



**Chief  
Executive  
Office.**

**COUNTY OF LOS ANGELES**  
**CHIEF EXECUTIVE OFFICER**  
Fesia A. Davenport

## **COMMUNITY SERVICES CLUSTER AGENDA REVIEW MEETING**

**DATE: Wednesday, December 21, 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) for January 10, 2023 Board agenda:  
RESOLUTION DECLARING HAZARDOUS BRUSH, DRY GRASS,  
NOXIOUS OR DANGEROUS WEEDS, RUBBISH, AND COMBUSTIBLE  
GROWTH OR FLAMMABLE VEGETATION, TO INCLUDE NATIVE AND  
ORNAMENTAL VEGETATION ON DESIGNATED PROPERTIES IN LOS  
ANGELES COUNTY, AS A PUBLIC NUISANCE
- B.** Board Letter (Los Angeles County Development Authority) for  
January 10, 2023 Board agenda:  
APPROVE AND AWARD AN ARCHITECTURAL AND ENGINEERING  
SERVICES CONTRACT FOR THE  
LOS ANGELES COUNTY DEVELOPMENT AUTHORITY  
GENERATOR INSTALLATION PROJECT

- C.** Board Letter (Parks and Recreation – Capital Programs) for January 10, 2023 Board agenda:  
RUBEN SALAZAR MEMORIAL COUNTY PARK  
MULTI-PHASE REMODELING PROJECT  
ESTABLISH AND APPROVE CAPITAL PROJECT  
APPROVE PROJECT SCOPE, BUDGET, AND APPROPRIATION  
ADJUSTMENT CAPITAL PROJECT NO. 87723
- D.** Board Letter (Public Works) for January 10, 2023 Board agenda:  
WATER RESOURCES CORE SERVICE AREA  
BIG TUJUNGA RESERVOIR RESTORATION PROJECT  
ADOPT THE INITIAL STUDY/MITIGATED NEGATIVE DECLARATION AND  
APPROVE THE PROJECT AND  
APPROVE A HABITAT CONSERVATION PLAN AND  
RELATED MEMORANDUM OF AGREEMENT  
FOR THE BIG TUJUNGA DAM/RESERVOIR
- E.** Board Letter (Public Works) for January 10, 2023 Board agenda:  
ENVIRONMENTAL SERVICES CORE SERVICE AREA  
AWARD OF SERVICES CONTRACT FOR ON-CALL COMMERCIAL AND  
INSTITUTIONAL RECYCLING PROGRAM
- F.** Board Letter (Public Works) for January 10, 2023 Board agenda:  
TRANSPORTATION CORE SERVICE AREA  
ANNEXATION AND LEVYING OF ASSESSMENTS FOR  
COUNTY LIGHTING DISTRICTS AND NEGOTIATED EXCHANGE OF  
PROPERTY TAX REVENUES FOR APPROVED TENTATIVE SUBDIVISION  
TERRITORIES IN THE UNINCORPORATED AREAS OF  
HACIENDA HEIGHTS AND VALINDA
- G.** Board Letter (Public Works) for January 10, 2023 Board agenda:  
CONSTRUCTION-RELATED CONTRACTS  
PUBLIC CONTRACTING AND ASSET MANAGEMENT  
CORE SERVICE AREA  
AWARD CONSULTANT SERVICES AGREEMENTS  
ON-CALL REAL ESTATE TITLE, ACQUISITION, AND  
RELOCATION ASSISTANCE SERVICES  
AND ON-CALL REAL ESTATE APPRAISAL SERVICES
- H.** Board Letter (Public Works) for January 10, 2023 Board agenda:  
CONSTRUCTION-RELATED CONTRACTS  
PUBLIC CONTRACTING AND ASSET MANAGEMENT  
CORE SERVICE AREA  
AWARD CONSULTANT SERVICES AGREEMENTS  
ON-CALL REAL ESTATE TITLE, ACQUISITION, AND  
RELOCATION ASSISTANCE SERVICES FOR  
FEDERALLY AND NON-FEDERALLY FUNDED PROJECTS  
AND ON-CALL REAL ESTATE APPRAISAL SERVICES FOR  
FEDERALLY AND NON-FEDERALLY FUNDED PROJECTS

- I.** Board Letter (Public Works) for January 10, 2023 Board agenda:  
WATER RESOURCES CORE SERVICE AREA  
LEASE BETWEEN THE COUNTY OF LOS ANGELES AND  
THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT FOR  
FRANK G. BONELLI REGIONAL PARK AND RECREATION AREA  
IN THE CITY OF SAN DIMAS; FUNDING AGREEMENT FOR BONELLI  
PARK, PECK ROAD PARK IN THE UNINCORPORATED COUNTY AREA  
ADJACENT TO ARCADIA, AND CERTAIN HIKING AND EQUESTRIAN  
TRAILS LOCATED ON LOS ANGELES COUNTY FLOOD CONTROL  
DISTRICT RIGHT OF WAY FOR FISCAL YEAR 2022-23
- J.** Board Letter (Public Works) for January 10, 2023 Board agenda:  
WATER RESOURCES CORE SERVICE AREA  
SALE OF SURPLUS REAL PROPERTY  
FROM THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT  
TO MR. BRIAN ADAM PEARL AND MRS. LISA YI-ROUN WANG PEARL  
SAWTELLE-WESTWOOD FLOOD CONTROL SYSTEM  
SEPULVEDA CHANNEL, PARCEL 46EXF.18,  
IN THE MAR VISTA COMMUNITY OF THE CITY OF LOS ANGELES
- K.** Board Letter (Public Works) for January 10, 2023 Board agenda:  
WATER RESOURCES CORE SERVICE AREA  
GRANT OF EASEMENT  
FROM THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT TO  
THE CITY OF LOS ANGELES  
TUJUNGA WASH, PARCELS 716GE AND 717GE,  
IN THE PANORAMA CITY, SUN VALLEY, AND ARLETA COMMUNITIES  
OF THE CITY OF LOS ANGELES
- L.** Board Letter (Public Works) for January 10, 2023 Board agenda:  
TRANSPORTATION CORE SERVICE AREA  
RESOLUTION OF INTENTION AND INTRODUCTION OF AN  
ORDINANCE TO GRANT A PROPRIETARY ELECTRICAL TRANSMISSION  
FRANCHISE TO HECATE GRID HUMIDOR STORAGE 1 LLC  
WITHIN ANGELES FOREST HIGHWAY AND VINCENT VIEW ROAD  
IN THE UNINCORPORATED ACTON AREA  
OF THE COUNTY OF LOS ANGELES
- M.** Board Letter (Public Works) for January 10, 2023 Board agenda:  
TRANSPORTATION CORE SERVICE AREA  
AMENDMENT TO TITLE 15, VEHICLES AND TRAFFIC, OF  
THE LOS ANGELES COUNTY CODE REGARDING THE ESTABLISHMENT  
OF SPEED LIMITS

- N.** Board Letter (Public Works) for January 10, 2023 Board agenda:  
CONSTRUCTION CONTRACT  
TRANSPORTATION CORE SERVICE AREA  
ADOPT, ADVERTISE, AND AWARD  
ROSEMEAD BOULEVARD INTERIM COMPLETE STREETS  
PROJECT ID NO. RDC0016284  
IN THE UNINCORPORATED COMMUNITY OF WHITTIER NARROWS
- O.** Board Letter (Public Works – Capital Programs) for January 10, 2023 Board agenda:  
CONSTRUCTION CONTRACT  
CONSTRUCTION MANAGEMENT CORE SERVICE AREA  
VENICE BEACH LIFEGUARD TOWER DEMOLITION PROJECT  
APPROVE CAPITAL PROJECT  
APPROVE APPROPRIATION ADJUSTMENT  
APPROVE USE OF JOB ORDER CONTRACTING  
SPECS. 7722; CAPITAL PROJECT NO. 87745
- P.** Board Letter (Public Works – Capital Programs) for January 10, 2023 Board agenda:  
CONSTRUCTION-RELATED CONTRACT  
CONSTRUCTION MANAGEMENT CORE SERVICE AREA  
CIVIC CENTER CENTRAL PLANT  
BOILERS AND CHILLERS REPLACEMENT PROJECT  
APPROVE REVISED PROJECT BUDGET  
AWARD ARCHITECTURAL/ENGINEERING AGREEMENT  
AUTHORIZE EQUIPMENT PROCUREMENT  
SPECS. 7842; CAPITAL PROJECT NO. 87735
- Q.** Board Letter (Regional Planning) for January 10, 2023 Board agenda:  
TEMPORARY HELIPORT AT HARBOR UCLA MEDICAL CENTER  
AIRPORT LAND USE COMMISSION CASE NO. RPPL2022006261  
SITE PLAN REVIEW NO. RPPL2022006187

**3. PRESENTATION/DISCUSSION ITEM(S):**  
NONE

**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>	12/21/2022	
<b>BOARD MEETING DATE</b>	1/10/2023	
<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	
	If Yes, please explain why:	
<b>DEADLINES/ TIME CONSTRAINTS</b>		
<b>COST &amp; FUNDING</b>	Total cost: \$ No NCC	Funding source: N/A
	TERMS (if applicable): N/A	
	Explanation:  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.	
<b>PURPOSE OF REQUEST</b>	We are requesting that the Board of Supervisors: <ol style="list-style-type: none"> <li>Adopt the attached resolution and establish the following dates, times, and locations for Hearings of Protest before the Weed Abatement and Brush Clearance Referees:             <ul style="list-style-type: none"> <li>February 15, 2023, from 9:30 a.m. until 12:00 p.m. in the ACWM's Conference Room, located at 12300 Lower Azusa Road, Arcadia; and</li> <li>February 16, 2023, from 9:30 a.m. until 12:00 p.m. in the Antelope Valley at 335 East Avenue K-10, Lancaster.</li> </ul> </li> </ol>	

	<p>2. Set March 14, 2023, at 9:30 a.m. as the date and time for a Weed Abatement and Brush Clearance Program (Program) Public Hearing at 500 West Temple Street, Los Angeles.</p> <p><b>AT THE CONCLUSION OF THE MARCH 14, 2023, PUBLIC HEARING, IT IS RECOMMENDED THAT YOUR BOARD:</b></p> <p>1. Allow or overrule any or all objections whereupon the Board shall acquire jurisdiction to proceed and perform the work of hazardous vegetation abatement; and</p> <p>2. Instruct ACWM and the District, as appropriate, to respond directly to property owner issues, if any, raised at that hearing and report back to the Board in two weeks with a disposition for each.</p>
<p><b>BACKGROUND</b> (include internal/external issues that may exist including any related motions)</p>	<p>Weed, brush and rubbish abatement will be conducted pursuant to California Health and Safety Code (Code) Sections 13879 and 14875-14922. The initial step of the process is a resolution of the Board declaring weeds, brush and rubbish on designated properties to be a public nuisance.</p> <p>Following the resolution, a legal notice will be mailed to each property owner in the form prescribed by Section 14892 of the Code. An affidavit of mailing will be returned to the Board when the mailing of notices, as required by Section 14896 of the Code, has been completed.</p> <p>After the notices have been mailed, initial public hearings will be held before the Weed Abatement and Brush Clearance Referees in Arcadia and the Antelope Valley. At these hearings, property owners will be 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 if the County performs the work</li> </ul> <p>Property owners who have objections to having their properties included in the Program may appear before the Board for a hearing, as required by Section 14898 of the Code, on March 14, 2023, 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><b>EQUITY INDEX OR LENS WAS UTILIZED</b></p>	<p><input type="checkbox"/> Yes    <input checked="" type="checkbox"/> No If Yes, please explain how:</p>

<b>SUPPORTS ONE OF THE NINE BOARD PRIORITIES</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, please state which one(s) and explain how:
<b>DEPARTMENTAL CONTACTS</b>	Name, Title, Phone # & Email: KURT E. FLOREN Agricultural Commissioner/ Director of Weights and Measures (626) 575-5451 <a href="mailto:KFloren@acwm.lacounty.gov">KFloren@acwm.lacounty.gov</a>

January 10, 2023

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:

**RESOLUTION DECLARING HAZARDOUS BRUSH, DRY GRASS, NOXIOUS OR  
DANGEROUS WEEDS, RUBBISH, AND COMBUSTIBLE GROWTH OR  
FLAMMABLE VEGETATION, TO INCLUDE NATIVE AND ORNAMENTAL  
VEGETATION ON DESIGNATED PROPERTIES IN LOS ANGELES COUNTY,  
AS A PUBLIC NUISANCE  
(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. This resolution and the associated Board Hearing are part of the legal process that is required to carry out this critical public safety function, which is 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 CONSOLIDATED FIRE PROTECTION DISTRICT OF LOS ANGELES COUNTY  
AND AS THE BOARD OF SUPERVISORS:**

1. Adopt the attached resolution and establish the following dates, times, and locations for Hearings of Protest before the Weed Abatement and Brush Clearance Referees:
  - February 15, 2023, from 9:30 a.m. until 12:00 p.m. in the ACWM's Conference Room, located at 12300 Lower Azusa Road, Arcadia; and
  - February 16, 2023, from 9:30 a.m. until 12:00 p.m. in the Antelope Valley at 335 East Avenue K-10, Lancaster.
2. Set March 14, 2023, at 9:30 a.m. as the date and time for a Weed Abatement and Brush Clearance Program (Program) Public Hearing at 500 West Temple Street, Los Angeles.

**AT THE CONCLUSION OF THE MARCH 14, 2023, PUBLIC HEARING, IT IS  
RECOMMENDED THAT YOUR BOARD:**

1. Allow or overrule any or all objections whereupon the Board shall acquire jurisdiction to proceed and perform the work of hazardous vegetation abatement; and
2. Instruct ACWM and the District, as appropriate, to respond directly to property owner issues, if any, raised at that hearing and report back to the Board in two weeks with a disposition for each.

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

Attached is a resolution declaring dangerous or noxious weeds, brush, combustible growth, rubbish, etc., on designated properties in the County a seasonal and recurrent public nuisance. The properties were included in the resolution because:

- They were identified by fire hazard severity zone criteria or found by inspection to contain vegetation or potentially combustible growth which, when dry, would become a fire hazard to adjacent homes if not abated.
- The size, location and topography of the property create the potential for the growth of weeds and brush which, when dry, would become a fire hazard to adjacent homes if not abated.
- The vegetation or potentially combustible growth is in close enough proximity to a structure to prevent firefighters from defending the structure in the event of a fire or endangers their efforts to protect neighboring structures. In addition, a fire originating at the structure could readily spread beyond the structure and onto adjacent land, placing public land, infrastructure and other homes at risk.
- The vegetation or potentially combustible growth is in close enough proximity to a road to jeopardize safe evacuation from the area by residents as well as impede safe ingress/egress by firefighters attempting to respond to a fire or other emergency.

Tumbleweeds which have the potential to blow off a property in sufficient amounts to cause traffic accidents on the highway, damage agricultural crops, and clog up swimming pools or build up along fences and homes may also be deemed to be a public nuisance.

Accumulated piles of rubbish, refuse, trash, litter or other flammable material, in many cases, the result of illegal dumping, may also be deemed to be a public nuisance.

Adoption of the resolution will allow ACWM and the District to take the actions necessary to cause the public nuisances, hereinbefore described, to be abated if not done so by the owners of the properties upon which the unsafe or nuisance conditions exist. After the resolution is adopted, ACWM will focus primarily on the unimproved (vacant) properties included in the attached list and the District will work towards achieving fire safety on the improved properties.

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

This action supports the County Strategic Plan goals through the following strategies:

- Goal II – Foster Vibrant and Resilient Communities - 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.
- Goal III – Realizing Tomorrow’s Government Today - 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 the roles of ACWM and the District in this critical public safety function.

### **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. ACWM has adopted as policy relating to the clearance of weeds and brush that reasonable estimates of charges will be provided to affected property owners if the projected charges are in excess of \$750 for work other than routine discing.

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 inspection and abatement costs, including clerical functions, such as mailings, boundary determination, data entry, etc., and enforcement services beyond annual inspections, will be recovered through direct assessments to the tax roll of individual properties. The Board of Supervisors previously approved an initial inspection fee of \$100.00 per parcel beginning January 1, 2023, for all declared improved parcels. The County of Los Angeles Auditor-Controller has approved abatement enforcement costs of \$908.00 for improved parcels that require enforcement actions beyond a second inspection.

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

Weed, brush and rubbish abatement will be conducted pursuant to California Health and Safety Code (Code) Sections 13879 and 14875-14922. The initial step of the process is a resolution of the Board declaring weeds, brush and rubbish on designated properties to be a public nuisance.

Following the resolution, a legal notice will be mailed to each property owner in the form prescribed by Section 14892 of the Code. An affidavit of mailing will be returned to the Board when the mailing of notices, as required by Section 14896 of the Code, has been completed.

After the notices have been mailed, initial public hearings will be held before the Weed Abatement and Brush Clearance Referees in Arcadia and the Antelope Valley. At these hearings, property owners will be 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 if the County performs the work

Property owners who have objections to having their properties included in the Program may appear before the Board for a hearing, as required by Section 14898 of the Code, on March 14, 2023, after which the Board may allow or overrule any or all objections and order ACWM and the District to continue with abatement proceedings.

### **IMPACT ON CURRENT SERVICES**

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, Forester & Fire Warden

KEF/ACM:AZ:lt

Enclosures

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

RESOLUTION OF THE BOARD OF SUPERVISORS  
OF THE COUNTY OF LOS ANGELES  
DECLARING PUBLIC NUISANCE

WHEREAS, hazardous brush, dry grass, weeds, combustible growth, flammable vegetation and unpruned or otherwise neglected vegetation including native and ornamental plants, hereafter referred to collectively as hazardous or nuisance vegetation, where growing upon real property often attain such a growth as to become, when dry, a fire menace to improved real property or adjacent improved real property, or which are otherwise noxious or dangerous; and

WHEREAS, accumulated piles of trash, refuse, litter and other flammable material, largely the result of illegal dumping, hereafter referred to collectively as rubbish, can pose a health hazard to the community, degrade property values and serve as an attractant to further illegal dumping; and

WHEREAS, the presence of hazardous or nuisance vegetation and rubbish upon real property are conditions which endanger the public safety and constitute a public nuisance which should be abated; and

WHEREAS, such hazardous or nuisance vegetation and rubbish are a seasonal and recurrent nuisance on such real property located within the County of Los Angeles; and

WHEREAS, the County of Los Angeles has a duty to protect the public safety and to take actions necessary to abate a public nuisance; and

WHEREAS, Division 12, Part 2.7 (Section 13879) and Part 5 (Sections 14875 through 14922, inclusive) of the California Health and Safety Code (Code), authorizes the Board of Supervisors, by resolution, to declare such hazardous or nuisance vegetation and rubbish a public nuisance and to authorize the abatement thereof;



NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES AS FOLLOWS:

SECTION 1. Board Finds. The Board of Supervisors of the County of Los Angeles hereby finds that the hazardous or nuisance vegetation and rubbish upon real property as described in Exhibit 1 constitute and are hereby declared to be a seasonal recurrent public nuisance which should be abated.

SECTION 2. Notice. (a) The County Agricultural Commissioner/Director of Weights and Measures (Commissioner) and the Fire Chief of the Consolidated Fire Protection District of Los Angeles County (Chief) are hereby designated, authorized and directed to give notice to destroy and/or remove (abate) said hazardous or nuisance vegetation and rubbish from the described properties.

(b) Not less than ten (10) days prior to the date of the hearings described in SECTION 3 below, the Commissioner and/or Chief shall cause notice to be given to each property owner by mail as their names and addresses appear from the last equalized assessment roll or as they are known to the clerk.

SECTION 3. Hearings. (a) Wednesday, February 15, 2023, from 9:30 a.m. until noon in the conference room of the Agricultural Commissioner, located at 12300 Lower Azusa Rd., Arcadia, California and Thursday, February 16, 2023, from 9:30 a.m. until noon in the Antelope Valley at 335 East Avenue K-10, Lancaster, California are fixed by this Board as the times and places when and where any and all property owners having any objections to the aforementioned proposed removal of hazardous or nuisance vegetation and rubbish may appear before the Weed Abatement and Brush Clearance Referees and show cause why said hazardous or nuisance vegetation and rubbish should not be removed in accordance with this resolution, and said objections will then and there be heard and given due consideration.

(b) Tuesday, March 14, 2023, at 9:30 a.m. is fixed by this Board as the time and place the Board of Supervisors shall hear and consider all remaining objections or protests, if any, to the proposed actions by it or its agents designed to carry out the purpose of this resolution. Upon the conclusion of the hearing, the Board shall allow or overrule any or all objections, whereupon the Board shall acquire jurisdiction to proceed and perform the work of removal of the hazardous or nuisance vegetation or rubbish. After final action is taken by the Board on the disposition of any protests or objections or in case no protests or objections are received, the Board shall order the Commissioner and Chief to abate the public nuisance, or to cause it to be abated by having the hazardous or nuisance vegetation and rubbish removed.

SECTION 4. Recovery of Inspection and Abatement Enforcement Costs. (a) The Commissioner is hereby authorized and directed to recover its cost of inspection of properties hereinabove described in a manner consistent with prior action of the Board adopting a fee schedule for such inspections. The Chief is hereby authorized and directed to recover its cost of inspection of properties hereinabove described and identified during physical inspections conducted by the Consolidated Fire Protection District of Los Angeles County in the amount of \$100.00 per parcel, and abatement enforcement costs of \$908.00 for each improved parcel when the owner fails to comply with the second official notice to abate hazards on the improved real property described in Exhibit 1. The recovery of these costs is vital to the ongoing operation governing the identification and abatement of those properties that constitute a public nuisance and endanger the public safety.

(b) The owners of the property upon which, or in front of which, the nuisance exists shall be presented, both in writing and at the above-referenced hearings, with information regarding the cost of inspection and abatement enforcement.

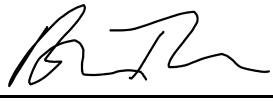
The foregoing resolution was, on the \_\_\_\_\_ day of \_\_\_\_\_, 2023,  
adopted by the Board of Supervisors of the County of Los Angeles and ex officio the  
governing body of all other special assessment and taxing districts,  
agencies and authorities for which said Board so acts.

CELIA ZAVALA,  
Executive Officer  
Clerk of the Board of Supervisors  
of the County of Los Angeles

By \_\_\_\_\_  
Deputy

APPROVED AS TO FORM

DAWYN R. HARRISON  
Interim County Counsel

By  \_\_\_\_\_  
BRIAN T. CHU  
Principal Deputy County Counsel

# Los Angeles County

## Agricultural Commissioner/Weights and Measures

### Weed Abatement Declaration Parcel List for 2022

2006001005	2006013002	2006020010	2006029010	2007005031	2017003019	2048007005	2049041057
2006003001	2006013003	2006020011	2006029011	2007006013	2017003020	2048007901	2049044002
2006003002	2006013023	2006020017	2006029013	2007006014	2017003021	2048011034	2049044003
2006003003	2006013024	2006020018	2006029022	2007006025	2017003022	2048011056	2049044006
2006003004	2006013025	2006020019	2006029023	2007010052	2017005019	2048011057	2049045004
2006003005	2006013026	2006021004	2006029026	2007010053	2017005028	2048011058	2049045007
2006003006	2006013027	2006021005	2006030028	2007010054	2017005034	2048011065	2049045008
2006003007	2006014001	2006021006	2006030029	2007014029	2017005035	2048012034	2049045009
2006003008	2006014002	2006021007	2006030030	2007014030	2017005036	2049001010	2049045013
2006003009	2006014003	2006021008	2006030037	2007014033	2017005900	2049004012	2049045021
2006003019	2006014004	2006021009	2006030040	2007014042	2017005901	2049005025	2050013023
2006003020	2006014005	2006021010	2006030041	2007015005	2017006007	2049005027	2050022900
2006003021	2006014006	2006021011	2006030056	2007015007	2017006008	2049007027	2051011910
2006003022	2006014007	2006021012	2006030060	2007015010	2017006019	2049013022	2051011911
2006003023	2006014008	2006021018	2006031007	2007015011	2017006021	2049016041	2051014903
2006005031	2006014009	2006021019	2006031008	2007015029	2017006903	2049016042	2052001901
2006006029	2006014017	2006021020	2006031009	2007015030	2017006904	2049016900	2052003031
2006006031	2006014018	2006021023	2006031010	2007016047	2017006905	2049016901	2052004036
2006006036	2006014034	2006021024	2006031017	2007017032	2017007003	2049018901	2052004900
2006006041	2006014038	2006021025	2006031018	2007018003	2017007004	2049019060	2052005036
2006007023	2006015002	2006021026	2006031025	2007019016	2017008002	2049019061	2052005054
2006007024	2006015005	2006021027	2006031026	2007019900	2017008005	2049020052	2052005055
2006007038	2006015006	2006021035	2006031027	2007019901	2017008006	2049022029	2052005902
2006007039	2006015007	2006021036	2006031028	2007019902	2017008900	2049022030	2052005903
2006008001	2006015008	2006022019	2006031037	2007019903	2017009009	2049022040	2052005904
2006008002	2006015010	2006023032	2006031038	2007019904	2017009010	2049023001	2052005905
2006008030	2006015017	2006024011	2006031046	2007022006	2017009902	2049026051	2052008031
2006008031	2006017004	2006024012	2006031047	2007022007	2017010027	2049027084	2052008041
2006009038	2006017005	2006024013	2006031048	2007022015	2017010030	2049028104	2052009900
2006010021	2006017006	2006024014	2006031049	2007022024	2017010901	2049028105	2052009901
2006010022	2006017007	2006024015	2006031050	2007022025	2017012007	2049028106	2052011046
2006010023	2006017008	2006024033	2006031051	2007023901	2017012009	2049028107	2052011905
2006010024	2006017009	2006025001	2006031056	2007024018	2017012011	2049028121	2052012902
2006010025	2006017021	2006025002	2006031057	2007024019	2017012012	2049029083	2052012903
2006010026	2006017022	2006025003	2006031058	2007024020	2017013011	2049029108	2052012904
2006010035	2006017027	2006025004	2006031059	2007024039	2017031003	2049029110	2052013022
2006012001	2006017028	2006025024	2006031060	2007024900	2017031004	2049029112	2052013028
2006012002	2006017029	2006025025	2006031065	2007025008	2017031005	2049029114	2052013041
2006012003	2006017030	2006025026	2006031066	2007025020	2017031010	2049029120	2052013042
2006012004	2006017034	2006025027	2006031067	2007026027	2017031013	2049029121	2052013043
2006012005	2006019003	2006025028	2006031068	2007027053	2017031015	2049029122	2052015009
2006012006	2006019013	2006026011	2006031099	2017001001	2017031016	2049030043	2052015058
2006012007	2006019015	2006026012	2006031102	2017001004	2017031017	2049030045	2052019003
2006012008	2006019016	2006026027	2006031107	2017001005	2017031019	2049030046	2052026024
2006012020	2006019017	2006026028	2006031108	2017001006	2031015011	2049030048	2052043001
2006012021	2006019018	2006027016	2006031109	2017001021	2031015012	2049031028	2053001004
2006012022	2006019019	2006027017	2006031110	2017001043	2031018010	2049033113	2053001008
2006012023	2006020005	2006029001	2006031903	2017003009	2032001900	2049034029	2053002028
2006012024	2006020006	2006029002	2006031904	2017003010	2048003016	2049036001	2053002030
2006012025	2006020007	2006029003	2006031905	2017003011	2048003017	2049036006	2053004029
2006012026	2006020008	2006029004	2007002019	2017003015	2048003018	2049039062	2053004044
2006013001	2006020009	2006029005	2007003900	2017003018	2048007004	2049039074	2053006015



County of Los Angeles Fire Department  
IMPROVED PROPERTY DECLARATION LIST 2022

**DRAFT**

APN	STREET ADDRESS	CITY
2006-001-004	23449 LAKE MANOR DR	CHATSWORTH
2006-001-006	23500 LAKE MANOR DR	LOS ANGELES
2006-001-007	9321 VENTURA WAY	CHATSWORTH
2006-003-014	9111 HUSTON RD	CHATSWORTH
2006-003-024	9101 HUSTON RD	CHATSWORTH
2006-004-027	9150 HUSTON RD	CHATSWORTH
2006-004-028	23629 SARALYNN DR	CHATSWORTH
2006-004-029	23621 SARALYNN DR	CHATSWORTH
2006-004-031	9111 SANTINA ST	CHATSWORTH
2006-004-033	9156 HUSTON RD	CHATSWORTH
2006-004-034	9140 HUSTON RD	CHATSWORTH
2006-004-035	9105 SANTINA ST	CHATSWORTH
2006-004-036	9109 SANTINA ST	CHATSWORTH
2006-004-037	9123 SANTINA ST	CHATSWORTH
2006-005-025	9129 OLIN DR	CHATSWORTH
2006-005-029	9300 OLIN DR	CHATSWORTH
2006-005-034	9104 SANTINA ST	CHATSWORTH
2006-005-035	9118 SANTINA ST	CHATSWORTH
2006-005-036	9116 SANTINA ST	CHATSWORTH
2006-005-037	9114 SANTINA ST	CHATSWORTH
2006-005-038	9110 SANTINA ST	CHATSWORTH
2006-005-039	9108 SANTINA ST	CHATSWORTH
2006-005-040	9103 OLIN DR	CHATSWORTH
2006-005-041	9107 OLIN DR	CHATSWORTH
2006-006-002	23538 BROOKS RD	CHATSWORTH
2006-006-034	23535 LAKE MANOR DR	CHATSWORTH
2006-006-035	23536 BROOKS RD	CHATSWORTH
2006-006-040	23541 LAKE MANOR DR	CHATSWORTH
2006-006-042	23545 LAKE MANOR DR	CHATSWORTH
2006-007-006	9233 FRANKLIN ST	CHATSWORTH
2006-007-036	9217 FRANKLIN ST	CHATSWORTH
2006-007-037	23529 LAKE MANOR DR	CHATSWORTH
2006-007-040	9247 FRANKLIN ST	CHATSWORTH
2006-007-041	9227 FRANKLIN ST	CHATSWORTH
2006-007-042	23512 BROOKS RD	CHATSWORTH
2006-008-004	9252 FRANKLIN ST	CHATSWORTH
2006-008-006	9246 FRANKLIN ST	CHATSWORTH
2006-008-007	9234 FRANKLIN ST	CHATSWORTH
2006-008-018	9201 JOHNNELL RD	CHATSWORTH
2006-008-027	9243 JOHNNELL RD	CHATSWORTH
2006-008-032	9206 FRANKLIN ST	CHATSWORTH
2006-008-033	9211 JOHNNELL RD	CHATSWORTH
2006-008-036	9220 FRANKLIN ST	CHATSWORTH
2006-008-037	9217 JOHNNELL RD	CHATSWORTH
2006-008-038	9221 JOHNNELL RD	CHATSWORTH
2006-008-039	9224 FRANKLIN ST	CHATSWORTH
2006-009-008	9322 FRANKLIN ST	CHATSWORTH
2006-009-011	9332 FRANKLIN ST	CHATSWORTH
2006-009-012	9335 JOHNNELL RD	CHATSWORTH

# BOARD LETTER/MEMO CLUSTER FACT SHEET

☒ Board Letter

☐ Board Memo

☐ Other

<b>CLUSTER AGENDA REVIEW DATE</b>	12/21/2022								
<b>BOARD MEETING DATE</b>	1/10/2023								
<b>SUPERVISORIAL DISTRICT AFFECTED</b>	<input type="checkbox"/> All <input type="checkbox"/> 1 <sup>st</sup> <input type="checkbox"/> 2 <sup>nd</sup> <input checked="" type="checkbox"/> 3 <sup>rd</sup> <input checked="" type="checkbox"/> 4 <sup>th</sup> <input checked="" type="checkbox"/> 5 <sup>th</sup>								
<b>DEPARTMENT(S)</b>	Los Angeles County Development Authority (LACDA)								
<b>SUBJECT</b>	APPROVE AND AWARD AN ARCHITECTURAL AND ENGINEERING SERVICES CONTRACT FOR THE LOS ANGELES COUNTY DEVELOPMENT AUTHORITY GENERATOR INSTALLATION PROJECT								
<b>PROGRAM</b>	Public Housing								
<b>AUTHORIZES DELEGATED AUTHORITY TO DEPT</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No								
<b>SOLE SOURCE CONTRACT</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, please explain why:								
<b>DEADLINES/ TIME CONSTRAINTS</b>	N/A								
<b>COST &amp; FUNDING</b>	<table border="1"> <tr> <td>Total cost: \$577,500</td><td>Funding source: Capital Fund Program funds allocated by the U.S. Department of Housing and Urban Development and included in the LACDA's approved Fiscal Year 2022-2023 budget</td></tr> <tr> <td colspan="2">TERMS (if applicable):</td></tr> <tr> <td colspan="2">Explanation: \$525,000 contract plus 10% contingency of \$52,500</td></tr> </table>			Total cost: \$577,500	Funding source: Capital Fund Program funds allocated by the U.S. Department of Housing and Urban Development and included in the LACDA's approved Fiscal Year 2022-2023 budget	TERMS (if applicable):		Explanation: \$525,000 contract plus 10% contingency of \$52,500	
Total cost: \$577,500	Funding source: Capital Fund Program funds allocated by the U.S. Department of Housing and Urban Development and included in the LACDA's approved Fiscal Year 2022-2023 budget								
TERMS (if applicable):									
Explanation: \$525,000 contract plus 10% contingency of \$52,500									
<b>PURPOSE OF REQUEST</b>	The LACDA Generator Installation Project encompasses multiple sites, including Westknoll Senior Apartments, Palm Senior Apartments, Foothill Villa, Carmelitos Senior Housing and Orchard Arms Senior Apartments and will require architectural and engineering services including site analyses, review of electrical load assessment reports, calculation of demand loads, recommendations for installation of new emergency back-up generators, generator pads, and emergency lighting, and plan check with agencies having jurisdiction. The proposed ontract provides for design services through construction document preparation, plan check submissions and corrections, and assistance during the bidding and construction administration phases.								
<b>BACKGROUND (include internal/external issues that may exist including any related motions)</b>	On August 15, 2017, the LACDA initiated a Request for Statement of Qualifications (RFSQ) process to procure the most qualified Architectural and Engineering firms for various LACDA projects. Five firms were placed on the shortlist for multi-housing and residential development type projects. On September 22, 2022, the five firms from this particular shortlist were invited to interview for the purpose of identifying the most qualified firm. Carde Ten Architects was determined to be the most qualified firm and was invited to submit a fee proposal and enter into negotiations with the LACDA. This resulted in a total negotiated fee for project delivery of \$525,000, which the LACDA has determined as fair and reasonable.								
<b>EQUITY INDEX OR LENS WAS UTILIZED</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, please explain how:								
<b>SUPPORTS ONE OF THE NINE BOARD PRIORITIES</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, please state which one(s) and explain how:								
<b>DEPARTMENTAL CONTACTS</b>	Name, Title, Phone # & Email: Twima Earley, Director of Housing Operations, (626) 586-1900, <a href="mailto:Twima.Earley@lacda.org">Twima.Earley@lacda.org</a>								



January 10, 2023

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:

**APPROVE AND AWARD AN ARCHITECTURAL AND ENGINEERING SERVICES  
CONTRACT FOR THE LOS ANGELES COUNTY DEVELOPMENT AUTHORITY  
GENERATOR INSTALLATION PROJECT  
(DISTRICTS 3, 4, AND 5) (3 VOTE)**

**SUBJECT**

This letter recommends approval and award of an Architectural and Engineering Services Contract (Contract) to Carde Ten Architects to provide design and other related services for the Los Angeles County Development Authority (LACDA) Generator Installation Project (Project).

**IT IS RECOMMENDED THAT YOUR BOARD:**

1. Find that the proposed activities in the attached Contract, as described herein, are not subject to the provisions of the California Environmental Quality Act (CEQA), or in the alternative, are otherwise exempt for the reasons stated in this Board letter and the record of the project.
2. Authorize the Executive Director or his designee to award and execute a Contract and related documents with Carde Ten Architects to provide design and other related services for the LACDA Generator Installation Project, for a not-to-exceed contract amount of \$525,000 in Capital Fund Program (CFP) funds allocated by the U.S. Department of Housing and

Urban Development (HUD) and included in the LACDA's approved Fiscal Year 2022-2023 budget.

3. Authorize the Executive Director or his designee, upon his determination and as necessary and appropriate under the terms of the Contract, to amend or to terminate the Contract for convenience.
4. Authorize the Executive Director or his designee to increase the Contract amount, if necessary, by up to \$52,500, which represents 10% of the \$525,000 contract amount, for unforeseen services associated with the Contract, using the same source of funds and included in the LACDA's approved Fiscal Year 2022-2023 budget.

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

The approval of the recommended actions will find that the architectural and engineering services proposed under this Contract are not subject to CEQA, or are otherwise exempt from the provisions of CEQA, approve the proposed Contract, and authorize the Executive Director or his designee to award and execute an Architectural and Engineering Services Contract to the most qualified firm to provide design and other related services for the LACDA Generator Installation Project.

### **FISCAL IMPACT/FINANCING**

There is no impact on the County general fund. The LACDA will fund the Contract with Carde Ten Architects for the LACDA Generator Installation Project with up to \$525,000 comprised of \$525,000 in CFP funds allocated by HUD and included in the LACDA's approved Fiscal Year 2022-2023 budget.

A 10% contingency, in the amount of \$52,500, is requested for any unforeseen services associated with the Contract, using the same source of funds.

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

The LACDA Generator Installation Project encompasses multiple sites, including Westknoll Senior Apartments, Palm Senior Apartments, Foothill Villa, Carmelitos Senior Housing and Orchard Arms Senior Apartments and will require that Carde Ten Architects provide architectural and engineering services, including site analyses, review of electrical load assessment reports, calculation of demand loads, recommendations for installation of new emergency back-up generators, generator pads, and emergency lighting, and plan check with agencies having jurisdiction.

