



County of Los Angeles  
Chief Executive Office

## COMMUNITY SERVICES CLUSTER AGENDA REVIEW MEETING

FESIA A. DAVENPORT  
Chief Executive Officer

**DATE:** Wednesday, February 23, 2022  
**TIME:** 3:30 p.m.

**THIS MEETING WILL BE CONDUCTED VIRTUALLY TO ENSURE THE SAFETY OF MEMBERS OF THE  
PUBLIC AND EMPLOYEES AS PERMITTED UNDER STATE LAW.**

**TO PARTICIPATE IN THE MEETING CALL TELECONFERENCE NUMBER: (323) 776-6996 ID: 994 112 379#**

[Click here to join the meeting](#)

### AGENDA

Members of the Public may address the Community Services Cluster on any agenda item by submitting a written request prior to the meeting. Two (2) minutes are allowed per person in total for each item.

1. **CALL TO ORDER**
2. **INFORMATIONAL ITEM(S):** [Any Information Item is subject to discussion and/or presentation at the request of two or more Board offices with advance notification]:
  - A. Board Letter (Agricultural Commissioner/Weights and Measures):  
2022 BRUSH CLEARANCE/WEED ABATEMENT REFEREES' HEARING REPORT
  - B. Board Letter (Los Angeles County Development Authority):  
ISSUANCE AND SALE OF LOS ANGELES COUNTY DEVELOPMENT AUTHORITY  
GENERAL REVENUE REFUNDING BONDS, 2022 SERIES
  - C. Board Letter (Public Works-Capital Projects)  
(also on March 2, 2022 Public Safety Cluster Meeting):  
CONSTRUCTION CONTRACT  
CONSTRUCTION MANAGEMENT CORE SERVICE AREA  
MARINA DEL REY PUBLIC SAFETY DOCK REPLACEMENT PROJECT  
APPROVE PROJECT BUDGET  
APPROVE APPROPRIATION ADJUSTMENT AND  
AWARD DESIGN-BUILD CONTRACT  
CAPITAL PROJECT NO. 87338
3. **PRESENTATION/DISCUSSION ITEM(S):**
  - A. Board Briefing (Los Angeles County Development Authority):  
DIRECTOR'S REPORT  
Speaker: Emilio Salas
4. **PUBLIC COMMENTS (2 minutes each speaker)**
5. **ADJOURNMENT**

# BOARD LETTER/MEMO CLUSTER FACT SHEET

☒ Board Letter

☐ Board Memo

☐ Other

|   |  |                        |  |
|---|--|------------------------|--|
| <b>CLUSTER AGENDA REVIEW DATE</b>                                       | 2/23/2022  |                        |  |
| <b>BOARD MEETING DATE</b>   | 3/15/2022  |                        |  |
| <b>SUPERVISORIAL DISTRICT AFFECTED</b>                                  | <input checked="" type="checkbox"/> All <input type="checkbox"/> 1 <sup>st</sup> <input type="checkbox"/> 2 <sup>nd</sup> <input type="checkbox"/> 3 <sup>rd</sup> <input type="checkbox"/> 4 <sup>th</sup> <input type="checkbox"/> 5 <sup>th</sup>   |                        |  |
| <b>DEPARTMENT(S)</b>  | Agricultural Commissioner/Weights and Measures (ACWM) and Fire Department (LACOFD)   |                        |  |
| <b>SUBJECT</b>  | 2022 Brush Clearance/Weed Abatement Referees' Hearing Report – requesting the Board accept the Referee Hearing Report and order ACWM and Fire Department to enforce the removal of hazardous brush, dry grass, weeds, rubbish, illegal dumping, combustible growth or flammable vegetation in LA County.   |                        |  |
| <b>PROGRAM</b>  | Weed Abatement (Weed Hazard/Pest Management Bureau)  |                        |  |
| <b>AUTHORIZES DELEGATED AUTHORITY TO DEPT</b>                           | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  |                        |  |
| <b>SOLE SOURCE CONTRACT</b>   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>If Yes, please explain why:   |                        |  |
| <b>DEADLINES/ TIME CONSTRAINTS</b>                                      | This BOS Meeting of 3/15/22 is mandated and was administratively set before the Board in January 2022.   |                        |  |
| <b>COST &amp; FUNDING</b>   | Total cost:<br>\$ No NCC   | Funding source:<br>N/A |  |
|   | TERMS (if applicable):<br>N/A  |                        |  |
|   | Explanation:<br>ACWM will recover its expenses for abatement costs through direct assessments on the property taxes of individual properties.  |                        |  |
| <b>PURPOSE OF REQUEST</b>   | We are requesting that the Board of Supervisors: <ol style="list-style-type: none"> <li>1. Accepts and approves the 2022 Brush Clearance/Weed Abatement Referee Hearing Report.</li> <li>2. Order ACWM and the District to enforce the removal of hazardous brush, dry grass, weeds, rubbish, illegal dumping, combustible growth or flammable vegetation, to include native and ornamental vegetation, from improved and unimproved properties in Los Angeles County as listed on the Resolution of the Board of Supervisors approved on January 11, 2022.</li> </ol> |                        |  |
| <b>BACKGROUND<br/>(include internal/external issues that may exist)</b> | Weed, brush and rubbish abatement is conducted pursuant to California Health and Safety Code (Code) Sections 13879 and 14875-14922. The  |                        |  |

|  |   |
|--|---|
| including any related motions)                   | <p>initial step of the process was the adoption of a resolution by the Board on January 11, 2022, during which time weeds, brush and rubbish on designated properties were declared to be a public nuisance. Following the resolution, a legal notice was mailed to each affected property owner in the form prescribed by Section 14892 of the Code. The legal notice included the date and time of this hearing, and no further notice or newspaper publication is required.</p> <p>After the notices had been mailed, public hearings were held before the Weed Abatement and Brush Clearance Referees in Arcadia and the Antelope Valley on February 16, 2022, and February 17, 2022, respectively. <del>Fifteen (15)</del> property owners attended the public hearings where they were given individual consultation regarding program-related issues such as:</p> <ul style="list-style-type: none"> <li>• Why their properties have been included in the program</li> <li>• When their properties need to be cleared</li> <li>• What needs to be done on the property to remove the hazard or public nuisance</li> <li>• The inspection fee</li> <li>• Clearance costs</li> </ul> <p>Property owners who have objections to having their properties included in the program may appear before the Board during this hearing, as required by Section 14898 of the Code, after which the Board may allow or overrule any or all objections and order ACWM and the District to continue with abatement proceedings.</p> <p>ACWM and the District will keep an account of the cost of abatement, including enforcement and inspection fees, and will render a report containing all itemized costs of abatement charges (Report) to the Board showing the cost of abatement on each separate parcel of land. Pursuant to Section 14910 of the Code, the Board shall receive and consider the Report at a hearing on July 26, 2022, during which time the Board will hear any objections from property owners liable to be assessed for the cost of the abatement that was required.</p> |
| <b>EQUITY INDEX OR LENS WAS UTILIZED</b>         | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>If Yes, please explain how:  |
| <b>SUPPORTS ONE OF THE NINE BOARD PRIORITIES</b> | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>If Yes, please state which one(s) and explain how:   |
| <b>DEPARTMENTAL CONTACTS</b>                     | Name, Title, Phone # & Email:<br><br>KURT E. FLOREN<br>Agricultural Commissioner/<br>Director of Weights and Measures<br>(626) 575-5451<br><a href="mailto:KFloren@acwm.lacounty.gov">KFloren@acwm.lacounty.gov</a>   |



**Kurt E. Floren**  
Agricultural Commissioner  
Director of Weights and Measures

## COUNTY OF LOS ANGELES

### *Department of Agricultural Commissioner/ Weights and Measures*

12300 Lower Azusa Road  
Arcadia, CA 91006-5872  
<http://acwm.lacounty.gov>



*Protecting Consumers  
and the Environment  
Since 1881*

March 15, 2022

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:

### **2022 BRUSH CLEARANCE/WEED ABATEMENT REFEREES' HEARING REPORT (ALL DISTRICTS) (3-VOTES)**

#### **SUBJECT**

Annual abatement of hazardous vegetation is a critical component of the overall fire prevention infrastructure throughout most of Los Angeles County. The actions, which are requested herein of your Board, are part of the legal process that is required to carry out this critical public safety function. The abatement of hazardous vegetation is completed by a joint effort of the Department of Agricultural Commissioner/Weights and Measures (ACWM) and the Consolidated Fire Protection District of Los Angeles County (District).

