | \$169,500 | \$174,600 | \$179,900 | \$185,300 | \$874,000 |
| Electrical Cost ⁽²⁾ | \$960,000 | \$960,000 | \$960,000 | \$960,000 | \$960,000 | \$4,800,000 |
| Total Annual Order Costs | \$4,598,000 | \$4,708,000 | \$4,821,000 | \$4,937,000 | \$5,058,000 | \$24,122,000 |

Aggregate Amount for 20 years: **\$81,852,000.00**

Footnotes

*Calculation note: All numbers are rounded up to ensure sufficient funds available to pay the specified expense.

⁽¹⁾ Based on existing number of cross connects. Quantity of cross connects subject to change based on County's actual installation needs.⁽²⁾ Based on a 12-month average for 2025. Rates are subject to change.

COMPARISON OF THE PROPOSED LICENSE TO EXISTING LICENSE

| | Existing License: 444 North Nash St., El Segundo | Proposed License: 444 North Nash St., El Segundo | Change |
|--|---|---|---------------------------------------|
| Allocated kilowatts | 870 kW | 870 kW | No change |
| Data Hall Space (Square Feet) | 4,800 | 4,800 | No change |
| Office Space (Square Feet) | 625 | 625 | No change |
| Term (years) | 5 years plus four 5-year options to renew | 5 years plus three 5-year options to renew | -one 5-year option to renew. |
| Annual fees for use of data hall with 870 kW | \$2,098,440 (\$2,412 per kW annually) | \$2,192,400 (\$2,520 per kW annually) | +\$93,960 (+\$108 per Kw annually) |
| Annual fee for Office Space (Base fee includes 3 parking spaces) | \$34,000 | \$27,000 | -\$7,000 |
| Annual Electricity Cost ⁽¹⁾ | \$892,000 | \$960,000 | +\$68,000 |
| Annual Cost for Cross-Connects ⁽²⁾ | \$11,000 | \$105,000 | +\$94,000 |
| Total Annual Fees payable to Landlord | \$3,035,000 | \$3,285,000 | +\$250,000 |
| Annual Fee Adjustment | Fixed annual adjustments of 3 percent. | Fixed annual adjustments of 3 percent. | No change |

*Note: All numbers are rounded up to the nearest thousandth to ensure sufficient funds available to pay the specified expense.

- (1) This electrical cost estimate is based on a 12-month average for 2025 of \$0.14 per kW and based upon the County using all 870 kW of allocated power. Rates are subject to change. The County will not pay for any unused electricity.
- (2) The County is currently paying for the use of 6 cross connects at an annual rate of \$900 per year. ISD had increased the number of cross connects to 29 over the prior term but County was not being charged for the use. The proposed License will now reflect the charges for the use of 29 cross connects at an annual rate of \$105,000 per year under the proposed License.