The attached Contract provides for design services through construction document preparation, plan check submissions and corrections, and assistance during the bidding and construction administration phases.



This Contract is being federally funded, and will not be subject to the requirements of the Greater Avenues for Independence (GAIN) Program, and the General Relief Opportunity for Work (GROW) Program implemented by the County of Los Angeles. Should Carde Ten Architects require additional or replacement personnel during the term of the Contract, it will give consideration for any such employment openings to requirements of Section 3 of the Housing and Community Development Act of 1968, as amended, which requires that employment and other economic opportunities generated by certain HUD assistance be directed to low- and very low-income persons, particularly to persons who are recipients of HUD housing assistance around the Project area.

The Contract has been approved as to form by County Counsel and executed by the most qualified firm, Carde Ten Architects. On December 21, 2022, the Housing Advisory Committee recommended approval of the Contract award to Carde Ten Architects.

### **ENVIRONMENTAL DOCUMENTATION**

The recommended actions are either not subject to CEQA because they are activities that are excluded from the definition of a project by section 21065 of the Public Resources Code and section 15378(b) of the State CEQA Guidelines ("Guidelines"), or in the alternative, are exempt pursuant to Class 15061(b)(3) of the Guidelines because it can be seen with certainty that the actions will not have a significant adverse impact on the environment. The proposed action to award an Architectural and Engineering Services contract is an administrative activity of government that does not involve any commitment to a specific project that may result in a potentially significant physical change to the environment as any recommendations or subsequent work based on the proposed activities will require additional discretionary approvals.

Accordingly, the LACDA will return to your Board for approval of the appropriate environmental findings and any applicable documentation pursuant to CEQA prior to implementation of any activity that would constitute a Project under CEQA.

Upon your Board's approval of the recommended actions, the LACDA will file a Notice of Exemption with the County Clerk in accordance with section 15062 of the State CEQA Guidelines.

### **CONTRACTING PROCESS**

On August 15, 2017, the LACDA initiated a Request for Statement of Qualifications (RFSQ) process to procure the most qualified Architectural and Engineering firms for various LACDA projects. Notices of the RFSQ were electronically sent to 655 architectural and engineering firms identified from the LACDA's vendor list. An announcement also appeared on the County website. As a result, the RFSQ was downloaded from the LACDA website by 288 firms.

On September 26, 2017, 20 firms submitted Statement of Qualifications (SOQ) in response to the RFSQ. Immediately following the submittal deadline, a selection panel of LACDA staff began independent evaluations of the SOQs. The evaluation was based on experience and personnel qualifications, without regard to price. The panel performed its threshold review, and 13 firms passed basic threshold requirements to establish a shortlist of qualified architectural and engineering firms to provide services for various types of projects including, but not limited to, (1) libraries, public buildings, and commercial façade improvements; (2) multi-family residential developments, and housing rehabilitation; (3) landscape, park, community gardens, and streetscape. The panel agreed on scores for recommendations for a shortlist of consultants for each of the three project types. The shortlists were reviewed and approved by the Executive Director on February 5, 2018.

Five firms were placed on the shortlist for multi-housing and residential development type projects. On September 22, 2022, the five firms from this particular shortlist were selected based upon criteria established for projects similar in scale and scope to the Project under the proposed Contract, and were invited to interview for the purpose of identifying the most qualified firm. Carde Ten Architects was determined to be the most qualified firm and was invited to submit a fee proposal and enter into negotiations with the LACDA. This resulted in a total negotiated fee for project delivery of \$525,000, which the LACDA has determined as fair and reasonable.

The Summary of Outreach Activities is provided as Attachment A.

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

Approval of the recommended actions will allow for design and other related services for the LACDA Generator Installation Project, which encompasses multiple locations, including the Westknoll Senior Apartment, Palm Senior Apartment, Foothill Senior Villa, Carmelitos Housing and Orchard Arms Senior Housing developments, and will allow the LACDA to continue providing residents with modest affordable housing.

Respectfully submitted,

EMILIO SALAS  
Executive Director

Enclosures

## ATTACHMENT A

### Summary of Outreach Activities

On August 15, 2017, the following Request for Statements of Qualifications (RFSQ) was initiated to procure the most qualified architecture and engineering firms for various types of LACDA projects.

#### A. Advertising

An announcement of the RFSQ was posted on the LACDA website and the County WebVen.

#### B. Distribution of RFSQs

The LACDA's vendor list was used to email notification of the RFSQ to 655 architectural and engineering firms, of which 211 identified themselves as businesses owned by minorities or women (private firms which are 51% owned by minorities or women, or publicly-owned businesses in which 51% of the stock is owned by minorities or women). As a result of the outreach, the RFSQ was requested and downloaded from the LACDA website by 288 vendors.

#### C. Pre-submittal Conference

On August 28, 2017, a total of 59 firms attended a mandatory pre-submittal conference to address questions about the RFSQ, submittal requirements, and scope of various projects.

#### D. RFSQs Proposals

On September 26, 2017, a total of 20 firms submitted proposals in response to the RFSQ, of which seven (7) identified themselves as female or minority-owned.

#### E. Review of RFSQs

From October 3, 2017 to December 20, 2017, a review panel consisting of LACDA staff reviewed the RFSQs and ranked each firm independently. The panel performed its threshold review, and 20 firms passed basic threshold requirements to establish a shortlist of qualified architectural and engineering firms to provide services for various types of projects including, but not limited to, (1) libraries; (2) multi-family residential developments; (3) landscape, park, community gardens, streetscape, commercial business façade improvements; and (4) community centers, senior centers, and family and social service center. The panel scored RFSQs for recommendations for a shortlist of consultants for each of the four (4) project types. The shortlists were reviewed and approved by the Executive Director on February 5, 2018.

Five firms were placed on the shortlist for Type 2: Multi-Housing and Residential Developments projects. On April 29, 2019, 5 firms from this particular shortlist were invited to submit to an interview for the purpose of identifying the most qualified firm for this project. A written response to the invitation was requested by May 3, 2019. Carde Ten Architects was determined to be the most qualified firm and was invited to submit a fee proposal and enter into negotiations with the LACDA. This resulted in a total negotiated fee for project delivery of \$1,296,180, which the LACDA has determined is fair and reasonable.

F. Minority/Female Participation – Selected Firm

<u>Name</u>	<u>Ownership</u>	<u>Employees</u>
Carde Ten Architects	Minority No County Certification	Total: 8 7 minorities 3 women 88% minority 38% women

G. Minority/Female Participation - Firms Not Selected

Emar Studio/Ovalle Architects	Minority Local Small Business Enterprise	Total: 4 4 minorities 0 women 100% minority 0% women
AHBE Landscape Architects	Minority No County Certification	Total: 15 9 minorities 9 women 60% minority 60% women
Kaplan Chen Kaplan	Minority Local Small Business Enterprise	Total: 15 9 minorities 9 women 60% minority 60% women
Katherine Spitz Associates, Inc.	Minority/Female No County Certification	Total: 10 6 minorities 5 women 60% minority 50% women

RA-DA Design & Architecture	Minority/Female No County Certification	Total: 6 5 60% 50%	10 minorities women minority women
Kevin Daly Architects	Minority/Female No County Certification	Total: 6 5 60% 50%	10 minorities women minority women
Lewis/Shoeplein Architects	Minority/Female Local Small Business Enterprise	Total: 6 5 60% 50%	10 minorities women minority women
IDS Group, Inc.	Non-Minority No County Certification	Total: 28 11 43% 17%	65 minorities women minority women
PBWS Architects	Non-Minority No County Certification	Total: 28 11 43% 17%	65 minorities women minority women
Gonzalez Goodale Architects	Non-Minority No County Certification	Total: 6 4 3% 2%	20 minorities women minority women
FSY Architects, Inc.	Non-Minority No County Certification	Total: 6 4 3% 2%	20 minorities women minority women
Birba Group Architects	Minority No County Certification	Total: 11 3 92%	12 minorities women minority

		25% women
Rios Clementi Hale Studios	Minority No County Certification	Total: 12 11 minorities 3 women 92% minority 25% women
Onyx Architects, Inc.	Minority Local Small Business Enterprise	Total: 12 11 minorities 3 women 92% minority 25% women
RJM Design Group, Inc.	Minority No County Certification	Total: 12 11 minorities 3 women 92% minority 25% women
Bestor Architecture	Non-Minority No County Certification	Total: 4 3 minorities 1 woman 75% minority 25% women
The Albert Group	Non-Minority No County Certification	Total: 9 2 minorities 3 women 22% minority 33% women
Martinez Architects, Inc.	Minority No County Certification	Total: 13 10 minorities 5 women 77% minority 38% women
Masbuild, Inc.	Non-Minority No County Certification	Total: 580 62 minorities 231 women 11% minority 40% women

The LACDA conducts ongoing outreach to include minorities and women in the contract award process, including: providing information at local and national conferences; conducting seminars for minorities and women regarding programs and services;

advertising in newspapers to invite placement on the vendor list; and mailing information to associations representing minorities and women. The above information has been voluntarily provided to the LACDA.

The recommended award of contract is being made in accordance with the LACDA's policies and federal regulations, and without regard to race, creed, color, or gender.

# BOARD LETTER/MEMO CLUSTER FACT SHEET

☒ Board Letter

☐ Board Memo

☐ Other

<b>CLUSTER AGENDA REVIEW DATE</b>	12/21/2022	
<b>BOARD MEETING DATE</b>	1/10/2023	
<b>SUPERVISORIAL DISTRICT AFFECTED</b>	<input type="checkbox"/> All <input checked="" 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>	Parks and Recreation	
<b>SUBJECT</b>	SUBJECT: RUBEN F. SALAZAR PARK MULTI-PHASE REMODELING PROJECT; ESTABLISH AND APPROVE CAPITAL PROJECT, APPROVE PROJECT SCOPE, BUDGET, AND APPROPRIATION ADJUSTMENT; CAPITAL PROJECT NO. 87723 (SUPERVISORIAL DISTRICT 1) (FY 2022-23, 4 VOTES)	
<b>PROGRAM</b>		
<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 If Yes, please explain why:	
<b>DEADLINES/ TIME CONSTRAINTS</b>	To maintain and minimize disruption to Park operations and functions, work will be carried out in two consecutive, sequential phases without any overlap. All work on the project must be completed by December 2025 per grant funding guidelines. Maintaining the January 10th agenda date will allow the project to be implemented per the strategy outlined in the board letter.	
<b>COST &amp; FUNDING</b>	Total cost: \$11,049,000	Funding source: <ul style="list-style-type: none"> <li>• \$1,997,000 San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy's Proposition 68 Grant Program</li> <li>• \$6,902,000 State Department of Parks and Recreation Proposition 68 Competitive Grant Program</li> <li>• \$2,000,000 State Department of Parks and Recreation General Fund Specified Grants</li> <li>• \$150,000 from the State of California Department of Parks and Recreation Proposition 68, Drought, Water, Parks, Climate, Coastal Protection, and Outdoor Access for All Act of 2018 Grant</li> </ul>
	TERMS (if applicable):	
	Explanation:	
<b>PURPOSE OF REQUEST</b>	<ul style="list-style-type: none"> <li>• Find that the project is exempt from CEQA;</li> <li>• Establish and approve the project;</li> <li>• Approve appropriation adjustments for the project, fully offset with Proposition 68 and General Fund Specified Grants; and</li> <li>• Authorize the Director of the Department of Parks and Recreation (or her designee) to deliver the projects through Board-approved Job Order Contracts.</li> </ul>	
<b>BACKGROUND (include internal/external issues that may exist)</b>	The project will remodel the plaza and courtyard to provide more opportunities for programming and shade; replace the playground; add an accessory splash pad to enhance the aquatic facility; replace and move fitness equipment; plant trees and remodel landscaping to improve water conservation; remodel two parking lots to	



<b>including any related motions)</b>	include permeable pavement; remodel restrooms, walkways, and lighting; install civic art; and, improve infrastructure and related amenities throughout the park.
<b>EQUITY INDEX OR LENS WAS UTILIZED</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, please explain how: The County of Los Angeles Equity Explorer identifies the community surrounding Salazar Park as an area of concentrated disadvantage and in the highest categories possible for social vulnerability, inequity, and COVID-19 recovery need. The proposed Project is an important and overdue investment in the park and is an urgent demonstration of the County's social equity, park access, sustainability, and strategic asset management goals.
<b>SUPPORTS ONE OF THE NINE BOARD PRIORITIES</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, please state which one(s) and explain how: The proposed project will achieve the goals of creating buildings and infrastructure that support human health and resilience (Goal 2), protecting ecosystems, habitats, and rich biodiversity (Goal 5), and creating accessible parks, public lands, and public spaces that create opportunities for respite, recreation, ecological discovery, and cultural activities (Goal 6) of the Our County Sustainability Plan.  The proposed project is consistent with the County's Anti-Racism, Diversity, and Inclusion Initiative and guided by the Countywide Equity Guiding Principle as it will directly address profound levels of disadvantage and inequity in the community. The proposed Project has been led by the efforts of several community groups and leaders and has been sustained by their direct advocacy and participation. The proposed Project is located in a census tract with an overall County of Los Angeles Equity Explorer score of 92.44 and will serve census tracts with similar or worse scores. The proposed Project is an important step in advancing the Department's urgent and bold action to achieve tangible results to promote equitable processes and outcomes while working to dismantle racism.
<b>DEPARTMENTAL CONTACTS</b>	Name, Title, Phone # & Email: Diane Silva, Departmental Facilities Planner – I, (626) 588-5331, <a href="mailto:dsilva@parks.lacounty.gov">dsilva@parks.lacounty.gov</a>  Mark Glassock, Capital Projects Group Manager, (626) 223-7916, <a href="mailto:mglassock@parks.lacounty.gov">mglassock@parks.lacounty.gov</a>



COUNTY OF LOS ANGELES  
DEPARTMENT OF PARKS AND RECREATION  
*"Parks Make Life Better!"*

Norma E. García-González, Director

Alina Bokde, Chief Deputy Director

January 10, 2023

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

Dear Supervisors:

**RUBEN SALAZAR MEMORIAL COUNTY PARK  
MULTI-PHASE REMODELING PROJECT  
ESTABLISH AND APPROVE CAPITAL PROJECT  
APPROVE PROJECT SCOPE, BUDGET, AND APPROPRIATION ADJUSTMENT  
CAPITAL PROJECT NO. 87723  
(SUPERVISORIAL DISTRICT 1) (FY 2022-23, 4-VOTES)**

**SUBJECT**

Approval of the recommended actions will find the proposed Ruben Salazar Memorial County Park Multi-Phase Remodeling Project exempt from the California Environmental Quality Act; establish and approve the capital project; approve the proposed Ruben Salazar Memorial County Park Multi-Phase Remodeling Project budget and appropriation adjustment; and authorize the Director of Parks and Recreation, or her designee, to deliver the proposed Ruben Salazar Memorial County Park Multi-Phase Remodeling Project through Board-approved Job Order Contracts.

**IT IS RECOMMENDED THAT THE BOARD:**

1. Find the proposed Ruben Salazar Memorial County Park Multi-Phase Remodeling Project categorically exempt from the California Environmental Quality Act for the reasons stated in this Board letter and in the records of the project.
2. Establish and approve the Ruben F. Salazar Park Multi-Phase Remodeling Project, Capital Project Number 87723, with a total project budget of \$11,049,000.

3. Approve the Appropriation Adjustment to reflect an increase of \$11,049,000 in appropriation, fully offset with revenue from the following sources: \$1,996,380 from the San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy's Proposition 68 Grant Program; \$6,902,000 from the State of California Department of Parks and Recreation Proposition 68, California Drought, Water, Parks, Climate, Coastal Protection, and Outdoor Access for All Act of 2018, Competitive Grant Program; \$2,000,000 from the State of California Department of Parks and Recreation General Fund Specified Grants; and \$150,000 from the State of California Department of Parks and Recreation Proposition 68, California Drought, Water, Parks, Climate, Coastal Protection, and Outdoor Access for All Act of 2018, Recreational Infrastructure Revenue Enhancement, to Capital Project Number 87723, to fully fund the proposed Project.
4. Authorize the Director of Parks and Recreation, or her designee, to carry out the Ruben Salazar Memorial County Park Multi-Phase Remodeling Project through Board-approved Job Order Contracts.

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

The proposed Ruben Salazar Memorial County Park Multi-Phase Remodeling Project (Project) is located at Ruben Salazar Memorial County Park (Salazar Park), 3864 Whittier Boulevard, in the unincorporated community of East Los Angeles. The 7.92 acre park includes a gymnasium, swimming pool, multi-purpose buildings, children play areas, sports courts, picnic areas, restrooms, multipurpose sports fields, walking paths, and two parking lots.

Salazar Park is located in a critically underserved community that lacks access to parks and continues to endure the lasting legacy and effects of racism and environmental injustice. According to the 2016 Los Angeles Countywide Comprehensive Parks and Recreation Needs Assessment (Park Needs Assessment), Salazar Park is in an area of very high park need. In fact, only 44% of East Los Angeles residents can walk to a park within a half-mile and the low number of parks in East Los Angeles (far below the County's average) means Salazar Park is often very crowded. Further, the County of Los Angeles (County) Equity Explorer identifies the community surrounding Salazar Park as an area of concentrated disadvantage and in the highest categories possible for social vulnerability, inequity, and COVID-19 recovery need.

A lack of large-scale investment at Salazar Park, over several decades, has led to worsening conditions and limited opportunities for recreation in a community with an increasing need and reliance for public services. Due to the high demand for services, many of the existing amenities at Salazar Park have outlived their useful viability or need replacement due to heavy wear. Lastly, Salazar Park is an important historical landmark for the community as it played a prominent role in the National Chicano Moratorium March in 1970. The proposed Project is a needed and overdue investment in the park and further demonstrates the County's social equity, park access, sustainability, and strategic asset management goals. The proposed Project is a major remodel of the park to implement a community-led vision for a safer, more inclusive park by updating existing infrastructure, activating underutilized areas, and enhancing recreational opportunities that serve a variety of user groups.

#### Proposed Phasing and Planning Efforts

The demolition and remodeling work will need to be coordinated and phased to maintain and minimize disruption to Salazar Park's operations and functions. Therefore, work will be carried out in two consecutive sequential phases without any overlap, and each separate individual phase will not exceed the 12-month contract duration and the maximum monetary amount of the individual Job Order Contract (JOC) for each phase. It is anticipated that work will begin in August 2024 and be completed in December 2025. The Department will also utilize Purchase Order authority to support timely and cost-effective completion of work.

Phase 1 of the Project will include:

Remodeling the courtyard, fitness equipment, restrooms, walkways, lighting, and the playground; remodeling the aquatic facility to include an accessory splash pad; remodeling one parking lot to include permeable pavement; planting trees and remodeling landscaping to improve water conservation; and refurbishing infrastructure and related amenities.

Phase 2 of the proposed Project will include:

Remodeling the plaza, walkways, and lighting; moving fitness equipment; remodeling one parking lot to include permeable pavement; planting trees and remodeling landscaping to improve water conservation; installing civic art; and, refurbishing infrastructure and related amenities.

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

The proposed recommendations will further the County Strategic Plan Goals of operational effectiveness, fiscal responsibility, and accountability (Goal III.3) via investments in public infrastructure that will sustain and improve County services and facilities, supporting the wellness of our communities (Goal II.2) by expanding access to recreational and cultural opportunities and promoting active and healthy lifestyles through the built environment, and making environmental sustainability our daily reality (Goal II.3) by installing infrastructure that will reduce stormwater pollution.

#### **Implementation of County Sustainability Goals**

The OurCounty Sustainability Plan, adopted in 2019, establishes goals to address the environmental impacts of climate change and the subsequent social challenges. The proposed Project will be designed to achieve the goals of creating buildings and infrastructure that support human health and resilience (Goal 2), protecting ecosystems, habitats, and rich biodiversity (Goal 5), creating accessible parks, public lands, and public spaces that create opportunities for respite, recreation, ecological discovery, and cultural activities (Goal 6), and sustainable production and consumption of resources (Goal 9).

#### **Implementation of County Anti-Racism, Diversity, and Inclusion Initiative**

The proposed Project is aligned with the County's Anti-Racism, Diversity, and Inclusion Initiative and guided by the Countywide Equity Guiding Principles (Principles) adopted by the Board on September 15, 2021, including the reduction of racial disparities in life outcomes as well as disparities in public investment to shape those outcomes. Consistent with these Principles, the proposed Project will directly address profound levels of disadvantage and inequity in the community. The proposed Project has been led by the efforts of several community groups and leaders and has been sustained by their direct advocacy and participation. The proposed Project is located in a census tract with an overall County of Los Angeles Equity Explorer score of 92.44 and will serve census tracts with similar or worse scores. The proposed Project is an important step in advancing the Department's urgent and bold action to achieve tangible results to promote equitable processes and outcomes while working to dismantle racism.

### **FISCAL IMPACT/FINANCING**

The total proposed Project cost of \$11,049,000 includes plans and specifications, change order/contingency, consultant services, construction, jurisdictional review, civic art, and County services. The Project Schedule and Budget Summary are included in Attachment I.

Approval of the Appropriation Adjustment (Attachment II) will reflect an increase of \$11,049,000 in appropriation, fully offset with revenue, from the following sources: \$1,996,380 from the San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy's Proposition 68 Grant Program; \$6,902,000 revenue from the State of California Department of Parks and Recreation Proposition 68, California Drought, Water, Parks, Climate, Coastal Protection, and Outdoor Access for All Act of 2018, Competitive Grant Program; \$2,000,000 from the State of California Department of Parks and Recreation General Fund Specified Grants; and \$150,000 from the State of California Department of Parks and Recreation Proposition 68, California Drought, Water, Parks, Climate, Coastal Protection, and Outdoor Access for All Act of 2018, Recreational Infrastructure Revenue Enhancement, to Capital Project Number 87723 to fully fund the proposed Project.

### **Operating Budget Impact**

Based on the Project description, the Department anticipates one-time costs of \$13,800 and ongoing costs of \$412,350 for staffing, operations, utilities, and grounds maintenance of the proposed Project. The Department will submit to the Chief Executive Office a funding request through the budget process. The Department will work on the funding request with the Chief Executive Office in order to allow the Department to operate, program, and maintain the new facility.

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

Approval of the recommended actions will authorize the Department to implement the proposed Project using Board-approved Job Order Contracts as the work involves repair, remodeling, and refurbishment, alteration, and maintenance of County facilities. The standard Board-directed clauses that provide for contract termination, negotiation, and hiring displaced County employees will be included in the JOC.

JOC contractors who are awarded a contract will be required to fully comply with Los Angeles County Code Chapter 2.200 (Child Support Compliance Program), Chapter 2.203 (Contractor Employee Jury Service Program), and Chapter 2.201 (Living Wage Program). The proposed Project will proceed in accordance with the Board's consolidated Local and Targeted Worker Hire Policy (LTWHP) adopted on September 6, 2016, and last amended on June 11, 2019.

In accordance with the Board's Civic Art Policy, adopted on December 7, 2004, and last amended on August 4, 2020, the proposed Project budget includes one percent (1%) of eligible design and construction costs, in the amount of \$99,000, to be allocated towards Civic Art. During the public engagement process, the community highlighted the importance of Civic Art and requested that it become a key part of this proposed Project. To support this work, the Department will commit an additional \$101,000 for Civic Art at the site. The total allocation of \$200,000 for Civic Art will be spent on-site within the grant performance period.

## **ENVIRONMENTAL DOCUMENTATION**

The proposed Project is categorically exempt from the California Environmental Quality Act (CEQA). The proposed Project which will remodel the plaza and courtyard to provide more opportunities for programming and shade; remodel the playground; remodel the aquatic facility to include an accessory splash pad; remodel fitness equipment; plant trees and remodel landscaping to improve water conservation; remodel two parking lots to include permeable pavement; remodel restrooms, walkways, and lighting; install civic art; and, refurbish infrastructure and related amenities throughout the park, is within certain classes of projects that have been determined not to have a significant effect on the environment in that it meets the criteria set forth in Sections 15301 Class 1 (d)(h), 15303 Class 3 (d)(e), and 15331 of the State CEQA Guidelines and Classes 1 (c)(j), and 3 (a)(b) of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G. The proposed Project involves rehabilitation of deteriorated or damaged structures, facilities, or mechanical equipment to meet current standards of public health and safety, maintenance of existing landscaping, construction and conversion of small, new facilities or structures and maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings (1995), Weeks and Grimmer.

Based on the proposed Project records, it will comply with all applicable regulations, and it is not in a sensitive environment, 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, the Department will file a Notice of Exemption with the County Clerk in accordance with section 21152 of the California Public Resources Code.

### **CONTRACTING PROCESS**

Implementation of the improvements will be completed using a combination of a Board-approved JOC and County Purchase Orders. Board-approved JOC contractors will remodel the plaza and courtyard to provide more opportunities for programming and shade; remodel the playground; remodel the aquatic facility to include an accessory splash pad; remodel fitness equipment; plant trees and remodel landscaping to improve water conservation; remodel two parking lots to include permeable pavement; remodel restrooms, walkways, and lighting; install civic art; and, refurbish infrastructure and related amenities throughout the park. The Department may also use its Purchase Order authority for the procurement of shade structures and play equipment. The combination of the two delivery methods, which will be phased consecutively and sequentially without any overlap, will mitigate impacts on current services and allow for the most expedient and cost-effective implementation of the proposed Project. Where used, the Department has made the determination that JOC is the most appropriate procurement method for delivery of the construction scope.

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

The proposed Project will require temporary closures of park facilities. The Department will mitigate potential impacts through construction phasing, advanced community notice, and temporary facilities where appropriate.



**CONCLUSION**

Upon approval by the Board, please instruct the Executive Office-Clerk of the Board, to forward one adopted copy to the Chief Executive Office, Capital Projects Division, and one adopted copy to the Department of Parks and Recreation.

Should you have any questions, please contact Diane Silva at (626) 588-5331 or [dsilva@parks.lacounty.gov](mailto:dsilva@parks.lacounty.gov), Mark Glassock at (626) 588-5304 or [mglassock@parks.lacounty.gov](mailto:mglassock@parks.lacounty.gov), Kimberly Rios at (626) 588-5368 or [krios@parks.lacounty.gov](mailto:krios@parks.lacounty.gov).

Respectfully submitted,

NORMA E. GARCÍA-GONZÁLEZ  
Director

NEGG:KR:MG:ds

Attachments

c: Chief Executive Officer  
County Counsel  
Executive Officer, Board of Supervisors  
Auditor Controller  
Parks and Recreation

**ATTACHMENT I**

**RUBEN SALAZAR MEMORIAL COUNTY PARK  
MULTI-PHASE REMODELING PROJECT  
ESTABLISH AND APPROVE CAPITAL PROJECT  
APPROVE PROJECT SCOPE, BUDGET, AND APPROPRIATION ADJUSTMENT  
CAPITAL PROJECT NO. 87723  
(SUPERVISORIAL DISTRICT 1) (4-VOTES)**

**I. PROJECT SCHEDULE SUMMARY**

<b>Project Activity</b>	<b>Scheduled Completion Date</b>
Board Approval	January 2023
Construction Documents	October 2024
Permitting	April 2024
Phase 1 Contract Award	June 2024
Phase 1 Substantial Completion	March 2025
Phase 2 Contract Award	April 2025
Phase 2 Substantial Completion	November 2025
Project Closeout	December 2025

**II. PROJECT BUDGET SUMMARY**

<b>Project Activity</b>	<b>Proposed Project Budget</b>
Construction	
Phase I Construction	\$ 4,170,000
Phase II Construction	\$ 3,060,000
Purchase Orders	\$ 700,000
Contingency	\$ 1,185,000
<b>Subtotal</b>	<b>\$ 9,115,000</b>
Civic Art	\$ 200,000
Plans and Specifications	\$ 910,000
Consultant Services	\$ 150,000
Miscellaneous Expenditures	\$ 0
Jurisdictional Review/Plan Check/Permits	\$ 454,000
County Services	\$ 220,000
<b>Subtotal</b>	<b>\$ 1,934,000</b>
<b>TOTAL</b>	<b>\$ 11,049,000</b>

**ATTACHMENT II**

**RUBEN SALAZAR MEMORIAL COUNTY PARK  
MULTI-PHASE REMODELING PROJECT  
ESTABLISH AND APPROVE CAPITAL PROJECT  
APPROVE PROJECT SCOPE, BUDGET, AND APPROPRIATION ADJUSTMENT  
CAPITAL PROJECT NO. 87723  
(SUPERVISORIAL DISTRICT 1) (4-VOTES)**

**APPROPRIATION ADJUSTMENT**

**(SEE ATTACHED)**

January 10, 2023

COUNTY OF LOS ANGELES

**REQUEST FOR APPROPRIATION ADJUSTMENT**

DEPARTMENT OF PARKS AND RECREATION

**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 2022-23****4 - VOTES**

SOURCES		USES	
PARKS AND RECREATION RUBEN F SALAZAR PARK MULTI-PHASE REMODELING A01-CP-88-8752-65043-87723 STATE-OTHER / CAPITAL PROJECTS INCREASE REVENUE		PARKS AND RECREATION RUBEN F SALAZAR PARK MULTI-PHASE REMODELING A01-CP-6014-65043-87723 CAPITAL ASSETS - B & I INCREASE APPROPRIATION	
	11,049,000		11,049,000
SOURCES TOTAL		USES TOTAL	
\$ 11,049,000		\$ 11,049,000	

**JUSTIFICATION**

Reflects an increase of \$11,049,000 in appropriation, fully offset with revenue from the following sources: \$1,997,000 from the San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy's Proposition 68 Grant Program, \$6,902,000 from the State Proposition 68 Competitive Grant Program, \$2,000,000 from the State General Fund Specified Grants, and \$150,000 from the State Proposition 68 Recreational Infrastructure Revenue Enhancement.

**AUTHORIZED SIGNATURE**

Jane Lee, Fiscal Admin. Section Head

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

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

AUDITOR-CONTROLLER

BY

B.A. NO.

DATE

☐ APPROVED AS REQUESTED☐ APPROVED AS REVISED

CHIEF EXECUTIVE OFFICER

BY

DATE

# BOARD LETTER/MEMO CLUSTER FACT SHEET

☒ Board Letter

☐ Board Memo

☐ Other

<b>CLUSTER AGENDA REVIEW DATE</b>	12/21/2022	
<b>BOARD MEETING DATE</b>	1/10/2023	
<b>SUPERVISORIAL DISTRICT AFFECTED</b>	<input 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 checked="" type="checkbox"/> 5 <sup>th</sup>	
<b>DEPARTMENT(S)</b>	Public Works	
<b>SUBJECT</b>	Adopt the Initial Study/Mitigated Negative Declaration for the Big Tujunga Reservoir Restoration Project, approve the project, execute a Habitat Conservation Plan, and enter into a Memorandum of Agreement.	
<b>PROGRAM</b>		
<b>AUTHORIZES DELEGATED AUTHORITY TO DEPT</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>SOLE SOURCE CONTRACT</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, please explain why:	
<b>DEADLINES/ TIME CONSTRAINTS</b>	Approval of the agenda items is necessary for Public Works to obtain regulatory permits necessary for the Big Tujunga Reservoir Restoration Project to restore flood management and water conservation capacity.	
<b>COST &amp; FUNDING</b>	Total cost: \$11,300,000	Funding source: Flood Control District Fund
	TERMS (if applicable): N/A	
	Explanation:	
<b>PURPOSE OF REQUEST</b>	Public Works is seeking the Board's adoption of the Final Revised and Recirculated Initial Study/Mitigated Negative Declaration for the Big Tujunga Reservoir Restoration Project in the Angeles National Forest and the related Mitigation Monitoring and Reporting Program approval of the project; authority to execute the Big Tujunga Habitat Conservation Plan authority to enter into a Memorandum of Agreement with the Los Angeles Department of Water and Power.	
<b>BACKGROUND (include internal/external issues that may exist including any related motions)</b>	<p>The upcoming Big Tujunga Reservoir Restoration Project involves restoring flood management and water conservation capacity by excavating up to 4.4 million cubic yards of sediment from Big Tujunga Reservoir and placing the sediment in the adjacent Maple Canyon Sediment Placement Site and the performance of other appurtenant work.</p> <p>As is necessary for the project, an Initial Study/Mitigated Negative Declaration along with all comments received during the public review process have been completed in compliance with the California Environmental Quality Act and a Mitigation Monitoring and Reporting Program has been designed to ensure compliance with the mitigation measures during project implementation. A Low-Effect Habitat Conservation Plan has been prepared to assess potential impacts to Federal endangered species as a result of operations and maintenance activities at Big Tujunga Dam, including the proposed Big Tujunga Reservoir Restoration Project, and outlines conservation strategies and habitat enhancement activities to reduce those impacts. As partnering agencies for the Habitat Conservation Plan, a Memorandum of Agreement with the Los Angeles</p>	

	Department of Water and Power was drafted to formally recognize each agency's roles and responsibilities regarding the implementation of the Habitat Conservation Plan.
<b>EQUITY INDEX OR LENS WAS UTILIZED</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, please explain how:
<b>SUPPORTS ONE OF THE NINE BOARD PRIORITIES</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, please state which one(s) and explain how:  Board Priority No. 5: Environmental Health Oversight and Monitoring The Big Tujunga Reservoir Restoration Project involves restoring flood management and water conservation capacity while implementing the Habitat Conservation Plan outlines conservation strategy and habitat enhancement activities to promote healthy habitats for Federally listed endangered species within the watershed.  Board Priority No. 7: Sustainability Implementation of the recommended actions will allow Los Angeles County Flood Control District to operate and maintain Big Tujunga Dam in a way to maximize stormwater capture to support the local groundwater supply.
<b>DEPARTMENTAL CONTACTS</b>	Name, Title, Phone # & Email: Keith A. Lilley, Deputy Director, (626) 458-4012, <a href="mailto:klilley@pw.lacounty.gov">klilley@pw.lacounty.gov</a>

January 10, 2023

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

Dear Supervisors:

**WATER RESOURCES CORE SERVICE AREA  
BIG TUJUNGA RESERVOIR RESTORATION PROJECT  
ADOPT THE INITIAL STUDY/MITIGATED NEGATIVE DECLARATION AND  
APPROVE THE PROJECT AND  
APPROVE A HABITAT CONSERVATION PLAN AND  
RELATED MEMORANDUM OF AGREEMENT  
FOR THE BIG TUJUNGA DAM/RESERVOIR  
(SUPERVISORIAL DISTRICT 5)  
(3 VOTES)**

**SUBJECT**

Public Works is seeking the Board's adoption of the Final Revised and Recirculated Initial Study/Mitigated Negative Declaration for the Big Tujunga Reservoir Restoration Project in the Angeles National Forest and the associated Mitigation Monitoring and Reporting Program; approval of and authorization to execute the Big Tujunga Habitat Conservation Plan; and approval of and authorization to execute a related Memorandum of Agreement with the Los Angeles Department of Water and Power.

**IT IS RECOMMENDED THAT THE BOARD ACTING AS THE GOVERNING BODY OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT:**

1. Consider the Recirculated Initial Study/Mitigated Negative Declaration for the Big Tujunga Reservoir Restoration Project with all comments received during the public review process, find that the Initial Study/Mitigated Negative Declaration reflects the independent judgment and analysis of the Board; adopt the Mitigation Monitoring and Reporting Program, find that the Mitigation Monitoring and Reporting Program is adequately designed to ensure compliance with the mitigation measures during project implementation, find on the basis of the whole record before the Board that there is no substantial evidence that the project may have a significant effect on the environment; and adopt the Final Initial Study/Mitigated Negative Declaration.

2. Approve the Big Tujunga Reservoir Restoration Project and authorize the Chief Engineer of the Los Angeles County Flood Control District or his designee to execute the Big Tujunga Habitat Conservation Plan with the United States Fish and Wildlife Service, which encompasses the Big Tujunga Reservoir Restoration Project and ongoing and future operations and maintenance activities; and provide \$11,300,000 in financial assurances for implementation of conservation strategies and habitat enhancement activities identified in the Habitat Conservation Plan.
3. Approve and direct the Chief Engineer of the Los Angeles County Flood Control District or his designee to enter into a Memorandum of Agreement with the Los Angeles Department of Water and Power to formally recognize each agency's role and responsibilities regarding the implementation of the Big Tujunga Habitat Conservation Plan.

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

The proposed Big Tujunga Reservoir Restoration Project involves the restoration of flood management and water conservation capacity in the Big Tujunga Reservoir by excavating up to 4.4 million cubic yards of sediment and placing the sediment in the adjacent Maple Canyon Sediment Placement Site (SPS) and the performance of other appurtenant work under Project ID No. WRDD000028 - Big Tujunga Reservoir Restoration Project.

Ongoing operations and maintenance activities at Big Tujunga Dam and Reservoir may affect Federal threatened and endangered species, as well as other special status species, downstream of the dam or upstream of the reservoir. The Big Tujunga Dam Low-Effect Habitat Conservation Plan (HCP) addresses these activities, including the proposed project, and provides the basis for issuing an incidental take permit to Los Angeles County Public Works and Los Angeles Department of Water and Power (LADWP), in accordance with Section 10(a)(1)(B) of the Endangered Species Act, as amended (16 U.S.C. 1531 et seq.). The incidental take permit issuance would address potential take of Santa Ana Sucker, Santa Ana speckled dace, arroyo chub, arroyo toad, western pond turtle, least Bell's Vireo, southwestern willow flycatcher, and western yellow-billed cuckoo through ongoing operation and maintenance activities. The HCP is enclosed as Enclosure 1.