#### **IT IS RECOMMENDED THAT THE BOARD, ACTING AS THE GOVERNING BODY OF THE FIRE PROTECTION DISTRICT OF LOS ANGELES COUNTY AND AS THE BOARD OF SUPERVISORS:**

1. Accept the Referee Hearing Report.
2. Order ACWM and the District to enforce the removal of hazardous brush, dry grass, weeds, rubbish, illegal dumping, combustible growth or flammable vegetation, to include native and ornamental vegetation, from improved and unimproved properties in Los Angeles County as listed on the Resolution of the Board of Supervisors approved on January 11, 2022.

#### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

Various properties, which are both improved and unimproved (vacant), were declared by prior Board resolution to contain or have the potential to contain public nuisances due to hazardous vegetation or rubbish. By accepting the Referee Hearing Report and holding

this hearing, ACWM and the District will be able to take the actions necessary to cause the public nuisances to be abated if not done so by the owners of the properties upon which the unsafe conditions exist. ACWM will continue to focus primarily on the unimproved (vacant) properties and the District will continue to work towards achieving fire safety on the improved properties.

### Implementation of Strategic Plan Goals

This action supports the following County Strategic Plan goals:

- Strategy II.2: Support the Wellness of Our Communities – Removal of overgrown weeds, neglected vegetation and illegal dumping contributes to the health and safety of residents within many of the County's diverse communities.
- Strategy III.3: Pursue Operational Effectiveness, Fiscal Responsibility, and Accountability: Conducting nuisance abatement pursuant to the statutory authority of the California Health and Safety Code allows ACWM and the District to respond to hazards posed by weeds, brush, and rubbish more quickly and effectively than when using other nuisance abatement procedures. It also allows complete cost recovery for ACWM's role in this critical public safety function, and the District to recover costs for its enforcement efforts.

### **FISCAL IMPACT/FINANCING**

There is no net County cost.

ACWM will recover its expenses for abatement costs, including clerical functions such as mailings, boundary determination, data entry, etc., through direct assessments on the property taxes of individual properties.

The District will assess fines directly to private property owners of declared improved properties if they fail to comply with two official notices to abate hazards that constitute a public nuisance. Reimbursement of initial inspections and abatement costs for enforcement services beyond annual inspection will be recovered through direct assessments to the tax roll of individual properties. The County of Los Angeles Auditor-Controller has approved an initial inspection fee of \$50.00 for all declared improved parcels and abatement enforcement costs of \$894.00 for improved parcels that require enforcement actions beyond a second inspection.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

Weed, brush and rubbish abatement is conducted pursuant to California Health and Safety Code (Code) Sections 13879 and 14875-14922. The initial step of the process was the adoption of a resolution by the Board on January 11, 2022, during which time weeds, brush and rubbish on designated properties were declared to be a public nuisance. Following the resolution, a legal notice was mailed to each affected property owner in the form prescribed by Section 14892 of the Code. The legal notice included the date and time of this hearing, and no further notice or newspaper publication is required.

After the notices had been mailed, public hearings were held before the Weed Abatement and Brush Clearance Referees in Arcadia and the Antelope Valley on February 16, 2022, and February 17, 2022, respectively. ~~TBD~~ property owners attended the public hearings where they were given individual consultation regarding program-related issues such as:

- Why their properties have been included in the program
- When their properties need to be cleared
- What needs to be done on the property to remove the hazard or public nuisance
- The inspection fee
- Clearance costs

Property owners who have objections to having their properties included in the program may appear before the Board during this hearing, as required by Section 14898 of the Code, after which the Board may allow or overrule any or all objections and order ACWM and the District to continue with abatement proceedings.

ACWM and the District will keep an account of the cost of abatement, including enforcement and inspection fees, and will render a report containing all itemized costs of abatement charges (Report) to the Board showing the cost of abatement on each separate parcel of land. Pursuant to Section 14910 of the Code, the Board shall receive and consider the Report at a hearing on July 26, 2022, during which time the Board will hear any objections from property owners liable to be assessed for the cost of the abatement that was required.

#### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

There will be no impact on current services.

Respectfully submitted,

KURT E. FLOREN  
Agricultural Commissioner  
Director of Weights and Measures

ANTHONY C. MARRONE  
Interim Fire Chief

KEF/acm:AZ:mm

Enclosures

c: Chief Executive Officer  
Executive Officer, Board of Supervisors  
County Counsel  
Auditor-Controller

STATE OF CALIFORNIA       )  
  )  
  ) SS  
  )  
COUNTY OF LOS ANGELES    )

ADRIAN ZAVALA, DEPUTY DIRECTOR/BUREAU CHIEF, AGRICULTURAL COMMISSIONER/WEIGHTS AND MEASURES, being first duly sworn, affirms: On or before the 1st day of February 2022, as required by the State of California Health and Safety Code Section 14896, I mailed, or caused to be mailed, to the owners of each of 26,979 properties as their names and addresses appear from the last equalized assessment roll, or as were known to the clerk, a notice or notices ("Annual Weed Abatement Notice") to destroy noxious or dangerous weeds or remove brush, rubbish and refuse, and setting the 16th and 17th days of February 2022, as the dates upon which owners of said properties could attend a meeting of the Weed Abatement Referee, when their objections would be heard and given due consideration. Attached is a true and correct copy of such Notice.

I have personal knowledge of the foregoing, and if called upon could competently testify thereto.

I declare under penalty of perjury that the foregoing is true and correct.

  
\_\_\_\_\_  
ADRIAN ZAVALA  
Deputy Director, Bureau Chief

WITNESSED BY:

This 1st day of February 2022

  
\_\_\_\_\_  
MYRNA MADRID  
Staff Assistant III  
Weed Hazard and Integrated Pest Management Bureau



STATE OF CALIFORNIA       )  
  )  
  ) SS  
  )  
COUNTY OF LOS ANGELES    )

KEVIN T. JOHNSON, ASSISTANT CHIEF, FORESTRY, COUNTY OF LOS ANGELES FIRE DEPARTMENT, being duly sworn says: That on or before the 1<sup>st</sup> of February, 2022, he mailed, or caused to be mailed, all "Annual Brush Clearance Notices" to the owners of each of the properties described in the Declaration List, as their names and residential addresses and a description of the property in question appear from the last equalized assessment roll, or as known to the clerk, which notices request owners to destroy hazardous brush, dry grass, weeds, combustible growth or flammable vegetation, to include native and ornamental vegetation, and sets the 16th and 17th days of February, 2022, as the dates upon which owners of said property may attend a hearing of the Brush Clearance Referee, when their objections will be heard and given due consideration. Attached is a true and correct copy of such notice.

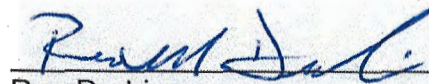
I have personal knowledge of the foregoing, and if called upon could competently testify thereto.

I declare under penalty of perjury that the foregoing is true and correct.