INTERNAL SERVICES DEPARTMENT

SPACE SEARCH – 3 MILE RADIUS FROM 444 NORTH NASH STREET, EL SEGUNDO

| LACO | Facility Name | Address | Ownership | Gross SQFT | Net SQFT | Available SF |
|----------|--|--|----------------------|------------|----------|--------------|
| 0316 | Public Library - Lennox Library | 4359 Lennox Blvd, Lennox, CA 90304 | Owned | 10827 | 10286 | NONE |
| 0346 | Lennox Constituent Service Center | 4343 Lennox Blvd, Lennox, CA 90304 | Owned | 8261 | 5917 | NONE |
| 10243 | ISD - Enterprise Data Center | 444 N Nash St., El Segundo, CA 90245 | Leased | 10850 | 10380 | NONE |
| 10605 | FS 161 Garage | 4475 W El Segundo Blvd, Hawthorne, CA 90250 | Owned | 1430 | 1359 | NONE |
| 11480 | Locker Shade Structure | 4331 Lennox Blvd, Lennox, CA 90304 | Owned | 235 | 223 | NONE |
| 11481 | Service Shade Structure | 4353 Lennox Blvd, Lennox, CA 90304 | Owned | 495 | 470 | NONE |
| 2527 | Lennox Park | 10828 S Condon Ave, Lennox, CA 90304 | Owned | 623 | 249 | NONE |
| 4570 | Del Aire Park - Recreation Building | 12601 S Isis Ave, Hawthorne, CA 90250 | Owned | 2636 | 1682 | NONE |
| 4704 | Public Library - Hawthorne Library | 12700 S Grevillea Ave, Hawthorne, CA 90250 | Owned | 16949 | 15934 | NONE |
| 5605 | Public Library - Lawndale Library | 14615 Burin Ave, Lawndale, CA 90260 | Leased | 17360 | 16492 | NONE |
| A242 | DPSS - Medical Inglewood Office/Public Health | 9800 S La Cienega Blvd, Inglewood, CA 90301 | Leased | 9374 | 8905 | NONE |
| A378 | DPSS - Airport/Westside Gain Region I Office | 5200 W Century Blvd, Westchester, CA 90045 | Leased | 52054 | 49451 | NONE |
| A415 | Ag Comm/Wts & Meas - LAX Inspection Office | 5600 W Century Blvd, Westchester, CA 90045 | Leased | 1079 | 1079 | NONE |
| B320 | Public Library - Wiseburn Library | 5335 W 135th St., Hawthorne, CA 90250 | Gratis Use | 5088 | 4331 | NONE |
| F387 | PW Flood - El Segundo Yard Office | 2155 El Segundo Blvd, El Segundo, CA 90245 | Owned | 1600 | 1440 | NONE |
| P0000080 | Pkg - 4328 W 106th | 4328 W 106th Street, Inglewood, CA 90304 | Leased | 11658 | 11075 | NONE |
| X301 | Los Angeles Airport Courthouse | 11701 S La Cienega Blvd, Los Angeles, CA 90045 | CA State & LA County | 292000 | 157380 | NONE |
| Y034 | Manhattan Beach - Maintenance Yard/LG Headquarters | 3611 The Strand, Manhattan Beach, CA 90266 | Owned | 3777 | 2237 | NONE |

FACILITY LOCATION POLICY ANALYSIS

Proposed license: License for the Internal Services Department – 444 North Nash Street, El Segundo – Second District.

A. Establish Service Function Category – Countywide service function.

B. Determination of the Service Area – The proposed License will provide ISD with data hall space to support the County's IT network.

C. Apply Location Selection Criteria to Service Area Data

- Need for proximity to service area and population: N/A
- Need for proximity to existing County facilities: N/A
- Need for proximity to Los Angeles Civic Center: N/A
- Economic Development Potential: N/A
- Proximity to public transportation: The location is adequately served by local transit services, i.e., Torrance Transit Line 8 bus route, Metro Local Line 232 bus route, and the Metro C Line light rail.
- Availability of affordable housing for County employees: The surrounding area provides for affordable housing and rental opportunities.
- Use of historic buildings: N/A
- Availability and compatibility of existing buildings: There are no existing County buildings to meet ISD's needs.
- Compatibility with local land use plans: The City of El Segundo has been notified of the proposed County use which is consistent with its use and zoning for office space at this location.
- Estimated acquisition/construction and ongoing operational costs: The aggregate fees associated with the proposed License over the initial five-year term is \$17,150,000. If all options are exercised, the total fees will be \$81,852,000 for the 20-year term.