Approval of the recommended actions will adopt the Final Initial Study/Mitigated Negative Declaration (IS/MND) and the Mitigation Monitoring and Reporting Program (MMRP) for the project; approve the project; delegate authority to the Chief Engineer of the Los Angeles County Flood Control District or his designee to execute the HCP with the



United States Fish and Wildlife Service (USFWS), and provide \$11,300,000 in financial assurances for the completion of habitat enhancement activities identified in the HCP; approve and direct the Chief Engineer of the District or his designee to enter into a Memorandum of Agreement (MOA) with the LADWP to formally recognize each agency's role and responsibilities regarding the implementation of the HCP. The MOA is enclosed as Enclosure 2.

### **IMPLEMENTATION OF STRATEGIC PLAN GOALS**

The County Strategic Plan directs the provisions of Strategy III.3, Pursue Operational Effectiveness, Fiscal Responsibility, and Accountability and Objective III.3.2, Manage and Maximize County Assets. The recommended action supports ongoing efforts to manage and improve public infrastructure assets, building partnerships with other governmental agencies, and ensuring County residents receive quality infrastructure services.

### **FISCAL IMPACT/FINANCING**

There will be no impact to the County General Fund.

The estimated cost to complete the activities associated with the HCP is \$11,300,000 over a period of 30 years. It is anticipated that year 1 of the HCP term begins in 2023. Funding for the activities will be made available through the Flood Control District Fund's annual budget process.

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

An environmental impact analysis/documentation is a California Environmental Quality Act (CEQA) requirement that is to be used in evaluating the environmental effects of this project and should be considered in the approval of this project.

All developed outcomes proposed through the MOA would be mutually beneficial to both the District and LADWP and shall be for the purpose of working collaboratively to implement the habitat enhancement activities of the HCP, as necessary to complete the Big Tujunga Reservoir Restoration Project and all other operations and maintenance activities at Big Tujunga Dam and Reservoir.

### **ENVIRONMENTAL DOCUMENTATION**

In 2013, an IS/MND was prepared for the Big Tujunga Sediment Removal Project in compliance with the CEQA and was circulated for public review from May 13 to

June 26, 2013, pursuant to CEQA Guidelines Section 15073. Six letters commenting on the 2013 Draft IS/MND were received from State and Local agencies and seven letters were received from two organizations and four individuals, one of which submitted two letters, during the public review period.

The Initial Study and project revisions showed that there is no substantial evidence, in light of the whole record before the Board, acting on behalf of the District, that the project as revised may have a significant effect on the environment. Based on the Initial Study and project revisions, an MND was prepared for this project.

The Final Revised and Recirculated IS/MND concludes that all identified environmental effects of the project can be avoided or reduced to less than significant through the implementation of the mitigation measures identified in the document. A MMRP consistent with the conclusions and recommendations of the Revised and Recirculated IS/MND has been prepared. The MMRP identified, in detail, the manner in which compliance with the measures adopted to mitigate or avoid potential adverse impacts of the Project to the environment is ensured and its requirement have been incorporated into the conditions or approval for this project. The District will require/implement the following mitigation measures as part of the proposed project:

#### Aesthetics

- Highest visibility aggregate stockpiles removed first and remaining aggregate deposited within Maple Canyon SPS before the conclusion of the project.

#### Air Quality

- Maximum of 400 daily round-trip truck trips using on-road dump trucks or 220 daily round-trip truck trips using off-highway trucks. This assumes 8 hours per workday.
- Off-road diesel-powered construction equipment greater than 50 horsepower shall meet Tier 4 final or better off-road emissions standards.
- Prior to the commencement of any project-related activities that require heavy trucks or equipment to travel over the access roads/haul routes, the District shall ensure that all haul roads are paved, with the exception of the 0.4-mile portion of the route within the Big Tujunga Reservoir.
- The portion of the access road that traverses through the reservoir shall be consistently maintained in a damp state to ensure dust reductions.

### Biological Resources

- Perform a preconstruction survey for Greata's aster in the spring/summer prior to construction.
- Perform a preconstruction survey for Plummer's mariposa-lily and fragrant pitcher sage in the spring prior to construction.
- Perform a preconstruction survey for Crotch's bumble bee in the spring/summer prior to construction.
- Obtain written concurrence from the USFWS regarding avoidance and minimization measures for the Santa Ana Sucker, arroyo chub, and Santa Ana speckled dace.
- Obtain written concurrence from the USFWS regarding avoidance and minimization measures for the arroyo toad.
- Obtain written concurrence from the USFWS/California Department of Fish and Wildlife (CDFW) regarding avoidance and minimization measures for the least Bell's Vireo and southwestern willow flycatcher.
- Prior to the initiation of dewatering/installation of bypass line each year, avoidance and minimization measures for the western pond turtle and two-striped garter snake will be implemented.
- Prior to work within the reservoir, plunge pool, stream, and developed areas of the dam, avoidance and minimization measures shall be followed for nesting birds and/or raptors.

### Cultural Resources

- Prior to the start of ground-disturbing activities, a qualified archaeologist shall be retained by Public Works to establish appropriate procedures for monitoring earth-work activities.

### Geology and Soils

- Only suitable sized gravels and cobbles from the upper and middle portions of the reservoir will be used as aggregate for reuse.

#### Hazards and Hazardous Materials

- Measures will be in place to prevent, control, contain, and/or clean up hazardous materials spills.
- The contractor shall prepare a site-specific health and safety plan, emergency procedures fall protection program, and fire protection plan for review and approval.

#### Hydrology and Water Quality

- The contractor shall provide on-site water storage tanks to ensure adequate water availability for fugitive dust suppression.

#### Land Use and Planning

- In compliance with United States Forest Service requirements, the District shall apply for a special use permit for the continued operation of Maple Canyon SPS.

#### Transportation/Traffic

- The District shall prepare a traffic control plan, in compliance with the California Manual for Uniform Traffic Control Devices, that addresses potential traffic hazards and impacts to traffic congestion related to project implementation.

To account for the time that passed since the public review period of the 2013 Draft IS/MND, the District prepared a Revised and Recirculated IS/MND to clarify the revisions to the project description and to update the analysis of environmental impacts and associated mitigation measures. In September 2021, the Revised and Recirculated IS/MND and a Notice of Intent (NOI) to adopt a Mitigated Negative Declaration was circulated for public review, pursuant to the CEQA Guidelines, Section 15073.5.

Regarding circulation of the IS/MND, due to the pandemic and the State of Emergency in California, Executive Orders N-54-20 and N-80-20 were issued to address filing, noticing, and posting of the CEQA documents. Based on these executive orders, lead agencies, responsible agencies, or project applicants were required to post materials on the agency's or applicant's public-facing website for the same period of time that physical posting would otherwise be required, submit all materials electronically to the State Clearinghouse (CEQAnet) web portal, and engage in outreach to any individuals and entities known by the lead agency, responsible agency, or project applicant to be parties

interested in the Project. An original copy of the NOI and associated fees were mailed along with a self-addressed paid envelope to the office of Registrar-Recorder/County Clerk pursuant to Section 21092.3 and published in the *Daily News* on October 12, 2021, pursuant to California Public Resources Code, Section 21092. In accordance with the guidance issued from the Office of Planning and Research (OPR), all CEQA documents were posted on the OPR website and/or CEQAnet electronically on September 24, 2021. The Revised and Recirculated IS/MND, associated technical reports, and NOI were posted on the Public Works' Big Tujunga Reservoir Restoration Project web page for viewing and/or download, hard copies were available at Public Works' Headquarters, and electronic copies were available at the Sunland Tujunga, La Crescenta, and San Fernando Libraries. A virtual public meeting was held on October 14, 2021, to summarize the findings and solicit public comments. The 30-day public review period closed on October 25, 2021. Notice to commenting public agencies was completed pursuant to Section 21092.5.

A total of seven comment letters from agencies were received during the recent comment period in 2021, which are enclosed as Enclosure 3. All comments received during the public review periods have been addressed and the Responses to Comments, including those from the original 2013 circulation period for the MND, have been included in the Final Revised and Recirculated IS/MND. Comments received from public agencies were responded to and sent back to the commenting agency. A copy of the Final Revised and Recirculated IS/MND is enclosed as Enclosure 4 and the MMRP is enclosed as Enclosure 5.

The location of the documents and other materials constituting the record of the proceedings upon which your Board's decision is based in this matter is the Los Angeles County Public Works' Stormwater Engineering Division, 2nd floor at 900 South Fremont Avenue, Alhambra, California 91803. The custodian of such documents and materials is

the Senior Civil Engineer in charge of the Sediment Management Section in Stormwater Engineering Division of Public Works.

The MND, MMRP, and related documents for the project are also located on Public Works' website electronically at <https://pw.lacounty.gov/wrd/projects/bigtujunga>.

The project is not exempt from the payment of a fee to the CDFW pursuant to Section 711.4 of the Fish and Game Code to defray the costs of fish and wildlife protection and management incurred by the CDFW. Upon the Board's adoption of the MND, Public Works will file a Notice of Determination in accordance with Section 21152 of the California Public Resources Code and pay the required fees to the

The Honorable Board of Supervisors  
January 10, 2023  
Page 8

Registrar-Recorder/County Clerk and will post the Notice to Public Works' website pursuant to Section 21092.2.

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

When the proposed Big Tujunga Reservoir Restoration Project is completed, it will have a positive impact by reducing flood risk and increasing stormwater capture for communities downstream of Big Tujunga Dam and Reservoir by restoring capacity for stormwater management and water conservation.

**CONCLUSION**

Please return an adopted copy of this letter to Public Works, Stormwater Engineering Division.

Respectfully submitted,

MARK PESTRELLA, PE  
Director of Public Works

MP:AA:GD

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Enclosures

c: Chief Executive Office (Chia-Ann Yen)  
County Counsel (Mark Yanai)  
Executive Office

January 10, 2023

**WATER RESOURCES CORE SERVICE AREA  
BIG TUJUNGA RESERVOIR RESTORATION PROJECT  
ADOPT THE INITIAL STUDY/MITIGATED NEGATIVE DECLARATION AND  
APPROVE THE PROJECT AND  
APPROVE A HABITAT CONSERVATION PLAN AND  
RELATED MEMORANDUM OF AGREEMENT  
FOR THE BIG TUJUNGA DAM/RESERVOIR  
(SUPERVISORIAL DISTRICT 5)  
(3 VOTES)**

This Board letter has large enclosures. Click on link to access:

[LINK TO BE INSERTED HERE]

# BOARD LETTER/MEMO CLUSTER FACT SHEET

☒ Board Letter

☐ Board Memo

☐ Other

<b>CLUSTER AGENDA REVIEW DATE</b>	12/21/2022	
<b>BOARD MEETING DATE</b>	1/10/2023	
<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>	Public Works	
<b>SUBJECT</b>	Award of Services Contract for On-Call Commercial and Institutional Recycling Program	
<b>PROGRAM</b>	Consultant services contract for the Commercial and Institutional Recycling Program.	
<b>AUTHORIZES DELEGATED AUTHORITY TO DEPT</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>SOLE SOURCE CONTRACT</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
	If Yes, please explain why:	
<b>DEADLINES/ TIME CONSTRAINTS</b>	The contracted services are necessary to assist the County to comply with all solid waste management laws and regulations, including but not limited to Senate Bill 1383, which became effective January 1, 2022. The contract will commence upon the Board's approval and execution of the contract by both parties, whichever occurs last.	
<b>COST &amp; FUNDING</b>	Total cost: \$ 3,538,706	Funding source: GD1
	TERMS (if applicable): 2 years with two 1-year renewal options and a month-to-month extension up to 6 months.	
	Explanation: With the Board's delegated authority, Public Works may renew the contract term for two 1-year renewal options and a month-to-month extension up to 6 months for a maximum potential total contract term of 54 months.	
<b>PURPOSE OF REQUEST</b>	Board meeting for consideration to award the Commercial and Institutional Recycling Program contract.	
<b>BACKGROUND (include internal/external issues that may exist including any related motions)</b>	Award a consultant services agreement to Stearns, Conrad and Schmidt, Consulting Engineers, Inc., for the On-Call Commercial and Institutional Recycling Program. The contract will be for a term of 2 years with two 1-year renewal options and a month-to-month extension up to 6 months for a maximum potential contract term of 54 months and a maximum potential contract sum of \$3,538,706.	
<b>EQUITY INDEX OR LENS WAS UTILIZED</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, please explain how: Public Works advertised the request for proposals on County websites, social media, and newspapers covering a diverse audience. Public Works also informed many local small businesses, disabled veterans, social and community business enterprises, as well as many independent contractors, various business development centers, and municipalities about this business opportunity.	
<b>SUPPORTS ONE OF THE NINE BOARD PRIORITIES</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, please state which one(s) and explain how: These recommendations support Board Priority 7: Sustainability. The recommended actions improve the environment, economy, and social wellbeing of our communities by supporting the County's efforts to reduce solid waste generation and to divert solid waste from landfills, thereby, reducing emissions of greenhouse gases and other harmful climate pollutants.	
<b>DEPARTMENTAL CONTACTS</b>	Name, Title, Phone # & Email: Coby Skye, Deputy Director, (626) 458-4016, cell (562) 212-9500, <a href="mailto:cskye@pw.lacounty.gov">cskye@pw.lacounty.gov</a>	

CS:ak

P:\SEC\AK\BL\CIRP CLUSTER FACT SHEET





MARK PESTRELLA, Director

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE  
REFER TO FILE:

January 10, 2023

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

Dear Supervisors:

**ENVIRONMENTAL SERVICES CORE SERVICE AREA  
AWARD OF SERVICES CONTRACT FOR ON-CALL  
COMMERCIAL AND INSTITUTIONAL RECYCLING PROGRAM  
(ALL SUPERVISORIAL DISTRICTS)  
(3 VOTES)**

**SUBJECT**

Public Works is seeking Board approval to award a services contract to Stearns, Conrad and Schmidt, Consulting Engineers, Inc., for the On-Call Commercial and Institutional Recycling Program.

**IT IS RECOMMENDED THAT THE BOARD:**

1. Find that the proposed contract work is not a project pursuant to the California Environmental Quality Act.
2. Award the contract to Stearns, Conrad and Schmidt, Consulting Engineers, Inc., for the On-Call Commercial and Institutional Recycling Program. The contract will be for a term of 2 years with two 1-year renewal options and a month-to-month extension up to 6 months for a maximum potential contract term of 54 months and a maximum potential contract sum of \$3,538,706.

3. Authorize the Director of Public Works or his designee to execute the contract; to renew the contract for each additional renewal option and extension period if, in the opinion of the Director of Public Works or his designee, Stearns, Conrad and Schmidt, Consulting Engineers, Inc., has successfully performed during the previous contract period and the services are still required; to approve and execute amendments to incorporate necessary changes within the scope of work; and to suspend work if it is in the best interest of the County to do so.
4. Authorize the Director of Public Works or his designee to annually increase the contract amount up to an additional 10 percent of the annual contract sum, which is included in the maximum potential contract sum for unforeseen additional work within the scope of the contract if required, and to carry over up to 25 percent of the contract funds remaining at the end of each contract year to the succeeding contract year.

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

Approval of the recommended action will award a services contract to Stearns, Conrad and Schmidt, Consulting Engineers, Inc., for the On-Call Commercial and Institutional Recycling Program. The contractor will provide consultations, outreach, education, and research regarding waste reduction and recycling practices for County departments as well as County unincorporated area businesses, large venues, multifamily residences, schools, and other institutions.

The contracted services are necessary to assist the County to comply with all solid waste management laws and regulations, including but not limited to Senate Bill 1383 and Assembly Bill 341. Per Senate Bill 1383 Statewide organic waste regulations, the County is required to implement, enforce, and monitor new mandatory organic waste collections services for County facilities. The contracted services will also support County facilities to meet established goals or initiatives in the Los Angeles County Zero Waste Plan and the OurCounty Sustainability Plan.

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

These recommendations support the County Strategic Plan: Goal II, Foster Vibrant and Resilient Communities; Strategy II.3, Make Environmental Sustainability our Daily Reality; and Objective II.3.4, Reduce Waste Generation and Recycle and Reuse Waste Resources. The recommended actions improve the environment, economy, and social

wellbeing of our communities by supporting the County's efforts to reduce solid waste generation and to divert solid waste from landfills, thereby, reducing emissions of greenhouse gases and other harmful climate pollutants.

### **FISCAL IMPACT/FINANCING**

The consultant services agreement is for a not-to-exceed amount of \$1,512,460 plus 10 percent of the annual contract sum for additional work within the scope of the contract for the initial 2-year term and shall not exceed \$750,000 for each of the two 1-year renewal option years and a month-to-month extension up to 6 months, for a maximum total contract term of 54 months and an aggregate not-to-exceed amount of \$3,538,706. Any unused authorized amounts from the previous contract terms up to 25 percent will roll over into subsequent renewal terms.

Funding for the first year of services is included in the Solid Waste Management Fund Fiscal Year 2022-23 Budget (GD1). Funds to finance the remainder of the initial term and 10 percent additional funding for contingencies will be requested through the annual budget process.

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

The recommended contractor is Stearns, Conrad and Schmidt, Consulting Engineers, Inc., located in Pasadena, California. This contract will commence upon the Board's approval and execution of the contract by both parties, whichever occurs last for a period of 2 years. With the Board's delegated authority, Public Works may renew the contract term for two 1-year renewal options and a month-to-month extension up to 6 months for a maximum potential total contract term of 54 months.

County Counsel will review the enclosed contract as to form (Enclosure A) prior to approving. The recommended contract with Stearns, Conrad and Schmidt, Consulting Engineers, Inc., was solicited on an open-competitive basis and is in accordance with applicable Federal, State, and County requirements.

The On-Call Commercial and Institutional Recycling Program contract contains terms and conditions consistent with the Board's programs and policies. The enclosed table (Enclosure B) reflects the selected contractor's minority participation. Data regarding the proposer's minority participation is on file with Public Works. The contractor was selected upon final analysis and consideration without regard to race, creed, gender, or color.

Public Works has evaluated and determined that the contracted services are required on an on-call and intermittent basis; therefore, Proposition A (County Code Chapter 2.121) and the Living Wage Program (County Code Chapter 2.201) do not apply to this contract.

### **ENVIRONMENTAL DOCUMENTATION**

Approval of the recommended actions is an administrative activity of government and exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15378(b) and Section 21065 of the Public Resources Code because it will not result in direct or reasonably foreseeable indirect physical change in the environment. As such, approval of the contract and implementation of the contract work does not constitute a project, and hence, is not subject to the requirements of CEQA.

We will return to the Board as necessary for consideration of appropriate environmental documentation pursuant to CEQA before the approval of any activities that constitute a project under CEQA.

### **CONTRACTING PROCESS**

On January 25, 2022, the enclosed notice of Request for Proposal (Enclosure C) was placed on the "Doing Business With Los Angeles County" website, Public Works' "Business Opportunities" website, and Twitter. Advertisements were placed in the *Los Angeles Daily Journal*, *Los Angeles Sentinel*, *La Opinión*, *The Daily Breeze*, *The Signal (Santa Clarita)*, *World Journal*, *Watts Times*, *Malibu Times*, *Press Telegram*, and *Pasadena Star News*. Public Works also informed 1562 Local Small Business Enterprises, 183 Disabled Veteran Business Enterprises, 165 Social Enterprises, 830 Community Business Enterprises, and 589 independent contractors, various business development centers, and municipalities about this business opportunity.

On March 9, 2022, one proposal was received. The proposal was evaluated by an evaluation committee consisting of Public Works staff. The evaluation was based on criteria described in the Request for Proposals, which included the price, experience, work plan, and references utilizing the informed averaging methodology for applicable criteria. Based on this evaluation, it is recommended that this contract be awarded to the apparent responsive and responsible proposer Stearns, Conrad and Schmidt, Consulting Engineers, Inc., located in Pasadena, California. Public Works determined the contractor's price to be reasonable for the work requested.

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

The award of this contract will continue the services without disruption to the public and will not result in the displacement of any County employees as this service is presently contracted with the private sector.

**CONCLUSION**

Please return one adopted copy of this Board letter to Public Works, Environmental Programs Division.

Respectfully submitted,

MARK PESTRELLA, PE  
Director of Public Works

MP:EKT:ak

Enclosures

c: Chief Executive Office (Chia-Ann Yen)  
County Counsel  
Executive Office

**ENCLOSURE**

January 10, 2023

**ENVIRONMENTAL SERVICES CORE SERVICE AREA  
AWARD OF SERVICES CONTRACT FOR ON-CALL  
COMMERCIAL AND INSTITUTIONAL RECYCLING PROGRAM  
(ALL SUPERVISORIAL DISTRICTS)  
(3 VOTES)**

This Board letter has large enclosures.  
Click on link to access:

[01.10.2023 CIRP \(FTP Large Enc\)](#)

# BOARD LETTER/MEMO CLUSTER FACT SHEET

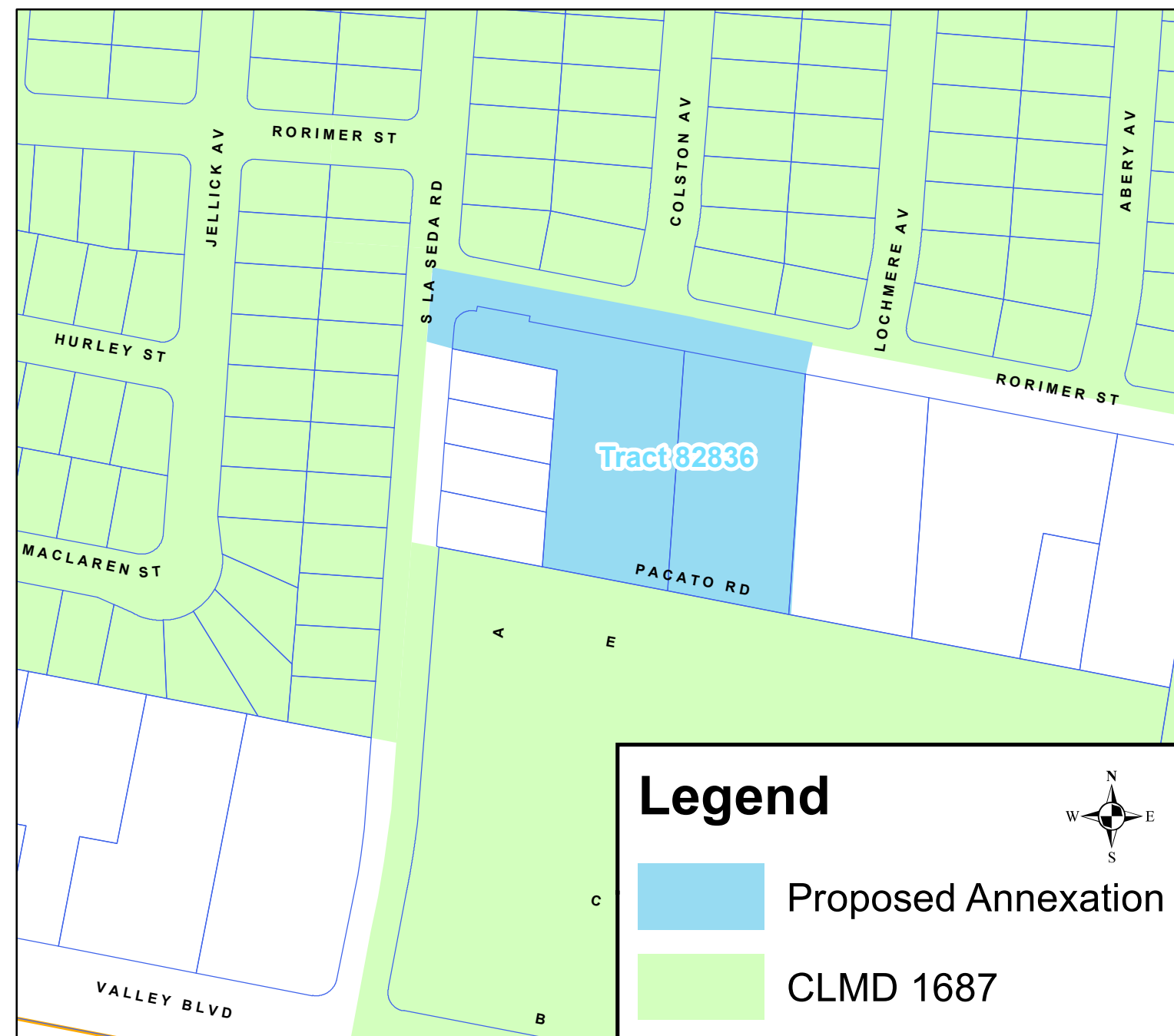
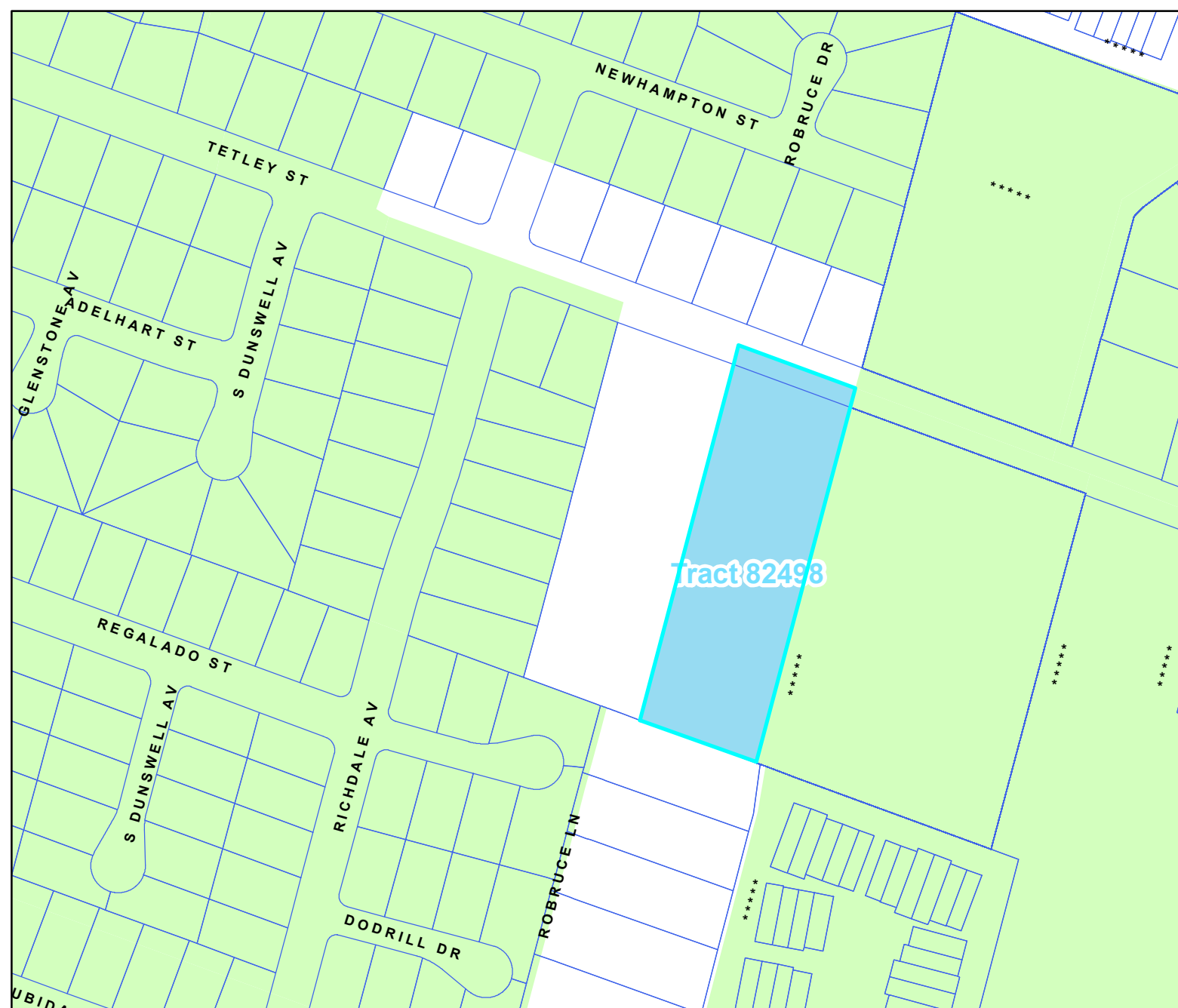
☒ Board Letter

☐ Board Memo

☐ Other

<b>CLUSTER AGENDA REVIEW DATE</b>	12/21/2022	
<b>BOARD MEETING DATE</b>	1/10/2023	
<b>SUPERVISORIAL DISTRICT AFFECTED</b>	<input type="checkbox"/> All <input checked="" 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>	Public Works	
<b>SUBJECT</b>	Annexation and Levying of Assessments for County Lighting Districts and Negotiated Exchange of Property Tax Revenues for Approved Tentative Subdivision Territories - Tracts 82498 and 82836	
<b>PROGRAM</b>	County Lighting Districts	
<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 If Yes, please explain why:	
<b>DEADLINES/ TIME CONSTRAINTS</b>	March 28, 2023, Public Hearing (We have a commitment to the developer to complete annexation prior to issuance of building permit.)	
<b>COST &amp; FUNDING</b>	Total cost: \$1,027	Funding source: County Lighting Maintenance District 1687 (Fund F46)
	TERMS (if applicable):	
	Explanation: The estimated annual cost for the operation and maintenance of streetlights in the annexed territories is \$1,027. Sufficient funding will be included in the Fiscal Year 2024-25 Budget.	
<b>PURPOSE OF REQUEST</b>	The proposed annexation of the territories to the County Lighting Districts will provide funding for the operation and maintenance of new streetlights.	
<b>BACKGROUND (include internal/external issues that may exist including any related motions)</b>	<ul style="list-style-type: none"> <li>Public Works administers County Lighting Districts serving the unincorporated County area. The County Code requires the annexation and installation of a street lighting system by a developer as a condition of development.</li> <li>The proposed annexation and levy of assessments, as well as the exchange of property tax revenue with other taxing agencies will provide funding for the operation and maintenance of the new streetlights.</li> <li>Proposition 218 assessment ballots and notices of the public hearing will be mailed to the affected property owners 45 days in advance of the March 28, 2023, public hearing.</li> <li>Provided there is no majority protest the Board may approve the annexation and levying of assessments in Fiscal Year 2024-25 upon conclusion of the public hearing.</li> </ul>	
<b>EQUITY INDEX OR LENS WAS UTILIZED</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, please explain how:	
<b>SUPPORTS ONE OF THE NINE BOARD PRIORITIES</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, please state which one(s) and explain how: Sustainability: Approval of the annexation provides the funding necessary for the operation and maintenance of new streetlights.	
<b>DEPARTMENTAL CONTACTS</b>	Name, Title, Phone # & Email: Steve Burger, Deputy Director, (626) 458-4018, <a href="mailto:sburger@pw.lacounty.gov">sburger@pw.lacounty.gov</a>	

## PROPOSED ANNEXATION TO COUNTY LIGHTING DISTRICTS SUPERVISORAL DISTRICT 1





January 10, 2023

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:

**TRANSPORTATION CORE SERVICE AREA  
ANNEXATION AND LEVYING OF ASSESSMENTS FOR COUNTY LIGHTING  
DISTRICTS AND NEGOTIATED EXCHANGE OF PROPERTY TAX REVENUES FOR  
APPROVED TENTATIVE SUBDIVISION TERRITORIES  
IN THE UNINCORPORATED AREAS OF  
HACIENDA HEIGHTS AND VALINDA  
(SUPERVISORIAL DISTRICT 1)  
(3 VOTES)**

**SUBJECT**

Public Works is seeking Board approval and authorization to annex approved tentative subdivision projects known as Tract Nos. 82498 and 82836 located in the unincorporated areas of Hacienda Heights and Valinda to County Lighting Maintenance District 1687 and County Lighting District Landscaping and Lighting Act-1, Unincorporated Zone; order the levying of assessments for street lighting purposes; and approve the negotiated exchange of property tax revenues among those nonexempt taxing agencies whose service areas are subject to the jurisdictional changes.

**IT IS RECOMMENDED THAT THE BOARD:**

1. Find that the proposed project is categorically exempt from the provisions of the California Environmental Quality Act for the reasons stated in this letter and record of the action.
2. Adopt the Resolution of Intention to Annex Approved Tentative Subdivision Territories to County Lighting Maintenance District 1687 and County Lighting District Landscaping and Lighting Act-1, Unincorporated Zone and order the levying of assessments within the annexed territories for Fiscal Year 2024-25 whose areas and boundaries are identified on the diagram included in the resolution.
3. Set a date for a public hearing regarding the proposed annexation of territories and levying of annual assessments based on the Fiscal Year 2022-23 Annual Engineer's Report, which establishes assessments based on land use type for

all zones within County Lighting District Landscaping and Lighting Act-1 for street lighting purposes with an annual base assessment rate for a single-family residence of \$5 for the Unincorporated Zone.

4. Instruct the Executive Officer of the Board to cause notice of the public hearing by mail at least 45 days prior to the scheduled public hearing date of March 28, 2023, pursuant to Section 53753 of the California Government Code. The mailed notice will include assessment ballots.

**AFTER THE PUBLIC HEARING, IT IS RECOMMENDED THAT THE BOARD:**

1. Find that the annexation and assessments are for the purposes of meeting operating expenses; purchasing supplies, equipment, or materials; meeting financial reserve needs and requirements; and obtaining funds for capital projects, including the operation and maintenance of streetlights necessary to maintain service within the proposed annexation territories.
2. Order the tabulation of assessment ballots submitted and not withdrawn in support of or in opposition to the proposed assessments.
3. Determine whether a majority protest against the proposed annexation or assessment exists.
4. Make a finding terminating the annexation, levying of assessments, and property tax transfer proceedings in those subdivision territories where the proposed annexation and levying of assessments has been rejected, if any, as a result of a majority protest and refer the matter back to Public Works.
5. If there is no majority protest against the proposed annexation or assessment:
  - a. Adopt the Resolution Ordering Annexation of Approved Tentative Subdivision Territories to County Lighting Maintenance District 1687 and County Lighting District Landscaping and Lighting Act-1, Unincorporated Zone confirming a Diagram and Assessment and Levying of Assessments within the Annexed Territories for Fiscal Year 2024-25 either as proposed or as modified by the Board. The annexation, levy of assessments, and the exchange of property tax revenues shall not become effective unless the legal descriptions for the annexed territories are approved as to definiteness and certainty by the Assessor. The adoption of the resolution ordering

annexation shall constitute the levying of assessments in Fiscal Year 2024-25.

- b. Adopt the joint resolutions between the Board and other taxing agencies approving and accepting the negotiated exchange of property tax revenues resulting from the annexation of subdivision territories to County Lighting Maintenance District 1687 as approved by the nonexempt taxing agencies.

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

Approval of the recommended actions will find that the project is exempt from the California Environmental Quality Act Guidelines (CEQA) and allow the Board to: (1) annex specified tentative subdivision territories known as Tract Nos. 82498 and 82836 to County Lighting Maintenance District (CLMD) 1687 and County Lighting District (CLD) Landscaping and Lighting Act-1 (LLA-1), Unincorporated Zone (collectively, County Lighting Districts); (2) levy assessments in Fiscal Year 2024-25 on each lot or parcel lying within the proposed annexation territories based on land use categories that designate usage units on the basis of benefits received; and (3) approve the exchange of property tax revenue between CLMD 1687 and other nonexempt taxing entities whose service areas are subject to the jurisdictional changes.

The proposed annexation, levy of assessments, and exchange of property tax revenues are required to provide the necessary funding for the operation and maintenance of new streetlights. The proposed assessment rates for the two subdivision developments will be an annual assessment of \$5 per single-family residence within the Unincorporated Zone with proportionately higher rates for other land uses.

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

The County Strategic Plan directs the provisions of Strategy II.2, Support the Wellness of our Communities and Strategy III.3, Pursue Operational Effectiveness, Fiscal Responsibility, and Accountability. Annexation of territories to the County Lighting Districts will allow for the installation of streetlights in these communities and provide funding for their operation and maintenance. Maintaining lighting services provides for the convenience and safety of the motoring public, as well as the safety and security of people and property, which improves the quality of life in the County.

### **FISCAL IMPACT/FINANCING**

The estimated annual costs for operation and maintenance of the streetlights within the annexed territories is \$1,027 for CLMD 1687 (Fund F46). Sufficient funding will be included in the Fund F46 Fiscal Year 2024-25 Budget.

In subsequent years, the ongoing operation and maintenance costs within the annexed territories will be funded by the CLMD's share of ad valorem property taxes, supplemented by assessments annually approved by the Board from property owners within these annexed territories. Adoption of the Joint Resolutions will result in a minimal property tax growth transfer from the affected taxing entities, including those taxing entities governed by the Board: the County General Fund, the County of Los Angeles Public Library, Los Angeles County Road Maintenance Districts 1 and 4, Los Angeles County Flood Control Drainage Improvement Maintenance District, Los Angeles County Flood Control District, and the Consolidated Fire Protection District of Los Angeles County.

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

The County Code, and applicable subdivision, planning, and zoning ordinances require the installation of a street lighting system by a subdivider as a condition of development. The two subdivision developments must comply with the terms of these ordinances and provide street lighting as a condition of development. The purpose of the recommended action is to annex the territories into the County Lighting Districts to comply with these ordinances and the California Streets and Highways Code Sections 5821.3 and 22608.2.

The Landscaping and Lighting Act of 1972 (California Streets and Highways Code Section 22573) provides for the assessment of street lighting costs against the benefited properties within CLD LLA-1 by any formula or method that fairly distributes the costs among all assessable lots or parcels in proportion to the estimated benefits to be received by each lot or parcel. A method of distributing the street lighting costs based on land use was approved by the Board on May 22, 1979, and amended on July 22, 1997, to include government-owned or -leased parcels. The same distribution method was used to compute the Fiscal Year 2022-23 base assessment rates for each zone within CLD LLA-1 as shown in the Fiscal Year 2022-23 Annual Engineer's Report on file with Public Works.