  
\_\_\_\_\_  
KEVIN T. JOHNSON  
Assistant Chief, Forestry

WITNESSED BY:

This 3<sup>rd</sup> day of February, 2022

  
\_\_\_\_\_  
Ron Durbin  
Chief, Forestry





**Kurt E. Floren**  
Agricultural Commissioner  
Director of Weights and Measures

## COUNTY OF LOS ANGELES

### Department of Agricultural Commissioner/ Weights and Measures

12300 Lower Azusa Road  
Arcadia, California 91006-5872  
<http://acwm.lacounty.gov>



Protecting Consumers  
and the Environment  
Since 1881

«APN»  
«Owner»  
«Address»  
«City» «State» «Zip\_Code»

## Annual Weed Abatement Notice

Dear Property Owner:

You are the recorded owner of a parcel of land, identified as Assessor's Identification Number (AIN):

| ASSESSOR'S IDENTIFICATION NUMBER |                     |                         | ZONE         |
|----------------------------------|---------------------|-------------------------|--------------|
| MAPBOOK<br>«MapB»                | PAGE<br>«Page_Text» | PARCEL<br>«Parcel_Text» | «Zone__Text» |

The following is a legal notice regarding hazardous conditions that are or could be on the parcel. The other side of this letter contains a much more detailed explanation of your responsibility as a property owner and how to get more information.

### NOTICE TO DESTROY WEEDS, REMOVE BRUSH, RUBBISH AND REFUSE

#### NOTICE IS HEREBY GIVEN THAT ON JANUARY 11, 2022, THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES

passed or will pass a resolution declaring noxious or dangerous vegetation\* or rubbish and refuse were growing or occurring upon or in front of property on certain streets in said city or unincorporated area of the County of Los Angeles, more particularly described in the resolution, and that they constitute a public nuisance which must be abated by the removal of said noxious or dangerous vegetation, rubbish and refuse. The resolution further declares that, if not abated, the vegetation and/or rubbish and refuse may be removed and the nuisance abated by County authorities in which case the cost of removal shall be assessed upon the lots or land from or in front of which the noxious or dangerous vegetation, rubbish and refuse are removed. Such cost will constitute a special assessment against such lots or lands. Reference is hereby made to said resolution for further particulars. In addition, the Board of Supervisors of the County of Los Angeles authorized and directed the Agricultural Commissioner to recover its costs of details. All property owners having any objections to the proposed removal of noxious or dangerous vegetation, rubbish and refuse and the recovery of inspection costs, are hereby notified that they may attend a hearing at the following location(s):

#### WEED ABATEMENT REFEREE HEARINGS

(1) Arcadia

Wednesday, February 16, 2022, from 9:30 AM until noon at 12300 Lower Azusa Road, Arcadia CA 91006 or

(2) Antelope Valley

Thursday, February 17, 2022, from 9:30 AM until noon at the Los Angeles County Administrative Bldg. 335 East Ave. K-10, Lancaster, CA 93535

A property owner may attend a public hearing before the Board of Supervisors on March 15, 2022, at 9:30 am.

**You are not required to go to the public hearing(s)** See reverse of this notice for more information regarding the public hearings.

*\*Including weeds, brush, tumbleweeds, sagebrush or vegetation that is not pruned or is otherwise neglected so as to attain such large growth as to become, when dry, a fire menace to adjacent improved property.*

This Notice Dated: February 1, 2022

Kurt E. Floren, Agricultural Commissioner

Protecting Consumers and the Environment Since 1881  
To Enrich Lives Through Effective and Caring Service

**THE DEPARTMENT**

We are the Los Angeles County, Department of Agricultural Commissioner/ Weights and Measures. One of our missions is to help protect the lives and property of Los Angeles County residents through a Hazard Abatement Program (Program) conducted pursuant to the California Health and Safety Code sections 13879 and 14875-14922\*

**ABOUT THIS NOTICE**

You received this notice because you were identified as the owner of the parcel referenced by the AIN number on the front of this document. Your name and address were obtained as they appeared on the last equalized tax assessment roll.

Your parcel (property) was included in the Program for one of the following reasons:

- ✓ Weeds, brush or neglected vegetation are, or could grow to be, close enough to a house or other structure to pose a fire hazard to the house.
- ✓ Weeds or brush are close enough to a road to jeopardize use of the road in the event of a fire.
- ✓ Accumulated piles of rubbish, refuse, trash, litter or other flammable material, etc., is or may be on the property creating a health or fire hazard, or some other public nuisance condition.
- ✓ (Antelope Valley only) Large amounts of tumbleweeds are, or may be, on the property which can blow off and spread, cause traffic accidents on the highway, damage agricultural crops or build up along fences, homes, etc.\*\*

**WHAT ARE YOUR RESPONSIBILITIES**

For your property

You are expected to maintain your property hazard free. Depending on the area, dry weeds, brush or neglected vegetation within **100 feet up to 200 feet** from a home or other structure, or 10 feet of a road, are considered a hazard. Please contact us if you are not sure how much you are expected to clear or if you have any questions. If your vacant parcel is not within 100 feet of a home or other structure, it has been included in the Program because of the potential for tumbleweeds\*\* (Antelope Valley only) or accumulations of trash.

The Hearings

The front of this notice has dates, locations and times for public hearings. They are provided to give property owners the chance to discuss the Program and bring up any concerns directly with Program staff.

**YOU ARE NOT REQUIRED TO GO TO THE PUBLIC HEARING(S)**, however the **Weed Abatement Referee Hearings** may be good opportunities for you to:

- Find out exactly where your vacant property is located
- Learn why your property was included in the Program
- Provide us with information to help us determine if your property should be removed from the Program.

Change of Ownership

If you are no longer the owner of the property identified in this notice, please notify the L.A. County Assessor’s Office, Ownership Services, at 1(888) 807-2111 (Toll Free), (213) 974-3211, or their website <http://assessor.lacounty.gov> immediately. If you sell or have sold the property, failure to disclose this legal notice to the new owner may make you liable for all hazard abatement charges assessed to the property.

Native Trees

In many areas of the County, certain native trees like oaks, walnuts and sycamores may be protected by County or City ordinances. Please contact our office prior to cutting or pruning any of these.

Discing

The use of discing for weed abatement is prohibited within most areas of the Santa Monica Mountains. More information is available here: [http://planning.lacounty.gov/assets/upl/project/coastal\\_adopted-LIP.pdf](http://planning.lacounty.gov/assets/upl/project/coastal_adopted-LIP.pdf) or by calling the Los Angeles County Department of Regional Planning at (213) 974-6453.

**HAZARD ABATEMENT (CLEARANCE) TIMELINE**

**IMPORTANT! Don’t clear your property too early.** Your property may not need to be cleared at the time of receiving this notice. April 1, 2022, is the earliest the County will begin clearance operations. It could be much later in your area. The process of County inspections and abatement can take up to several months, so if you are planning to maintain your own property, let us know by using the enclosed Response Card or online at <http://acwm.lacounty.gov> no later than **March 12, 2022**. You will then be sent a clearance deadline specific to your area. For more information visit our website or call our office.

Regrowth of vegetation due to late rainfall may result in the need for more than one clearance during the year.

After **April 1, 2022**, the County will begin systematically inspecting parcels and, if hazardous weeds, brush or trash are present, the County will abate the hazard(s).\*\* The cost of the abatement will be assessed to the parcel appearing as a separate item (LA CO HAZ ABATE) on the annual tax bill.

**INSPECTION FEE**

The Board of Supervisors has authorized an Inspection Fee of **\$45.05** which will be assessed on all affected properties whether or not they are cleared by the property owners.

**HOW TO CONTACT US**

You may communicate with us using the enclosed Response Card, online at <http://acwm.lacounty.gov> or by telephone at (626) 575-5484.

\* In the following cities, the Hazard Abatement Program is conducted pursuant to the California Government Code, sections 39560-39588: Arcadia, Commerce, Glendale, La Verne, Monterey Park, Santa Fe Springs, and South Pasadena.

\*\*SPECIAL INFORMATION REGARDING TUMBLEWEEDS: Because of environmental factors, systematic inspections and abatement of current season’s growth of tumbleweeds on parcels in the Antelope Valley will not begin until **October 1, 2022**.