D. Analyze results and identify location alternatives

The Chief Executive Office conducted a market search of available data centers for lease, but was unable to identify any sites that could accommodate this requirement more economically. Unlike office leases, data centers are evaluated on a rate per kW basis, where electricity rates drive total occupancy costs. Based upon a review of available industry data, it has been established that the annual rental range for data hall space in the area is between \$1,764 and \$2,100 per kW of allocated power per year, excluding electrical usage costs. The annual rate of \$2,520 per kW of allocated power per year for the proposed License represents a rate that is above the market range per kW for the area. However, the facility is one of just a few data centers in the County with an on-site electrical substation, which provides efficient transfer of power and lowers the cost of electricity for tenants in the data center. The proposed facility offers a significantly lower electricity rate of approximately \$0.14 per kW, per hour, compared to competitors' rates of \$0.21 to \$0.22 per kW hour, thereby reducing total occupancy costs. Moreover, it has been established that the average rental rate for comparable office space in the area is \$43.20 per square feet, per year. The base annual rental rate of \$42 per square feet, per year of office space for the proposed License represents a rate that is below the market range for the area. Further, relocation to a new building would require costly new tenant improvements and disrupt vital services provided by the existing data hall. We recommend the Premises as the most suitable to continue meeting the County's space requirements.

E. Determine benefits and drawbacks of each alternative based upon functional needs, service area, cost, and other Location Selection Criteria

The proposed License will provide adequate and efficient data hall space and office space consistent with the County's Facility Location Policy, adopted by the Board on July 24, 2012.

LICENSE ORDER # 4

This ORDER #4 ("Order"), with an effective date of _____, 2026 (the "Order Effective Date"), by and between COUNTY OF LOS ANGELES, a body corporate and politic ("Licensee"), and NASH DC, LLC, a Delaware limited liability company and successor to T5@LOS ANGELES, LLC ("Licensor"). This Order is governed by the Data Center Colocation License Agreement dated October 11, 2016, as previously amended and extended (collectively the "License"). Capitalized terms used herein shall have the same meaning as that stated in the License. Each of Licensor and Licensee may be referred to herein as a "Party" or together as the "Parties."

RECITALS

- A. The License expired February 28, 2026 and Licensee has remained in possession on a holdover basis with the express consent of Licensor conditioned on the agreement herein and on the terms herein.
- B. Licensor and Licensee now desire to further extend the Term of the License, and to modify certain other provisions of the License as described herein.

AGREEMENT

NOW, THEREFORE, IN CONSIDERATION OF the foregoing facts and the mutual covenants and agreements herein, the Parties agree as follows:

1. Amendments.

1.1. Section 1.2.a., Licensor's Address for Notice, of the License is hereby amended by deleting it in its entirety and inserting the following in lieu thereof:

a. Licensor's Address for Notice:

Nash DC, LLC
444 North Nash St.
El Segundo, CA 90245
Attn: Bob Glavan
Its: Primary Point of Contact:
Email: bob@sfrdc.com
Email: Notices@sfrdc.com
Email: Legalnotices@sfrdc.com

1.2. Section 1.2.b., Licensee's Address for Notice, of the License is hereby amended by deleting it in its entirety and inserting the following in lieu thereof:

b. Licensee's Address for Notice:

Chief Executive Office
Real Estate Division
555 W. Fifth St., 36th Floor
Los Angeles, CA 90013
Attn: Director of Real Estate
Its: Primary Point of Contact

With a copy to:

County of Los Angeles
Office of the County Counsel
648 Kenneth Hahn Hall of Administration
500 West Temple Street, Suite 648
Los Angeles, CA 90012-2713
Attention: Property Division

1.3. Section 1.2.f., Term, of the License is hereby amended by deleting it in its entirety and inserting the following in lieu thereof:

f. Term: Commencing on March 1, 2017 and subject to Licensee's and Licensor's execution of the Initial Order and Order Form and written acceptance (or deemed acceptance) of the Licensed Space in accordance with the Acceptance Procedure (the "Original Commencement Date"); and terminating at 11:59 p.m. on April 30, 2031 (the "Termination Date"), subject to earlier termination by Licensee as provided herein. The phrase "Term of this License" or "the Term hereof" as used in this License, or words of similar import, shall refer to the initial Term of this License together with any additional Extension Term for which an option has been validly exercised as defined in each Order subject to earlier termination by Licensee as provided herein.