The procedures for levying of assessments previously authorized by the Board under California Government Code Section 53753, including the distribution, receipt,

and tabulation of ballots at a public hearing are required and will be followed for each subdivision annexation project. The assessments are subject to the results of ballot tabulation at the conclusion of the public hearing. Failure to annex a territory, levy assessments, and collect property tax revenues will result in the inability to operate and maintain the streetlights as part of the County administered street lighting districts and will result in the final subdivision map not being allowed to record with the office of the Register-Recorder/County Clerk. The assessments will not be levied if the weighted majority of ballots returned are opposed to the assessment.

The enclosed Resolution of Intention to Annex Approved Tentative Subdivision Territories (Enclosure A) must be adopted to set a date for the required public hearing. The Board, at the close of the public hearing, may delay its determination regarding the annexations and levying of assessments until a later date, continue the public hearing to receive further testimony, or make a determination regarding the annexations and/or assessments. The approval of the enclosed Resolution Ordering Annexation of Approved Tentative Subdivision Territories (Enclosure B), the levying of assessments, and exchange of property tax revenues are required to provide the necessary funding for the operation and maintenance of the streetlights in the annexed territories.

The California Revenue and Taxation Code Section 99 et seq. provides that affected agencies must approve and accept the negotiated exchange of property tax revenues by resolution. The Joint Resolutions approving and accepting the negotiated exchange of property tax revenues have been approved by all other nonexempt taxing agencies and are enclosed for your consideration (Enclosure C).

Following the Board's approval of the resolutions for the annexation, levying of assessments, exchange of property tax revenues, and the developer's recordation of the final subdivision map and/or approval of the legal description by the Assessor, Public Works will file the statement of boundary changes with the State Board of Equalization as required by California Government Code Section 54900 et seq. The resolutions have been approved as to form by County Counsel.

## **ENVIRONMENTAL DOCUMENTATION**

The proposed project is exempt from CEQA. Adoption of the proposed resolution annexing territories to CLMD 1687 and CLD LLA-1, Unincorporated Zone, will provide the necessary funding for the operation and maintenance of streetlights for the purpose of meeting operating expenses and is exempt from CEQA pursuant to Section 21080(b)(8) of the California Public Resource Code and Section 15273(a) of the State CEQA

The Honorable Board of Supervisors  
January 10, 2023  
Page 6

Guidelines based upon the written findings incorporated in the record setting forth the basis of the exemption with specificity.

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

The annexation of territories to the County Lighting Districts will result in street lighting for these territories and will have no impact on other services or projects.

**CONCLUSION**

Please return one adopted copy of this letter and a copy of the signed resolutions to Public Works, Traffic Safety and Mobility Division. Also, please forward one adopted copy of the letter and resolutions to the Assessor, Ownership Services Section; and one to the Auditor Controller, Tax Division.

Respectfully submitted,

MARK PESTRELLA, PE  
Director of Public Works

MP:EK:dj

Enclosures

cc: Chief Executive Office  
County Counsel  
Executive Office

# BOARD LETTER/MEMO CLUSTER FACT SHEET

☒ Board Letter

☐ Board Memo

☐ Other

<b>CLUSTER AGENDA REVIEW DATE</b>	12/21/2022				
<b>BOARD MEETING DATE</b>	1/10/2023				
<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>	Public Works				
<b>SUBJECT</b>	CONSTRUCTION-RELATED CONTRACTS PUBLIC CONTRACTING AND ASSET MANAGEMENT CORE SERVICE AREA AWARD CONSULTANT SERVICES AGREEMENTS ON-CALL REAL ESTATE TITLE, ACQUISITION, AND RELOCATION ASSISTANCE SERVICES AND ON-CALL REAL ESTATE APPRAISAL SERVICES (ALL SUPERVISORIAL DISTRICTS) (3 VOTES)				
<b>PROGRAM</b>	N/A				
<b>AUTHORIZES DELEGATED AUTHORITY TO DEPT</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
<b>SOLE SOURCE CONTRACT</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
	If Yes, please explain why:				
<b>DEADLINES/ TIME CONSTRAINTS</b>	N/A				
<b>COST &amp; FUNDING</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Total cost: \$6,250,000</td><td style="width: 50%;">Funding source: Various Public Works Funds</td></tr> </table>			Total cost: \$6,250,000	Funding source: Various Public Works Funds
Total cost: \$6,250,000	Funding source: Various Public Works Funds				
	TERMS (if applicable): An initial term of 3 years plus two 1-year extension options, commencing upon full execution of each agreement.				
	Explanation: Financing for these services is included in various Public Works funds Fiscal Year 2022-23 Budgets (Services and Supplies Appropriation). Funding to finance future contract years will be requested through the annual budget process. When the need arises for services under these agreements, financing for the required on-call real estate title, acquisition, and relocation assistance services and for the required on-call real estate appraisal services will be made from the appropriate fund. Total expenditures for these services, however, will not exceed the amount approved by the Board of Supervisors.				
<b>PURPOSE OF REQUEST</b>	<p>Award and delegate authority to the Director of Public Works or his designee to execute consultant services agreements with Monument ROW and Clark Land Resources, Inc., to provide on-call real estate title, acquisition, and relocation assistance services for various County projects throughout the County. These agreements will commence upon execution by the County with an initial term of 3 years plus two 1-year extension options if exercised. These consultant services agreements will be subject to the supplemental provisions. The maximum contract amount is \$2.5 million for both agreements for the 5-year term.</p> <p>Award and delegate authority to the Director of Public Works or his designee to execute consultant services agreements with Bender Rosenthal, Inc., and Ellis Group, Inc. (DBA Integra Realty Resources), to provide on-call real estate appraisal services for various County projects throughout the County. The agreements will commence</p>				

	<p>upon execution by the County with an initial term of 3 years plus two 1-year extension options if exercised. These consultant services agreements will be subject to the supplemental provisions. The maximum contract amount is \$3.75 million for both agreements for the 5-year term.</p> <p>Delegate authority to the Director of Public Works or his designee to supplement the initial not-to-exceed contract amount for each of the agreements by up to 25 percent of the original contract amount based on workload requirements.</p> <p>Delegate authority to the Director of Public Works or his designee for each of the agreements to authorize additional services and extend the contract expiration dates, as necessary, to complete those additional services when those additional services are: (1) previously unforeseen, (2) related to a previously assigned scope of work on a given project, and (3) are necessary for the completion of that given project.</p> <p>Delegate authority to the Director of Public Works or his designee to administer each of the agreements and, at the discretion of the Director of Public Works or his designee, to exercise the two 1-year extension options to extend the term of the agreements based upon project demands and level of satisfaction with the services provided with no change to the initial not-to-exceed contract amount.</p>
<b>BACKGROUND (include internal/external issues that may exist including any related motions)</b>	The consultant services agreements will allow Public Works to rapidly provide on-call real estate title, acquisition, and relocation assistance services and on-call real estate appraisal services for various County projects. The agreements will ensure that adequate resources are available to provide on-call real estate services, not only for various Public Works-administered infrastructure improvement projects, but also to accommodate requests for these services from other County departments.
<b>EQUITY INDEX OR LENS WAS UTILIZED</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, please explain how: On every contract solicitation, Public Works notifies over 25,000 subscribers in our "Do Business with Public Works" website. Public Works also notifies all Small Businesses registered with WDACS and advertises in regional and small newspapers in each Supervisorial District. Public Works follows Federal contracting laws where applicable, State laws, Public Contract Code, and all Board contracting policies.
<b>SUPPORTS ONE OF THE NINE BOARD PRIORITIES</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, please state which one(s) and explain how: This recommendation supports the Board Directed Priority of Sustainability with the Our County Sustainability Plan as the foundation. The Sustainability Priority focuses on working toward the vision of making the County healthier, livable, economically stronger, more equitable, and more resilient. The recommended actions will improve the economic and social well-being of our communities while maximizing and leveraging resources.
<b>DEPARTMENTAL CONTACTS</b>	Name, Title, Phone # & Email: Shari Afshari, Deputy Director, (626) 458-4008, <a href="mailto:safshari@pw.lacounty.gov">safshari@pw.lacounty.gov</a>





MARK PESTRELLA, Director

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

January 10, 2023

IN REPLY PLEASE

REFER TO FILE: **SMP-8**

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

Dear Supervisors:

**CONSTRUCTION-RELATED CONTRACTS  
PUBLIC CONTRACTING AND ASSET MANAGEMENT CORE SERVICE AREA  
AWARD CONSULTANT SERVICES AGREEMENTS  
ON-CALL REAL ESTATE TITLE, ACQUISITION, AND  
RELOCATION ASSISTANCE SERVICES  
AND ON-CALL REAL ESTATE APPRAISAL SERVICES  
(ALL SUPERVISORIAL DISTRICTS)  
(3 VOTES)**

**SUBJECT**

Public Works is seeking Board approval to award and authorize the Director of Public Works or his designee to execute two consultant services agreements for on-call real estate title, acquisition, and relocation assistance services and two consultant services agreements for on-call real estate appraisal services.

**IT IS RECOMMENDED THAT THE BOARD:**

1. Find that the proposed actions are not a project pursuant to the California Environmental Quality Act for the reasons stated in this Board letter.
2. Award and delegate authority to the Director of Public Works or his designee to execute consultant services agreements with Monument ROW and Clark Land Resources, Inc., to provide on-call real estate title, acquisition, and relocation assistance services for various County projects throughout the County. The agreements will commence upon execution by the County with an initial term of 3 years plus two 1-year extension options if exercised. These consultant services agreements will be subject to the supplemental provisions. The maximum contract amount is \$2.5 million for both agreements for the 5-year term.

3. Award and delegate authority to the Director of Public Works or his designee to execute consultant services agreements with Bender Rosenthal, Inc., and Ellis Group, Inc. (DBA Integra Realty Resources), to provide on-call real estate appraisal services for various County projects throughout the County. The agreements will commence upon execution by the County with an initial term of 3 years plus two 1-year extension options if exercised. These consultant services agreements will be subject to the supplemental provisions. The maximum contract amount is \$3.75 million for both agreements for the 5-year term.
4. Delegate authority to the Director of Public Works or his designee to supplement the initial not-to-exceed contract amount for each of the agreements by up to 25 percent of the original contract amount based on workload requirements.
5. Delegate authority to the Director of Public Works or his designee for each of the agreements to authorize additional services and extend the contract expiration dates, as necessary, to complete those additional services when those additional services are: (1) previously unforeseen, (2) related to a previously assigned scope of work on a given project, and (3) are necessary for the completion of that given project.
6. Delegate authority to the Director of Public Works or his designee to administer each of the agreements and, at the discretion of the Director of Public Works or his designee, to exercise the two 1-year extension options to extend the term of the agreements based upon project demands and the level of satisfaction with the services provided with no change to the initial not-to-exceed contract amount.

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

The purpose of the recommended actions is to award consultant services agreements that will allow Public Works to rapidly provide on-call real estate title, acquisition, relocation assistance services and on-call real estate appraisal services for various County projects, such as road repair, bridge retrofit, storm drain and flood control channel repair, multi-use trail and bikeway projects, pump station projects, and various projects requested by other County departments.

These agreements will ensure that adequate resources are available to provide on-call real estate title, acquisition, relocation assistance services and on-call real estate appraisal services, not only for various Public Works-administered infrastructure improvement projects, but also to accommodate requests for these services from other County departments. The agreements supplement existing real estate title and acquisition staff and also provide specialized appraisal and real estate relocation assistance services.

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

These recommendations support the County Strategic Plan: Strategy II.1, Drive Economic and Workforce Development in the County, Objective II.1.2, Support Small Businesses and Social Enterprises, Strategy III.3, Pursue Operational Effectiveness, Fiscal Responsibility, and Accountability, and Objective III.3.2, Manage and Maximize County Assets, by improving the economic and social well-being of our communities while maximizing and leveraging resources by augmenting County staff resources when workload exceeds staff capacity or specialized expertise is needed to provide services accurately, efficiently, timely, and in a responsive manner.

### **FISCAL IMPACT/FINANCING**

There will be no significant impact to the County General Fund.

The total cost of the on-call real estate title, acquisition, and relocation assistance services shall not exceed a total of \$2 million plus a 25 percent supplement (totaling \$500,000) for a maximum of \$2.5 million for two firms over a 3-year period with two optional 1-year extensions for a maximum duration of 5 years, subject to the additional extension provisions.

The total cost of the on-call real estate appraisal services shall not exceed a total of \$3 million plus a 25 percent supplement (totaling \$750,000) for a maximum of \$3.75 million for two firms over a 3-year period with two optional 1-year extensions for a maximum duration of 5 years, subject to the additional extension provisions.

It is expected that the initial 3-year term for the agreements will start during Fiscal Year 2022-23. Financing for these consultant services agreements is included in various Public Works funds, primarily the Road Fund (B03) and Flood Fund (B07) (Services and Supplies) Fiscal Year 2022-23 Budgets. Funding to finance future

agreement years will be requested through the annual budget process. When the need arises for services under these agreements, financing for the required on-call real estate title, acquisition, and relocation assistance services and for the required on-call real estate appraisal services will be made from the appropriate fund.

When services are required for a specific project, a separate scope of work and work order will be negotiated and authorized within contract limitations.

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

The term of each consultant services agreement shall commence on the date of the full execution of the agreement and shall extend for a period of 3 years from such commencement date plus two 1-year extension options for each firm for a maximum agreement duration of 5 years. The expiration of each consultant services agreement is subject to the following condition: where services for a given project have been authorized in writing by the County but are not completed by the consultant prior to the stated expiration date, the expiration date will be automatically extended solely to allow for the completion of such services.

A standard consultant services agreement in the form previously approved by County Counsel will be used. The consultant services agreements will contain terms and conditions in compliance with the Chief Executive Office and the Board of Supervisors' requirements. The consultant services agreements will contain terms and conditions in compliance with the Board's ordinances, policies, and programs. The agreements also include a provision requiring the consultant firms to track subcontractor's utilization of Local Small Business Enterprises, Disabled Veterans Business Enterprises, and Social Enterprise Business.

The consultant was selected upon final analysis and consideration without regard to race, creed, gender, or color.

The Proposers' Utilization Participation and Community Business Enterprise Program Information for On-Call Real Estate Title, Acquisition, and Relocation Assistance Services and for On-Call Real Estate Appraisal Services (Enclosure A) reflects each consultant's minority participation and the Community Business Enterprises' participation data.

## **ENVIRONMENTAL DOCUMENTATION**

The recommended actions are not a project pursuant to the California Environmental Quality Act (CEQA) because they are activities that are excluded from the definition of a project by Section 15378(b)(5) of the CEQA Guidelines. The proposed action to award as-needed consultant services agreements for anticipated future projects is an administrative activity of the government that will not result in direct or indirect changes to the environment. Public Works will return to the Board, as necessary, for consideration of appropriate environmental documentation pursuant to CEQA prior to commencement of activities under the agreements that may constitute a project under CEQA.

## **CONTRACTING PROCESS**

On June 2, 2022, Public Works issued and advertised Request for Proposals (RFPs) for on-call real estate title, acquisition, and relocation assistance services and for on-call real estate appraisal services. The RFPs were placed on the County's "Doing Business with Los Angeles County" website (Enclosure B), Public Works' "Do Business with Public Works" website, and Twitter. In addition, advertisements were placed in *La Opinión*, *Los Angeles Daily Journal*, *Los Angeles Sentinel*, *Pasadena Star News*, *Press Telegram*, *San Gabriel Valley Tribune*, *Santa Monica Daily Press*, *Daily Breeze*, *The Signal*, and *World Journal* newspapers. Also, Public Works informed 2,673 Local Small Business Enterprises, Disabled Veteran Business Enterprises, Social Enterprises, and Community Business Enterprises about this business opportunity.

On June 30, 2022, three proposals were received for on-call real estate title, acquisition, and relocation assistance services. On July 6, 2022, four proposals were received for on-call real estate appraisal services. One proposal for on-call real estate appraisal services was disqualified for not meeting the minimum mandatory requirements.

Evaluation committees composed of Public Works' technical staff evaluated the proposals as outlined in the RFP, including technical expertise, proposed work plan, experience, personnel, qualifications, price, and understanding of the work requirements. Based on the evaluation of the proposals, Monument ROW and Clark Land Resources, Inc., were selected for on-call real estate title, acquisition, and relocation assistance services. Bender Rosenthal, Inc., and Ellis Group, Inc., were selected for on-call real estate appraisal services. The firms selected represent the highest rated firms to provide the required services and Ellis Group, Inc., is Local Small Business Enterprises certified.

Three-year contracting history for the selected firms is on file with Public Works. Public Works has evaluated and determined that the Los Angeles County Code Chapter 2.201 (Living Wage Program) does not apply to the recommended agreements. These agreements are exempt from the requirements of Proposition A of Los Angeles County Code Chapter 2.121 because the services are required on a part-time and intermittent basis. Public Works notified the Union of these solicitations.

The consultant services agreements include a cost-of-living adjustment provision in accordance with the Board's Policy No. 5.070 (Multi-Year Services Contract Cost-of-Living Adjustments).

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

There will be no impact on current County services or projects as a result of authorizing the recommended consultant service agreements. These agreements will provide necessary on-call real estate title, acquisition, and relocation assistance services and on-call real estate appraisal services projects in an efficient manner by enhancing the delivery of Public Works and County projects.

**CONCLUSION**

Please return one adopted copy of this letter to Public Works, Survey/Mapping & Property Management Division.

Respectfully submitted,

MARK PESTRELLA, PE  
Director of Public Works

MP:GE:vu

Enclosures

c: Auditor-Controller (Accounting Division–Asset Management)  
Chief Executive Office (Chia-Ann Yen)  
County Counsel  
Executive Office

**ENCLOSURE A**

**PROPOSERS' UTILIZATION PARTICIPATION AND COMMUNITY BUSINESS ENTERPRISE PROGRAM INFORMATION FOR  
ON-CALL REAL ESTATE TITLE, ACQUISITION, AND RELOCATION ASSISTANCE SERVICES**

**SELECTED FIRM**

	Proposer Name	Local SBE	SBE	Minority	Women	Disadvantaged	Disabled/Vet
1	<b>Monument ROW</b>	N/A	X	N/A	X	X	N/A
	No subconsultants listed						
2	<b>Clark Land Resources, Inc.</b>	N/A	X	N/A	X	N/A	N/A
	Commonwealth Land Title Company	N/A	N/A	N/A	N/A	N/A	N/A

**NON-SELECTED FIRMS**

	Proposer Name	Local SBE	SBE	Minority	Women	Disadvantaged	Disabled/Vet
3	<b>Del Richardson &amp; Associates, Inc.</b>	N/A	N/A	X	X	X	N/A
	Overland Pacific & Cutler	N/A	X	N/A	N/A	N/A	N/A
	Commonwealth Land Title Company	N/A	N/A	N/A	N/A	N/A	N/A

\*Information provided by proposers in response to the Request for Proposal. On final analysis and consideration of award, vendors were selected without regard to race, creed, gender, or color.

<b>FIRM INFORMATION*</b>		<b>Monument Row</b>	<b>Clark Land Resources, Inc.</b>	<b>Del Richardson &amp; Associates, Inc.</b>			
<b>BUSINESS STRUCTURE</b>		Corporation	Corporation	Corporation			
<b>CULTURAL/ETHNIC COMPOSITION</b>		<b>NUMBER/% OF OWNERSHIP</b>					
<b>OWNERS/PARTNERS</b>	Black/African American	0	0	1/100%			
	Hispanic/Latino	0.5/16%	0	0			
	Asian or Pacific Islander	0	0	0			
	American Indian	0	0	0			
	Filipino	0.5/16%	0	0			
	White	2/67%	2/100%	0			
	Female (included above)	1/67%	1/50%	0			
<b>MANAGER</b>		<b>NUMBER</b>					
	Black/African American	1	2	3			
	Hispanic/Latino	2	1	0			
	Asian or Pacific Islander	1	0	0			
	American Indian	0	0	0			
	Filipino	0	0	0			
	White	6	7	0			
Female (included above)	5	8	1				
<b>STAFF</b>	Black/African American	1	2	16			
	Hispanic/Latino	3	5	9			
	Asian or Pacific Islander	0	0	0			
	American Indian	0	0	0			
	Filipino	1	3	0			
	White	7	45	1			
	Female (included above)	6	27	15			
<b>Total No. of Employees</b>		24	67	30			
<b>COUNTY CERTIFICATION</b>							
CBE		N	N	N			
LSBE		N	N	Y			
<b>OTHER CERTIFYING AGENCY</b>		N/A	N/A	N/A			

\*Information provided by proposers in response to the Request for Proposal. On final analysis and consideration of award, vendors were selected without regard to race, creed, gender, or color.



**PROPOSERS' UTILIZATION PARTICIPATION AND COMMUNITY BUSINESS ENTERPRISE PROGRAM INFORMATION FOR  
ON-CALL REAL ESTATE APPRAISAL SERVICES**

**SELECTED FIRM**

	Proposer Name	Local SBE	SBE	Minority	Women	Disadvantaged	Disabled/Vet
1	<b>Bender Rosenthal, Inc.</b>	N/A	N/A	N/A	X	X	N/A
	Santolucito Dore Group	N/A	N/A	N/A	N/A	N/A	N/A
	Hennessey & Hennessey	N/A	X	N/A	N/A	X	N/A
	Desmond, Marcello & Amster	N/A	N/A	N/A	N/A	N/A	N/A
2	<b>Ellis Group, Inc.</b>	X	X	N/A	X	X	N/A
	Hennessey & Hennessey	N/A	X	N/A	N/A	X	N/A
	R.P. Laurain & Associates, Inc.	N/A	X	N/A	N/A	X	N/A
	Hodges Lacey & Associates	N/A	X	N/A	N/A	N/A	N/A

**NON-SELECTED FIRMS**

	Small-Sized Business Category Proposer Name	Local SBE	SBE	Minority	Women	Disadvantaged	Disabled/Vet
3	<b>CBRE, Inc.</b>	N/A	N/A	N/A	N/A	N/A	N/A
	DM&A	N/A	N/A	N/A	N/A	N/A	N/A
	Lacey & Associates	N/A	X	N/A	N/A	N/A	N/A
	Santolucito Dore Group	X	X	N/A	X	X	N/A
4	<b>Suntender Valuations, Inc.</b>	N/A	N/A	N/A	N/A	N/A	N/A
	No subconsultants listed						

\*Information provided by proposers in response to the Request for Proposal. On final analysis and consideration of award, vendors were selected without regard to race, creed, gender, or color.

<b>FIRM INFORMATION*</b>		<b>Bender Rosenthal, Inc.</b>	<b>Ellis Group, Inc.</b>	<b>CBRE, Inc.</b>	<b>Suntender Valuations, Inc.</b>		
<b>BUSINESS STRUCTURE</b>		Corporation	Corporation	Corporation	Corporation		
<b>CULTURAL/ETHNIC COMPOSITION</b>		<b>NUMBER/% OF OWNERSHIP</b>					
<b>OWNERS/PARTNERS</b>	Black/African American	0	0	N/A	0		
	Hispanic/Latino	0	0	N/A	2/17%		
	Asian or Pacific Islander	0	0	N/A	10/84%		
	American Indian	0	0	N/A	0		
	Filipino	0	0	N/A	0		
	White	2/100%	2/100%	N/A	0		
	Female (included above)	1/50%	1/50%	N/A	5/42%		
		<b>NUMBER</b>					
<b>MANAGER</b>	Black/African American	0	0	N/A	0		
	Hispanic/Latino	2	0	N/A	2		
	Asian or Pacific Islander	0	0	N/A	1		
	American Indian	0	0	N/A	0		
	Filipino	0	0	N/A	0		
	White	13	3	N/A	0		
	Female (included above)	8	1	N/A	1		
<b>STAFF</b>	Black/African American	1	0	N/A	0		
	Hispanic/Latino	5	1	N/A	0		
	Asian or Pacific Islander	3	3	N/A	9		
	American Indian	0	0	N/A	0		
	Filipino	0	0	N/A	0		
	White	30	6	N/A	0		
	Female (included above)	18	4	N/A	4		
<b>Total No. of Employees</b>		56	15	more than 10,000	24		
<b>COUNTY CERTIFICATION</b>							
CBE		N	N	N	N		
LSBE		N	Y	N	N		
<b>OTHER CERTIFYING AGENCY</b>		N/A	N/A	N/A	N/A		

\*Information provided by proposers in response to the Request for Proposal. On final analysis and consideration of award, vendors were selected without regard to race, creed, gender, or color.

**ENCLOSURE B**



[dpw.lacounty.gov](http://dpw.lacounty.gov)

**CERTIFY  
CONNECT  
GROW**

# Business Opportunities

Ranging from building and infrastructure projects to professional and miscellaneous services, there are rewarding opportunities for certified LSBE, DVBE and SE businesses. There are opportunities for construction, traffic signal modifications, landscaping,

aviation improvements, janitorial services, transit services and much more. Grow your business with the Public Works Department. Explore what you can do!

[dow.lacounty.gov](http://dow.lacounty.gov)

# Welcome to Public Works Business Opportunities!

Type: All Status: Closed Apply Filter Total: 115

Show 25 entries

Name	Open	Close
The County of Los Angeles Public Works (Public Works) ... BRC0000343 - On-Call Real Estate Appraisal Services for Federal-Funded and Non-Federal-Funded Projects (Addendum Count: 2)	6/2/2022	7/6/2022
The County of Los Angeles Department of Public Works ... BRC0000341 - On-Call Real Estate Appraisal Services (Addendum Count: 2)	6/2/2022	7/6/2022
The County of Los Angeles Public Works (Public Works) ... BRC0000342 - On-Call Real Estate Title, Acquisition, and Relocation Assistance Services for Federal-Funded and Non-Federal Funded Projects (Addendum Count: 1)	6/2/2022	6/30/2022

Name	Open	Close
dpw.lacounty.gov		
The County of Los Angeles Public Works (Public Works) ... BRC0000340 - On-Call Real Estate Title, Acquisition, and Relocation Assistance Services (Addendum Count: 1)	6/2/2022	6/30/2022

Previous 1 Next

#### County Sites

[Certified LSBE Listing](#)  
[Closed Bid and Award Listing](#)  
[Doing Business with LA County](#)  
[Open Bid Listing](#)  
[Construction Site Best Management Practices \(BMPs\) Manual \(2010\)](#)  
[Storm Water Pollution Prevention Plan \(SWPPP\) Manual \(2010\)](#)  
[Institute for Sustainable Infrastructure \(ISI\) Envision Manual \(2015\)](#)

#### Public Works

[AE Consultant Registration](#)  
[Bid Price History](#)  
[Local Worker Hiring & SBE Reports](#)

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[Feedback](#)

[Feedback](#)



# BOARD LETTER/MEMO CLUSTER FACT SHEET

☒ Board Letter

☐ Board Memo

☐ Other

<b>CLUSTER AGENDA REVIEW DATE</b>	12/21/2022				
<b>BOARD MEETING DATE</b>	1/10/2023				
<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>	Public Works				
<b>SUBJECT</b>	CONSTRUCTION-RELATED CONTRACTS PUBLIC CONTRACTING AND ASSET MANAGEMENT CORE SERVICE AREA AWARD CONSULTANT SERVICES AGREEMENTS ON-CALL REAL ESTATE TITLE, ACQUISITION, AND RELOCATION ASSISTANCE SERVICES FOR FEDERALLY AND NON-FEDERALLY FUNDED PROJECTS AND ON-CALL REAL ESTATE APPRAISAL SERVICES FOR FEDERALLY AND NON-FEDERALLY FUNDED PROJECTS (ALL SUPERVISORIAL DISTRICTS) (3 VOTES)				
<b>PROGRAM</b>	N/A				
<b>AUTHORIZES DELEGATED AUTHORITY TO DEPT</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
<b>SOLE SOURCE CONTRACT</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
	If Yes, please explain why:				
<b>DEADLINES/ TIME CONSTRAINTS</b>	N/A				
<b>COST &amp; FUNDING</b>	<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none;">Total cost: \$10,000,000</td><td style="width: 50%; border: none;">Funding source: Various Public Works Funds</td></tr> </table>			Total cost: \$10,000,000	Funding source: Various Public Works Funds
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	TERMS (if applicable): An initial term of 3 years plus two 1-year extension options, commencing upon full execution of each agreement.				
	Explanation: Financing for these services is included in various Public Works funds Fiscal Year 2022-23 Budgets (Services and Supplies Appropriation). Funding to finance future contract years will be requested through the annual budget process. When the need arises for services under these agreements, financing for the required on-call real estate title, acquisition, and relocation assistance services and for the required on-call real estate appraisal services will be made from the appropriate fund. Total expenditures for these services, however, will not exceed the amount approved by the Board of Supervisors.				

<b>PURPOSE OF REQUEST</b>	<p>Award and delegate authority to the Director of Public Works or his designee to execute one consultant services agreement with Monument ROW to provide on-call real estate title, acquisition, and relocation assistance services for various federally and non-federally funded County projects throughout the County. The agreement will commence upon execution by the County with an initial term of 3 years plus two 1-year extension options if exercised. The maximum contract amount is \$5 million for the 5-year term.</p> <p>Award and delegate authority to the Director of Public Works or his designee to execute one consultant services agreement with Bender Rosenthal, Inc., to provide on-call real estate appraisal services for various federally and non-federally funded County projects throughout the County. The agreement will commence upon execution by the County with an initial term of 3 years plus two 1-year extension options if exercised. The maximum contract amount is \$5 million for the 5-year term.</p>
<b>BACKGROUND</b> (include internal/external issues that may exist including any related motions)	The consultant services agreements will allow Public Works to rapidly provide on-call real estate title, acquisition, and relocation assistance services and on-call real estate appraisal services for various federally and non-federally funded County projects. The agreements will ensure that adequate resources are available to provide on-call real estate services, not only for various Public Works-administered infrastructure improvement projects, but also to accommodate requests for these services from other County departments.
<b>EQUITY INDEX OR LENS WAS UTILIZED</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, please explain how: On every contract solicitation, Public Works notifies over 25,000 subscribers in our "Do Business with Public Work" website. Public Works also notifies all Small Businesses registered with WDACS and advertise in regional and small newspapers in each Supervisorial Districts. Public Works follows Federal contracting laws where applicable, State laws, Public Contract Code, and all Board contracting policies.
<b>SUPPORTS ONE OF THE NINE BOARD PRIORITIES</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, please state which one(s) and explain how: This recommendation supports the Board Directed Priority of Sustainability with the Our County Sustainability Plan as the foundation. The Sustainability Priority focuses on working toward the vision of making the County healthier, livable, economically stronger, more equitable, and more resilient. The recommended actions will improve the economic and social well-being of our communities while maximizing and leveraging resources.
<b>DEPARTMENTAL CONTACTS</b>	Name, Title, Phone # & Email: Shari Afshari, Deputy Director, (626) 458-4008, <a href="mailto:safshari@pw.lacounty.gov">safshari@pw.lacounty.gov</a>





MARK PESTRELLA, Director

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

January 10, 2023

IN REPLY PLEASE

REFER TO FILE: **SMP-8**

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

Dear Supervisors:

**CONSTRUCTION-RELATED CONTRACTS  
PUBLIC CONTRACTING AND ASSET MANAGEMENT CORE SERVICE AREA  
AWARD CONSULTANT SERVICES AGREEMENTS  
ON-CALL REAL ESTATE TITLE, ACQUISITION, AND  
RELOCATION ASSISTANCE SERVICES FOR  
FEDERALLY AND NON-FEDERALLY FUNDED PROJECTS  
AND ON-CALL REAL ESTATE APPRAISAL SERVICES FOR  
FEDERALLY AND NON-FEDERALLY FUNDED PROJECTS  
(ALL SUPERVISORIAL DISTRICTS)  
(3 VOTES)**

**SUBJECT**

Public Works is seeking Board approval to execute one consultant services agreement for on-call real estate title, acquisition, and relocation assistance services for federally and non-federally funded projects and one consultant services agreement for on-call real estate appraisal services for federally and non-federally funded projects.

**IT IS RECOMMENDED THAT THE BOARD:**

1. Find that the proposed actions are not a project pursuant to the California Environmental Quality Act for the reasons stated in this Board letter.
2. Award and delegate authority to the Director of Public Works or his designee to execute one consultant services agreement with Monument ROW to provide on-call real estate title, acquisition, and relocation assistance services for various federally and non-federally funded County projects throughout the County. The agreement will commence upon execution by the County with an initial term of 3 years plus two 1-year extension options if exercised. The maximum contract amount is \$5 million for the 5-year term.

3. Award and delegate authority to the Director of Public Works or his designee to execute one consultant services agreement with Bender Rosenthal, Inc., to provide on-call real estate appraisal services for various federally and non-federally funded County projects throughout the County. The agreement will commence upon execution by the County with an initial term of 3 years plus two 1-year extension options for a total contract term of 5 years. The maximum contract amount is \$5 million for the 5-year term.
4. Delegate authority to the Director of Public Works or his designee to award the recommended agreements to the next highest rated proposer in the event that the initially selected proposer is determined to be nonresponsive due to extensive and complicated Caltrans Conformance Review requirements.
5. Delegate authority to the Director of Public Works or his designee to administer each of the agreements and, at the discretion of the Director of Public Works or his designee, to exercise the two 1-year extension options to extend the term of the agreements based upon project demands and the level of satisfaction with the services provided with no change to the initial not-to-exceed contract amount.

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

The purpose of the recommended actions is to award consultant services agreements that will allow Public Works to rapidly provide on-call real estate title, acquisition, and relocation assistance services and on-call real estate appraisal services for various federally and non-federally funded County projects, such as road repair, bridge retrofit, storm drain and flood control channel repair, multi-use trail and bikeway projects, pump station projects, and various projects requested by other County departments.

These agreements will ensure that adequate resources are available to provide on-call real estate title, acquisition, and relocation assistance services and on-call real estate appraisal services, not only for various Public Works-administered infrastructure improvement projects, but also to accommodate requests for these services from other County departments. The agreements supplement existing real estate title and acquisition staff and also provide specialized appraisal and real estate relocation assistance services.

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

These recommendations support the County Strategic Plan: Strategy II.1, Drive Economic and Workforce Development in the County, Objective II.1.2, Support Small Businesses and Social Enterprises, Strategy III.3, Pursue Operational Effectiveness, Fiscal Responsibility, and Accountability, and Objective III.3.2, Manage and Maximize County Assets, by improving the economic and social well-being of our communities while maximizing and leveraging resources by augmenting County staff resources when workload exceeds staff capacity or specialized expertise is needed to provide services accurately, efficiently, timely, and in a responsive manner.

### **FISCAL IMPACT/FINANCING**

There will be no significant impact to the County General Fund.

The total cost of the on-call real estate title, acquisition, and relocation assistance services for various federally and non-federally funded County projects shall not exceed a total of \$5 million over a 3-year period with two optional 1-year extensions for a maximum duration of 5 years.

The total cost of the on-call real estate appraisal services for various federally and non-federally funded County projects shall not exceed a total of \$5 million over a 3-year period with two optional 1-year extensions for a maximum duration of 5 years.

It is expected that the initial 3-year term for the agreements will start during Fiscal Year 2022-23. Financing for these consultant services agreements is included in various Public Works funds, primarily Road Fund (B03) and Flood Fund (B07) (Services and Supplies) Fiscal Year 2022-23 Budgets. Funding to finance future agreement years will be requested through the annual budget process. When the need arises for services under these agreements, financing for the required on-call real estate title, acquisition, and relocation assistance services and for the required on-call real estate appraisal services will be made from the appropriate fund.

When services are required to meet technical and schedule requirements of a specific project, a separate scope of work and work order will be negotiated and authorized within contract limitations.

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

The term of each consultant services agreement shall commence on the date of the full execution of the agreement and shall extend for a period of 3 years from such commencement date plus two 1-year extension options for each firm for a maximum agreement duration of 5 years.

A standard consultant services agreement for federally and non-federally funded projects, in the form previously approved by County Counsel, will be used. The consultant services agreements will contain terms and conditions in compliance with the Chief Executive Office and the Board of Supervisors' requirements. The consultant services agreements will contain terms and conditions in compliance with the Board's ordinances, policies, and programs.

The consultant was selected upon final analysis and consideration without regard to race, creed, gender, or color.

The Community Business Enterprises' participation was not included in the on-call real estate title, acquisition, and relocation assistance services for various federally and non-federally funded County projects and was not included in the on-call real estate appraisal services for various federally and non-federally funded County projects as it conflicts with Federal regulations. Instead, these agreements include a Disadvantaged Business Enterprise goal requirement.

## **ENVIRONMENTAL DOCUMENTATION**

The recommended actions are not a project pursuant to the California Environmental Quality Act (CEQA) because they are activities that are excluded from the definition of a project by Section 15378(b)(5) of the CEQA Guidelines. The proposed action to award an as-needed consultant services agreements for anticipated future projects is an administrative activity of the government that will not result in direct or indirect changes to the environment. Public Works will return to the Board, as necessary, for consideration of appropriate environmental documentation pursuant to CEQA prior to commencement of activities under the agreements that may constitute a project under CEQA.

## **CONTRACTING PROCESS**

On June 2, 2022, Public Works issued and advertised Request for Proposals (RFPs) for on-call real estate title, acquisition, and relocation assistance services for federally and non-federally funded projects and for on-call real estate appraisal services for federally

and non-federally funded projects. The RFPs were placed on the County's "Doing Business with Los Angeles County" website (enclosed), Public Works' "Do Business with Public Works" website, and Twitter. In addition, advertisements were placed in *Los Angeles Daily Journal*, *Los Angeles Sentinel*, *La Opinion*, *Pasadena Star News*, *Press Telegram*, *San Gabriel Valley Tribune*, *Santa Monica Daily Press*, *Daily Breeze*, *The Signal*, and *World Journal* newspapers. Also, Public Works informed 2,673 Local Small Business Enterprises, Disabled Veteran Business Enterprises, Social Enterprises, and Community Business Enterprises about this business opportunity.