# COUNTY OF LOS ANGELES FIRE DEPARTMENT

BRUSH CLEARANCE UNIT  
605 NORTH ANGELENO AVENUE  
AZUSA, CA 91702  
(626) 969-2375

<https://fire.lacounty.gov/fire-hazard-reduction-programs/>  
"Proud Protectors of Life, Property, and the Environment"

## BOARD OF SUPERVISORS

HILDA L. SOLIS  
FIRST DISTRICT

HOLLY J. MITCHELL  
SECOND DISTRICT

SHEILA KUEHL  
THIRD DISTRICT

JANICE HAHN  
FOURTH DISTRICT

KATHRYN BARGER  
FIFTH DISTRICT

DARYL L. OSBY  
FIRE CHIEF  
FORESTER & FIRE WARDEN

## ANNUAL BRUSH CLEARANCE NOTICE 2022

Dear Property Owner:

This is the first notice of inspection and a reminder that the County of Los Angeles Fire Department will be conducting annual brush clearance inspections within the next few months, or fuel modification inspections throughout the year.

### PROPERTY DESCRIPTION

| ASSESSOR'S IDENTIFICATION NUMBER |      |        | SITE ADDRESS |
|----------------------------------|------|--------|--------------|
| MAPBOOK                          | PAGE | PARCEL |              |
| XXXX                             | XXX  | XXX    | XXXX         |

### NOTICE TO DESTROY HAZARDOUS BRUSH, DRY GRASS, WEEDS, COMBUSTIBLE GROWTH OR FLAMMABLE VEGETATION TO INCLUDE NATIVES AND ORNAMENTALS

#### NOTICE IS HEREBY GIVEN THAT ON JANUARY 11, 2022 THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES

passed or will pass a resolution declaring that hazardous brush, dry grass, weeds, combustible growth or flammable vegetation to include native and ornamental vegetation where growing upon or in front of said improved property as specifically described by the parcel number in the resolution, to be a potential fire hazard or nuisance which, upon inspection by the County of Los Angeles Fire Department is verified to be an existing hazard or nuisance and violation of the County Fire Code pertaining to clearance of brush and vegetation growth, must be removed and the nuisance abated by the Agricultural Commissioner and the cost of removal assessed upon the land. In addition, the Board of Supervisors authorized and directed the County of Los Angeles Fire Department and the Agricultural Commissioner to recover their costs related to the enforcement of the fire code. All property owners having objection to the removal of brush, dry grass, weeds, combustible growth or flammable vegetation, including natives and ornamentals, are hereby notified that they may attend a brush clearance referee hearing at the following location(s):

(1) Arcadia

Wednesday, February 16, 2022, from 9:30 a.m. until noon at 12300 Lower Azusa Rd., CA 91006 or

(2) Antelope Valley

February 17, 2022, from 9:30 a.m. until noon at the Los Angeles County Administrative Bldg. 335 East Ave. K-10, Lancaster, CA 93535

Protests which are not resolved will be sent before the BOARD of Supervisors on March 15, 2022, at 9:30 a.m., when their objections will be heard and given due consideration. If a property owner does not want to present objections to the proposed removal of hazardous brush, dry grass, weeds, combustible growth or flammable vegetation, or the recovery of enforcement and abatement cost, he/she need not to appear at the above-mentioned meeting(s).

This Notice Dated: February 1, 2022

Daryl L. Osby, Fire Chief

#### SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:

AGOURA HILLS  
ARTESIA  
AZUSA  
BALDWIN PARK  
BELL  
BELL GARDENS  
BELLFLOWER  
BRADBURY  
CALABASAS

CARSON  
CERRITOS  
CLAREMONT  
COMMERCE  
COVINA  
CUDAHY  
DIAMOND BAR  
DUARTE

EL MONTE  
GARDENA  
GLEN DORA  
HAWAIIAN GARDENS  
HAWTHORNE  
HERMOSA BEACH  
HIDDEN HILLS  
HUNTINGTON PARK  
INDUSTRY

INGLEWOOD  
IRVINDALE  
LA CANADA-FLINTRIDGE  
LA HABRA  
LA MIRADA  
LA PUENTE  
LAKEWOOD  
LANCASTER

LAWDALE  
LOMITA  
LYNWOOD  
MALIBU  
MAYWOOD  
NORWALK  
PALMDALE  
PALOS VERDES ESTATES  
PARAMOUNT

PICO RIVERA  
POMONA  
RANCHO PALOS VERDES  
ROLLING HILLS  
ROLLING HILLS ESTATES  
ROSEMEAD  
SAN DIMAS  
SANTA CLARITA

SIGNAL HILL  
SOUTH EL MONTE  
SOUTH GATE  
TEMPLE CITY  
VERNON  
WALNUT  
WEST HOLLYWOOD  
WESTLAKE VILLAGE  
WHITTIER

## BRUSH CLEARANCE REQUIREMENTS

Thousands of homes are in danger of destruction by fire because of their proximity to brush-covered areas. Homes with wood shake roofs, wood siding, decks, patio covers, or exposed eaves are particularly vulnerable to the spread of fire. Despite efforts by firefighters, wildland fires fanned by strong winds can destroy homes. It is your legal responsibility to take the necessary action by clearing vegetation around all structures at risk. A fire safe landscape creates a defensible space to help protect against approaching wildfires.

### WHAT ARE YOUR RESPONSIBILITIES

1. Establish a 5-foot Ember Resistant Zone around all structures. Eliminate all vegetation and materials that could be ignited by embers from a wildfire.
2. Native and ornamental vegetation known to be flammable, including, but not limited to: Acacia, Cedar, Cypress, Eucalyptus, Juniper, Pine, and Pampas Grass, shall be removed within 30 feet of any structure or, 50 feet in extra hazard areas. Ornamental grasses and ground cover should be maintained at no higher than 3 inches.
3. Thin remaining vegetation for the next 70 feet, for a total of 100 feet, around any structure by clearing, trimming, thinning, limbing up removing flammable vegetation and dead wood. For high hazard areas this distance can be increase to a maximum of 200 feet.
4. Specimen native trees and shrubs are permissible, provided they do not form a means of transmitting fire to any structure. It is recommended that specimen shall be spaced a minimum of 15 feet or 3 times diameter from other specimens, structures or surrounding native brush.
5. Access road shall be maintained with a minimum of 10 feet of brush clearance on each side. Fire access roads shall have an unobstructed vertical clearance to the sky. Trees overhanging fire access road shall be maintained to provide adequate vertical clearance.
6. Provide a minimum of 3 feet of brush clearance around all fire hydrants.
7. It is required that all trees and shrubs shall be maintained free of deadwood and litter. Shrubs may be required to be trimmed up from the ground 1/3 of their height. Trees shall be trimmed a minimum of 6 feet or 1/3 of their height up to 40 feet, depending on surface fuels.
8. Trees are best trimmed during dormancy or during the winter months. Care should be taken when trimming trees during spring as this is the nesting season for many species of birds.

### INSPECTION FEE

The Board of Supervisors has authorized an Inspection Fee of \$150.00 which will be assessed on all declared hazardous properties whether or not they are cleared by the property owner.