1.4. Section 1.2.i., Parking Spaces, of the License is hereby amended by deleting it in its entirety and inserting the following in lieu thereof:

l. Parking Spaces: Three (3)

1.5. Section 2.4, Right to Expand Licensed Area, of the License is hereby amended by deleting it in its entirety.

1.6. Section 2.5, Right of First Refusal, of the License is hereby amended by deleting it in its entirety.

1.7. Section 4.3, Options to Extend, of the License is hereby amended by deleting it in its entirety and inserting the following in lieu thereof:

4.3 Options to Extend

Upon expiration of the Original License Term, this License and all Orders shall automatically extend for three successive periods of five (5) years each (each, an

"Extension Term"; collectively, "Extension Terms"), at the same economic terms and escalation rate (as the term "Fees" is defined hereinafter) specified in the Price Sheet for the Original License Term. However, notwithstanding the foregoing, prior to the expiration of the Original License Term and each subsequent Extension Term, Licensee may void the automatic Extension Term by providing the Licensor with at least six (6) months written notice stating the election to not extend. If Licensee provides a notice not to extend for a subsequent Extension Term, this License shall automatically extend month to-month for a period not to exceed six (6) consecutive months to allow Licensee sufficient time to vacate the Licensed Space.

1.8. Section 8, Holdover, of the License is hereby amended by deleting it in its entirety and inserting the following in lieu thereof:

8. HOLDOVER

Following the Termination Date, Licensee may remain in possession of the Licensed Space on a holdover basis subject to the terms of this License, including MRF escalations. Such holdover license shall be terminable only upon ninety (90) days written notice by Licensor or thirty (30) days written notice by Licensee. Licensee shall not be subject to any holdover premium for an initial period of one hundred eight (180) days, thereafter MRFs shall be escalated to equal 125% of the MRF accruing during the foregoing initial holdover period.

1.9. Exhibit D, of the License is hereby amended by deleting it in its entirety and replacing it with the new Exhibit D, attached to this Order and incorporated herein by this reference.

2. Acceptance. Licensee acknowledges that Licensor has delivered and Licensee has accepted the Licensed Space and the Dedicated Office Space as such spaces are occupied by Licensee at the date hereof.
3. Storage Space. Licensee shall have the continued use of Room #123 that includes approximately 561 square feet as storage space during the Term hereof at no additional cost to Licensee.
4. Confidentiality. Licensor and Licensee agree to keep confidential all of the business terms and conditions of the transaction contemplated in this proposal, regardless of whether or not such transaction is ultimately consummated, except (a) if and to the extent the information is already a matter of public knowledge; (b) if and to the extent a Party acquired the information totally apart from the other Party or the other Party's employees, agents or representatives; (c) such disclosures as may be necessary to a Party's brokers, lenders, attorneys, accountants, architects and others advisors, including investment bankers and advisors and other investment professionals and investors involved in any lending, financial or securities transactions involving Licensor or its affiliates (collectively, "Permitted Confidants"); or (d) such disclosures as are required by law or by any litigation between the Parties to this proposal with respect to the Building. Notwithstanding any other provision of the License or this Order, Licensor acknowledges that the Licensee is a public entity subject to the California Public Records Act (Government Code §6250 et

seq.), and may be legally required to disclose the License or this Order or portions thereof in response to a request under the CPRA. Notwithstanding any other provision of this the License or this Order, the Licensee shall not be deemed to be in breach of any confidentiality obligation by disclosing information as required by law, regulation, or court order. The Licensee agrees to notify the Licensor promptly upon receipt of any CPRA request that may involve disclosure of this License, and to reasonably cooperate with the Licensor in asserting any applicable exemptions from disclosure, including but not limited to exemptions for trade secrets or proprietary business information. The Licensor acknowledges and agrees that the Licensee shall have sole discretion to determine whether any portion of the License is exempt from disclosure under the CPRA, and that the Licensee shall not be liable for any damages resulting from such disclosure made in good faith compliance with applicable law.