On June 30, 2022, three proposals were received for on-call real estate title, acquisition, and relocation assistance services for federally and non-federally funded projects.

On July 6, 2022, four proposals were received for on-call appraisal services for federally and non-federally funded projects. One proposal was disqualified for not meeting the minimum mandatory requirements.

Evaluation committees composed of Public Works' technical staff evaluated the proposals as outlined in the RFP, including technical expertise, proposed work plan, experience, personnel, qualification, price, and understanding of the work requirements. Monument ROW was selected for on-call real estate title, acquisition, and relocation assistance services for federally and non-federally funded projects. Bender Rosenthal, Inc., was selected for on-call real estate appraisal services for federally and non-federally funded projects. The firms selected represent the highest rated firms to provide the required services.

Three-year contracting history for the selected firms is on file with Public Works. Public Works has evaluated and determined that the Los Angeles County Code Chapter 2.201 (Living Wage Program) does not apply to the recommended agreements. These agreements are exempt from the requirements of Proposition A of Los Angeles County Code Chapter 2.121 because the services are required on a part-time and intermittent basis.

These agreements are funded by the Federal Highway Administration and all required financial documents from the selected firms and subconsultants with a participation amount of over \$1 million must meet the Federal standard of financial documents. These documents are submitted to the Caltrans Independent Office of Audits and Investigations for a Conformance Review before the agreements are fully executed in accordance with Caltrans' Local Assistance Procedures Manual, Chapter 10, Consultant Selection. If the selected firm(s) and eligible subconsultants are not able to meet the required rigorous financial document requirements, the Board is delegating authority to the Director of

Public Works to execute the agreements with the next highest proposer for the on-call real estate title, acquisition, and relocation assistance services for federally and non-federally funded projects and for the on-call real estate appraisal services for federally and non-federally funded projects.

The consultant services agreements include a cost-of-living adjustment provision in accordance with the Board's Policy No. 5.070 (Multi-Year Services Contract Cost-of-Living Adjustments).

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

There will be no impact on current County services or projects as a result of authorizing the recommended consultant service agreement. These agreements will provide necessary on-call real estate title, acquisition, and relocation assistance services and on-call real estate appraisal services for federally and non-federally funded projects in an efficient manner by enhancing the delivery of Public Works and County projects.

**CONCLUSION**

Please return one adopted copy of this letter to Public Works, Survey/Mapping & Property Management Division.

Respectfully submitted,

MARK PESTRELLA, PE  
Director of Public Works

MP:GE:mr

Enclosure

c: Auditor-Controller (Accounting Division–Asset Management)  
Chief Executive Office (Chia-Ann Yen)  
County Counsel  
Executive Office



[dpw.lacounty.gov](http://dpw.lacounty.gov)

**CERTIFY  
CONNECT  
GROW**

# Business Opportunities

Ranging from building and infrastructure projects to professional and miscellaneous services, there are rewarding opportunities for certified LSBE, DVBE and SE businesses. There are opportunities for construction, traffic signal modifications, landscaping,

**Enclosure**

aviation improvements, janitorial services, transit services and much more. Grow your business with the Public Works Department. Explore what you can do!

# Welcome to Public Works Business Opportunities!

Type: All

Status: Closed

Apply Filter

Total: 115

Show 25 entries

Q real estate

Name	Open	Close
<div>The County of Los Angeles Public Works (Public Works) ...</div> <div>BRC0000343 – On-Call Real Estate Appraisal Services for Federal-Funded and Non-Federal-Funded Projects</div> <div>(Addendum Count: 2)</div>	6/2/2022	7/6/2022
<div>The County of Los Angeles Department of Public Works ...</div> <div>BRC0000341 – On-Call Real Estate Appraisal Services</div> <div>(Addendum Count: 2)</div>	6/2/2022	7/6/2022
<div>The County of Los Angeles Public Works (Public Works) ...</div> <div>BRC0000342 – On-Call Real Estate Title, Acquisition, and Relocation Assistance Services for Federal-Funded and Non-Federal Funded Projects</div> <div>(Addendum Count: 1)</div>	6/2/2022	6/30/2022



Name

dpw.lacounty.gov

Open

Close

The County of Los Angeles Public Works (Public Works) ...

BRC0000340 - On-Call Real Estate Title, Acquisition, and Relocation Assistance Services

6/2/2022

6/30/2022



(Addendum Count: 1)

County Sites

- Certified LSBE Listing
- Closed Bid and Award Listing
- Doing Business with LA County
- Open Bid Listing
- Construction Site Best Management Practices (BMPs) Manual (2010)
- Storm Water Pollution Prevention Plan (SWPPP) Manual (2010)
- Institute for Sustainable Infrastructure (ISI) Envision Manual (2015)

Public Works

- AE Consultant Registration
- Bid Price History
- Local Worker Hiring & SBE Reports

[lacounty.gov](#)  
[Public Works FAQ](#)  
[Privacy - Terms of Use](#)  
[ADA / Accessibility](#)  
[Feedback](#)  
[Feedback](#)  
  

# BOARD LETTER/MEMO CLUSTER FACT SHEET

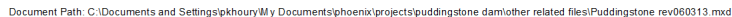
☒ Board Letter

☐ Board Memo

☐ Other

<b>CLUSTER AGENDA REVIEW DATE</b>	12/21/2022				
<b>BOARD MEETING DATE</b>	1/10/2023				
<b>SUPERVISORIAL DISTRICT AFFECTED</b>	<input type="checkbox"/> All <input checked="" type="checkbox"/> 1 <sup>st</sup> <input type="checkbox"/> 2 <sup>nd</sup> <input type="checkbox"/> 3 <sup>rd</sup> <input checked="" type="checkbox"/> 4 <sup>th</sup> <input checked="" type="checkbox"/> 5 <sup>th</sup>				
<b>DEPARTMENT(S)</b>	Public Works				
<b>SUBJECT</b>	Lease and Funding Agreements between the County of Los Angeles and the Los Angeles County Flood Control District (District) for Fiscal Year 2022-23.				
<b>PROGRAM</b>	N/A				
<b>AUTHORIZES DELEGATED AUTHORITY TO DEPT</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
<b>SOLE SOURCE CONTRACT</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, please explain why:				
<b>DEADLINES/ TIME CONSTRAINTS</b>	N/A				
<b>COST &amp; FUNDING</b>	Total cost: \$4,900,000	Funding source: Flood Fund (B07)			
	TERMS (if applicable): 1 Year				
	Explanation: To fund operation and maintenance of recreational features at Frank G. Bonelli Regional Park (Bonelli Park) during Fiscal Year 2022-23.				
<b>PURPOSE OF REQUEST</b>	Renew Lease and Funding Agreements between the County of Los Angeles and the District for the Bonelli Park.				
<b>BACKGROUND (include internal/external issues that may exist including any related motions)</b>	<p>The County owns Bonelli Park in the City of San Dimas. The District is the owner of the Puddingstone Dam and Reservoir, which is located adjacent to Bonelli Park. The District leases the rights to use the water surface of the reservoir for boating and recreational purposes to the County.</p> <p>The District acquisition of a leasehold interest in Bonelli Park is a prerequisite under the Los Angeles County Flood Control Act for the District to contribute funds toward the preservation of recreational features in Bonelli Park. Through the execution of the Bonelli Lease, the District will acquire a leasehold interest in Bonelli Park beginning July 1, 2022, through and including June 30, 2023, and thereby be authorized to fund recreational features at Bonelli Park during that period.</p>				
<b>EQUITY INDEX OR LENS WAS UTILIZED</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, please explain how: N/A				
<b>SUPPORTS ONE OF THE NINE BOARD PRIORITIES</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, please state which one(s) and explain how: Board Priority No. 7: Sustainability. The Lease and Funding Agreements will ensure proper maintenance and operations of the parks and recreational areas under the Agreement.				
<b>DEPARTMENTAL CONTACTS</b>	Name, Title, Phone # & Email: Keith Lilley, Deputy Director, (626) 458-4012, cell (626) 320-9841, <a href="mailto:klilley@pw.lacounty.gov">klilley@pw.lacounty.gov</a> .				

# Puddingstone Dam & Reservoir/Frank G. Bonelli Regional Park





# Exhibit A

## Puddingstone Dam & Reservoir/Frank G. Bonelli Regional Park Use & Amenities

**FRANK G. BONELLI REGIONAL PARK**  
120 E. VIA VERDE  
SAN DIMAS, CA 91773  
(909) 599-8411

**PARK INFORMATION:**  
250 ACRES OF LAKE SURFACE  
5 MILES OF SHORELINE  
LAKE DEEPEST POINT 60 FT.  
1799 ACRES OF LAND  
14 MILES OF TRAILS

### ATTENDANCE TOTAL

#### SHORELINE

**PICNICS: 251,619**  
PERCENT USAGE: 34%

**SWIMMERS: 61,057**  
PERCENT USAGE: 8%

**FISHERMAN: 51,087**  
PERCENT USAGE: 7%

**BOATERS: 18,323**  
PERCENT USAGE: 3%

**GROUP PICNICS: 167,747**  
PERCENT USAGE: 21%

**SPECIAL EVENTS /  
RESERVATIONS: 45,866**  
PERCENT USAGE: 6%







**TRAIL USAGE: 29,790**  
PERCENT USAGE: 4%

**APPROXIMATE PASSIVE  
RECREATION: 125,000**  
PERCENT USAGE: 17%

**TOTAL = 750,489**

### TOTAL LAKE ACTIVITY

**VISITORS: 427,952**  
PERCENT USAGE: 58%

-  **SHORE LINE**
-  **MAINTAINED AREAS**
-  **(16) RESTROOMS**
-  **(6) PLAYGROUNDS**
-  **(4) GATE ENTRANCE**
-  **BOAT INSPECTION**





January 10, 2023

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

Dear Supervisors:

**WATER RESOURCES CORE SERVICE AREA  
LEASE BETWEEN THE COUNTY OF LOS ANGELES AND THE LOS ANGELES  
COUNTY FLOOD CONTROL DISTRICT FOR FRANK G. BONELLI REGIONAL PARK  
AND RECREATION AREA IN THE CITY OF SAN DIMAS; FUNDING AGREEMENT  
FOR BONELLI PARK, PECK ROAD PARK IN THE UNINCORPORATED COUNTY  
AREA ADJACENT TO ARCADIA, AND CERTAIN HIKING AND EQUESTRIAN  
TRAILS LOCATED ON LOS ANGELES COUNTY FLOOD CONTROL DISTRICT  
RIGHT OF WAY FOR FISCAL YEAR 2022-23  
(SUPERVISORIAL DISTRICTS 1, 4, AND 5)  
(3 VOTES)**

**SUBJECT**

Public Works is seeking Board approval of a lease agreement between the County of Los Angeles and the Los Angeles County Flood Control District for the Frank G. Bonelli Regional Park. This action will also allow the approval of a Funding Agreement between the County of Los Angeles and the Los Angeles County Flood Control District to provide funds for recreational features in the Frank G. Bonelli Regional Park, Peck Road Park, and certain hiking and equestrian trails located at various Los Angeles County Flood Control District facilities.

**IT IS RECOMMENDED THAT THE BOARD:**

1. Find that the proposed lease agreement between the County of Los Angeles and the Los Angeles County Flood Control District for the Frank G. Bonelli Regional Park is categorically exempt from the provisions of the California Environmental Quality Act for the reasons stated in this letter and the record of the project.
2. Find that the proposed Funding Agreement is not a project under the California Environmental Quality Act or, in the alternative, that it is exempt from the provisions of the California Environmental Quality Act for the reasons stated in this letter and the records of the Funding Agreement.

3. Delegate authority to the Director of the Department of Parks and Recreation or her designee to execute a lease agreement on behalf of County of Los Angeles giving the Flood Control District a leasehold interest in Frank G. Bonelli Regional Park, beginning on July 1, 2022, through and including June 30, 2023.
4. Delegate authority to the Director of the Department of Parks and Recreation or her designee to execute a Funding Agreement on behalf of the County of Los Angeles, providing for the Los Angeles County Flood Control District to contribute up to \$4,900,000 to the County of Los Angeles for recreational features in the Frank G. Bonelli Regional Park, Peck Road Park, and certain hiking and equestrian trails located at various facilities owned by the Los Angeles County Flood Control District in Fiscal Year 2022-23.

**IT IS RECOMMENDED THAT THE BOARD ACTING AS THE GOVERNING BODY OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT:**

1. Find that the proposed lease agreement between the County of Los Angeles and the Los Angeles County Flood Control District for the Frank G. Bonelli Regional Park is categorically exempt from the provisions of the California Environmental Quality Act for the reasons stated in this letter and the record of the project.
2. Find that the proposed Funding Agreement is not a project under the California Environmental Quality Act or, in the alternative, that it is exempt from the provisions of the California Environmental Quality Act, for the reasons stated in this letter and the records of the Funding Agreement.
3. Find that the acquisition by the Los Angeles County Flood Control District of a leasehold interest in the Frank G. Bonelli Regional Park, contiguous to the Puddingstone Reservoir, is necessary for the recreational use of the reservoir and is for the purposes of protection, preservation, and use of the scenic beauty and natural environment of the reservoir and the park.
4. Authorize the Chief Engineer of the Los Angeles County Flood Control District or his designee to execute the lease agreement between the County of Los Angeles and the Los Angeles County Flood Control District for the Frank G. Bonelli Regional Park on behalf of the Los Angeles County Flood Control District, with the County of Los Angeles, giving the Los Angeles County Flood Control District a leasehold interest in the Frank G. Bonelli Regional Park, beginning on July 1, 2022, through and including June 30, 2023.

5. Authorize the Chief Engineer of the Los Angeles County Flood Control District or his designee to execute a Funding Agreement on behalf of the Los Angeles County Flood Control District, with the County of Los Angeles, providing for the Los Angeles County Flood Control District to contribute up to \$4,900,000 to the County of Los Angeles for the maintenance and preservation of recreational features in the Frank G. Bonelli Regional Park, Peck Road Park, and certain hiking and equestrian trails located at various facilities owned by the Los Angeles County Flood Control District in Fiscal Years 2022-23.

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

The County of Los Angeles is the owner of certain real property, commonly known as the Frank G. Bonelli Regional Park and Recreation Area (Bonelli Park) in the City of San Dimas. The Los Angeles County Flood Control District is the owner of the Puddingstone Dam and Reservoir (Reservoir), which is located adjacent to Bonelli Park. The District leases to the County the right to use the water surface of the Reservoir for boating and recreational purposes, pursuant to Lease No. 75733-A (Enclosure A).

The District also owns the Peck Road Park, which is improved with recreational features operated and maintained by the Department of Parks and Recreation (Parks) and other rights of way along flood control channels that are improved with riding and hiking trails operated and maintained by Parks.

Section 2, Subsection 15, of the Los Angeles County Flood Control Act authorizes the District "to preserve, enhance, and add recreational features to its properties and, upon a finding by the Board of Supervisors that the acquisition is necessary for those purposes, to acquire, preserve, enhance, and add recreational features to lands or interests in lands contiguous to the District properties for the protection, preservation, and use of the scenic beauty and natural environment of such properties or such lands..."

The purpose of the lease agreement between the County and the District for Bonelli Park, hereafter referred to as Bonelli Lease, for Fiscal Year 2022-23 (Enclosure B) is to allow the District to acquire a real property interest in Bonelli Park, which is a prerequisite under the above-referenced section of the Los Angeles County Flood Control Act for the District's contribution of funds for recreational features on Bonelli Park related to the scenic beauty and natural environment of the adjacent Reservoir or contiguous lands, such as lifeguards, grounds and trails maintenance, and safety police around the shoreline and within Bonelli Park, which enable or enhance the recreational use of the Reservoir.



The purpose of the Funding Agreement for Fiscal Year 2022-23 (Enclosure C) is to set forth the terms and conditions under which the District will provide funding for the operation and maintenance of recreational features at Bonelli Park and Peck Road Park; and for certain riding and hiking trails located on other District rights of way such as Rio Hondo River, Santa Anita Wash, Walnut Creek, and the San Gabriel River. Under the Fiscal Year 2021-22 Funding Agreement, which expired on June 30, 2022, the District provided funding to Parks for these purposes. The proposed Funding Agreement will continue the District's contribution to Parks for Fiscal Year 2022-23 for these purposes.

It is the intention of the parties that the Bonelli Lease be approved before the District reimburses the County for any actual costs incurred under the Funding Agreement. The proposed Funding Agreement and Bonelli Lease provide that the County will indemnify the District from any liability as set forth in the Funding Agreement and Bonelli Lease.

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

These recommendations support the County Strategic Plan: Strategy III.3, Pursuing Operational Effectiveness, Fiscal Responsibility, and Accountability by improving the quality of life for residents in these communities, which is enhanced when sufficient monies are provided for Parks to continue to maintain recreational features at these parks and the hiking and equestrian trails.

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

The total cost to the District is up to \$4,900,000. However, the actual cost to Parks for Fiscal Year 2021-22 is \$6,865,106. The District's contribution of up to \$4,900,000 from the Flood Fund to the County General Fund will have a positive impact on the County General Fund balance.

The Funding Agreement provides for the District to reimburse the County's actual allowable costs incurred during the term of the Funding Agreement and Bonelli Lease, up to a maximum reimbursement of \$4,900,000. The funding to cover the District's contribution under the Funding Agreement is included in the Flood Control District Fiscal Year 2022-23 Budget. The revenue of \$4,900,000 to the Parks Operating Budget is also included in the Fiscal Year 2022-23 Budget.

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

The respective Deputy County Counsels representing Parks and the District have reviewed the Bonelli Lease and the Funding Agreement and will approve the Funding Agreement and Bonelli Lease as to form, prior to execution by the District and the County.

## **ENVIRONMENTAL DOCUMENTATION**

The proposed Bonelli Lease is categorically exempt from the California Environmental Quality Act (CEQA). The Bonelli Lease, which consists of giving the District a leasehold interest in Bonelli Park, beginning on July 1, 2022, through and including June 30, 2023, is within a class of projects that have been determined not to have a significant effect on the environment in that it meets the criteria set forth in Section 15301 of the State CEQA Guidelines and Class 1, Subsections (c), (f), (j), (s), and (x) of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G. In addition, based on the proposed Bonelli Lease 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.

The proposed Funding Agreement is either not subject to CEQA because it is excluded from the definition of a project by Section 21065 of the Public Resources Code and Section 15378(b) of the State CEQA Guidelines or, in the alternative, is exempt pursuant to Class 1 of the State CEQA Guidelines and Class 1, Subsections (c), (f), (j), (s), and (x) of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G. The proposed Funding Agreement would create a government-funding mechanism that does not involve any commitment to a specific project that may result in a potentially significant physical impact on the environment. In addition, 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 or other limiting factors that would make the above-referenced exemptions inapplicable based on the project records.

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

The Funding Agreement and the Bonelli Lease are a continuation of prior agreements. As such, current services will not be impacted.

Honorable Board of Supervisors  
January 10, 2023  
Page 6

## **CONCLUSION**

Please return an adopted copy of this letter to Public Works, Stormwater Maintenance Division. Also, please forward one adopted copy of the letter to the Department of Parks and Recreation.

Respectfully submitted,

---

MARK PESTRELLA, PE  
Director of Public Works

---

NORMA E. GARCÍA-GONZÁLEZ  
Director of Parks and Recreation

MP:JG:sl

Enclosures

c: Auditor-Controller (Accounting Division)  
Chief Executive Office (Chia-Ann Yen)  
Department of Parks and Recreation  
Executive Office

75733

ORIGINAL

COPY

Recording Fee Exempt: Government Code Section 27383

Space Above This Line Reserved for Recorder's Use

File with: PUDDINGSTONE DAM and RESERVOIR 1  
Affects Parcels 2 to 13, 17 to 27, 29, 32, 38, 39,  
51, 52, 60, and 68 to 70  
I.M. 48  
68A-RW 2, 68A-RW 2.1, and 68A-RW-3  
FIFTH DISTRICT  
T.G. 600 (B3, B4, B5, C4, C5, C6 and D4  
A.M.B 8378-022-909, 910, 911, and 912  
8378-023-901 and 902  
8382-018-902  
8382-019-901

LEASE AGREEMENT NO. \_\_\_\_\_  
PUDDINGSTONE RESERVOIR

BY AND BETWEEN

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT

AND

COUNTY OF LOS ANGELES

COPY

**LEASE AGREEMENT NO. 75733**  
**PUDDINGSTONE RESERVOIR**

This Lease Agreement No. 75733, Puddingstone Reservoir (AGREEMENT), is made and entered into on this 20TH day of June, 2006.

BY AND BETWEEN

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic, hereinafter referred to as DISTRICT,

AND

COUNTY OF LOS ANGELES, a body corporate and politic, hereinafter referred to as COUNTY,

WITNESSETH:

WHEREAS, the DISTRICT is the owner of the Puddingstone Dam and Reservoir, hereinafter referred to as DISTRICT'S Property, located in the City of San Dimas, County of Los Angeles, California; and

WHEREAS, since 1949, the DISTRICT permitted boating and recreational uses within the Reservoir; and

WHEREAS, in 1959, the DISTRICT entered into Lease Agreement No. 2165 with the COUNTY, wherein the COUNTY agreed to assume the DISTRICT'S operation and maintenance of the recreational facilities; and

WHEREAS, in 1960, a modification of Lease Agreement No. 2165 was executed at the request of the COUNTY to allow for concessions; and

WHEREAS, in June of 1970, the DISTRICT and the COUNTY entered into a new Lease Agreement No. 16399, which will expire on June 30, 2005; said Lease Agreement was last amended July 30, 1996, and recorded January 23, 1997, as Instrument No. 97-118805, of Official Records, in the Office of the Registrar-Recorder/ County Clerk; and

WHEREAS, COUNTY desires to continue the use of a portion of DISTRICT'S Property for the operation and maintenance of recreational facilities; and

WHEREAS, the public interest, necessity, and welfare will continue to be served, and the recreational facilities for the general public will be enhanced by the leasing of DISTRICT'S Property to COUNTY; and

WHEREAS, in carrying out its recreational program, COUNTY has, does, and desires to continue to make use of the suitable water surface within the Reservoir and to do so requests the right to store water to an elevation of 940; and

WHEREAS, DISTRICT has no objections to the use of a suitable water surface by COUNTY for recreational purposes, nor to granting such storage capacity, under the terms herein, so long as and provided that COUNTY'S use is consistent with the DISTRICT'S water conservation and flood control responsibilities.

NOW, THEREFORE, in consideration of the terms and conditions set forth herein, DISTRICT and COUNTY agree as follows:

1. **TERM**

The term of this AGREEMENT shall be for a period of five (5) years commencing on July 1, 2005, with two five (5) year extensions upon mutual consent of both parties.

2. **CANCELLATION**

It is understood and agreed that if the DISTRICT determines, in its sole discretion, should the COUNTY, or others under contract with the COUNTY, or under the direction of the COUNTY, fail to keep the covenants of this AGREEMENT, the DISTRICT will notify the COUNTY in writing of any violations and will requests that corrective steps be taken within a time period set forth in the notice. Notification will be made to the Director of Parks and Recreation (433 South Vermont Avenue, Los Angeles, California 90020), or the address of its Director at the time of cancellation. A reasonable period of time is to be determined by the DISTRICT contingent on the circumstance causing such violations. If corrective steps are not undertaken by COUNTY within this specified period of time, the DISTRICT will either initiate corrective work if this is within its scope of operations, and COUNTY will subsequently reimburse DISTRICT or cause DISTRICT to be reimbursed for such corrective work, or notification of cancellation of the AGREEMENT in its entirety will be made to COUNTY by delivering written notice sixty (60) days prior to effective date thereof.

3. **RENT**

The COUNTY shall pay to the DISTRICT the sum of **TWENTY-FIVE HUNDRED AND NO/100 DOLLARS (\$2,500) per year** payable annually in advance on or before the first day of each July, beginning July 1, 2005, during the term of this AGREEMENT and any extension thereof.

#### **4. PREMISES**

Subject to the terms of this AGREEMENT, COUNTY shall have the right to use that certain real property known as Puddingstone Dam and Reservoir, located within the City of San Dimas, and as legally described in Exhibit A and shown on Exhibit B, both are attached hereto and incorporated herein by reference, hereinafter referred to as PREMISES.

Notwithstanding the foregoing, it is understood that the PREMISES do not include:

Camp Area: Commencing at a point on an existing fence corner located approximately 220 feet easterly of spillway; thence southerly along said fence line surrounding camp area to a point on the north abutment of Dam No. 1; thence along the upstream face of Dam No. 1 to the south abutment; thence westerly across the roadway; thence northerly to the intersection of the realigned spillway channel outlet; thence easterly along the northerly side of the channel wall to the point of beginning. The main roadway previously known as San Dimas Avenue and hiking trail along the south and easterly sides of the camp area are excluded from the above description.

Dam Nos. 2 and 3: The upstream and downstream faces of the dams from the water surface to the point below the toe of the dams to include the leakage measuring facilities.

Gaging Station: The area immediately surrounding the gaging station below Dam No. 1, including the weir measuring section across the channel.

Precise Survey Monuments: The areas immediately adjacent to and surrounding the precise survey monuments established on the dams, the abutments, and the base line monuments located on the easterly shore of the reservoir. No structures that will interfere or in any way disturb the monuments and/or the line of sights between these monuments will be permitted.

#### **5. USE**

##### **A. Water Storage:**

COUNTY shall have the nonexclusive right to utilize storage space in Puddingstone Reservoir for such waters as arrived there, either as natural inflow, purchased imported water, or by means of Puddingstone Diversion Lateral (which commences at Puddingstone Diversion Dam on San Dimas Wash), provided that the water in storage by COUNTY may not exceed elevation 940, subject to the following terms and conditions:

- (1) The DISTRICT, in its sole and absolute discretion, reserves the right to change the elevation 940 should operating conditions at the dam change such that the DISTRICT can no longer fully perform its flood control

responsibilities. The DISTRICT shall confer with the COUNTY prior to making such change in elevation. The COUNTY shall be responsible for any costs that the DISTRICT may incur as a result of such change in elevation.

DISTRICT agrees that, so long as consistent with applicable statutes, its flood control, watershed management practices, water conservation responsibilities, and orders and rulings of any tribunal binding on it or the COUNTY, it will not release waters from Puddingstone Reservoir below contour line 940, unless the DISTRICT, in its sole and absolute discretion determines a release is required to serve flood control purposes and/or to preserve the safety of the reservoir, dams and appurtenant structures. This right includes the right to release for maintenance and repair. When drainage for routine maintenance is required, DISTRICT will give the COUNTY 180 days advance written notice. For any emergency work, the DISTRICT shall provide as much advance notice as practical.

The DISTRICT will, in accordance with its adopted Reservoir Operating Plan, diligently operate the reservoir in such a manner as to ensure the reservoir water surface elevation is above contour line 940 by the end of the storm season.

In the event that DISTRICT is unable to achieve a water surface elevation above 940 using Local Water by the end of the storm season. COUNTY will subsequently reimburse DISTRICT or cause DISTRICT to be reimbursed for the cost to replenish the reservoir to elevation 940 using Imported Water.

- (2) DISTRICT reserves the right to operate and maintain the dam, reservoir, and related appurtenances subject to any restrictions imposed by the State.
- (3) Subject to any legal or regulatory requirements, including, without limitation, any requirement from the State of California, the DISTRICT, in its sole and absolute discretion, may allow COUNTY to store water above elevation 940 from sources described above in Section 5A. Such consent shall only be valid when provided by the DISTRICT to the COUNTY in writing, and may be withdrawn by the DISTRICT at any time, with or without cause, at the DISTRICT'S sole and absolute discretion.

Such consent shall be subject to the following conditions:

- (a) The DISTRICT in its sole and absolute discretion shall continue to release water from the reservoir as needed to elevation 940. The DISTRICT shall reasonably attempt to restore the reservoir elevation to that established in Section 5(A)3. The COUNTY recognizes that at times there may be insufficient natural inflow to return the reservoir to the elevation established in Section 5A(3).



- (b) Should natural inflow be insufficient to raise the reservoir to the elevation established in Section 5A(3), the DISTRICT shall not be responsible for providing other water to raise the reservoir to the elevation established in Section 5A(3).
- (4) The COUNTY, with assistance from the DISTRICT, will conduct a study to identify the facilities of the COUNTY that would require modification so that they may still fully operate for recreational purposes with the water surface elevation in the reservoir at elevation 940. The study shall include a description of the needed modifications to the facilities and their cost. This study shall be completed no later than June 30, 2008. Upon completion of the study, the DISTRICT will assist the COUNTY in identifying funding sources including, but not limited to, grants, loans, etc., to implement the improvements.

B. Recreation:

- (1) The COUNTY shall, in connection with the other specified operations, have the right, directly or herein before defined, to rent boats for use on the reservoir. All boats must be moored and none is permitted upon the reservoir outside the mooring area, from one-half hour after sunset until one-half hour before sunrise.
- (2) The COUNTY shall not authorize nor permit the operation upon or within the waters of the Puddingstone Reservoir of any craft of an experimental nature, of unsafe design or condition, or if improperly or inadequately equipped; nor permit the operation of any craft in a manner creating hazard to persons or property or to itself; nor permit the operation of any craft at any time at speeds in excess of 35 miles per hour, except under the following conditions:
  - (a) No speed limit shall be imposed upon watercraft participating in programs, events, and activities that have the prior approval of the COUNTY and the DISTRICT, and which are arranged by or are under the direct control of the COUNTY. Such events are to be conducted only within defined courses cleared of all nonparticipating craft.
  - (b) No speed limit shall be imposed upon patrol or rescue craft or other craft commandeered or delegated for such official purposes.
- (3) The DISTRICT reserves the right to restrict the operation of watercraft upon or within the waters of the Puddingstone Reservoir to assure adequate safety and security for Puddingstone Dam.

C. Concessions:

The COUNTY shall have the right to operate, directly, or by and through contracts or AGREEMENTS with others, a concession(s) with the right to sell, purvey, and supply to the general public, within the areas herein defined, food, refreshments, groceries, tobacco products, fishing equipment, licenses, baits, recreational equipment and supplies, newspapers, periodicals, and similar products and commodities. In addition, subject to the approval of the DISTRICT, the COUNTY shall have the right to sell, or to grant concessions for the sell of, refreshments from portable stands. It is expressly understood and agreed that no alcoholic beverages may be stored, sold, served, given away, or otherwise purveyed at any time, upon PREMISES except as approved by the Board of Supervisors of COUNTY.

**6. REPAIRS AND MAINTENANCE**

COUNTY shall, at its sole cost and expense, keep, inspect, and maintain the PREMISES, including, but not limited to, all buildings, structures, or other improvements constructed or placed by COUNTY, or those being used by COUNTY in connection with this AGREEMENT, in good repair and in a safe, clean, and orderly condition at all times during the term of this AGREEMENT. COUNTY shall not permit graffiti, landscape waste, anthropogenetic material, etc., to accumulate at any time, or commit, suffer, or permit any waste on the PREMISES or the improvements, or permit any acts to be done in violation of any laws, ordinances, or regulations.

COUNTY shall obtain approval from the DISTRICT prior to commencing any maintenance activities on or immediately adjacent to Puddingstone Dam No. 1.

COUNTY shall, at its sole cost and expense, take all steps necessary to protect all DISTRICT-owned improvements and property from damage and to prevent any interference with DISTRICT'S operations. COUNTY shall be liable for damage to DISTRICT-owned improvements and property resulting from or attributable to the use and occupancy of the PREMISES by COUNTY or any person entering thereon with or without the consent of COUNTY, expressed or implied.

COUNTY shall, repair or remove any and all damage that COUNTY has made or caused to its own improvements, at no cost to DISTRICT. At DISTRICT'S sole discretion, COUNTY shall repair and/or remove any and all DISTRICT-owned improvements, which are damaged by COUNTY. Prior to COUNTY'S repair or removal of said damage, COUNTY shall notify DISTRICT in writing. Where DISTRICT-owned improvements are affected, COUNTY shall obtain DISTRICT'S approval. If COUNTY fails to repair said damages or remove damaged structures immediately and to DISTRICT'S satisfaction, DISTRICT may enter PREMISES with or without notice and repair said damage, or at DISTRICT'S option, may terminate the Lease. Should DISTRICT repair or remove said damages, COUNTY shall reimburse DISTRICT for any and all expenses incurred.

Notwithstanding the above, DISTRICT shall not be obligated to make any repairs, alterations, additions or improvements in, on, or to PREMISES or in, on, or to any structure or other improvements hereinafter erected or installed thereon by COUNTY, whether structural or nonstructural, ordinary or extraordinary, foreseen or unforeseen.

## **7. CONSTRUCTION AND ALTERATIONS**

COUNTY has the right to construct the improvements necessary for use of the PREMISES as provided in this AGREEMENT. Construction, operation, and maintenance of any improvements shall be in conformity with all laws, rules, regulations, and ordinances.

The construction, reconstruction, alteration, remodeling, or removal of any improvements shall not commence until COUNTY'S final plans and specifications thereto have been submitted to and approved by DISTRICT and are in accordance with the terms and conditions of this AGREEMENT. COUNTY shall obtain and bear costs of permits for such work. Such written approval for construction, reconstruction, remodeling, or alteration, with the exception of removal, shall not be unreasonably withheld unless DISTRICT, at its sole discretion, determines that the proposed construction, reconstruction, remodeling, or alteration, will interfere with DISTRICT'S operation and maintenance of its facilities.

COUNTY shall arrange for, obtain, and bear costs of all permits, including plan check and inspection fees, licenses, environmental impact reports, site preparation, surface treatment, relocation of any facilities, and enclosure of the PREMISES as necessary or required for health or safety in the construction, operation, and maintenance of the PREMISES as used by COUNTY.

COUNTY agrees to perform the covenants and conditions contained in any permit issued or to be issued to COUNTY by DISTRICT. In the event of any inconsistencies or ambiguities between the terms of the AGREEMENT and any permit issued, the AGREEMENT shall prevail.

## **8. INDEMNIFICATION**

Notwithstanding the provisions of Government Code Section 852 et seq., the COUNTY agrees to release, indemnify, defend, and save harmless the DISTRICT, its agents, and employees (collectively, Indemnified Parties or singularly, Indemnified Party) from and against all claims, damages (including, without limitation special and consequential damages), injuries, costs, response costs, losses, demands, debts, liens, liabilities, causes of action, suits, legal and administrative proceedings, interest, fines or increases in fines, charges, penalties and expenses (including without limitation reasonable attorneys', engineers', consultants' and expert witness fees and costs incurred in defending against any of the foregoing or in enforcing this AGREEMENT) of any kind whatsoever (collectively, Claims), paid, incurred, or suffered by any Indemnified Party or asserted against any Indemnified

Party, directly or indirectly arising from or attributable to (a) any injury or damage to person or property sustained as a proximate result of the acts or omissions of the COUNTY, its employees, agents, contractors, assignees, or concessionaires, or arising out of any condition of, or condition occurring upon the property herein defined or in the operation, use, control, or occupancy of the property (b) changes in water quality within the reservoir, attributable to any and all recreational activities, and improvements performed by the COUNTY as a result of this AGREEMENT. The foregoing is intended as a broad indemnity that includes, without limitation, Claims pursuant to the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended (42 U.S.C. Section 9607 et seq.) ("CERCLA"), and under Chapter 6.5 of Division 20 of the California Health and Safety Code (commencing with Section 25100) or related to water quality or the DISTRICT'S National Pollutant Discharge Eliminations Systems or any permits related thereto and/or any requirements relating to Total Maximum Daily Loads or the Clean Water Act.

**9. COMPLIANCE WITH REGULATIONS**

The COUNTY shall be responsible at it's sole cost and expense for compliance with any Federal, State, or local regulation that is applicable to the reservoir and the leased PREMISES as a result of this AGREEMENT, which includes, but is not limited to, the recreational activities and improvements performed by the COUNTY.

**10. OWNERSHIP AND DISPOSITION OF IMPROVEMENTS**

The COUNTY agrees to remove or relocate any or all of its improvements within the PREMISES, at COUNTY'S sole cost and expense, if the DISTRICT determines, at its sole discretion, that the DISTRICT'S operation or use of the PREMISES so require. All permanent, temporary, or portable structures, apparatus, or other such installations, which may be located upon or installed within the PREMISES herein defined, by the COUNTY or its designates, except as hereinafter provided, shall for all purposes be and remain the property of the constructing party during the Lease Term. Such improvements shall be removed from the PREMISES within 180 days following the termination of this AGREEMENT or any extension thereof. It is understood and agreed that in the event such permanent, temporary, or portable improvements are not so removed, the title thereto shall thereupon and thereafter become and remain vested in the DISTRICT, and the DISTRICT shall have the right to remove, or order the removal of, said improvements from said PREMISES. All costs in connection therewith shall be accepted and paid by the COUNTY on demand.

As of the effective date of this AGREEMENT, the COUNTY'S inventory of improvements and structures are listed on Exhibit I-C, attached hereto and made a part by reference.

## **11. ASSIGNMENT AND SUBLEASING**

COUNTY shall not assign this AGREEMENT or sublease any portion of the PREMISES without the DISTRICT'S prior written consent, which may be withheld at the DISTRICT'S sole and absolute discretion.