### INSPECTION TIMELINE

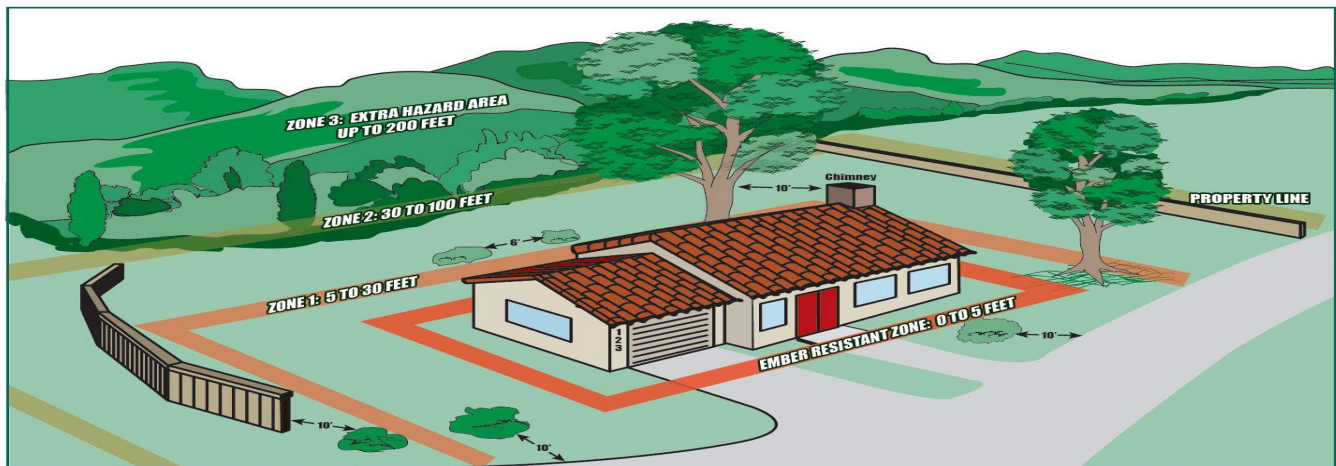
Brush Clearance inspections are scheduled to begin **April 1** in the Antelope Valley, **June 1** in the Coastal Area, and **May 1** in all other areas. If hazardous fire conditions exist on your property at the time of inspection, you will be issued an Official Inspection Report which will indicate existing violations and provide specific clearing instructions and a compliance deadline.

**Failure to comply with the Official Inspection Report will result in the imposition of a \$500 administrative fine. An additional \$894 direct assessment will be added to your annual tax bill as item CO FIRE ABMT ENF to recover the County of Los Angeles Fire Department costs related to enforcement of the Fire Code. Additionally, if your parcel is inspected or cleared by the Agricultural Commissioner, an inspection fee of 42.55 and the clearing costs will be placed on your annual tax bill as item LA CO HAZ ABATE.**

### HOW TO CONTACT US

For additional information regarding specific clearing requirements, contact your local jurisdictional fire station or the Brush Clearance Unit at (626) 969-2375.

### EXTRA HAZARDOUS AREAS MAY REQUIRE 200 FEET OF CLEARANCE



**PREPARE FOR WILDFIRES: CREATE AND MAINTAIN A DEFENSIBLE SPACE**



# BOARD LETTER/MEMO CLUSTER FACT SHEET

☒ Board Letter

☐ Board Memo

☐ Other

|   |   |  |
|---|---|--|
| <b>CLUSTER AGENDA REVIEW DATE</b>   | 2/23/2022   |  |
| <b>BOARD MEETING DATE</b>   | 3/15/2022   |  |
| <b>SUPERVISORIAL DISTRICT AFFECTED</b>  | <input checked="" type="checkbox"/> All <input type="checkbox"/> 1 <sup>st</sup> <input type="checkbox"/> 2 <sup>nd</sup> <input type="checkbox"/> 3 <sup>rd</sup> <input type="checkbox"/> 4 <sup>th</sup> <input type="checkbox"/> 5 <sup>th</sup>  |  |
| <b>DEPARTMENT(S)</b>  | Los Angeles County Development Authority  |  |
| <b>SUBJECT</b>  | ISSUANCE AND SALE OF LOS ANGELES COUNTY DEVELOPMENT AUTHORITY GENERAL REVENUE REFUNDING BONDS, 2022 SERIES  |  |
| <b>PROGRAM</b>  | Finance/Administration  |  |
| <b>AUTHORIZES DELEGATED AUTHORITY TO DEPT</b>   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No   |  |
| <b>SOLE SOURCE CONTRACT</b>   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>If Yes, please explain why:  |  |
| <b>DEADLINES/ TIME CONSTRAINTS</b>  | Anticipated bond closing date of April 5, 2022.   |  |
| <b>COST &amp; FUNDING</b>   | Total cost: \$TBD   | Funding source: LACDA (No County General Fund) |
|   | TERMS (if applicable): Negotiated sale of 2022 Bonds not to exceed \$33 Million over a 20-year period.  |  |
|   | Explanation: The LACDA, with advisory support from the TTC, is requesting authorization to issue the 2022 Bonds in an aggregate amount not to exceed \$33 Million. The proceeds of the 2022 Bonds will be used to redeem approximately \$31 million in outstanding bonds previously issued to finance the development, acquisition, and construction of the LACDA Headquarters administrative Building and finance approximately \$1.7 million in renovations and upgrades to the LACDA Headquarters Administration Building. Proceeds of the 2022 Bonds will also be used to pay the costs of issuance of the 2022 Bonds.                                    |  |
| <b>PURPOSE OF REQUEST</b>   | The 2022 Bonds will refinance the Community Development Properties Los Angeles County, Inc. previously issued Lease Revenue Bonds, 2011 (Los Angeles Community Development Commission Headquarters Office Building) (the "Prior Bonds"), which were issued to finance the development, acquisition and construction of the LACDA Headquarters Administrative Building. As a result of the refinancing, the LACDA will acquire ownership of the LACDA Headquarters Administrative Building. The Bonds will fully refund the outstanding bonds for which the LACDA is financially responsible for generating significant savings in debt service to the agency. |  |
| <b>BACKGROUND (include internal/external issues that may exist including any related motions)</b> | In 2011, the LACDA entered into a three party partnership to design and build the administrative headquarters located in Alhambra, CA. The LACDA became the primary tenant for the building paying rent to satisfy the debt service. In 2021, the debt, under the current 3 party bond structure became available for refunding. With significantly lower interest rates, the LACDA is refinancing this arrangement by issuing the 2022 Bonds in a revenue structure under its own authority. This will result in ownership of the building and reduce the overall cost of the building by approximately \$6.9 million.                                       |  |
| <b>EQUITY INDEX OR LENS WAS UTILIZED</b>  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>If Yes, please explain how:  |  |
| <b>SUPPORTS ONE OF THE NINE BOARD PRIORITIES</b>  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>If Yes, please state which one(s) and explain how:   |  |
| <b>DEPARTMENTAL CONTACTS</b>  | Name, Title, Phone # & Email:<br>Emilio Salas, Executive Director, (626) 586-1500 <a href="mailto:emilio.salas@lacda.org">emilio.salas@lacda.org</a><br>Kathy Thomas, Administrative Chief, (626) 586-1844 <a href="mailto:kathy.thomas@lacda.org">kathy.thomas@lacda.org</a><br>Matthew Fortini, Chief Financial Officer, (626) 586-1890 <a href="mailto:matthew.fortini@lacda.org">matthew.fortini@lacda.org</a>  |  |



March 15, 2022

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:

**ISSUANCE AND SALE OF LOS ANGELES COUNTY DEVELOPMENT AUTHORITY  
GENERAL REVENUE REFUNDING BONDS, 2022 SERIES  
(ALL DISTRICTS) (3 VOTES)**

**SUBJECT**

This letter recommends adoption of a resolution to authorize the issuance and sale of Los Angeles County Development Authority (LACDA) General Revenue Refunding Bonds, 2022 Series (the "2022 Bonds") on a tax-exempt basis with a not to exceed par amount of \$33 million to refinance bonds that were previously issued to finance the development, acquisition and construction of the LACDA Headquarters Administrative Building and to finance certain capital improvements to the LACDA Headquarters Administration Building. The resolution also authorizes the execution and delivery of various legal and disclosure documents that are required to issue the 2022 Bonds and complete the proposed transactions, and the adoption of new and revised LACDA policies related to the issuance of the 2022 Bonds.

**IT IS RECOMMENDED THAT THE BOARD:**

1. Adopt the resolution authorizing and approving (a) the issuance and sale of the 2022 Bonds on a tax-exempt basis with a not to exceed par amount of \$33 million to refinance lease revenue bonds that were previously issued to finance development, acquisition construction of the LACDA Headquarters Administrative Building and to finance certain capital improvements to the LACDA headquarters Administrative Building, and (b) the execution and delivery of various legal documents that are required to



Administrative Office  
700 West Main Street, Alhambra, CA 91801  
Tel: (626) 262-4511 TDD: (626) 943-3898

Executive Director: Emilio Salas

Commissioners: Hilda L. Solis, Holly J. Mitchell, Sheila Kuehl, Janice Hahn, Kathryn Barger



issue the 2022 Bonds and complete the proposed transactions; and (c) the adoption of various supplements to the LACDA policies relating to the issuance of debt obligations in accordance with Section 5852.1 of the California Government Code.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

Approval of the above recommendation will authorize the issuance of the 2022 Bonds and the execution and delivery of all related documents, and supplement to the LACDA policies relating to the issuance of debt obligations in accordance with Section 5852.1 of the California Government Code.