5. Authority. Only the Los Angeles County Board of Supervisors has the authority, by formally approving and/or executing this Order, to bind the County to the terms included herein. Each individual executing this Order on behalf of Licensee represents and warrants that he or she is duly authorized to execute and deliver this Order on behalf of Licensee, and that this Order is binding upon Licensee in accordance with its terms. Each individual executing this Order on behalf of Licensor represents and warrants that he or she is duly authorized to execute and deliver this Order on behalf of Licensor, and that this Order is binding upon Licensor in accordance with its terms.
6. Continuing Effect. All references to the "License" shall hereinafter refer to the License as amended by this Order. Except as specifically amended by this Order, the License shall remain in full force and effect in accordance with its terms. Sections or other headings contained in this Order are for reference purposes only and shall not affect in any way the meaning or interpretation of this Order; and no provision of this Order shall be interpreted for or against any Party because that Party or its legal representative drafted the provision.
7. Counterparts. This Order may be executed in counterparts, each of which will be deemed an original and all of which will constitute one and the same instrument. Any signature page on a counterpart may be detached therefrom and attached to another counterpart identical in form hereto but including additional signature pages without impairing the legal effect of the signatures thereon.
8. Severability. If any provision of this Order is or becomes invalid or is ruled invalid by any court of competent jurisdiction or is deemed unenforceable, it is the intention of the Parties that the remainder of this Order shall not be affected.
9. Governing Law; Venue. This Order shall be governed by and construed in accordance with the internal laws of the State of California. Any litigation with respect to this Order shall be conducted in the County of Los Angeles, State of California.
10. Amendment; Waiver. This Order may be amended, modified, superseded or canceled, and any of the terms may be waived, only by a written instrument executed by each Party or, in the case of waiver, by the Party waiving compliance. The delay or failure of either Party at any time or times to require performance of any provisions hereof shall in no manner affect the rights at a later time to enforce the same. No waiver by either Party of any condition or of the breach of any term contained in this Order, whether by conduct, or

otherwise, in any one or more instances, shall be deemed to be, or considered as, a further or continuing waiver of any such condition or of the breach of such term or any other term of this Order.

11. Electronic Signature. It will be valid for the Parties to execute and deliver this Order by means of an "electronic signature" and "electronic record" made in accordance with the Uniform Electronic Transactions Act (Cal. Civ. Code section 1633.1, et seq.), or similar applicable law (including, without limitation, by means of DocuSign).

[Signature Page(s) Immediately Follow(s)]

IN WITNESS WHEREOF, the Parties have executed this Order as of the Order Effective Date.

Licensor:

NASH DC, LLC,
A Delaware limited liability company

By:  _____
Avner Papouchado, Chief Executive Officer

Licensee:

COUNTY OF LOS ANGELES,
a body corporate and politic

JOSEPH M. NICCHITTA
Acting Chief Executive Officer

By: _____
John T. Cooke
Assistant Chief Executive Officer

ATTEST:

DEAN C. LOGAN
Registrar-Recorder/County Clerk
of the County of Los Angeles

By: _____
Deputy

APPROVED AS TO FORM:

DAWYN R. HARRISON
County Counsel

By: _____
Roberto Saldaña
Senior Deputy County Counsel

EXHIBIT D
PRICE SHEET

This Price Sheet is hereby incorporated as part of the County of Los Angeles Data Center Colocation License Agreement dated as of October 11, 2016, as amended and extended. Services provided to Licensee under the License shall be entitled to the economic benefits listed in this Price Sheet.

1. Facility to which this price sheet applies:

Nash DC, LLC,
444 North Nash Street,
El Segundo, CA.

2. Monthly Recurring Fees: Licensee shall remain in possession during the period commencing March 1, 2026 and continuing through April 30, 2026 with Licensor's express written consent hereby given and shall continue to pay "**Monthly Recurring Fees**" (also referred to as "**MRFs**" or "**MRCs**") during such period at the rate for MRF's shall be as determined and in effect for the month of February 2026 under the provisions of License. Thereafter, commencing on May 1, 2026, Monthly Recurring Fees shall be the unit costs identified in **Tables 1, 2 and 3** below, and shall be subject to the Annual Escalation Rate as set forth below. Thereafter, the MRFs shall be determined based on the pricing set for in Tables 1, 2 and 3 below and giving effect as appropriate to AER defined below. There shall be no Volume Discount Factor or VDF applicable under the License.