## 12. FLOOD CONTROL AND WATER CONSERVATION PRIORITY

The parties acknowledge that PREMISES are located within the Puddingstone Reservoir area and is subject to flooding, inundation, and release of waters. The COUNTY agrees to assume all liability for injury or damage to person or property within the PREMISES and agrees to make no claim for damages by reason of the flooding or inundation of, or release of waters from, the PREMISES. It is further understood and agreed that the use, operation, and maintenance of the Reservoir area, for the control, conservation, or storage of flood or other waters, will not be restricted nor will the COUNTY interfere with the operational facilities of the DISTRICT in acting under this AGREEMENT.

The COUNTY agrees to permit DISTRICT'S officers, agents, contractors, employees, or other designates access through, over, or across the PREMISES in the prosecution of their duties.

[illegible]

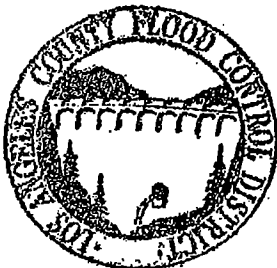
IN WITNESS WHEREOF, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT and the COUNTY OF LOS ANGELES, both bodies corporate and politic, by order of their Boards of Supervisors, having caused this Lease Agreement to be subscribed by the Chair and Mayor each respective Board. The seals of said DISTRICT and the COUNTY to be affixed hereto and attested by the Executive Officer of the Board of Supervisors, their names, the day and year first above written.

LOS ANGELES COUNTY  
FLOOD CONTROL DISTRICT,  
a body corporate and politic

COUNTY OF LOS ANGELES,  
a body corporate and politic

BY Mike Antonovich  
Chair, Board of Supervisors

BY Mike Antonovich  
Mayor, Board of Supervisors



(seal)



(seal)

ATTEST:  
SACHI A. HAMAI, Executive Officer  
of the Board of Supervisors  
of the County of Los Angeles

ATTEST:  
SACHI A. HAMAI, Executive Officer  
of the Board of Supervisors  
of the County of Los Angeles

BY [Signature]  
Deputy

BY [Signature]  
Deputy

APPROVED AS TO FORM:  
RAYMOND G. FORTNER, JR.,  
County Counsel

BY [Signature]  
Deputy

**ADOPTED**  
BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

65

JUN 20 2006

Sachi A. Hamai  
SACHI A. HAMAI  
EXECUTIVE OFFICER

7219DKW050806

COUNTY OF LOS ANGELES  
**DEPARTMENTAL SERVICE ORDER**

PLEASE FURNISH THE FOLLOWING:

TO: PARKS AND RECREATION  
FROM: Department of Public Works

(REQUESTOR "REQ")  
(SERVICER/VENDOR CUSTOMER)

ENCUMBRANCE NO. 08PWO145

DATE: 10/01/07

FUND	SUB FUND	REQ.DEPT	REQ.UNIT	REQ.OBJECT	REQ. DEPT.OBJ	REQ.FUNCTION	REQ.PROJECT	REQ.PROJECT PHASE	REQ. TASK ORDER	AMOUNT
A01		PK	27765	4422	L501	RP				\$ 2,500.00

If more than one transaction use the attachment

QUANTITY	MEASURE	DESCRIPTION	UNIT	COST	
				PRICE	AMOUNT
		<p style="text-align: center;"><b><u>FISCAL YEAR 2007- 08</u></b></p> <p style="text-align: center;"><b>Puddingstone Dam and Reservoir Rent Charge Bonelli Park - Lease Agreement #75733</b></p>			<b>\$2,500.00</b>
		PW CONTACT: _____ PHONE NUMBER: _____ EMAIL ADDRESS: _____  PARKS CONTACT: <u>Valerie Muñoz</u> PHONE NUMBER: <u>(213) 738-4115</u> EMAIL ADDRESS: <u>vmunoz@parks.lacounty.gov</u>			

I certify that sufficient funds for this order have been encumbered.

Teresa Lam   
APPROVED

Accounting Officer III (213) 738-3041 <sup>27</sup>  
TITLE TEL NO.



REQUISITIONER'S NO. \_\_\_\_\_

Pink - Auditor-Controller's Copy  
White - Servicer's Copy  
Green - Requestor's Copy

**FRANK G. BONELLI  
REGIONAL PARK AND  
RECREATION AREA  
LEASE NO. \_\_\_\_\_**

**LEASE OF FRANK G. BONELLI REGIONAL PARK AND RECREATION AREA  
(FISCAL YEAR 2022-23)**

This Lease is entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2023, between the County of Los Angeles "COUNTY" and the Los Angeles County Flood Control District "DISTRICT."

WHEREAS, the DISTRICT is the owner of certain property known as Puddingstone Dam and Reservoir (hereinafter referred to as PUDDINGSTONE RESERVOIR), generally located in the City of San Dimas; and

WHEREAS, COUNTY is the owner of certain property known as Frank G. Bonelli Regional Park and Recreation Area (hereinafter referred to as BONELLI PARK), which is also located in the City of San Dimas and is adjacent to the PUDDINGSTONE RESERVOIR; and

WHEREAS, Section 2, Subsection 15, of the Los Angeles County Flood Control Act (hereinafter referred to as the ACT) authorizes the DISTRICT to preserve, enhance, and add recreational features to its properties and, upon a finding by the Board of Supervisors that the acquisition is necessary for such purposes, to acquire, preserve, enhance, and add recreational features to lands or interests in lands contiguous to DISTRICT properties, for the protection, preservation, and use of the scenic beauty and natural environment of such properties or such lands; and

WHEREAS, the acquisition by the DISTRICT of a leasehold interest in BONELLI PARK is necessary for the recreational use of the scenic beauty and natural environment of the PUDDINGSTONE RESERVOIR; and

WHEREAS, DISTRICT intends to effectuate the purpose of the above-referenced section of the ACT by entering into this lease Agreement with COUNTY for BONELLI PARK and executing a Funding Agreement, as consideration for the lease, to provide partial funding to protect, preserve, and use of the scenic beauty of PUDDINGSTONE RESERVOIR and BONELLI PARK during the Fiscal Year 2022-23.



NOW, THEREFORE, COUNTY and DISTRICT, for and in consideration of the mutual benefits, covenants, and agreements set forth herein, do hereby agree as follows:

1. Leased Premises

The COUNTY hereby leases to the DISTRICT those parcels of land, which are part of BONELLI PARK, as shown on the map identified as Exhibit A, Puddingstone Dam & Reservoir/Frank G. Bonelli Regional Park, attached hereto and made a part hereof.

2. Term

The term of this Lease begins on July 1, 2022, through and including June 30, 2023.

3. Consideration

As consideration for this Lease, DISTRICT shall provide partial funding for certain operational and maintenance costs of existing recreational features at the BONELLI PARK. The terms of the funding are set forth in the FUNDING AGREEMENT REGARDING THE PRESERVATION OF RECREATIONAL FEATURES AT FRANK G. BONELLI REGIONAL PARK AND RECREATION AREA, PECK ROAD PARK, AND VARIOUS HIKING AND EQUESTRIAN TRAILS between the DISTRICT and the COUNTY.

4. Purpose

The purpose of this Lease is to protect, preserve, and enable the integrated recreational use of the scenic beauty and natural environment of PUDDINGSTONE RESERVOIR and BONELLI PARK through funding provided by the DISTRICT in compliance with the provisions of Section 2, Subsection 15, of the ACT. It is not the intention of the DISTRICT to use or occupy the leased premises or to perform the actual maintenance thereof.

5. Assignment of Lease

The DISTRICT agrees with regard to any rights obtained pursuant to this Lease, not to sublease, or grant any license to use or occupy any portion of BONELLI PARK, except to the State of California. In addition, this Lease is not assignable.

6. Indemnification

COUNTY agrees to indemnify, defend, and save harmless DISTRICT, its agents, officers, and employees, from and against any and all actions, causes of action, liability, expense (including any and all legal costs, attorney fees, and litigation expenses), and claims of any nature whatsoever, including but not limited to actions, causes of action, liabilities, expenses and claims for bodily injury, death, personal injury, or property damage, which relate to, arise out of, or in any way are connected with this Lease or the ownership, control, operation and/or maintenance, including any acts or omissions relating thereto, of any of BONELLI PARK, including any and all facilities, structures, natural conditions, improved conditions, and hybrid natural and artificial conditions located thereon.

7. Taxes

The DISTRICT shall not be liable for any and all taxes and/or assessments levied upon BONELLI PARK. COUNTY agrees that pursuant to paragraph 6 hereof, the COUNTY shall indemnify, defend, and save the DISTRICT harmless from any and all such taxes and assessments.

8. Notices

All notices by either party to the other shall be sent to the other party at the addresses below.

COUNTY - Executive Office  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012-2713

DISTRICT - Los Angeles County Public Works  
Stormwater Maintenance Division  
Annex Building, Second Floor  
900 South Fremont Avenue  
Alhambra, CA 91803-1331

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IN WITNESS WHEREOF, the parties hereto have caused this Lease to be executed by and through their respective duly authorized officers, as follows.

LOS ANGELES COUNTY  
FLOOD CONTROL DISTRICT,  
a body corporate and politic

COUNTY OF LOS ANGELES,  
a body corporate and politic

By \_\_\_\_\_  
Chief Engineer

By \_\_\_\_\_  
Director of Parks and Recreation

APPROVED AS TO FORM:

APPROVED AS TO FORM:

RODRIGO A. CASTRO-SILVA  
County Counsel

RODRIGO A. CASTRO-SILVA  
County Counsel

By \_\_\_\_\_  
Deputy

By \_\_\_\_\_  
Deputy

p:\fdpub\hq\parks & rec\parks & recreation\_fy 2022-23\bonelli park fy 2022-23 lease - draft final (enclosure c).docx

**FUNDING AGREEMENT REGARDING THE PRESERVATION OF  
RECREATIONAL FEATURES AT FRANK G. BONELLI REGIONAL PARK AND  
RECREATION AREA, PECK ROAD PARK, AND  
VARIOUS HIKING AND EQUESTRIAN TRAILS  
FOR FISCAL YEAR 2022-23**

THIS FUNDING AGREEMENT is made and entered into by and between the Los Angeles County Flood Control District (hereinafter referred to as DISTRICT), and the County of Los Angeles (hereinafter referred to as COUNTY).

WHEREAS, Section 2, Subsection 15, of the Los Angeles County Flood Control Act authorizes the DISTRICT to preserve, enhance, and add recreational features to its properties and, upon a finding by the Board of Supervisors that the acquisition is necessary for such purposes, to acquire, preserve, enhance, and add recreational features to lands or interests in lands contiguous to DISTRICT properties for the protection, preservation, and use of the scenic beauty and natural environment of such properties or such lands; and

WHEREAS, the COUNTY by and through its Department of Parks and Recreation (hereinafter referred to as DEPARTMENT), currently operates and maintains the Frank G. Bonelli Regional Park and Recreation Area (hereinafter referred to as BONELLI PARK), Peck Road Park, and the following hiking and equestrian trails:

Rio Hondo River Trail  
Santa Anita Wash Trail  
San Gabriel River Trail  
Van Tassel Trail  
San Jose Creek Trail  
Walnut Creek Trail  
Bonelli Regional Park Trail  
Marshall Canyon Trail  
Gould Canyon Trail  
La Canada Open Space

all of which are hereinafter collectively referred to as "PARKS AND TRAILS;" and

WHEREAS, said PARKS AND TRAILS are either located on DISTRICT property or on property contiguous to DISTRICT property in which the DISTRICT has acquired an interest; and

WHEREAS, to facilitate DISTRICT funding for recreational features at BONELLI PARK, COUNTY and the DISTRICT propose to execute a lease under which the DISTRICT will acquire a leasehold interest in BONELLI PARK for a leasehold term concurrent with the term of this FUNDING AGREEMENT (hereinafter referred to as the BONELLI LEASE); and

WHEREAS, it is the intention of both parties hereto that the sole purpose of this FUNDING AGREEMENT is to provide partial DISTRICT funding consistent with the provisions of Section 2, Subsection 15, of the Los Angeles County Flood Control Act, during the Fiscal Year 2022-2023, and the mutual written approval of the Chief Engineer of the DISTRICT and Director of DEPARTMENT, or its designee, for recreational features at said PARKS AND TRAILS, all as set forth herein.

NOW, THEREFORE, DISTRICT and COUNTY, for and in consideration of the mutual benefits, promises, and agreements set forth herein, do agree as follows:

1. Subject to the terms and conditions of this FUNDING AGREEMENT, DISTRICT shall reimburse COUNTY for ACTUAL COSTS (as described below) incurred during the term of this FUNDING AGREEMENT for certain of the COUNTY'S operation and maintenance expenditures at said PARKS AND TRAILS. The total of all DISTRICT reimbursements made pursuant to this FUNDING AGREEMENT shall not exceed the sum of Four Million Nine Hundred Thousand and 00/100 Dollars (\$4,900,000) and further, shall not exceed the following respective maximum amounts for each facility:

Bonelli Park	\$4,142,000
Peck Road Park	\$361,000
Park Trails	\$397,000

In no event shall any provision of this FUNDING AGREEMENT nor any obligation or liability imposed either directly or indirectly by or because of this FUNDING AGREEMENT obligate DISTRICT to expend any monies in excess of the amounts indicated within this Section.

2. ACTUAL COSTS shall consist of and be limited to actual costs consistent with the provisions Section 2, Subsection 15, of the Los Angeles County Flood Control Act, incurred at said PARKS AND TRAILS for trails maintenance, grounds maintenance, building maintenance, utilities, lifeguards, and safety police and shall include currently applicable percentages added to salary, wage, and equipment costs to cover overhead, administration, and depreciation in connection with any or all of the aforementioned items. Additionally, in regard to BONELLI PARK, ACTUAL COSTS shall be limited to the aforementioned costs only as they relate to the following (collectively referred to as BONELLI COSTS): (a) the maintenance of the trails and Puddingstone Reservoir as depicted on the diagram entitled "Puddingstone Dam and Reservoir/Frank G. Bonelli Regional Park Use and Amenities" attached hereto as Exhibit A; (b) the recreational amenities within the boundaries of the MAINTAINED AREAS as depicted on Exhibit A; and (c) the BOAT INSPECTION as depicted on Exhibit A.

3. DISTRICT's obligation to reimburse COUNTY for BONELLI COSTS incurred during the term of this FUNDING AGREEMENT is contingent upon COUNTY and DISTRICT entering into the BONELLI LEASE. In no event shall DISTRICT have any obligation whatsoever to reimburse COUNTY for any BONELLI COSTS unless and until COUNTY and DISTRICT enter into said lease.

4. COUNTY shall provide the required labor, equipment, and materials for the operation and maintenance of PARKS AND TRAILS in accordance with standard DEPARTMENT practices during the term of this FUNDING AGREEMENT.

5. COUNTY shall keep accurate and up-to-date records of all expenses incurred relative to any ACTUAL COSTS for which COUNTY is reimbursed by DISTRICT pursuant to this FUNDING AGREEMENT. The books and records of the DEPARTMENT will be available upon reasonable notice for review by DISTRICT staff. DEPARTMENT shall retain operating and fiscal records for a minimum of four (4) years following the termination of this FUNDING AGREEMENT.

6. COUNTY shall invoice DISTRICT on a quarterly basis in a form prescribed by the COUNTY Auditor-Controller for the ACTUAL COSTS to be reimbursed pursuant to this FUNDING AGREEMENT. The invoices shall indicate the location of the work performed, type of work performed (i.e., trail maintenance, building maintenance, utilities, etc.), and detail of expenses (i.e., labor classification, equipment, supplies, and applicable overhead rates). The invoices shall also include a statement from the Director of the DEPARTMENT, or its designee, certifying that all costs billed to the DISTRICT are appropriate and proper expenditures under Section 2, subsection 15, of the Los Angeles County Flood Control Act and as described under Section 2 of this Funding Agreement.

7. Quarterly invoices prepared by DEPARTMENT are to be submitted to DISTRICT through an eCAPS ITARV document.

8. The term of this FUNDING AGREEMENT begins on July 1, 2022, through and including June 30, 2023.

9. In executing this FUNDING AGREEMENT, the DISTRICT is merely providing funding for recreational features at COUNTY PARKS AND TRAILS. Consistent with the nature of this FUNDING AGREEMENT as strictly a funding mechanism, it is the intention of the parties hereto that neither DISTRICT, nor any officer or employee of DISTRICT, shall be liable for any damage, cost, or expense, which relates to, arises out of, or is in any way connected with this FUNDING AGREEMENT or with any of the PARKS AND TRAILS for which funding is herein provided as a result of this FUNDING AGREEMENT.

10. COUNTY agrees to indemnify, defend, and save DISTRICT, its agents, officers, and employees, harmless from and against any and all actions, causes of action, liability, expense (including any and all legal costs, attorney fees, and litigation expenses), and claims of any nature whatsoever, including but not limited to actions, causes of action,

liabilities, expenses, and claims for bodily injury, death, personal injury, or property damage, arising from the acts or omissions by COUNTY which relate to, arise out of, or in any way are connected with this FUNDING AGREEMENT, the execution of this FUNDING AGREEMENT by the parties hereto, or the ownership, control, operation, and/or maintenance, including any acts or omissions relating thereto, of any of the PARKS AND TRAILS, including any and all facilities, structures, natural conditions, improved conditions, and hybrid natural and artificial conditions located thereon.

IN WITNESS WHEREOF, the parties hereto have caused this FUNDING AGREEMENT to be executed by and through their respective duly authorized officers on this \_\_\_\_\_ day of \_\_\_\_\_, 2022, as follows:

LOS ANGELES COUNTY  
FLOOD CONTROL DISTRICT,  
a body corporate and politic

COUNTY OF LOS ANGELES,  
a body corporate and politic

By \_\_\_\_\_  
Chief Engineer

By \_\_\_\_\_  
Norma E. García-González  
Director of Parks and Recreation

APPROVED AS TO FORM:

RODRIGO A. CASTRO SILVA  
County Counsel

APPROVED AS TO FORM:

RODRIGO A. CASTRO SILVA,  
County Counsel

\_\_\_\_\_  
Deputy

\_\_\_\_\_  
Deputy

# BOARD LETTER/MEMO CLUSTER FACT SHEET

☒ Board Letter

☐ Board Memo

☐ Other

<b>CLUSTER AGENDA REVIEW DATE</b>	12/21/2022							
<b>BOARD MEETING DATE</b>	1/10/2023							
<b>SUPERVISORIAL DISTRICT AFFECTED</b>	<input type="checkbox"/> All <input type="checkbox"/> 1 <sup>st</sup> <input type="checkbox"/> 2 <sup>nd</sup> <input checked="" type="checkbox"/> 3 <sup>rd</sup> <input type="checkbox"/> 4 <sup>th</sup> <input type="checkbox"/> 5 <sup>th</sup>							
<b>DEPARTMENT(S)</b>	Public Works							
<b>SUBJECT</b>	WATER RESOURCES CORE SERVICE AREA SALE OF SURPLUS REAL PROPERTY FROM THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT TO MR. BRIAN ADAM PEARL AND MRS. LISA YI-ROUN WANG PEARL SAWTELLE-WESTWOOD FLOOD CONTROL SYSTEM SEPULVEDA CHANNEL, PARCEL 46EXF.18, IN THE MAR VISTA COMMUNITY OF THE CITY OF LOS ANGELES (SUPERVISORIAL DISTRICT 3) (3 VOTES)							
<b>PROGRAM</b>	N/A							
<b>AUTHORIZES DELEGATED AUTHORITY TO DEPT</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No							
<b>SOLE SOURCE CONTRACT</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, please explain why:							
<b>DEADLINES/ TIME CONSTRAINTS</b>	N/A							
<b>COST &amp; FUNDING</b>	<table border="1"> <tr> <td>Total cost: \$52,000</td><td>Funding source: B07</td></tr> <tr> <td colspan="2">TERMS (if applicable):</td></tr> <tr> <td colspan="2">           Explanation: Mr. Brian Adam Pearl and Mrs. Lisa Yi-Roun Wang Pearl deposited \$52,000 for the purchase of Parcel 46EXF.18, which represents fair market value of the Los Angeles County Flood Control District's property. This amount was deposited into the Flood Control District Fund (B07, Revenue Source Code 9908-Sale of Capital Assets-Land).         </td></tr> </table>		Total cost: \$52,000	Funding source: B07	TERMS (if applicable):		Explanation: Mr. Brian Adam Pearl and Mrs. Lisa Yi-Roun Wang Pearl deposited \$52,000 for the purchase of Parcel 46EXF.18, which represents fair market value of the Los Angeles County Flood Control District's property. This amount was deposited into the Flood Control District Fund (B07, Revenue Source Code 9908-Sale of Capital Assets-Land).	
Total cost: \$52,000	Funding source: B07							
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Explanation: Mr. Brian Adam Pearl and Mrs. Lisa Yi-Roun Wang Pearl deposited \$52,000 for the purchase of Parcel 46EXF.18, which represents fair market value of the Los Angeles County Flood Control District's property. This amount was deposited into the Flood Control District Fund (B07, Revenue Source Code 9908-Sale of Capital Assets-Land).								
<b>PURPOSE OF REQUEST</b>	Mr. and Mrs. Pearl requested to purchase Parcel 46EXF.18, measuring approximately 543± square feet, related to Sawtelle-Westwood Flood Control System Sepulveda Channel to increase the yard space to their property.							
<b>BACKGROUND (include internal/external issues that may exist including any related motions)</b>	In 1951 the District acquired fee title to Parcel 46 as part of the land needed for Sawtelle-Westwood Flood Control System Sepulveda Channel. Construction of the flood control facility was completed and the subject parcel lies outside the required right of way.							
<b>EQUITY INDEX OR LENS WAS UTILIZED</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, please explain how:							
<b>SUPPORTS ONE OF THE NINE BOARD PRIORITIES</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, please state which one(s) and explain how: Sustainability—This project will generate funds that will be deposited into the Flood Control District Fund, thereby making the County of Los Angeles economically stronger.							
<b>DEPARTMENTAL CONTACTS</b>	Name, Title, Phone # & Email: Shari Afshari, Deputy Director, (626) 458-4008, <a href="mailto:safshari@pw.lacounty.gov">safshari@pw.lacounty.gov</a>							



**SAWTELLE-WESTWOOD FLOOD CONTROL SYSTEM  
SEPULVEDA CHANNEL  
MAR VISTA COMMUNITY OF THE CITY OF LOS ANGELES**





MARK PESTRELLA, Director

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

January 10, 2023

IN REPLY PLEASE

REFER TO FILE: **SMP-6**

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

Dear Supervisors:

**WATER RESOURCES CORE SERVICE AREA  
SALE OF SURPLUS REAL PROPERTY  
FROM THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT  
TO MR. BRIAN ADAM PEARL AND MRS. LISA YI-ROUN WANG PEARL  
SAWTELLE-WESTWOOD FLOOD CONTROL SYSTEM  
SEPULVEDA CHANNEL, PARCEL 46EXF.18,  
IN THE MAR VISTA COMMUNITY OF THE CITY OF LOS ANGELES  
(SUPERVISORIAL DISTRICT 3)  
(3 VOTES)**

**SUBJECT**

Public Works is seeking Board approval to sell Parcel 46EXF.18 related to Sawtelle-Westwood Flood Control System Sepulveda Channel, in the Mar Vista community of the City of Los Angeles, from the Los Angeles County Flood Control District to the adjacent property owners, Mr. Brian Adam Pearl and Mrs. Lisa Yi-Roun Wang Pearl.

**IT IS RECOMMENDED THAT THE BOARD ACTING AS THE GOVERNING BODY OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT:**

1. Find that the proposed project is exempt from the California Environmental Quality Act for the reasons stated in this Board letter and in the record of the project.
2. Find that the fee interest in Parcel 46EXF.18 related to Sawtelle-Westwood Flood Control System Sepulveda Channel, in the Mar Vista community of the City of Los Angeles, is surplus and no longer required for the purposes of the Los Angeles County Flood Control District.

3. Find that Parcel 46EXF.18 related to Sawtelle-Westwood Flood Control System Sepulveda Channel, in the Mar Vista community of the City of Los Angeles, is exempt surplus land under the provisions of the Surplus Land Act.
4. Approve the project, which is the sale of Parcel 46EXF.18 related to Sawtelle-Westwood Flood Control System Sepulveda Channel, from the Los Angeles County Flood Control District to the adjacent property owners, Mr. Brian Adam Pearl and Mrs. Lisa Yi-Roun Wang Pearl.
5. Delegate authority to the Chief Engineer of the Los Angeles County Flood Control District or his designee to execute the Quitclaim Deed document and authorize delivery to Mr. Brian Adam Pearl and Mrs. Lisa Yi-Roun Wang Pearl.

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

Approval of the recommended actions will find that the project is exempt from the California Environmental Quality Act (CEQA), the parcel is exempt surplus land under the provisions of the Surplus Land Act, and allow the Los Angeles County Flood Control District to sell its surplus real property, Parcel 46EXF.18 related to Sawtelle-Westwood Flood Control System Sepulveda Channel, in the Mar Vista community of the City of Los Angeles, as shown on the enclosed map, to the adjacent property owners, Mr. Brian Adam Pearl and Mrs. Lisa Yi-Roun Wang Pearl, for \$52,000.

In 1951 the District acquired fee title to Parcel 46 as part of the land needed for Sawtelle-Westwood Flood Control System Sepulveda Channel. Construction of the flood control facility was completed and the subject parcel lies outside the required right of way.

Mr. and Mrs. Pearl requested to purchase Parcel 46EXF.18, measuring approximately 543± square feet, related to Sawtelle-Westwood Flood Control System Sepulveda Channel to increase the yard space to their property.

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

These recommendations support the County Strategic Plan: Strategy III.3, Pursue Operational Effectiveness, Fiscal Responsibility, and Accountability, because revenues received from this transaction will help promote fiscal responsibility by providing funds for the District's programs and will allow the surplus real property to be placed on the County of Los Angeles' tax roll subject to additional property taxes.

### **FISCAL IMPACT/FINANCING**

There will be no significant impact to the County General Fund.

Mr. and Mrs. Pearl deposited \$52,000 for the purchase of Parcel 46EXF.18, which represents fair market value. This amount was deposited into the Flood Control District Fund (B07, Revenue Source Code 9908-Sale of Capital Assets-Land).

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

Pursuant to California Government Code, Section 65402, notification of the proposed sale was submitted to the City of Los Angeles, Department of City Planning, for its report as to conformance with the City's adopted General Plan. By a letter dated August 30, 2022, it was deemed by the City's Planning Department that the proposed sale conforms with its General Plan.

Parcel 46EXF.18 is exempt surplus land as defined in the California Government Code, Section 54221. The parcel is exempt surplus land under the provisions of the Surplus Land Act because (1) it is being sold to the owners of contiguous land; (2) the parcel size is less than 5,000 square feet in area; and (3) is less than the minimum legal residential building lot size for the jurisdiction in which the parcel is located.

The proposed sale is authorized by Section 2, Subsection 13, of the Los Angeles County Flood Control Act. This section provides as follows: "The Los Angeles County Flood Control District is hereby declared to be a body corporate and politic and has all the following powers...13. To lease, sell or dispose of any property (or any interest therein) whenever in the judgment of the board of supervisors of the property, or any interest therein or part thereof, is no longer required for the purposes of the district..."

The proposed sale is not considered adverse to the District and will not hinder the use of Sawtelle-Westwood Flood Control System Sepulveda Channel for possible transportation, utility, or recreational corridors. The Quitclaim Deed document does not transfer rights to any oil, gas, petroleum, or other hydrocarbon and minerals.

The Quitclaim Deed document will be approved by County Counsel as to form and it will be recorded.

### **ENVIRONMENTAL DOCUMENTATION**

The proposed project, which is the sale of the District's surplus real property, is exempt from CEQA. The sale of the subject property is within a class of projects that has been determined not to have a significant effect on the environment in that it meets the criteria set forth in Section 15312 of the CEQA Guidelines and Class 12 of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G. The subject property does not have significant value for wildlife habitat or other environmental purposes and is incapable of independent development. In addition, based on the proposed project records, it will comply with all applicable regulations; it is not in a sensitive environment; there are no cumulative impacts, unusual circumstances, damage to scenic highways, or 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.

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

This project will eliminate the need to maintain the property, thereby reducing the cost of the District's expenses and potential liabilities.

The Honorable Board of Supervisors  
January 10, 2023  
Page 5

**CONCLUSION**

Please return one adopted copy of this letter to Public Works, Survey/Mapping & Property Management Division.

Respectfully submitted,

MARK PESTRELLA, PE  
Director of Public Works

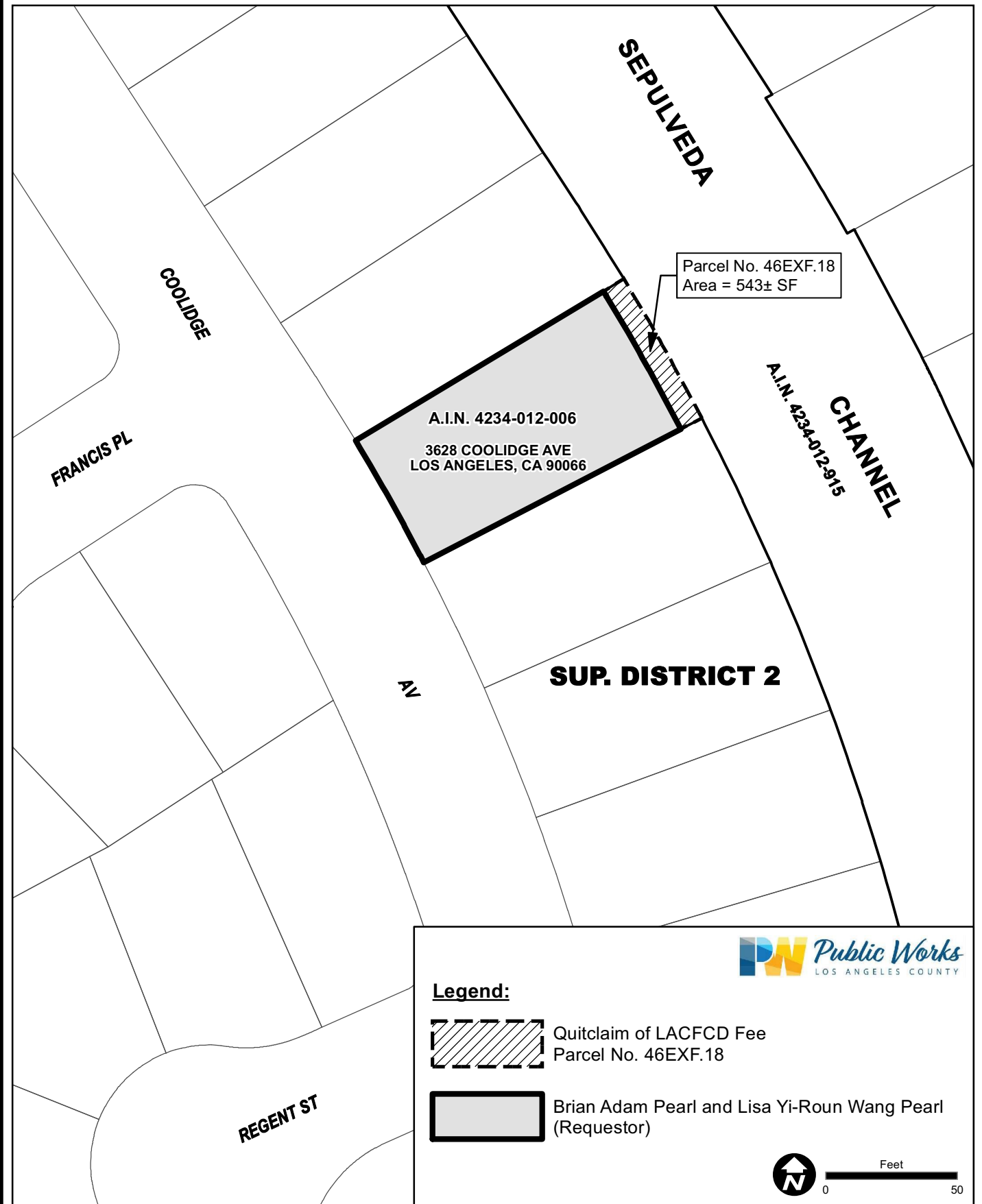
MP:GE:jh

Enclosure

c: Auditor-Controller (Accounting Division–Asset Management)  
Chief Executive Office (Chia-Ann Yen)  
County Counsel  
Executive Office



**SAWTELLE-WESTWOOD FLOOD CONTROL SYSTEM  
SEPULVEDA CHANNEL  
MAR VISTA COMMUNITY OF THE CITY OF LOS ANGELES**



# BOARD LETTER/MEMO CLUSTER FACT SHEET

☒ Board Letter

☐ Board Memo

☐ Other

<b>CLUSTER AGENDA REVIEW DATE</b>	12/21/2022							
<b>BOARD MEETING DATE</b>	1/10/2023							
<b>SUPERVISORIAL DISTRICT AFFECTED</b>	<input type="checkbox"/> All <input type="checkbox"/> 1 <sup>st</sup> <input type="checkbox"/> 2 <sup>nd</sup> <input checked="" type="checkbox"/> 3 <sup>rd</sup> <input type="checkbox"/> 4 <sup>th</sup> <input type="checkbox"/> 5 <sup>th</sup>							
<b>DEPARTMENT(S)</b>	Public Works							
<b>SUBJECT</b>	WATER RESOURCES CORE SERVICE AREA GRANT OF EASEMENT FROM THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT TO THE CITY OF LOS ANGELES TUJUNGA WASH, PARCELS 716GE AND 717GE, IN THE PANORAMA CITY, SUN VALLEY, AND ARLETA COMMUNITIES OF THE CITY OF LOS ANGELES (SUPERVISORIAL DISTRICT 3) (3 VOTES)							
<b>PROGRAM</b>								
<b>AUTHORIZES DELEGATED AUTHORITY TO DEPT</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No							
<b>SOLE SOURCE CONTRACT</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, please explain why:							
<b>DEADLINES/ TIME CONSTRAINTS</b>	N/A							
<b>COST &amp; FUNDING</b>	<table border="1"> <tr> <td>Total cost: \$74,800</td><td>Funding source: B07</td></tr> <tr> <td colspan="2">TERMS (if applicable):</td></tr> <tr> <td colspan="2">Explanation: The City of Los Angeles will deposit \$74,800 for the grant of easement, which represents fair market value. This amount will be deposited into the Flood Control District Fund (B07, Revenue Source Code 9906-Sale of Capital Assets-Easements).</td></tr> </table>		Total cost: \$74,800	Funding source: B07	TERMS (if applicable):		Explanation: The City of Los Angeles will deposit \$74,800 for the grant of easement, which represents fair market value. This amount will be deposited into the Flood Control District Fund (B07, Revenue Source Code 9906-Sale of Capital Assets-Easements).	
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Explanation: The City of Los Angeles will deposit \$74,800 for the grant of easement, which represents fair market value. This amount will be deposited into the Flood Control District Fund (B07, Revenue Source Code 9906-Sale of Capital Assets-Easements).								
<b>PURPOSE OF REQUEST</b>	Grant of easement for water pipeline and appurtenant structure purposes from the Los Angeles County Flood Control District to the City.							
<b>BACKGROUND (include internal/external issues that may exist including any related motions)</b>	The City requested an easement from the District for its City Trunk Line North Project, which will replace and realign its existing pipeline facility.							
<b>EQUITY INDEX OR LENS WAS UTILIZED</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, please explain how:							
<b>SUPPORTS ONE OF THE NINE BOARD PRIORITIES</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, please state which one(s) and explain how: Sustainability–Revenues received from this transaction will help promote fiscal responsibility by providing accessible funds for the District's programs.							
<b>DEPARTMENTAL CONTACTS</b>	Name, Title, Phone # & Email: Shari Afshari, Deputy Director, (626) 458-4008, <a href="mailto:safshari@pw.lacounty.gov">safshari@pw.lacounty.gov</a>							



# TUJUNGA WASH

## PANORAMA CITY, SUN VALLEY, AND ARLETA COMMUNITIES OF THE CITY OF LOS ANGELES



### Legend

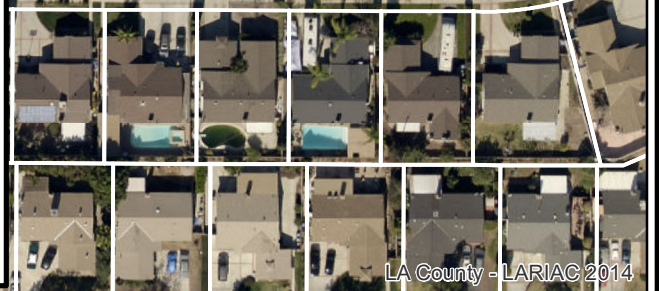


Proposed Easement to the  
City of Los Angeles  
Parcel Nos. 716GE and 717GE



Feet

0 125



LA County - LARIAC 2014



MARK PESTRELLA, Director

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

January 10, 2023

IN REPLY PLEASE

REFER TO FILE: **SMP-6**

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

Dear Supervisors:

**WATER RESOURCES CORE SERVICE AREA  
GRANT OF EASEMENT  
FROM THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT  
TO THE CITY OF LOS ANGELES  
TUJUNGA WASH, PARCELS 716GE AND 717GE,  
IN THE PANORAMA CITY, SUN VALLEY, AND ARLETA COMMUNITIES  
OF THE CITY OF LOS ANGELES  
(SUPERVISORIAL DISTRICT 3)  
(3 VOTES)**

**SUBJECT**

Public Works is seeking Board approval to grant an easement for water pipeline and appurtenant structures purposes within Parcels 716GE and 717GE related to Tujunga Wash, in the Panorama City, Sun Valley, and Arleta communities of the City of Los Angeles, from the Los Angeles County Flood Control District to the City of Los Angeles for the City Trunk Line North Project.