In 2011, the Community Development Properties of Los Angeles County, Inc. previously issued its Lease Revenue Bonds, 2011 (Los Angeles Community Development Commission Headquarters Office Building) (the "Prior Bonds"), which were issued to finance the development and acquisition and construction of the LACDA Headquarters Alhambra Building. The proceeds from the sale of the 2022 Bonds will be used to refinance the Prior Bonds.

As a result of the issuance of the 2022 Bonds, the LACDA will acquire ownership of the LACDA Headquarters Administrative Building. The issuance of the 2022 Bonds and the refinancing to be effected with proceeds thereof will result in a significant reduction in interest costs to the LACDA, relative to the current cost to the LACDA of funding the Prior Bonds. Based on current market conditions, the 2022 Bonds would achieve net present value savings of approximately \$6.9 million or 22% savings from the Prior Bonds.

This action supports the County's Strategic Plan Goal #III.3: Pursue Operational Effectiveness, Fiscal Responsibility, and Accountability by providing a cost-effective source of financing to fund the ownership of the LACDA's Administrative Headquarters.

### **FISCAL IMPACT/FINANCING**

Based on current market conditions, the LACDA expects to issue the 2022 Bonds in a par amount of approximately \$28.7 million. The total proceeds from the issuance of the 2022 Bonds will be used to redeem approximately \$31 million of Prior Bonds, to pay the costs of issuance and to provide approximately \$1.7 million in upgrades and renovations to the LACDA Headquarters Administrative Building.

The Resolution being presented to your Board requires the 2022 Bonds to be issued at a true interest cost not to exceed 3.5%. Given the current interest rate environment, the actual borrowing costs should be lower and result in a true interest cost to the LACDA of approximately 3% for the 2022 Bonds.



The LACDA intends to market the 2022 Bonds and establish with the Underwriters and Bond Counsel identified below the terms and conditions for the 2022 Bonds, including the interest rates, soon after approval by your Board.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The 2022 Bonds will be issued pursuant to Housing Authorities Law, being section 34200 et seq. of the Health and Safety Code of the State of California. The LACDA intends to issue the 2022 Bonds using a standard revenue bond structure. Under this structure, the LACDA will pledge revenues of the LACDA generally, as provided for under Section 34351(c) of the Housing Authorities Law, but only to the extent that those revenues are available to pay debt service on the Bonds and are not on the date of issuance of the 2022 Bonds of thereafter pledged or restricted by law, regulation, contract, covenant, resolution, deed of trust or otherwise (including restriction relating to funds made available to the LACDA under the U.S. Housing Act of 1937), solely to another particular purpose.

To facilitate the issuance of the 2022 Bonds the LACDA will also supplement its existing policies with respect to the issuance of bonds obligations as provided by current law.

The LACDA is working with the Treasurer and Tax Collector (TTC) as an advisor in this action. Given the relative complexity of revenue bond financing, the LACDA is recommending that the sale of the 2022 Bonds be conducted on a negotiated basis. Wells Fargo was selected by the LACDA from the County's prequalified Underwriter Pool to be the sole Underwriters, with KNN Public Finance, LLC appointed as the Municipal Advisor for this transaction. Hawkins Delafield & Wood LLP was selected to serve as Bond Counsel and Orrick, Herrington & Sutcliffe LLP as Disclosure Counsel.

### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

The issuance and sale of the 2022 Bonds will help refinance the primary administrative headquarters for the LACDA, which serves to support the delivery of vital government services, and provide debt service savings to the LACDA.

Respectfully submitted,

EMILIO SALAS  
Executive Director

Enclosures

## BOARD LETTER/MEMO – FACT SHEET COMMUNITY SERVICES CLUSTER

|   |  |  |
|---|--|--|
| <b>COMMUNITY SERVICES CLUSTER AGENDA REVIEW DATE</b>                | 2/23/2022  |  |
| <b>BOARD MEETING</b>  | 3/15/2022  |  |
| <b>SUPERVISORIAL DISTRICT AFFECTED</b>                              | 2  |  |
| <b>DEPARTMENT</b>   | Fire Department, Sheriff Department  |  |
| <b>SUBJECT</b>  | Marina Del Rey Public Safety Dock Replacement project  |  |
| <b>PROGRAM</b>  | Marina Del Rey Public Safety Dock Replacement project, Capital Project No. 87338   |  |
| <b>SOLE SOURCE CONTRACT</b>   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>If Yes, please explain why:   |  |
| <b>DEADLINES/ TIME CONSTRAINTS</b>                                  | None   |  |
| <b>COST &amp; FUNDING</b>   | Total cost:<br>\$18,700,000  | Funding source:<br>Project is currently funded with \$17,426,000 by a combination of prior year net County cost, Vehicle License Fee Revenue, and additional fund balance allocated to the project during various budget cycles. Approval of the proposed appropriation adjustment will transfer \$1,274,000 from the Various Refurbishment General Refurbishments, Capital Project No. 86613, to the Marina Del Rey Public Safety Dock Replacement Project, Capital Project No. 87338, to fully fund the project. |
|   | TERMS (if applicable):   |  |
|   | Explanation:   |  |
| <b>PURPOSE OF REQUEST</b>   | Approve the project budget of \$18,700,000 for the Marina Del Rey Public Safety Dock Replacement Project, Capital Project No. 87338  |  |
| <b>BACKGROUND (include internal/external issues that may exist)</b> | Due to age, heavy storms, and rain events, the current floating dock system has deteriorated to a point where the docks are unstable. Additionally, the current Marina Del Rey Public Safety Dock does not adequately support the current operational needs of either Fire or Sheriff. The proposed Marina Del Rey Public Safety Dock Replacement project will include a full concrete floating dock replacement with a new guide pile system and new Americans with Disabilities Act compliant gangway. The existing dock will be increased from 11,000 to 15,000 sq ft. The new dock facility will serve as the foundation for the Lifeguard Division's new single-story 30' x 70' dock house of approximately 2,100 square feet as well as the Sheriff Department's new single-story 31' 6" x 41' dock house of approximately 1,300 square feet. Each dock house facility will include new restrooms with showers that are compliant with current codes, new office areas with doors, storage rooms, lockers, paint, flooring, electrical and data outlets for phone and lighting, and heating and ventilation systems. |  |
| <b>DEPARTMENTAL AND OTHER CONTACTS</b>                              | Alicia Ramos, Project Manager, (626) 300-2344, <a href="mailto:aramos@dpw.lacounty.gov">aramos@dpw.lacounty.gov</a><br>Ron Bleier, Principal Facilities Project Manager, (323) 816-0611, <a href="mailto:ron.bleier@fire.lacounty.gov">ron.bleier@fire.lacounty.gov</a><br>Jennifer Fang, Assistant Director, <a href="mailto:jlfang@lasd.org">jlfang@lasd.org</a><br>Alex Bajarias, Senior Analyst, (213) 974-4263, <a href="mailto:abajarias@ceo.lacounty.gov">abajarias@ceo.lacounty.gov</a>  |  |

March 15, 2022

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:

**CONSTRUCTION CONTRACT  
CONSTRUCTION MANAGEMENT CORE SERVICE AREA  
MARINA DEL REY PUBLIC SAFETY DOCK REPLACEMENT PROJECT  
APPROVE PROJECT BUDGET  
APPROVE APPROPRIATION ADJUSTMENT AND  
AWARD DESIGN-BUILD CONTRACT  
CAPITAL PROJECT NO. 87338  
(FISCAL YEAR 2021-22)  
(SUPERVISORIAL DISTRICT 2)  
(3 VOTES)**

**SUBJECT**

Public Works is seeking Board approval of the project budget and related appropriation adjustment, award of a design-build contract, and authorize the use of the design completion allowance for the Marina Del Rey Public Safety Dock Replacement Project.