Table 1: Licensed Data Hall Services:

| Year | MRFs / MRCs (monthly) | MRFs / MRCs (annual) |
|------|--|---|
| 1* | \$182,700 (\$210 per kW for 870 kW of allocated power per month) | \$2,192,400 (\$2,520 per kW for 870 kW of allocated power per year) |

* Year 1 begins on May 1, 2026 and ends April 30, 2027.

Table 2: Licensed Office Space:

| Year | MRFs / MRCs (monthly) | MRFs / MRCs (annual) |
|------|-----------------------------|-------------------------------|
| 1* | \$2,187.50 (\$3.50 per RSF) | \$26,250.00 (\$42.00 per RSF) |

* Year 1 begins on May 1, 2026 and ends April 30, 2027.

A. "**Annual Escalation Rate**" ("**AER**"): An Annual Escalation Rate of 3% shall be applied to the Monthly Per Unit Recurring Fees effective on the first day of July, 2027 and thereafter applied on the first day of July of each subsequent year to the Monthly Per Unit Recurring Fees of the previous year.

B. There shall be no annual operating expense (opex) charges or reconciliations, and no percentage asset management fee.

3. **Utility Charges:** Licensee shall only be responsible for the power utility charges. Energy use for the Licensed Space shall be invoiced to Licensee based on actual energy consumed by Licensee Equipment and the associated Support Infrastructure multiplied by the per kilowatt-hour utility rate as passed through to Licensee from the Power Company without any markup or processing fee, Licensor will provide evidence of any changes to the power utility rate when requested by Licensee. The current 12 month average power utility rate (inclusive of taxes) at June 2025 is \$0.13991 /kWh. The method of calculation for monthly energy consumption and utility charges will be as follows:

- A. Energy usage for Licensee Equipment will be measured at the output of the PDUs, RPPs, or Busways supplying Licensee Equipment cabinets and shall be presented as the total kilowatt-hours of energy consumed during the billing period, regardless of whether the facility was on utility power or generator power.
- B. The total energy consumed by the Licensed Space will be calculated by multiplying the energy consumed by Licensee Equipment (paragraph 3A above) by the PUE. Where PUE is the annualized Power Usage Effectiveness of the Facility and is calculated as:

$$PUE = \frac{\text{Total Energy Consumed By Facility}}{\text{Total Energy Consumed by IT Equipment}}$$

- C. Licensor will use a fixed PUE of 1.5 for the Facility during the Original License Term and any Extension Terms as long as Licensee utility usage is at least 50% of the applicable Reserved Power and best practices, including containment are utilized by Licensee.
 - D. Any applicable power consumption taxes will be shown as separate line items on the invoice and will be passed through to Licensee without markup or processing fees.
 - E. Licensor shall not add any additional charges for operating the Facility on generators.
4. **Other Monthly Recurring Fees:** Other per unit monthly recurring fees associated with the Licensed Space for Licensee's use of specific services shall be as listed in **Table 3** below. Monthly Recurring Fees shall be calculated by applying the unit costs identified in **Table 3** by the total quantity or volume identified in each Order for such specific services, which shall be subject to the Annual Escalation Rate (as defined above)
- A. Currently, Licensee is currently utilizing 29 cross-connects. Use of such cross-connects may continue and the charges per cross-connect as provided in **Table 3** which charge shall escalate annually in accordance with the AER. Initial install fee for the two cross-connects has previously been paid.