**IT IS RECOMMENDED THAT THE BOARD ACTING AS THE GOVERNING BODY OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT:**

1. Acting as a responsible agency for the City Trunk Line North Project, consider the Mitigated Negative Declaration prepared and adopted by the City of Los Angeles as the lead agency, together with comments received during the public review period; certify that the Board of Supervisors has independently reviewed, considered, and reached its own conclusions regarding the environmental effects of the County's approvals related to the project as shown in the Mitigated Negative Declaration; and find that no mitigation measures in the Mitigation Monitoring and Reporting Program



are applicable to the County's approvals of the project and no additional mitigation measures within the County's power are necessary to lessen or avoid any significant effect of the project.

2. Find that the grant of easement for water pipeline and appurtenant structures purposes within Parcels 716GE and 717GE related to Tujunga Wash, in the Panorama City, Sun Valley, and Arleta communities of the City of Los Angeles, and the subsequent use of said easement will not interfere with the use of the affected parcels for any purposes of the Los Angeles County Flood Control District.
3. Approve the project, which is the grant of easement for water pipeline and appurtenant structures purposes within Parcels 716GE and 717GE related to Tujunga Wash, in the Panorama City, Sun Valley, and Arleta communities of the City of Los Angeles, from the Los Angeles County Flood Control District to the City of Los Angeles.
4. Delegate the authority to the Chief Engineer of the Los Angeles County Flood Control District or his designee to execute the Easement document and authorize delivery to the City of Los Angeles.

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

The recommended actions will comply with the California Environmental Quality Act (CEQA) for a responsible agency and allow the Los Angeles County Flood Control District to grant an easement for water pipeline and appurtenant structures purposes to the City of Los Angeles within Parcels 716GE and 717GE related to Tujunga Wash, in the Panorama City, Sun Valley, and Arleta communities of the City of Los Angeles, as shown on the enclosed map, for \$74,800.

The City requested an easement from the District for its City Trunk Line North Project, which will replace and realign its existing pipeline facility.

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

These recommendations support the County Strategic Plan: Strategy III.3, Pursue Operational Effectiveness, Fiscal Responsibility, and Accountability, because revenues received from this transaction will help promote fiscal responsibility by providing accessible funds for the District's programs. The recommended actions will allow the

City to complete the City Trunk Project and continue delivering utility services to the communities in that area, promoting sound, prudent, transparent policies, and practices while preserving the quality of life for County residents.

### **FISCAL IMPACT/FINANCING**

There will be no significant impact to the County General Fund.

The City will deposit \$74,800 for the grant of easement, which represents fair market value. This amount will be deposited into the Flood Control District Fund (B07, Revenue Source Code 9906-Sale of Capital Assets-Easements).

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

The proposed grant of easement is authorized by Section 2, Subsection 13, of the Los Angeles County Flood Control Act. This section provides as follows: "The Los Angeles County Flood Control District is hereby declared to be a body corporate and politic and has all the following powers...13. To lease, sell or dispose of any property (or any interest therein) whenever in the judgment of the board of supervisors of the property, or any interest therein or part thereof, is no longer required for the purposes of the district..."

The grant of easement is not considered adverse to the District's purposes and will not hinder the use of Tujunga Wash for possible transportation, utility, recreational corridors, or flood control purposes. Moreover, the Easement document reserves paramount rights to use the parcels for the District's purposes.

The Easement document will be approved by County Counsel as to form prior to execution and it will be recorded.

### **ENVIRONMENTAL DOCUMENTATION**

The District is acting as a responsible agency for the City Trunk Project. The City, as the lead agency, has prepared an Initial Study, consulted with the County, and adopted the Mitigated Negative Declaration for the City Trunk Project on May 28, 2019. In granting an easement to the City, the District is acting as the responsible agency and in its independent judgement concludes it will not have a significant effect on the environment. There are no mitigation measures applicable to the District's approval as a responsible agency.

The location of the documents and other materials constituting the record of proceedings upon which the Board of Supervisors' decision is based in this matter is at Public Works, 900 South Fremont Avenue, 11th Floor, Alhambra, CA 91803. The custodian of such documents and materials is Transportation Planning and Programs Division.

Upon the Board's approval of the project and finding that it will not have a significant effect on the environment, Public Works will file a Notice of Determination with the Registrar-Recorder/County Clerk in accordance with Section 21152(a) of the California Public Resources Code.

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

This transaction allows for the joint use of the District's right of way without interfering with the primary mission of the District. There will be no significant impact on current services or projects.

**CONCLUSION**

Please return one adopted copy of this letter to Public Works, Survey/Mapping & Property Management Division.

Respectfully submitted,

MARK PESTRELLA, PE  
Director of Public Works

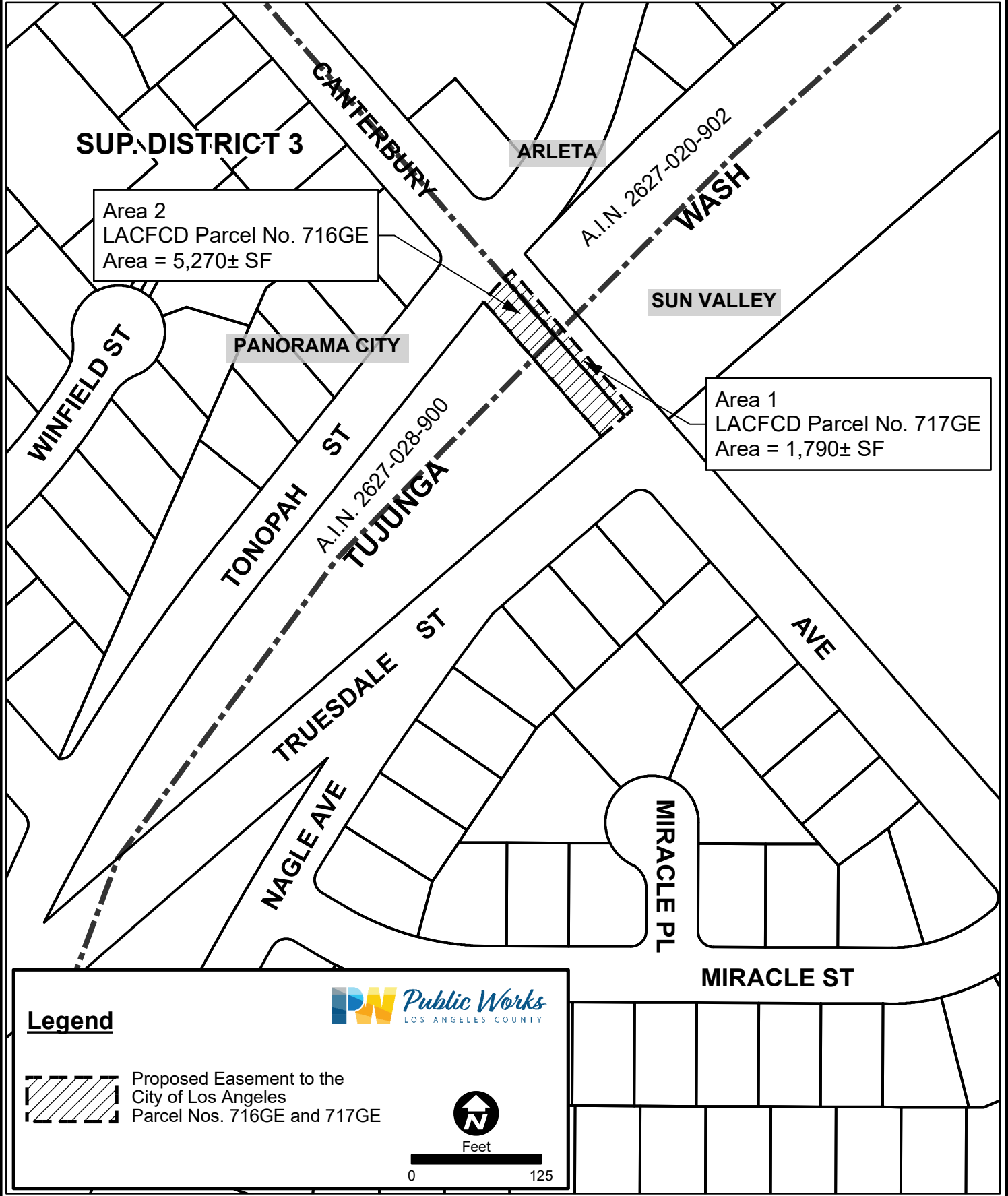
MP:GE:jh

Enclosure

c: Auditor-Controller (Accounting Division–Asset Management)  
Chief Executive Office (Chia-Ann Yen)  
County Counsel  
Executive Office

# TUJUNGA WASH

## PANORAMA CITY, SUN VALLEY, AND ARLETA COMMUNITIES OF THE CITY OF LOS ANGELES



### Legend



Proposed Easement to the  
City of Los Angeles  
Parcel Nos. 716GE and 717GE



Feet

0 125

# BOARD LETTER/MEMO CLUSTER FACT SHEET

☒ Board Letter

☐ Board Memo

☐ Other

<b>CLUSTER AGENDA REVIEW DATE</b>	12/21/2022		
<b>BOARD MEETING DATE</b>	1/10/2023		
<b>SUPERVISORIAL DISTRICT AFFECTED</b>	<input 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 checked="" type="checkbox"/> 5 <sup>th</sup>		
<b>DEPARTMENT(S)</b>	Public Works		
<b>SUBJECT</b>	TRANSPORTATION CORE SERVICE AREA RESOLUTION OF INTENTION AND INTRODUCTION OF AN ORDINANCE TO GRANT A PROPRIETARY ELECTRICAL TRANSMISSION FRANCHISE TO HECATE GRID HUMIDOR STORAGE 1 LLC WITHIN ANGELES FOREST HIGHWAY AND VINCENT VIEW ROAD IN THE UNINCORPORATED ACTON AREA OF THE COUNTY OF LOS ANGELES (SUPERVISORIAL DISTRICT 5) (3 VOTES)		
<b>PROGRAM</b>	None		
<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 If Yes, please explain why:		
<b>DEADLINES/ TIME CONSTRAINTS</b>	High-priority project for the State of California. Approval of a franchise to Hecate Grid Humidor Storage 1 LLC urgently needed to secure project funding. The project funding could be jeopardized if the project cannot secure a franchise by early 2023.		
<b>COST &amp; FUNDING</b>	Total cost:	\$22,185	Funding source:
			B03
	TERMS (if applicable):		
	Explanation: Hecate will pay the County a granting fee of \$10,000 and will pay the County annual franchise fees based on \$4.03 per linear foot of highway space occupied, which will be adjusted annually using the Consumer Price Index for All Urban Consumers. The first year's franchise fee will be \$22,205, which will be deposited in Fiscal Year 2022-23 into the Road Fund (B03-Revenue Source 8355: Franchises).		
<b>PURPOSE OF REQUEST</b>	To introduce an ordinance for adoption by the Board of Supervisors.		
<b>BACKGROUND (include internal/external issues that may exist including any related motions)</b>	Hecate requested the 35-year term electrical transmission franchise to transmit electricity from the planned Battery Energy Storage System facility, which supports renewable energy sources, to the existing Southern California Edison's Vincent Substation.		
<b>EQUITY INDEX OR LENS WAS UTILIZED</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, please explain how:		
<b>SUPPORTS ONE OF THE NINE BOARD PRIORITIES</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, please state which one(s) and explain how: Sustainability—The revenue received from this transaction will help promote fiscal sustainability for the operation and maintenance of County highways. This transaction will also allow for the continuation of utility services through renewable energy sources.		
<b>DEPARTMENTAL CONTACTS</b>	Name, Title, Phone # & Email: Shari Afshari, Deputy Director, (626) 458-4008, <a href="mailto:safshari@pw.lacounty.gov">safshari@pw.lacounty.gov</a>		



# Hecate Grid Humidor Storage 1 LLC Unincorporated Acton Area

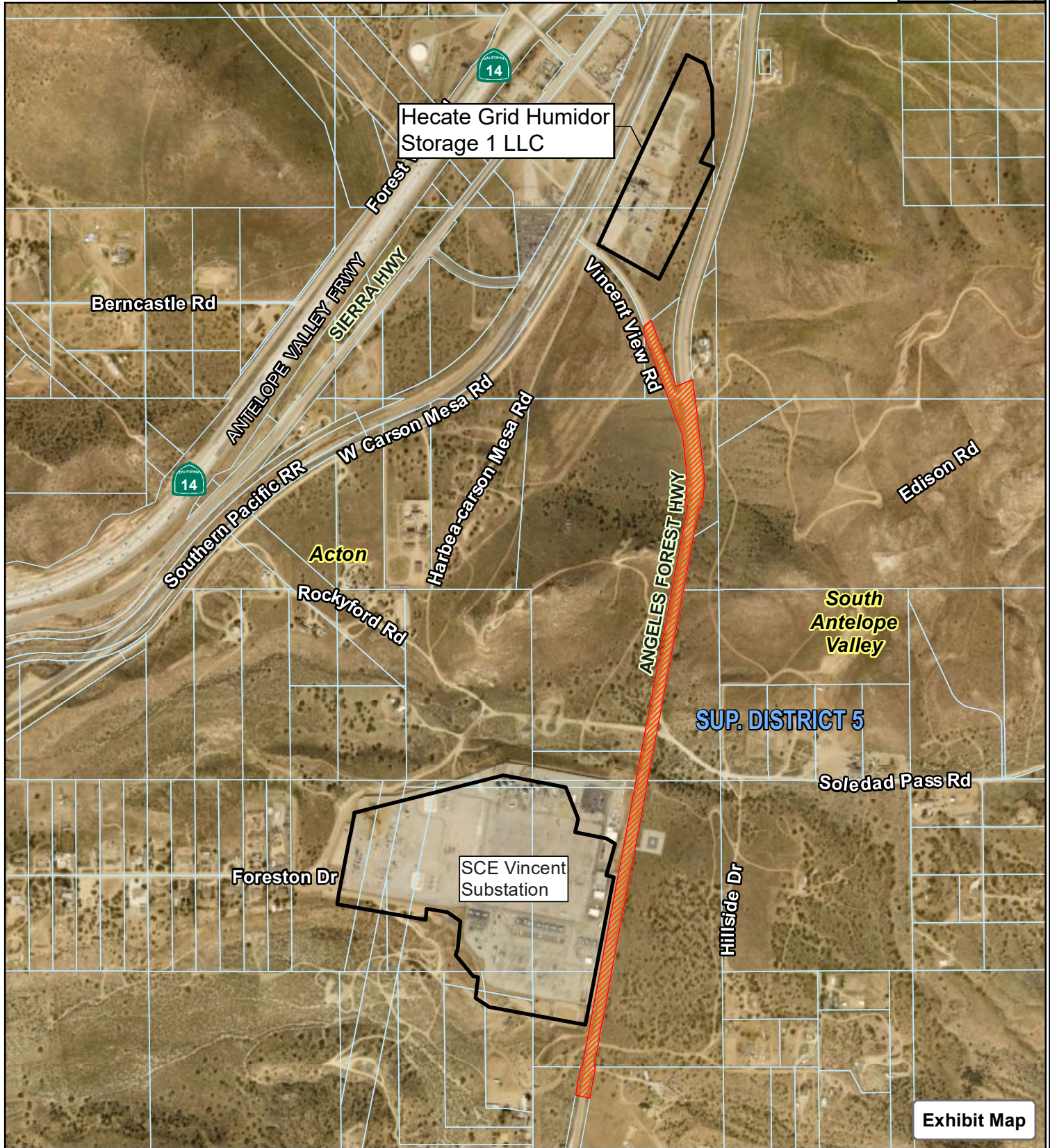


Exhibit Map



Hecate Grid Humidor Storage 1 LLC Franchise Area  
Assessor Parcel



0 0.1  
Miles

This map shows only pipelines available in Public Works database. The County of Los Angeles and its Department of Public Works do not represent or warrant that the information on this map is error-free, accurate, current, or complete. The County of Los Angeles and its Department of Public Works are not liable for any errors or omissions on this map.





MARK PESTRELLA, Director

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

January 10, 2023

IN REPLY PLEASE

REFER TO FILE: **SMP-6**

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

Dear Supervisors:

**TRANSPORTATION CORE SERVICE AREA  
RESOLUTION OF INTENTION AND INTRODUCTION OF AN ORDINANCE  
TO GRANT A PROPRIETARY ELECTRICAL TRANSMISSION FRANCHISE  
TO HECATE GRID HUMIDOR STORAGE 1 LLC  
WITHIN ANGELES FOREST HIGHWAY AND VINCENT VIEW ROAD  
IN THE UNINCORPORATED ACTON AREA  
OF THE COUNTY OF LOS ANGELES  
(SUPERVISORIAL DISTRICT 5)  
(3 VOTES)**

**SUBJECT**

Public Works is seeking Board approval to grant a proprietary electrical transmission franchise to Hecate Grid Humidor Storage 1 LLC within Angeles Forest Highway and Vincent View Road, in the unincorporated Acton area of the County of Los Angeles.

**IT IS RECOMMENDED THAT THE BOARD:**

1. Find that the proposed project is exempt from the California Environmental Quality Act for the reasons stated in this Board letter and in the record of the project.
2. Approve the Resolution of Intention to grant a 35-year proprietary electrical transmission franchise to Hecate Grid Humidor Storage 1 LLC; set the matter for a public hearing on February 14, 2023, or the next available hearing date within 60 days from the date of adoption of the Resolution of Intention; and instruct the Executive Officer of the Board of Supervisors to publish a Notice of Public Hearing pursuant to Section 6232 of the California Public Utilities Code.

**AFTER THE PUBLIC HEARING, IT IS RECOMMENDED THAT THE BOARD:**

Introduce, waive reading, and set for adoption the proposed ordinance to grant a 35-year proprietary electrical transmission franchise to Hecate Grid Humidor Storage 1 LLC.

**PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

Approval of the recommended actions will find that the project is exempt from the California Environmental Quality Act (CEQA) and allow the Board of Supervisors to approve the enclosed Resolution of Intention (Enclosure A), schedule a public hearing, and publish a Notice of Public Hearing, as needed, to adopt the enclosed ordinance (Enclosure B) to grant a propriety electrical transmission franchise to Hecate Grid Humidor Storage 1 LLC within Angeles Forest Highway and Vincent View Road, in the unincorporated Acton area of the County of Los Angeles.

Hecate requested a 35-year proprietary electrical transmission franchise to install underground medium-voltage cables, aboveground poles, and overhead high-voltage transmission lines to conduct and transmit electricity from the planned Battery Energy Storage System facility's project known as Hecate Grid Humidor Storage 1 LLC, which supports renewable energy sources, to the existing Southern California Edison's Vincent Substation.

**Implementation of Strategic Plan Goals**

These recommendations support the County Strategic Plan: Strategy II.3, Make Environmental Sustainability our Daily Reality, Objective II.3.2, Foster a Cleaner, More Efficient, and More Resilient Energy System, and Strategy III.3, Pursue Operational Effectiveness, Fiscal Responsibility, and Accountability, because revenue received from this transaction will help promote fiscal sustainability for the operation and maintenance of County highways. This transaction will also allow for the continuation of utility services through renewable energy sources.

**FISCAL IMPACT/FINANCING**

There will be no significant impact to the County General Fund.

Hecate will pay the County a granting fee of \$10,000 and will pay the County annual franchise fees based on \$4.03 per linear foot of highway space occupied, which will be adjusted annually using the Consumer Price Index for All Urban Consumers.

The first year's franchise fee will be \$22,205, which will be deposited in Fiscal Year 2022-23 into the Road Fund (B03-Revenue Source 8355: Franchises).

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

Hecate's future Battery Energy Storage System facility was approved by the Department of Regional Planning on August 8, 2022. The facility to be installed under the franchise consists of underground medium-voltage cables, aboveground poles, and overhead high-voltage lines to conduct and transmit electricity. The franchise will be in effect for 35 years, commencing on March 16, 2023, and expiring on March 15, 2058.

Division 3, Title 16, of the Los Angeles County Code authorizes the Board to grant a franchise associated with electrical transmission lines. County Counsel prepared and approved the accompanying Resolution of Intention and the ordinance.

Pursuant to Section 6232 of the California Public Utilities Code, the Executive Officer of the Board shall arrange for the publishing of a Notice of the Public Hearing in a newspaper of general circulation in the County at least once within 15 days after the Board's adoption of the Resolution of Intention.

### **ENVIRONMENTAL DOCUMENTATION**

The proposed project, which is to grant a franchise ordinance, is exempt from CEQA. The adoption of the ordinance will allow minor alterations to land for operation and maintenance of facilities and is within a class of projects that have been determined not to have a significant effect on the environment in that it meets the criteria set forth in Sections 15301, 15303, 15304, and 15311 of the CEQA Guidelines and Classes 1, 3, 4 and 11 of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G. In addition, based on the project records, it will comply with all applicable regulations and there are no cumulative impacts, unusual circumstances, damage to scenic highways, or listing on hazardous waste site lists compiled pursuant to Government Code, Section 65962.5, or indications that it may cause a substantial adverse effect on the significance of a historical resource that would make the exemption inapplicable.

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

There will be no impact or adverse effect to any current services or future County projects.

The Honorable Board of Supervisors  
January 10, 2023  
Page 4

**CONCLUSION**

Please return adopted copies of this letter, the adopted ordinance, and the adopted Resolution of Intention to the attention of Mr. Kent Truckor, Senior Director, Hecate Grid Humidor Storage 1 LLC, 621 West Randolph Street, Chicago, IL 60661; the office of County Counsel; and Public Works, Survey/Mapping & Property Management Division.

Respectfully submitted,

MARK PESTRELLA, PE  
Director of Public Works

MP:GE:ec

Enclosures

c: Auditor-Controller (Accounting Division–Asset Management)  
Chief Executive Office (Chia-Ann Yen)  
County Counsel  
Executive Office

# Enclosure A

**RESOLUTION OF INTENTION  
TO GRANT A PROPRIETARY ELECTRICAL TRANSMISSION FRANCHISE  
TO HECATE GRID HUMIDOR STORAGE 1 LLC**

BE IT RESOLVED by the Board of Supervisors of the County of Los Angeles, State of California.

- A. Hecate Grid Humidor Storage 1 LLC, hereinafter referred to as Franchisee, has applied to the Board of Supervisors of the County of Los Angeles, State of California, for a franchise for a period of thirty-five (35) years beginning on March 16, 2023, the operative date of the franchise, and terminating on March 15, 2058, to construct, operate, maintain, renew, repair, change the size of, remove or abandon in place, and use an electrical transmission system consisting of conduits, manholes, vaults, cables, wires, poles, switches, communications circuits, other equipment, appliances, and appurtenances necessary and appropriate for cable circuits and communication line crossing, and for the purpose of conducting and transmitting electricity and electrical energy for light, heat, and power purposes, and for any and all other purposes for which electricity can be used for Franchisee's operations in connection with its Battery Energy Storage System facility generally located within Angeles Forest Highway and Vincent View Road, in the unincorporated Acton area of the County of Los Angeles, State of California, in, on, along, upon, under, or across highways, as defined in Section 16.36.080 of the Los Angeles County Code now or hereafter dedicated to public use within the unincorporated area of the County of Los Angeles, State of California, as more particularly shown on Exhibit A, attached hereto and made a part hereof.
- B. It is the intention of the Board of Supervisors to grant the franchise applied for upon the terms and conditions here mentioned. The Franchisee and its successors and assigns will, during the life of its franchise, pay annually to the County of Los Angeles, the amount specified in the proposed ordinance from the operative date of the franchise and in the event such payment is not made, the franchise will be forfeited.
- C. The franchise described in the ordinance attached hereto as Exhibit B is a franchise for electric transmission purposes.
- D. That on February 14, 2023, or at the next available hearing date, on a day not less than twenty (20) days or more than sixty (60) days after the date of the passage of this Resolution of Intention, in the hearing room of the Board of Supervisors, Hearing Room 381B, Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California 90012, all persons having any objection to the granting of the franchise hereinabove described may appear before the Board of Supervisors and be heard thereon.

- [illegible]

The foregoing resolution was adopted on the \_\_\_\_ day of \_\_\_\_\_, 2023, by the Board of Supervisors of the County of Los Angeles, State of California, and ex officio of the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts.

CELIA ZAVALA  
Executive Officer of the  
Board of Supervisors of the  
County of Los Angeles

By \_\_\_\_\_  
Deputy

APPROVED AS TO FORM:

DAWYN R. HARRISON  
Interim County Counsel

By Grace Chang  
Deputy



**EXHIBIT A**  
**ACROSS THE**  
**ANGELES FOREST HIGHWAY AND VINCENT VIEW ROAD**  
**FOR AN**  
**UNDERGROUND ELECTRICAL TRANSMISSION LINE**  
**IN THE UNINCORPORATED TERRITORY OF THE**  
**COUNTY OF LOS ANGELES, STATE OF CALIFORNIA**  
**BEING LOCATED IN THE**  
**EAST 1/2 OF SEC 27 AND THE S 1/4 OF SEC 22**  
**TOWNSHIP 5 NORTH, RANGE 12 WEST, SAN BERNARDINO MERIDIAN**

**PERMIT DESCRIPTION:**

That portion of the Angeles Forest Highway located in the Southeast Quarter of Section 22 and the East Half of Section 27 all of Township 5 North, Range 12 West, San Bernardino Meridian, located in Los Angeles County, State of California described as follows:

**COMMENCING** at the North Quarter Corner of said Section 27; thence South 89°56'43" East 2139.68 feet along the north line of said Section 27; thence North 1°00'23" West 500.00 feet; thence North 50°58'55" East 24.78 feet to a point on the northwesterly ROW of said Angeles Forest Highway as shown hereon and the **POINT OF BEGINNING**; thence South 20°35'23" East 470.64 feet to the beginning of a curve concave northeasterly having a radius of 105.50 feet; thence southeasterly 72.12 feet along said curve through a central angle of 39°10'06"; thence South 59°45'29" East 32.08 feet to the beginning of a curve concave southwesterly having a radius of 105.50 feet; thence southeasterly 97.23 feet along said curve through a central angle of 52°48'16" to the centerline of said Angeles Forest Highway; thence continuing along said centerline South 06°57'13" East 384.63 feet to the beginning of a curve concave westerly having a radius of 1,000.00 feet; thence continuing along said centerline southerly 307.46 feet along said curve through a central angle of 17°36'58"; thence continuing along said centerline South 10°39'45" West 3,517.53 feet; thence departing said centerline North 79°20'15" West 40.00 feet; thence South 10°39'45" West 160.00 feet; thence South 79°20'15" East 40.00 feet to said centerline; thence along said centerline South 10°39'45" West 409.05 feet to the beginning of a curve concave northeasterly having a radius of 44.50 feet; thence departing said centerline southeasterly 65.39 feet along said curve through a central angle of 84°11'46"; thence North 10°39'45" East 11.08 feet to the beginning of a non-tangent curve concave northeasterly having a radius of 33.50 feet (a radial bearing to said point bears lies South 18°22'56" West); thence northwesterly 48.11 feet along said non-tangent curve through a central angle of 82°16'49" to a line parallel with and 11.00 feet easterly of said centerline; thence along said parallel line North 10°39'45" East 2,74.58 feet; thence South 79°20'15" East 29.00 feet; thence North 10°39'45" East 400.00 feet; thence North 79°20'15" West 29.00 feet to said parallel line; thence along said parallel line North 10°39'45" East 1,312.00 feet to the beginning of a curve concentric with said centerline and concave westerly having a radius of 1,011.00 feet; thence northerly 310.84 feet along said concentric curve through a central angle of 17°36'58"; thence along said parallel line North 06°57'13" West 390.10 feet to the beginning of a curve concave southwesterly having a radius of 105.50 feet; thence northwesterly 97.23 feet along said curve through a central angle of 52°48'16"; thence North 59°45'29" West 37.54 feet to the beginning of a curve concave northeasterly having a radius of 94.50 feet; thence northwesterly 64.60 feet along said curve through a central angle of 39°10'06"; North 20°35'23" West 474.30 feet; thence South 50°58'55" West 11.59 feet to the **POINT OF BEGINNING**.

**CONTAINING:** 1.81 acres, more or less.

**SURVEYOR'S STATEMENT:**

This map correctly represents a survey made by me or under my direct supervision in conformance with the requirements of the Professional Land Surveyor's Act, at the request of Hecate Grid for the purpose of obtaining a permit over a portion of the Angeles Forest Highway in May of 2022.

James J. Coutts, PLS 8360

11/9/22  
Date

**SURVEYOR'S NOTE:**

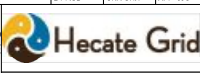
This description was prepared from record information only for the purpose of creating a preliminary permit area description. No field surveying has been yet completed. A final survey of the Angeles Forest Highway Right-of-Way and the permitted area will be completed in the field once the final permit location has been determined. Records used to establish the right-of-way shown hereon include: ROS 72/30; ROS 79/80; & ROS 98/30.

Bearings are CA State Plane Zone 10, NAD 83, UTM. Distances are in feet.

REV: 4 DATE: 11/9/2022 DESC: HEC001 Humbird Permit



**PERMIT EXHIBIT**  
**ANGELES FOREST HIGHWAY & VINCENT VIEW RD**  
**PROPOSED UNDERGROUND ELECTRICAL ROUTE**  
LOCATED IN THE EAST 1/2 OF SEC 27 AND THE S 1/4 OF SEC 22  
TOWNSHIP 5 NORTH, RANGE 12 WEST, SAN BERNARDINO MERIDIAN  
LOS ANGELES COUNTY, CALIFORNIA



PAGE 1 OF 1 SCALE: 1" = 500'



**ANALYSIS**

This ordinance grants an electrical transmission franchise to Hecate Grid Humidor Storage 1 LLC, a Delaware limited liability company ("Franchisee"), to conduct and transmit electricity for a period of thirty-five (35) years, beginning on March 16, 2023, and expiring on March 15, 2058. The base annual fee payable to the County of Los Angeles by Franchisee will be determined according to a formula contained in Section 2 of this franchise ordinance. Franchisee will also pay a granting fee of ten thousand dollars (\$10,000).

DAWYN R. HARRISON  
Interim County Counsel

By   
GRACE V. CHANG  
Principal Deputy County Counsel  
Public Works Division

GVC:jy

Requested: 11/01/22  
Revised: 11/28/22

**ORDINANCE NO. \_\_\_\_\_**

An ordinance granting an electrical transmission franchise to Hecate Grid Humidor Storage 1 LLC, a Delaware limited liability company, for a period of thirty-five (35) years, beginning on March 16, 2023, and expiring on March 15, 2058.

The Board of Supervisors of the County of Los Angeles ordains as follows:

**SECTION 1. Franchise Term; Grant.**

The right, privilege, and franchise is granted to Hecate Grid Humidor Storage 1 LLC, a Delaware limited liability company ("Franchisee"), and its successors and assigns, for a period of thirty-five (35) years, beginning on March 16, 2023, to construct, operate, maintain, renew, repair, change the size of, remove or abandon in place, and use an electrical transmission system consisting of conduits, manholes, vaults, cables, wires, switches, communications circuits, poles, other equipment, appliances, and appurtenances necessary and appropriate for one underground 230 kV cable circuit and one overhead 230kV cable circuit, for the purpose of conducting and transmitting electricity and electrical energy for light, heat, and power purposes, and for any and all other purposes for which electricity can be used for Franchisee's operations in connection with its battery energy storage facility, generally bounded by West Carson Mesa Road, Vincent View Road, and Angeles Forest Highway, in, on, along, upon, under, or across highways, as defined in Section 16.36.080 of the Los Angeles County Code ("County Code"), now or hereafter dedicated to public use within the unincorporated territory of the County of Los Angeles, State of California ("County Highway"), specifically, Vincent View Road between Carson Mesa Road and

Angeles Forest Highway, and Angeles Forest Highway between Vincent View Road and Hillside Drive, as more particularly shown on Exhibit A, attached hereto and made a part hereof ("Franchise Area").

## **SECTION 2. Consideration; Payments of Fees.**

A. All fees set forth in this ordinance shall be made payable to the County of Los Angeles ("County"), c/o Department of Public Works, P.O. Box 1460, Alhambra, California 91802-1460.

B. Granting Fee. As consideration for the franchise granted, transferred, extended, or otherwise amended, Franchisee shall pay the County a granting fee of ten thousand dollars (\$10,000) within thirty (30) days after the adoption of this ordinance.

C. Annual Franchise Fee. As additional consideration for the franchise granted or extended, Franchisee shall pay within thirty (30) days prior to commencement of construction of Franchisee's facilities within the Franchise Area, and annually thereafter, a franchise fee computed annually ("Annual Franchise Fee") on or before March 30 ("Anniversary Date") of each calendar year, in advance, during the term of the franchise, to the County in lawful money of the United States. The Annual Franchise Fee shall be calculated based on the County Highway space occupied by Franchisee's facilities at the rate of four dollars and three cents (\$4.03) per linear foot, or five thousand dollars (\$5,000), whichever is greater. For purposes of calculating the Annual Franchise Fee, it is agreed that Franchisee's facility area will initially occupy a total of five thousand five hundred ten (5,510) linear feet of County Highway. The

Annual Franchise Fee for the first year shall be twenty two thousand two hundred five dollars (\$22,205).

1. Annual Adjustments Based on Consumer Price Index. For every year that the franchise is in full force and effect, the Annual Franchise Fee for the then-current twelve (12) month period shall be increased based on changes in the Consumer Price Index for All Urban Consumers for the Los Angeles-Long Beach-Anaheim California region (1982-84=100), All Items, as published by the United States Department of Labor, Bureau of Labor Statistics ("Index"), to determine the Annual Franchise Fee for the next twelve (12) months.

2. The Annual Franchise Fee for each subsequent year ("New Annual Franchise Fee") shall be calculated by multiplying the then-current Annual Franchise Fee by a fraction, the numerator of which shall be the Index for the month ending ninety (90) days prior to the upcoming Anniversary Date ("Current Index"), and the denominator shall be the Index for the month ending ninety (90) days prior to the previous Anniversary Date ("Previous Index"). The formula for calculation is shown below:

Current Annual Franchise Fee x [Current Index/Previous Index] = New Annual Franchise Fee.

3. If the described Index is no longer published and a substitute index is adopted by the Bureau of Labor Statistics, then Franchisee and the County shall accept such substituted index for future Annual Franchise Fee calculations. If no such government index is offered as a replacement, the County shall, at its sole discretion,

determine the indexes to be used. In no event shall a New Annual Franchise Fee be less than the previous year's Annual Franchise Fee.

D. Additional Fees and Assessments. In addition to the Annual Franchise Fee, Franchisee shall also pay all applicable County fees and assessments related to construction and operation in the Franchise Area. Franchisee shall also pay any applicable fees provided in the County Code, including but not limited to, administrative fees, processing fees, permit fees, late charges, accrued interest, and penalties required in connection with the franchise. These fees shall be charged at the then-current applicable rates.

E. The County reserves the right to change its method of calculating fees and the amount thereof, not more frequently than once every five (5) years, if the Board of Supervisors ("Board") determines after a public hearing that good cause exists for such change, and such change is not in conflict with the laws of the State of California.

F. Late Payments. In the event Franchisee fails to make full payment of any of the payments provided for herein on or before the dates they are due, Franchisee shall pay a late charge of ten percent (10%) of the amount due, said ten percent (10%) being due thirty (30) days after the date the payment is originally due. The late charge in the amount of ten percent (10%) has been set by both parties hereto in recognition of the difficulty in affixing actual damages from a breach of said time of performance requirement.

In the event full payment of any rate, payment, or fee, including the ten percent (10%) late charge, is not received within sixty (60) days after the due date, an assessment of interest shall accrue on the unpaid balance at one percent (1%) per month, beginning on the sixty-first (61st) day after the due date.

### **SECTION 3. Indemnification and Insurance.**

Franchisee shall meet the following indemnification and insurance requirements:

A. Indemnification. Franchisee shall indemnify, defend, and hold harmless, the County and County's special districts, elected and appointed officers, employees, and agents (collectively "County's Agents") from and against any and all expenses, costs, fees, damages, claims, liabilities, and lawsuits of any nature, including, without limitation, those involving, relating to, or asserting, bodily injury, personal injury, death, property damage, encroachment, encumbrance, or infringement upon property rights or interests and any loss of property value related thereto or arising therefrom, defense costs, attorneys' fees, and workers' compensation benefits, expenses, and damages of any other type (collectively "Claims") that relate to or arise from: (1) County's grant and/or extension of the franchise; (2) Franchisee's use or exercise of the franchise and/or the operations or the services provided by Franchisee, its employees, agents, servants, receivers, contractors, subcontractors, successors, or assignees (collectively "Franchisee's Agents") in connection with the franchise; and/or (3) any acts or omissions of Franchisee, Franchisee's Agents, or any person in connection with activities or work conducted or performed pursuant to the franchise and/or arising out of such activities or work. In furtherance of, and in no way limiting, the foregoing,

Franchisee shall indemnify, defend, and hold harmless, the County and the County's Agents from and against any and all Claims that relate to, arise from, or involve pollution, contamination, degradation, and/or environmental compliance, relating to, arising from, or involving the franchise, or Franchisee's use or exercise thereof, including, but not limited to, Claims arising from or relating to any threatened, actual, or alleged discharge, dispersal, release, or escape of any substance, including, but not limited to, any pollutant or contaminant of any kind, into or upon any person, thing, or place, including the land, soil, atmosphere, man-made structure, and/or any above or below ground watercourse or body of water. Notwithstanding anything to the contrary herein, Franchisee shall not be obligated to indemnify the County and County's Agents for liability and expense arising from or relating to the active negligence or willful misconduct of the County or the County's Agents.

B. Insurance. Without limiting Franchisee's indemnification of the County or County's Agents, or provision of bonding or additional security required under the franchise, Franchisee shall provide and maintain at its own expense, during the term of the franchise, the following programs of insurance. Such programs and evidence of insurance shall be satisfactory to the County and shall be primary to, and not contributing with, any other insurance or self-insurance programs maintained by the County.