**IT IS RECOMMENDED THAT THE BOARD:**

1. Find that the recommended actions are within the scope of the previously approved exemption from the California Environmental Quality Act for the reasons stated in this letter and in the record of the previously approved Marina Del Rey Public Safety Dock Replacement Project.
2. Approve the project budget of \$18,700,000 for the Marina Del Rey Public Safety Dock Replacement Project, Capital Project No. 87338.
3. Approve the appropriation adjustment to transfer \$1,274,000 from the Various Refurbishment General Refurbishments, Capital Project No. 86613, to the Marina Del Rey Public Safety Dock Replacement Project, Capital Project No. 87338, to fully fund the project.

4. Find that Bellingham Marine Industries, Inc., is the responsive and responsible proposer that submitted the best value design-build proposal to the County for the design and construction of the Marina Del Rey Public Safety Dock Replacement Project.
5. Delegate authority to the Director of Public Works or his designee to finalize contract negotiations with and then to award and execute a design-build agreement with Bellingham Marine Industries, Inc., for the Marina Del Rey Public Safety Dock Replacement Project for a not-to-exceed contract amount of \$13,758,947, plus a \$250,000 design completion allowance for a not-to-exceed maximum contract sum of \$14,008,947.
6. Authorize the Director of Public Works or his designee, with concurrence of the Chief Executive Office, to exercise control over the design completion allowance, including the authority to reallocate the allowance into the contract amount, as appropriate, in accordance with the project specifications.

#### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

Approval of the recommended actions will find that they are within the scope of the previously approved exemption from the California Environmental Quality Act (CEQA); approve the project budget and an appropriation adjustment; authorize Public Works to award and execute a Design-Build (D-B) agreement; and authorize Public Works to exercise control over the design completion allowance for design and construction of the Marina Del Rey Public Safety Dock Replacement Project.

#### **Background**

The Marina Del Rey Dock Facility is located at 13851 Fiji Way in unincorporated Marina Del Rey behind the County of Los Angeles Beaches and Harbors' office. The facility is comprised of two components, a shared land-based facility utilized by Beaches and Harbors, the Sheriff's Department for the Marina Del Rey Sheriff Station, and a waterside dock utilized by the Lifeguard Division of the Consolidated Fire Protection District (Fire Protection District) and the Sheriff Department's Harbor Patrol Unit. The Lifeguard Division maintains an existing houseboat within one of the existing boat slips. The Harbor Patrol Unit maintains patrol vessels and approximately 1,400 square feet of miscellaneous equipment storage space, and it operates a public access dock and an impound boat slip.

The Sheriff's Department shared facility houses personnel and provides both land and water-based patrol services. The current facilities do not support the current operational needs of the station or the Harbor Patrol Unit. As a result, essential patrol equipment is stored landside in the Sheriff's Station then hand-carried for each shift by Harbor Patrol personnel through a portion of the property and a gangway to the docks and patrol vessels, which is operationally inefficient. In addition to operational inefficiencies due to age, heavy storms, and rain events, the current floating dock system has deteriorated to a point where the docks are unstable. The interlocking system, which has electrical conduits and other utilities running through it has outlived its useful service life, compromising the electrical system to the docks and requiring its replacement. Lastly, the lifeguard houseboat is deteriorating and is too small for the needs of the Fire Protection District.

On December 17, 2019, the Board found the Marina Del Rey Safety Dock Replacement Project exempt from CEQA and established the project. The same Board letter further indicated that once preconstruction activities were completed, including the D-B solicitation process, Public Works would return to the Board to recommend approval of the final total project budget and award of a D-B contract to the successful D-B proposer. The preconstruction activities have been carried out and award of a D-B contract will now allow the project scope of work to be completed.

The Public Safety Dock Replacement Project will include a full concrete floating dock replacement with a new guide pile system and new Americans with Disabilities Act compliant gangway. The existing dock covers an area of approximately 11,000 square feet over water, and the replacement dock will cover an area of approximately 15,000 square feet over water. The new dock facility will serve as the foundation for the Lifeguard Division's new single-story 30-foot by 70-foot dock house of approximately 2,100 square feet, as well as the Sheriff's Department's new single-story 31-foot and 6 inches by 41 feet dock house of approximately 1,300 square feet. Each dock house facility will include new building code compliant restrooms with showers, new office areas with doors, storage rooms, lockers, paint, flooring, electrical and data outlets for phone, lighting, and heating and ventilation systems. The project also includes replacement and relocation of the approximately 1,600 square feet of perimeter dock equipment lockers with a 510-square-foot dock storage enclosure and replacement of the existing land-based fuel piping supply system with new piping running to a new replacement dock fueling dispenser. Furthermore, the project includes a docked vessel sewage disposal system as required by the California Coastal Commission.

Bellingham Marine Industries, Inc., was found to have submitted the best value and most advantageous D-B proposal to perform the design and construction of Marina Del Rey

Public Safety Dock Replacement Project, and we, therefore, recommend the award of a contract. The use of D-B will help accelerate project delivery and minimize risks. Construction is currently planned to be substantially complete in September 2023.

#### Design Completion Allowance

The \$250,000 design completion allowance is intended to facilitate changes required by jurisdictional agencies and other unanticipated design issues. The inclusion of the design completion allowance will facilitate the design decision process and minimize potential delays that could occur with design issues.

#### **Implementation of Strategic Plan Goals**

These recommendations support the County Strategic Plan: Strategy II.2.2 – Expand Access to Recreational and Cultural Opportunities and Strategy III.3 – Pursue Operational Effectiveness, Fiscal Responsibility, and Accountability. The recommended actions help to achieve these goals by converting and improving an existing structure that will provide centralized services for a quicker response to the community and help by promoting active and healthy lifestyles for users of the recreational areas.

#### **FISCAL IMPACT/FINANCING**

The total project budget for the Marina Del Rey Public Safety Dock Replacement Project is \$18,700,000, which includes the preparation of scoping documents, plan check fees, design and construction, design completion allowance, change orders, consultant services, miscellaneous expenditures, Civic Art allocation, and County services. The Project Schedule and Budget Summary are included in Enclosure A.

The project is currently funded with \$17,426,000 by a combination of prior year net County cost, Vehicle License Fee Revenue, and additional fund balance allocated to the project during various budget cycles. Approval of the proposed appropriation adjustment (Enclosure B) will transfer \$1,274,000 from the Various Refurbishment General Refurbishments, Capital Project No. 86613, to the Marina Del Rey Public Safety Dock Replacement Project, Capital Project No. 87338, to fully fund the project.

#### Operating Budget

Following completion of the project, Los Angeles County Fire and Sheriff's Departments will fund the associated maintenance and operational costs with existing budgetary resources from their Operating Budget.

## **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

In accordance with the Board's Civic Art Policy, adopted on December 7, 2004, and last amended on August 4, 2020, the project budget includes \$161,939 to be allocated to the Civic Arts Special Fund, which represents 1 percent of the applicable design and construction costs.

In accordance with the Board's consolidated Local and Targeted Worker Hire Policy, the project will require that at least 30 percent of the total California craft worker hours for construction of the project be performed by Local Residents and at least 10 percent be performed by Targeted Workers facing employment barriers.

The D-B contract with Bellingham Marine Industries, Inc., will contain terms and conditions supporting the Board's ordinance and policies including, but not limited to: Child Support Compliance Program; Contractor Responsibility and Debarment; Contractor Employee Jury Service Program; Defaulted Property Tax Reduction Program; County's Greater Avenues for Independence and General Relief Opportunities for Work Policies; Reporting of Improper Solicitations; Contract Language to Assist in Placement of Displaced County Workers; and Notice to Contract employees of Newborn Abandonment Law, Safely Surrendered Baby Law.