Table 3: Other Per Unit Monthly Recurring Fees for Requested Services

| Item | Description | Unit of measurement | MRF and One-Time Fees. |
|------|---|---------------------|--|
| 1 | <i>Intentionally omitted</i> | | |
| 2 | <i>Intentionally omitted</i> | | |
| 3 | <i>Intentionally omitted</i> | | |
| 4 | <i>Intentionally omitted</i> | | |
| 5 | Monthly cost per redundant pair of network cross-connect fibers between Licensed Space and carrier Meet-Me-Room | Per fiber pair | \$1,000 initial install fee and thereafter \$150 per month |
| 6 | Monthly cost per redundant pair of network cross-connect copper wires between Licensed Space and carrier Meet-Me-Room | Per cooper pair | \$1,000 initial install fee and thereafter \$150 per month |
| 7 | Branch circuit monitoring for in cabinet power strips | Per power strip | n/a |

5. **One-time Fixed Fees:** One-time Fixed fees associated with the Licensed Space or Licensee's use of specific services shall be as listed in **Table 4**. Fixed Fees for applicable Order shall be calculated by applying the unit costs identified in the Table A4 by the total quantity or volume identified in each Order and subject to Annual Escalation Rate (as defined above).

Table 4: Fixed Fees for Requested Services

| Item | Description | Unit of Measurement | Fixed Fee |
|------|--|---------------------|--------------|
| 1 | Installation cost of cabinet or rack including cost of installing redundant power whips to cabinet (excluding the cost of cabinet) | Cabinet or rack | Cost plus 8% |
| 2 | Installation cost of power whips | each | Cost plus 8% |
| 3 | L5-20 (120V 20A) metered power strip (installed) | each | Cost plus 8% |
| 4 | L5-30 (120V 30A) metered power strip (installed) | each | Cost plus 8% |
| 5 | L6-20 (120V 20A) metered power strip (installed) | each | Cost plus 8% |
| 6 | L6-20 (120V 30A) metered power strip (installed) | each | Cost plus 8% |
| 7 | 208V 50A metered power strip (installed) | each | Cost plus 8% |
| 8 | 208V 60A metered power strip (installed) | each | Cost plus 8% |

| | | | |
|----|---|--------------------------------|--------------|
| 9 | L15-20 (208V 20A) metered power strip (installed) | each | Cost plus 8% |
| 10 | L15-30 (208V 30A) metered power strip (installed) | each | Cost plus 8% |
| 11 | L21-30 (120V/ 208V 30A 3P) metered power strip (installed) | each | Cost plus 8% |
| 12 | 208V 50A 3P metered power strip (installed) | each | Cost plus 8% |
| 13 | 208V 60A 3P metered power strip (installed) | each | Cost plus 8% |
| 14 | Network equipment, aggregation devices, and portal for data collection, monitoring, and reporting of branch circuit power consumption | Total equipment and setup cost | n/a |
| 15 | Remote Hands (1 hour blocks) | Hourly | Cost plus 8% |
| 16 | Remote Hands (10 hour blocks) | Block | Cost plus 8% |
| 17 | Remote Hands (100 hour blocks) | Block | Cost plus 8% |
| 18 | Single model fiber structured cabling within the Licensed Space | each | Cost plus 8% |
| 19 | Multi-mode fiber structured cabling within the Licensed Space | each | Cost plus 8% |
| 20 | Cat X structured cabling within the Licensed Space | each | Cost plus 8% |

Support for Assembly Bill 1740 (Zbur): Urban Multimodal Communities

The California Coastal Act of 1976 remains one of the state’s most significant environmental achievements, safeguarding more than 1,100 miles of California coastline while protecting public access, coastal resources, and ecological integrity. For nearly five decades, the Coastal Commission has played a critical role in advancing these goals.

Since the passage of the Coastal Act, many urban coastal communities, including those within Los Angeles County, have evolved substantially. Cities have made significant investments in high-quality public transit, protected bicycle infrastructure, climate action planning, and traffic safety initiatives designed to reduce greenhouse gas emissions and improve public safety. These efforts expand equitable public access to the coastline while reducing automobile dependency and environmental impacts.

However, in highly urbanized and transit-rich coastal areas that lack sensitive ecological resources, the current coastal development permitting process can impose significant costs and delays on projects that pose no threat to coastal resources or public access. Lengthy Coastal Commission review of limited activities, such as minor building updates, housing already permitted under local or state law, bus and bike lane improvements, outdoor dining, and temporary events, can inadvertently delay housing

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production, climate-aligned transportation improvements, economic revitalization, and preparations for major global events including the LA28 Olympic and Paralympic Games.