## **ENVIRONMENTAL DOCUMENTATION**

On December 17, 2019, the Board established the project and found the project exempt from CEQA under State CEQA Guidelines Sections 15301 (d), (e), (f), and (1) and 15302 (c) and County of Los Angeles Environmental Document Reporting Procedures and Classes 1 (c) and (g) and 2 (a) and (e) of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G because it consisted of rehabilitation of a deteriorated facility with negligible or no expansion of use, replacement of existing facilities, and are categorically exempt from the provisions of CEQA. A Notice of Exemption was filed with the County Registrar-Recorder/County Clerk. The recommended actions are within the scope of the previous finding of exemption, and there have been no changes that necessitate further findings under CEQA.

Upon the Board's approval of the recommended actions, Public Works will file a Notice of Exemption with the Registrar Recorder/County Clerk in accordance with Public Resources Code Section 21152 and will post the Notice of Exemption to its website pursuant to Section 21092.2.



## **CONTRACTING PROCESS**

The D-B procurement was conducted in accordance with the D-B policy adopted by the Board on June 4, 2016, and pursuant to the requirements of the Public Contract Code Section 22164.

On October 7, 2020, Public Works issued a Request for Proposals for D-B services for the Marina Del Rey Public Safety Dock Replacement Project. This contract opportunity was also listed in the County's "Doing Business with the County" and "Do Business with Public Works Contract Opportunities" websites and on *Los Angeles Daily Journal*, *Los Angeles Sentinel*, *La Opinión*, *Press Telegram*, *Santa Monica Daily Press*, *Daily Breeze*, *The Signal*, *Watts Times*, *Malibu Times*, and *Pasadena Star News* newspapers. Also, Public Works informed 1,644 local small business enterprises; 189 disabled veteran-owned business enterprises; and 188 social enterprises about this business opportunity. A total of two firms submitted proposals in response to the Request for Proposals.

On November 18, 2020, two prequalification questionnaires were received for evaluation. The prequalification questionnaires were reviewed by an evaluation committee consisting of representatives from the Chief Executive Office, Public Works, Fire Protection District, and Sheriff's Department. Based on the review and evaluation, both firms were determined to be prequalified, shortlisted, and invited to submit technical and cost proposals.

On February 24, 2021, the two firms submitted technical and cost proposals for evaluation. The technical and cost proposals were evaluated by a panel of representatives from the Chief Executive Office, Public Works, Sheriff's Department, and the Fire Protection District based on technical design, construction expertise, proposed delivery plans, price, life cycle costs, skilled labor force availability, acceptable safety record, and design-build team personnel and organization. Bellingham Marine Industries, Inc., was found to have submitted the highest ranked best value proposal to perform these services in accordance with the evaluation criteria stated in the request for proposals. These evaluations were completed without regard to race, creed, color, or gender. Bellingham Marine Industries, Inc., Community Business Enterprises participation data and three-year contracting history with the County are on file with Public Works' Business Relations and Contracts Division, 900 South Fremont Avenue, 8th Floor, Alhambra, CA 91803.

**IMPACT ON CURRENT SERVICES (OR PROJECTS)**

The Sheriff's Department Harbor Patrol and Fire Department's Lifeguards provide services to mariners and the public who visit Marina del Rey for marina-related activities. During the construction, these services will be displaced but are anticipated to continue and deploy from an alternate location to address the public's needs. The Sheriff's Department, Fire Protection District, Public Works, and the Chief Executive Office will work together to determine the best temporary alternate location for the duration of construction. The operational needs will be addressed to minimize impacts to these public services.

**CONCLUSION**

Please return one adopted copy of this Board letter to Public Works, Project Management Division I.

Respectfully submitted,

MARK PESTRELLA, PE  
Director of Public Works

MP:LR:cg

Enclosure

c: Department of Arts and Culture  
Chief Executive Office (Capital Programs Division)  
County Counsel  
Executive Office  
Fire Department  
Department of Public Social Services (GAIN/GROW Program)  
Sheriff's Department

**CONSTRUCTION CONTRACT  
CONSTRUCTION MANAGEMENT CORE SERVICE AREA  
MARINA DEL REY PUBLIC SAFETY DOCK REPLACEMENT PROJECT  
APPROVE PROJECT BUDGET  
APPROVE APPROPRIATION ADJUSTMENT AND  
AWARD DESIGN-BUILD CONTRACT  
CAPITAL PROJECT NO. 87338  
(FISCAL YEAR 2021-22)  
(SUPERVISORIAL DISTRICT 2)  
(3 VOTES)**

**I. PROJECT SCHEDULE SUMMARY**

| <b>Project Activity</b>       | <b>Scheduled Completion Date</b> |
|-------------------------------|----------------------------------|
| Project Scoping Documents     | Completed*                       |
| Design and Construction Award | 03/15/22                         |
| Substantial Completion        | 09/29/23                         |
| Project Acceptance            | 11/30/23                         |

\*Completed Activity

**II. PROJECT BUDGET SUMMARY**

| <b>Project Activity</b>                      | <b>Budget</b>       |
|--|---------------------|
| Hard Costs                                   |                     |
| Construction (Design-Build)                  | \$13,758,947        |
| Design Completion Allowance                  | \$ 250,000          |
| Contingency (10 percent)                     | \$ 1,400,895        |
| Utility Connection Fees                      | \$ 75,000           |
| Construction Subtotal                        | \$15,484,842        |
| Civic Art                                    | \$ 161,939          |
| <b>Hard Cost Subtotal</b>                    | <b>\$15,646,781</b> |
| Soft Costs                                   |                     |
| Plans and Specification                      | \$ 784,088          |
| Consultant Services                          | \$ 350,000          |
| Miscellaneous Expenditure                    | \$ 75,000           |
| Jurisdictional Review, Plan Check and Permit | \$ 123,605          |
| County Services                              | \$ 1,720,526        |
| <b>Soft Cost Subtotal</b>                    | <b>\$ 3,053,219</b> |
| <b>TOTAL</b>                                 | <b>\$18,700,000</b> |

March 15, 2022

COUNTY OF LOS ANGELES

**REQUEST FOR APPROPRIATION ADJUSTMENT**

DEPARTMENT OF CHIEF EXECUTIVE OFFICER

**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 2021-22****3 - VOTES****SOURCES****USES**

VARIOUS CAPITAL PROJECTS

VARIOUS-RFURB-GEN REFURBISHMENTS

A01-CP-6014-65099-86613

CAPITAL ASSETS - B &amp; I

**DECREASE APPROPRIATION****1,274,000**

FIRE DEPARTMENT - LIFEGUARD

MDR PUBLIC SAFETY DOCK REPLACEMENT

A01-CP-6014-65070-87338

CAPITAL ASSETS - B &amp; I

**INCREASE APPROPRIATION****1,274,000****SOURCES TOTAL****\$ 1,274,000****USES TOTAL****\$ 1,274,000****JUSTIFICATION**

Reflects the transfer of \$1,274,000 from the Various-Refurbishment-General Refurbishments, Capital Project No. 86613, to the Marina Del Rey Public Safety Dock Replacement Project, Capital Project No. 87338 to fully fund the project.

**James Yun**Digitally signed by James Yun  
Date: 2022.02.02 08:57:56  
-08'00'**AUTHORIZED SIGNATURE****JAMES YUN, MANAGER, CEO**

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

REFERRED TO THE CHIEF  
EXECUTIVE OFFICER FOR---☐ ACTION☒ RECOMMENDATION

AUDITOR-CONTROLLER

BY

Lan Sam  
Digitally signed by Lan Sam  
Date: 2022.02.02 14:57:56  
-08'00'B.A. NO. **086**DATE **Feb. 2, 2022**☒ APPROVED AS REQUESTED☐ APPROVED AS REVISED

CHIEF EXECUTIVE OFFICER

**Matthew J.**BY **Diaz**Digitally signed by  
Matthew J. Diaz  
Date: 2022.02.05  
09:45:08 -08'00'DATE **2/5/2022**