Los Angeles County's coastal communities are confronting ongoing economic pressures, including pandemic-related impacts, commercial vacancies, fiscal strain on infrastructure systems, and recovery from the devastating 2025 wildfires. Timely tenant improvements, adaptive reuse, and temporary activations are critical tools for revitalizing coastal commercial corridors and supporting small businesses.

Assembly Bill 1740 (AB 1740), introduced by Assemblymember Rick Chavez Zbur, seeks to modernize coastal governance by creating a framework under which certain urban, transit-rich coastal communities may be eligible for streamlined local permitting authority. The bill establishes objective criteria for jurisdictions to qualify, centered on demonstrated investments in multimodal transportation, climate planning, and policies that expand public access while reducing environmental impacts.

For jurisdictions that meet these standards, the measure would authorize local approval of a limited category of projects that are consistent with existing local and state law and that do not adversely affect coastal resources or public access. At the same time, the California Coastal Commission would retain full authority over projects that could impact sensitive habitats, ecological resources, or shoreline access.

By providing targeted flexibility in highly urbanized areas, AB 1740 is intended to reduce unnecessary delay and regulatory duplication, support housing and mobility improvements, strengthen economic revitalization efforts, and allow the Coastal Commission to focus its expertise and resources on the protection of sensitive coastal environments and public access where oversight is most critical.

I, THEREFORE, MOVE that the Board of Supervisors direct the Chief Executive Office-Legislative Affairs and Intergovernmental Relations to support Assembly Bill 1740 (Zbur), which would modernize California's coastal permitting process by reducing unnecessary approval delays for limited activities in urban, transit-rich communities.

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MOTION BY SUPERVISOR LINDSEY P. HORVATH

March 17, 2026

Improving Transparency in Legal Settlements by Creating a Public-Facing Dashboard and Updating Board Agendas

On October 14, 2025, it was publicly reported that the County entered into a \$2 million settlement agreement¹ with a department executive.² Similar payments have been made to other County executives upon their departure from County service. The settlement reported in October was disclosed, as allowed by current law, in response to a California Public Records Act request.

On December 2, 2025, this Board passed a motion directing the County to take steps to prospectively disclose settlements with County executives and explore the possibility of increasing transparency of any such settlements by developing a publicly

¹ <https://s3.documentcloud.org/documents/26185037/la-county-ceo-settlement-agreement-for-2-million-dollars.pdf> (Oct. 9, 2025 Letter from County Counsel to N. Gerda).

² <https://laist.com/news/politics/county-settlement-ceo>; <https://laist.com/news/la-countys-ceo-payout-ballot-measure-g>; <https://www.latimes.com/california/story/2025-10-14/los-angeles-county-chief-executive-settlement>

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accessible dashboard that would publish and describe the basic details of any such settlements.

In addition to a dashboard, the County can also update its Board of Supervisors meeting agendas to incorporate basic details regarding legal settlements. For example, some California counties, such as Alameda County, include in their Board agenda a re-agendized item after a settlement has been entered into that reports the date when settlement authority was authorized, the case name, the final settlement amount and the result of the vote approving the settlement.

I, THEREFORE MOVE that the Board of Supervisors:

1. Direct the Auditor-Controller's Office, in collaboration with County Counsel, to create a public-facing information dashboard for settlements between the County and County executives that displays the settling party's name, settlement amount, and Claims Board or Board of Supervisors approval dates. The dashboard should also provide a link to each settlement agreement after it is posted on the Executive Office of the Board's Statement of Proceedings website, so the public can easily access settlements in a single online location.
2. Going forward, for cases where the Board voted to give authority to enter into a settlement or settlement negotiations, once the settlement is finalized, direct the Executive Office of the Board to re-agendize the item in a way that reports the date when the settlement authority was authorized, the party or case name as appropriate, the final settlement amount, and the result of the vote approving the settlement.

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