1. Certificate(s), Declaration page(s), specified Endorsement(s) and/or other evidence of coverage satisfactory to the County shall be delivered on or before



the effective date of the franchise, and on or before the expiration date of each term of insurance, to the County. Such certificates or other evidence shall:

- a. Specifically identify the franchise ordinance by ordinance number.
- b. Clearly evidence all insurance required in the franchise.
- c. Include a copy of the additional insured endorsement to the liability policies, adding the County and County's Agents as additional insureds for damages caused, in whole or in part, by Franchisee's acts or omissions in the performance of Franchisee's ongoing operations; and contain the express condition that the County is to be given written notice by mail at least ten (10) days in advance of any modification, non-renewal, cancellation, expiration, or termination of any program of liability insurance, including workers' compensation insurance. However, in the event insurers are not willing or able to provide such notice, this responsibility shall be borne by Franchisee.
- d. Show Franchisee's insurance as primary to the County's insurance and self-insurance programs. This may be evidenced by adding a statement to the additional insured endorsement required in subsection 3.B.1.c., above, stating (or using equivalent wording), "It is further agreed that the insurance afforded by this policy is primary to any insurance or self-insurance programs maintained by the additional insureds, and the additional insureds' insurance and self-insurance programs are excess and non-contributing to Named Insured's insurance." Include a copy of the

additional insured endorsement to the liability policies, adding the County and the County's Agents as additional insureds for all activities arising from the franchise.

2. Upon request by the County, Franchisee shall provide the County with a copy of its effective policy of insurance providing coverage pursuant to the terms of the franchise.

3. Insurance is to be provided by an insurance company with an A.M. Best rating of not less than A: VII, unless otherwise approved by the County.

4. Franchisee agrees to release the County and the County's Agents and waive Franchisee's insurers' rights of recovery against them under the insurance policies specified in the franchise.

5. Liability: Such insurance shall be endorsed naming the County and County's Agents as additional insureds with respect to Franchisee's obligations under the franchise, and shall include, but not be limited to:

a. Commercial General Liability insurance written on a commercial general liability form (ISO policy form CG00 01, or its equivalent, [including any umbrella/excess liability policy] unless otherwise approved in writing by the County), with limits of not less than five million dollars (\$5,000,000) per occurrence, fifteen million dollars (\$15,000,000) policy aggregate, and fifteen million dollars (\$15,000,000) products/completed operations aggregate. Limits may be provided by a combination of primary and excess/umbrella liability policies.

b. If written on a claims-made form, such insurance shall be endorsed to provide an extended reporting period of not less than two (2) years following expiration, termination, or cancellation of this franchise.

c. Comprehensive Auto Liability insurance (written on ISO policy form CA 00 01, or its equivalent, unless otherwise approved by the County), endorsed for all owned (if any), non-owned, and hired vehicles with a limit of not less than one million dollars (\$1,000,000) per occurrence.

d. Pollution Liability insurance, which insures liability for bodily injury or property damage, including cleanup cost for Sudden and Accidental contamination or pollution. Such coverage may be provided within the General Liability and Umbrella policies and have limits of five million dollars (\$5,000,000) per occurrence. Such coverage shall also be in an amount and form to meet all applicable State and federal requirements, but in all events, such coverage shall not be less than five million dollars (\$5,000,000) per occurrence.

i. If written with an annual aggregate limit, the policy limit shall be three (3) times the above-required occurrence limit.

ii. If written on a claims-made form, such insurance shall be endorsed to provide an extended reporting period of not less than two (2) years following termination or cancellation of this franchise.

6. Workers' Compensation: A program of workers' compensation insurance in an amount and form to meet all applicable requirements of the Labor Code of the State of California. Such policy shall be endorsed to waive subrogation against

the County for injury to Franchisee's employees. In all cases, the above insurance shall include Employers' Liability insurance with coverage of not less than:

- a. Each accident: one million dollars (\$1,000,000).
- b. Disease-policy limit: one million dollars (\$1,000,000).
- c. Disease-each employee: one million dollars (\$1,000,000).

C. Franchisee shall furnish the County within thirty (30) days of the adoption of this ordinance, and no less than thirty (30) days before the expiration date of each term of insurance, with evidence of insurance coverage or renewal (as applicable), as required by subsection 3.B. to the satisfaction of the County for each of said policies certified by Franchisee's insurance agent, or by the company issuing the policy.

D. The types and amounts of said insurance coverage shall be subject to review and adjustment by the County, subject to limits in the insurance market, at County's sole discretion, at any time during the term of the franchise. In the event of such adjustment, Franchisee agrees to obtain said adjusted insurance coverage, in the type(s) and amount(s) as determined by the County, within thirty (30) days after written notice from the County.

E. Failure on the part of Franchisee to procure or maintain the required insurance, or to provide evidence of current insurance, shall constitute a material breach of the terms of the franchise upon which the County may immediately terminate or suspend the franchise, provided that Franchisee will have thirty (30) days written notice to comply with adjustments to insurance limits described in subsection 3.D., above.

F. It is the obligation of Franchisee to provide evidence of current insurance policies. No franchise operations shall commence until Franchisee has complied with the provisions of subsection 3.B., and any operations under the franchise shall be suspended during any period that Franchisee fails to obtain or maintain the insurance required hereunder.

#### **SECTION 4. Security/Bond.**

A. Security Requirements/Faithful Performance Bond.

1. Within sixty (60) days following the adoption of this ordinance, Franchisee shall provide to the County a faithful performance bond in the sum of not less than two hundred fifty two thousand five hundred dollars (\$252,500) payable to "County of Los Angeles," executed by a corporate surety licensed to transact business as a surety in the State of California, and acceptable to the County. Such bond shall be conditioned upon the faithful performance by Franchisee of the terms and conditions of the franchise and shall provide that, in case of a breach of any condition of the franchise, the whole amount of the penal sum, or any portion thereof, shall be deemed by the County to be liquidated damages, and such amount shall be payable to the County by the principal and surety(ies) of the bond.

2. For every year that the franchise is in full force and effect, the amount of the faithful performance bond for the then-current twelve (12) month period shall be increased by one and one-half percent (1.5%) on or before the Anniversary Date in advance of the next franchise year.

3. Throughout the term of the franchise, Franchisee shall maintain the faithful performance bond in the amount required herein. Within ten (10) business days after receipt of notice from the County that any amount has been withdrawn from the bond as provided in this Section, Franchisee shall restore the bond to the full amount required herein.

4. The faithful performance bond shall be maintained in full effect for one year following the date of the County's approval pursuant to the franchise of any sale, transfer, assignment, or other change of ownership of the franchise or Franchisee or following the expiration or termination of the franchise. The County may, in its sole discretion, release said bond prior to the end of the one year period upon satisfaction by Franchisee of all the obligations under the franchise.

B. Alternative and/or Additional Security.

1. The County, in its sole discretion, may require and accept alternative and/or additional security to meet and/or supplement the above bonding requirements, including, but not limited to, an irrevocable letter of credit, certificate of deposit, or a cash deposit in the form of a Passbook Savings Account acceptable to the County, as alternative and/or additional security to a faithful performance bond to guarantee the performance of Franchisee's obligations under the franchise. Such alternative and/or additional security shall be made payable to the County and shall be deposited to the satisfaction of the County.

2. The types and amounts of the performance bond and alternative and/or additional security shall be subject to review and adjustment by the County, at

the County's sole discretion, at any time during the term of the franchise. In the event of such adjustment, Franchisee agrees to obtain said adjusted coverage and bonding, in type(s) and amount(s) as determined by the County, within thirty (30) days after written notice from the County.

C. No franchise operations shall commence until Franchisee has complied with the requirements of this Section.

#### **SECTION 5. Transfers and Assignments.**

A. Franchisee shall not sell, transfer (including stock transfer), exchange, assign, lease or divest itself of the franchise or any part thereof (each of which is hereinafter referred to as an "Assignment") to any other person or entity ("Transferee"), except with the written consent of the Director of Public Works or his/her designee ("Director") and after payment of a transfer fee as detailed in subsection 5.G.

No such consent shall be required for any Assignment of the franchise in trust or by way of mortgage, deed of trust, pledge, or hypothecation with all or part of Franchisee's other property for the purpose of securing any indebtedness of Franchisee provided that Franchisee shall provide the County at least ten (10) days' prior written notice of such Assignment in trust, mortgage, deed of trust, pledge or other hypothecation, including the name and address of the assignee, pledgee, mortgagee or otherwise benefitted party. Except as provided in subsection 5.E., a merger will not be deemed a sale, transfer, Assignment or lease of the franchise.

B. Franchisee shall give notice to the County of any pending Assignment, except as excluded in subsection 5.E., and shall provide all documents required by the

County as set forth in subsection 5.F. Consent to any such Assignment shall only be refused if the County finds that Franchisee is in noncompliance with the terms and conditions of the franchise and/or that the proposed Transferee, as applicable, is lacking in sufficient experience and/or financial ability to meet the franchise obligations.

Consent shall be conditioned upon the terms and conditions set forth in the Assignment documents delivered to the County, the assumption by the Transferee, as applicable, of all Franchisee's covenants and obligations under the franchise, and all information provided to the County under subsection 5.F., below, being true and correct as of completion of the Assignment. Upon receipt of such consent from the County, Franchisee may proceed to consummate the Assignment.

C. Franchisee shall file with the County within thirty (30) days after the effective date of any Assignment, a certified copy of the duly executed instrument(s) that officially evidence(s) such Assignment. If such duly executed instrument(s) is (are) not filed with the County within thirty (30) days after the effective date of such proposed Assignment, or if the conditions to consent by the County have not been met, then the County may notify Franchisee and the proposed Transferee that the Assignment is not deemed approved by the County. The County may then determine that the Assignment has no force or effect or that the franchise is forfeited.

D. As a condition to granting consent to such Assignment, the County may impose, by ordinance, such additional terms and conditions upon the proposed Transferee as the Board deems to be in the public interest. Nothing contained herein shall be construed to grant Franchisee the right to complete an Assignment except in



the manner aforesaid. This Section applies to any Assignment, whether by operation of law, by voluntary act of Franchisee, or otherwise.

E. Notwithstanding the foregoing, shareholders, partners, and/or any other person or entity owning an interest in Franchisee may transfer, sell, exchange, assign, or divest themselves of any interest they may have therein. However, in the event any such sale, transfer, exchange, Assignment, divestment, or other change, including a merger, is effected in such a way as to give majority control of Franchisee to any person or persons, corporation, partnership, or legal entity other than the person or entity with the controlling interest in Franchisee on the effective date of the franchise or the effective date of the last approved Assignment, consent thereof shall be required as otherwise provided in this Section.

F. Except for any Assignments made pursuant to subsection 5.E., upon notice by Franchisee of any proposed Assignment, the proposed Transferee shall submit an Assignment application to the County, which shall contain at a minimum:

1. Identification of the proposed Transferee, which indicates the corporate or business entity organization, including the submission of copies of the corporate or business formation papers (e.g., articles of incorporation and by-laws, limited partnership agreements, and operating agreements), and the names and addresses of any parent or subsidiary of the proposed Transferee(s), or any other business entity owning or controlling the proposed Transferee in part or in whole.

2. A current financial statement, which has been audited by a certified public accountant, demonstrating conclusively to the satisfaction of the County that the

proposed Transferee has all the financial resources necessary to carry out all of the terms and conditions of the franchise. The financial statement shall include a balance sheet, profit and loss statement for at least the three (3) most recent years, and a statement of changes in financial position; however, if the proposed Transferee has been in existence for less than three (3) years, then for such period of existence.

3. A copy of the proposed agreement of sale, letter of understanding, or other documentation that details the proposed Assignment.

4. Other information that may be required by the County to assess the capability of the proposed Transferee to operate and maintain the franchise.

G. The transfer fee shall be submitted with Franchisee's request for the County's consent to any Assignment described in subsection 5.A., and the amount of the transfer fee shall be determined as follows:

1. Consent to Assignment or any other action in which the County does not elect to modify the franchise by adoption of an amending ordinance: five thousand dollars (\$5,000).

2. Consent to Assignment or any other action in which the County elects to modify the franchise by adoption of an amending ordinance: seven thousand five hundred dollars (\$7,500).

## **SECTION 6. Relocation of Facilities.**

A. If any of the facilities constructed, installed, or maintained by Franchisee pursuant to the franchise on, along, upon, in, under, or across the County Highway are located in a manner that prevents or interferes with the change of grade, traffic needs,

operation, maintenance, improvement, repair, construction, reconstruction, widening, alteration, or relocation of the County Highway, Franchisee shall remove and relocate any such facility at no expense to the County, or any applicable cities or other public entities, within the time required by the County, upon receipt of a written request from the County to do so.

B. If Franchisee neglects or fails to remove and relocate its facilities within the time required by the County after receipt of any such notice, Franchisee shall be solely responsible for, and shall reimburse the County, city, and other applicable public entities, any and all additional costs or expenses incurred by the County, city, and other applicable public entities, due to, or resulting from, such delay and/or failure to remove and relocate Franchisee's facilities. Failure to remove such facilities within the time required by the County may constitute a breach of the franchise in the sole discretion of the County.

C. The County reserves the right for itself, and for all cities and public entities that are now or may later be established, to lay, construct, repair, alter, relocate and maintain subsurface or other facilities or improvements of any type or description within the highways over which the franchise is granted, subject to the relocation provisions of subsection 6.A., above. Failure of Franchisee to relocate its facilities as required by the County may constitute a breach of the franchise, at the sole discretion of the County.

#### **SECTION 7. Removing or Abandoning Facilities.**

A. Removal. Franchisee must remove all of Franchisee's facilities located within the Franchise Area within one hundred eighty (180) days of the expiration or

termination of the franchise, and shall restore the Franchise Area to its former state at the time such facilities are removed, as near as is practicable, so as not to impair its usefulness, unless the County agrees that the facilities can be abandoned in place as set forth in subsection 7.B., below.

B. Abandonment. Upon application from Franchisee given at any time during the term of the franchise, the County may, in its sole discretion, give Franchisee permission to abandon, without removing, any facility laid, constructed, operated, or maintained, under the franchise. The Director shall determine whether abandonment may be effected without detriment to the public interest and under what conditions such proposed abandonment may be effected. Within thirty (30) days of the Director's determination granting the request to abandon its facilities, Franchisee shall apply for a permit in compliance with the requirements of the applicable provisions of the County Highway Ordinance in Division 1 of Title 16 of the County Code, or any successor or amended provisions ("County Highway Ordinance"), and shall commence work authorized by the permit within sixty (60) days of permit issuance.

**SECTION 8. Conditions of Franchise Grant; Suspension, Forfeiture, Termination; Grounds and Procedure.**

A. The franchise is granted upon each and every condition contained in this ordinance, including conditions as are incorporated herein by reference.

B. Any neglect, failure, or refusal to comply with any of the conditions of the franchise shall constitute grounds for suspension, forfeiture, termination, or any combination thereof. The County, prior to any suspension or termination of the

franchise, shall give to Franchisee not less than thirty (30) days' written notice of any default. If Franchisee does not, within the noticed period commence to cure the default, or after such commencement fails to diligently prosecute said cure, the County may hold a hearing at which Franchisee shall have the right to appear and be heard and, thereupon, the County may determine whether such conditions are material and essential to the franchise and whether Franchisee is in default with respect thereto, and the County may declare the franchise suspended or terminated. Notice of the hearing shall be given to Franchisee by certified mail not less than thirty (30) days before said hearing. The franchise may only be suspended or terminated by the County after a hearing.

#### **SECTION 9. Construction, Operation, and Maintenance.**

A. All facilities, constructed, laid, operated, or maintained under the provisions of the franchise shall be constructed, laid, operated, or maintained in accordance with, and conforming to, all the ordinances, codes, rules, and regulations now or hereafter adopted or prescribed by the County and all applicable local, State, and federal laws and regulations.

B. Franchisee shall not commence any construction, excavation, or encroachment work under the franchise until it has obtained any permit or authorization required by the County Code, including, but not limited to, the County Highway Ordinance, except in cases of emergency affecting public health, safety or welfare, or the preservation of life or property, in which case Franchisee shall apply for such permit not later than the next business day.

C. The work of constructing, laying, replacing, repairing, or removing facilities authorized under the provisions of the franchise on, along, upon, in, under, or across the County Highways, in the Franchise Area, shall be conducted with as little hindrance as practicable to the use of the County Highway for purpose of travel; and, as soon as the constructing, laying, replacing, repairing, or removing of any of said facilities is completed, all portions of the County Highway that have been excavated or otherwise injured thereby shall be placed in as good condition as the same was in before constructing, laying, replacing, repairing, or removing of the facilities, to the satisfaction of the County.

D. The County reserves the right for itself, and for all cities and public entities that are now or may be later established, to improve the surface of any highway over which the franchise is granted.

E. If the County constructs or maintains any storm drain, sewer structure, or other facility or improvement, under or across any facility of Franchisee maintained pursuant to the franchise, Franchisee shall provide, at no expense to the County, such support as shall be reasonably required to support, maintain, and protect Franchisee's facility.

F. Within twenty-one (21) days of a request by the County, Franchisee shall provide information, at no cost to the County, cities, or other applicable public entities, identifying the location of the facilities laid or constructed under the franchise by potholing or other method approved by the County. Franchisee shall maintain a

membership and participate in Underground Service Alert – Southern California in compliance with Government Code section 4216 et seq.

G. If any portion of any highway is damaged by reason of defective facilities laid or constructed by Franchisee under the franchise, Franchisee shall, at its own expense, repair any such defect and put such highway in as good condition as it was in before such damage was incurred, to the satisfaction of the County. If Franchisee neglects or fails to repair such damage after receipt of any such notice, or if such damage constitutes an immediate danger to public health and safety requiring the immediate repair thereof, Franchisee shall be solely responsible for, and shall reimburse the County, city, and other applicable public entities, any and all additional costs or expenses incurred by the County, city, and other applicable public entities, due to, or resulting from, the repair of such damage.

#### **SECTION 10. Notices.**

Unless stated otherwise herein, any notices to be given or other documents to be delivered by either party may be delivered in person, by private courier, or deposited in the United States registered or certified mail to the party for whom it was intended as follows:

To County:                      Attention: Survey/Mapping & Property Management Division  
County of Los Angeles Department of Public Works  
900 South Fremont Avenue  
Alhambra, California 91802-1460  
Mailing Address:  
P.O. Box 1460  
Alhambra, California 91802-1460

AND

Attention: Executive Office of the Board of Supervisors  
County of Los Angeles Board of Supervisors  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

To Franchisee: Hecate Grid Humidor Storage 1 LLC  
Attention: Asset Manager  
621 W Randolph Street  
Chicago, Illinois 60661

Notices given by mail in accordance with this provision shall be deemed to have been given at the time and date actually received, or if delivery is refused, on the date of such refusal. Any party may change its address for purposes of the receipt of notices and demands by giving notice of such change in the manner provided in this provision.

#### **SECTION 11. County Franchises.**

In addition to the terms and conditions stated herein, the franchise is granted pursuant to the terms and conditions contained in Division 3, Franchises, of Title 16, Highways, of the County Code, which are incorporated herein by reference, and as Division 3 of Title 16 may be amended hereafter and/or in any successor provisions. In the event the terms and conditions of the franchise conflict with the terms and conditions of Division 3 of Title 16, the terms and conditions herein shall control. Without limiting the generality of the foregoing, Section 16.44.050 of the County Code is superseded by this ordinance.

#### **SECTION 12. Franchise Operative Date.**

The operative date of the franchise shall be March 16, 2023.



### **SECTION 13. Termination.**

If Franchisee fails to comply with any of the requirements of the franchise, the County may, in its sole discretion, terminate the franchise and/or seek any and all available remedies at law or in equity.

[HECATEHUMIDORFRANGCCC]

**EXHIBIT A**  
**ACROSS THE**  
**ANGELES FOREST HIGHWAY AND VINCENT VIEW ROAD**  
**FOR AN**  
**UNDERGROUND ELECTRICAL TRANSMISSION LINE**  
**IN THE UNINCORPORATED TERRITORY OF THE**  
**COUNTY OF LOS ANGELES, STATE OF CALIFORNIA**  
**BEING LOCATED IN THE**  
**EAST 1/2 OF SEC 27 AND THE S 1/4 OF SEC 22**  
**TOWNSHIP 5 NORTH, RANGE 12 WEST, SAN BERNARDINO MERIDIAN**

**PERMIT DESCRIPTION:**

That portion of the Angeles Forest Highway located in the Southeast Quarter of Section 22 and the East Half of Section 27 all of Township 5 North, Range 12 West, San Bernardino Meridian, located in Los Angeles County, State of California described as follows:

**COMMENCING** at the North Quarter Corner of said Section 27; thence South 89°56'43" East 2139.68 feet along the north line of said Section 27; thence North 1°00'23" West 500.00 feet; thence North 50°58'55" East 24.78 feet to a point on the northwesterly ROW of said Angeles Forest Highway as shown hereon and the **POINT OF BEGINNING**; thence South 20°35'23" East 470.64 feet to the beginning of a curve concave northeasterly having a radius of 105.50 feet; thence southeasterly 72.12 feet along said curve through a central angle of 39°10'06"; thence South 59°45'29" East 32.08 feet to the beginning of a curve concave southwesterly having a radius of 105.50 feet; thence southeasterly 97.23 feet along said curve through a central angle of 52°48'16" to the centerline of said Angeles Forest Highway; thence continuing along said centerline South 06°57'13" East 384.63 feet to the beginning of a curve concave westerly having a radius of 1,000.00 feet; thence continuing along said centerline southerly 307.46 feet along said curve through a central angle of 17°36'58"; thence continuing along said centerline South 10°39'45" West 3,517.53 feet; thence departing said centerline North 79°20'15" West 40.00 feet; thence South 10°39'45" West 160.00 feet; thence South 79°20'15" East 40.00 feet to said centerline; thence along said centerline South 10°39'45" West 409.05 feet to the beginning of a curve concave northeasterly having a radius of 44.50 feet; thence departing said centerline southeasterly 65.39 feet along said curve through a central angle of 84°11'46"; thence North 10°39'45" East 11.08 feet to the beginning of a non-tangent curve concave northeasterly having a radius of 33.50 feet (a radial bearing to said point bears lies South 18°22'56" West); thence northwesterly 48.11 feet along said non-tangent curve through a central angle of 82°16'49" to a line parallel with and 11.00 feet easterly of said centerline; thence along said parallel line North 10°39'45" East 2,74.58 feet; thence South 79°20'15" East 29.00 feet; thence North 10°39'45" East 400.00 feet; thence North 79°20'15" West 29.00 feet to said parallel line; thence along said parallel line North 10°39'45" East 1,312.00 feet to the beginning of a curve concentric with said centerline and concave westerly having a radius of 1,011.00 feet; thence northerly 310.84 feet along said concentric curve through a central angle of 17°36'58"; thence along said parallel line North 06°57'13" West 390.10 feet to the beginning of a curve concave southwesterly having a radius of 105.50 feet; thence northwesterly 97.23 feet along said curve through a central angle of 52°48'16"; thence North 59°45'29" West 37.54 feet to the beginning of a curve concave northeasterly having a radius of 94.50 feet; thence northwesterly 64.60 feet along said curve through a central angle of 39°10'06"; North 20°35'23" West 474.30 feet; thence South 50°58'55" West 11.59 feet to the **POINT OF BEGINNING**.

**CONTAINING:** 1.81 acres, more or less.

**SURVEYOR'S STATEMENT:**

This map correctly represents a survey made by me or under my direct supervision in conformance with the requirements of the Professional Land Surveyor's Act, at the request of Hecate Grid for the purpose of obtaining a permit over a portion of the Angeles Forest Highway in May of 2022.

James J. Coutts, PLS 8360

11/9/22  
Date

**SURVEYOR'S NOTE:**

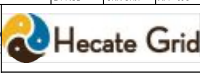
This description was prepared from record information only for the purpose of creating a preliminary permit area description. No field surveying has been yet completed. A final survey of the Angeles Forest Highway Right-of-Way and the permitted area will be completed in the field once the final permit location has been determined. Records used to establish the right-of-way shown hereon include: ROS 72/30; ROS 79/80; & ROS 98/30.

Bearings are CA State Plane Zone 10, NAD 83, UTM. Distances are in feet.

REV: 4 DATE: 11/9/2022 DESC: HEC001 Humbird Permit



**PERMIT EXHIBIT**  
**ANGELES FOREST HIGHWAY & VINCENT VIEW RD**  
**PROPOSED UNDERGROUND ELECTRICAL ROUTE**  
LOCATED IN THE EAST 1/2 OF SEC 27 AND THE S 1/4 OF SEC 22  
TOWNSHIP 5 NORTH, RANGE 12 WEST, SAN BERNARDINO MERIDIAN  
LOS ANGELES COUNTY, CALIFORNIA



PAGE 1 OF 1 SCALE: 1" = 500'



# **Enclosure B**

## ANALYSIS

This ordinance grants an electrical transmission franchise to Hecate Grid Humidor Storage 1 LLC, a Delaware limited liability company ("Franchisee"), to conduct and transmit electricity for a period of thirty-five (35) years, beginning on March 16, 2023, and expiring on March 15, 2058. The base annual fee payable to the County of Los Angeles by Franchisee will be determined according to a formula contained in Section 2 of this franchise ordinance. Franchisee will also pay a granting fee of ten thousand dollars (\$10,000).

DAWYN R. HARRISON  
Interim County Counsel

By   
GRACE V. CHANG  
Principal Deputy County Counsel  
Public Works Division

GVC:jy

Requested: 11/01/22  
Revised: 11/28/22

**ORDINANCE NO. \_\_\_\_\_**

An ordinance granting an electrical transmission franchise to Hecate Grid Humidor Storage 1 LLC, a Delaware limited liability company, for a period of thirty-five (35) years, beginning on March 16, 2023, and expiring on March 15, 2058.

The Board of Supervisors of the County of Los Angeles ordains as follows:

**SECTION 1. Franchise Term; Grant.**

The right, privilege, and franchise is granted to Hecate Grid Humidor Storage 1 LLC, a Delaware limited liability company ("Franchisee"), and its successors and assigns, for a period of thirty-five (35) years, beginning on March 16, 2023, to construct, operate, maintain, renew, repair, change the size of, remove or abandon in place, and use an electrical transmission system consisting of conduits, manholes, vaults, cables, wires, switches, communications circuits, poles, other equipment, appliances, and appurtenances necessary and appropriate for one underground 230 kV cable circuit and one overhead 230kV cable circuit, for the purpose of conducting and transmitting electricity and electrical energy for light, heat, and power purposes, and for any and all other purposes for which electricity can be used for Franchisee's operations in connection with its battery energy storage facility, generally bounded by West Carson Mesa Road, Vincent View Road, and Angeles Forest Highway, in, on, along, upon, under, or across highways, as defined in Section 16.36.080 of the Los Angeles County Code ("County Code"), now or hereafter dedicated to public use within the unincorporated territory of the County of Los Angeles, State of California ("County Highway"), specifically, Vincent View Road between Carson Mesa Road and

Angeles Forest Highway, and Angeles Forest Highway between Vincent View Road and Hillside Drive, as more particularly shown on Exhibit A, attached hereto and made a part hereof ("Franchise Area").

## **SECTION 2. Consideration; Payments of Fees.**

A. All fees set forth in this ordinance shall be made payable to the County of Los Angeles ("County"), c/o Department of Public Works, P.O. Box 1460, Alhambra, California 91802-1460.

B. Granting Fee. As consideration for the franchise granted, transferred, extended, or otherwise amended, Franchisee shall pay the County a granting fee of ten thousand dollars (\$10,000) within thirty (30) days after the adoption of this ordinance.

C. Annual Franchise Fee. As additional consideration for the franchise granted or extended, Franchisee shall pay within thirty (30) days prior to commencement of construction of Franchisee's facilities within the Franchise Area, and annually thereafter, a franchise fee computed annually ("Annual Franchise Fee") on or before March 30 ("Anniversary Date") of each calendar year, in advance, during the term of the franchise, to the County in lawful money of the United States. The Annual Franchise Fee shall be calculated based on the County Highway space occupied by Franchisee's facilities at the rate of four dollars and three cents (\$4.03) per linear foot, or five thousand dollars (\$5,000), whichever is greater. For purposes of calculating the Annual Franchise Fee, it is agreed that Franchisee's facility area will initially occupy a total of five thousand five hundred ten (5,510) linear feet of County Highway. The

Annual Franchise Fee for the first year shall be twenty two thousand two hundred five dollars (\$22,205).

1. Annual Adjustments Based on Consumer Price Index. For every year that the franchise is in full force and effect, the Annual Franchise Fee for the then-current twelve (12) month period shall be increased based on changes in the Consumer Price Index for All Urban Consumers for the Los Angeles-Long Beach-Anaheim California region (1982-84=100), All Items, as published by the United States Department of Labor, Bureau of Labor Statistics ("Index"), to determine the Annual Franchise Fee for the next twelve (12) months.

2. The Annual Franchise Fee for each subsequent year ("New Annual Franchise Fee") shall be calculated by multiplying the then-current Annual Franchise Fee by a fraction, the numerator of which shall be the Index for the month ending ninety (90) days prior to the upcoming Anniversary Date ("Current Index"), and the denominator shall be the Index for the month ending ninety (90) days prior to the previous Anniversary Date ("Previous Index"). The formula for calculation is shown below:

$$\text{Current Annual Franchise Fee} \times [\text{Current Index} / \text{Previous Index}] = \text{New Annual Franchise Fee.}$$

3. If the described Index is no longer published and a substitute index is adopted by the Bureau of Labor Statistics, then Franchisee and the County shall accept such substituted index for future Annual Franchise Fee calculations. If no such government index is offered as a replacement, the County shall, at its sole discretion,

determine the indexes to be used. In no event shall a New Annual Franchise Fee be less than the previous year's Annual Franchise Fee.

D. Additional Fees and Assessments. In addition to the Annual Franchise Fee, Franchisee shall also pay all applicable County fees and assessments related to construction and operation in the Franchise Area. Franchisee shall also pay any applicable fees provided in the County Code, including but not limited to, administrative fees, processing fees, permit fees, late charges, accrued interest, and penalties required in connection with the franchise. These fees shall be charged at the then-current applicable rates.

E. The County reserves the right to change its method of calculating fees and the amount thereof, not more frequently than once every five (5) years, if the Board of Supervisors ("Board") determines after a public hearing that good cause exists for such change, and such change is not in conflict with the laws of the State of California.

F. Late Payments. In the event Franchisee fails to make full payment of any of the payments provided for herein on or before the dates they are due, Franchisee shall pay a late charge of ten percent (10%) of the amount due, said ten percent (10%) being due thirty (30) days after the date the payment is originally due. The late charge in the amount of ten percent (10%) has been set by both parties hereto in recognition of the difficulty in affixing actual damages from a breach of said time of performance requirement.



In the event full payment of any rate, payment, or fee, including the ten percent (10%) late charge, is not received within sixty (60) days after the due date, an assessment of interest shall accrue on the unpaid balance at one percent (1%) per month, beginning on the sixty-first (61st) day after the due date.

### **SECTION 3. Indemnification and Insurance.**

Franchisee shall meet the following indemnification and insurance requirements:

A. Indemnification. Franchisee shall indemnify, defend, and hold harmless, the County and County's special districts, elected and appointed officers, employees, and agents (collectively "County's Agents") from and against any and all expenses, costs, fees, damages, claims, liabilities, and lawsuits of any nature, including, without limitation, those involving, relating to, or asserting, bodily injury, personal injury, death, property damage, encroachment, encumbrance, or infringement upon property rights or interests and any loss of property value related thereto or arising therefrom, defense costs, attorneys' fees, and workers' compensation benefits, expenses, and damages of any other type (collectively "Claims") that relate to or arise from: (1) County's grant and/or extension of the franchise; (2) Franchisee's use or exercise of the franchise and/or the operations or the services provided by Franchisee, its employees, agents, servants, receivers, contractors, subcontractors, successors, or assignees (collectively "Franchisee's Agents") in connection with the franchise; and/or (3) any acts or omissions of Franchisee, Franchisee's Agents, or any person in connection with activities or work conducted or performed pursuant to the franchise and/or arising out of such activities or work. In furtherance of, and in no way limiting, the foregoing,

Franchisee shall indemnify, defend, and hold harmless, the County and the County's Agents from and against any and all Claims that relate to, arise from, or involve pollution, contamination, degradation, and/or environmental compliance, relating to, arising from, or involving the franchise, or Franchisee's use or exercise thereof, including, but not limited to, Claims arising from or relating to any threatened, actual, or alleged discharge, dispersal, release, or escape of any substance, including, but not limited to, any pollutant or contaminant of any kind, into or upon any person, thing, or place, including the land, soil, atmosphere, man-made structure, and/or any above or below ground watercourse or body of water. Notwithstanding anything to the contrary herein, Franchisee shall not be obligated to indemnify the County and County's Agents for liability and expense arising from or relating to the active negligence or willful misconduct of the County or the County's Agents.

B. Insurance. Without limiting Franchisee's indemnification of the County or County's Agents, or provision of bonding or additional security required under the franchise, Franchisee shall provide and maintain at its own expense, during the term of the franchise, the following programs of insurance. Such programs and evidence of insurance shall be satisfactory to the County and shall be primary to, and not contributing with, any other insurance or self-insurance programs maintained by the County.

1. Certificate(s), Declaration page(s), specified Endorsement(s) and/or other evidence of coverage satisfactory to the County shall be delivered on or before

the effective date of the franchise, and on or before the expiration date of each term of insurance, to the County. Such certificates or other evidence shall:

- a. Specifically identify the franchise ordinance by ordinance number.
- b. Clearly evidence all insurance required in the franchise.
- c. Include a copy of the additional insured endorsement to the liability policies, adding the County and County's Agents as additional insureds for damages caused, in whole or in part, by Franchisee's acts or omissions in the performance of Franchisee's ongoing operations; and contain the express condition that the County is to be given written notice by mail at least ten (10) days in advance of any modification, non-renewal, cancellation, expiration, or termination of any program of liability insurance, including workers' compensation insurance. However, in the event insurers are not willing or able to provide such notice, this responsibility shall be borne by Franchisee.
- d. Show Franchisee's insurance as primary to the County's insurance and self-insurance programs. This may be evidenced by adding a statement to the additional insured endorsement required in subsection 3.B.1.c., above, stating (or using equivalent wording), "It is further agreed that the insurance afforded by this policy is primary to any insurance or self-insurance programs maintained by the additional insureds, and the additional insureds' insurance and self-insurance programs are excess and non-contributing to Named Insured's insurance." Include a copy of the

additional insured endorsement to the liability policies, adding the County and the County's Agents as additional insureds for all activities arising from the franchise.

2. Upon request by the County, Franchisee shall provide the County with a copy of its effective policy of insurance providing coverage pursuant to the terms of the franchise.

3. Insurance is to be provided by an insurance company with an A.M. Best rating of not less than A: VII, unless otherwise approved by the County.

4. Franchisee agrees to release the County and the County's Agents and waive Franchisee's insurers' rights of recovery against them under the insurance policies specified in the franchise.

5. Liability: Such insurance shall be endorsed naming the County and County's Agents as additional insureds with respect to Franchisee's obligations under the franchise, and shall include, but not be limited to:

a. Commercial General Liability insurance written on a commercial general liability form (ISO policy form CG00 01, or its equivalent, [including any umbrella/excess liability policy] unless otherwise approved in writing by the County), with limits of not less than five million dollars (\$5,000,000) per occurrence, fifteen million dollars (\$15,000,000) policy aggregate, and fifteen million dollars (\$15,000,000) products/completed operations aggregate. Limits may be provided by a combination of primary and excess/umbrella liability policies.

b. If written on a claims-made form, such insurance shall be endorsed to provide an extended reporting period of not less than two (2) years following expiration, termination, or cancellation of this franchise.

c. Comprehensive Auto Liability insurance (written on ISO policy form CA 00 01, or its equivalent, unless otherwise approved by the County), endorsed for all owned (if any), non-owned, and hired vehicles with a limit of not less than one million dollars (\$1,000,000) per occurrence.

d. Pollution Liability insurance, which insures liability for bodily injury or property damage, including cleanup cost for Sudden and Accidental contamination or pollution. Such coverage may be provided within the General Liability and Umbrella policies and have limits of five million dollars (\$5,000,000) per occurrence. Such coverage shall also be in an amount and form to meet all applicable State and federal requirements, but in all events, such coverage shall not be less than five million dollars (\$5,000,000) per occurrence.

i. If written with an annual aggregate limit, the policy limit shall be three (3) times the above-required occurrence limit.

ii. If written on a claims-made form, such insurance shall be endorsed to provide an extended reporting period of not less than two (2) years following termination or cancellation of this franchise.

6. Workers' Compensation: A program of workers' compensation insurance in an amount and form to meet all applicable requirements of the Labor Code of the State of California. Such policy shall be endorsed to waive subrogation against

the County for injury to Franchisee's employees. In all cases, the above insurance shall include Employers' Liability insurance with coverage of not less than:

- a. Each accident: one million dollars (\$1,000,000).
- b. Disease-policy limit: one million dollars (\$1,000,000).
- c. Disease-each employee: one million dollars (\$1,000,000).

C. Franchisee shall furnish the County within thirty (30) days of the adoption of this ordinance, and no less than thirty (30) days before the expiration date of each term of insurance, with evidence of insurance coverage or renewal (as applicable), as required by subsection 3.B. to the satisfaction of the County for each of said policies certified by Franchisee's insurance agent, or by the company issuing the policy.

D. The types and amounts of said insurance coverage shall be subject to review and adjustment by the County, subject to limits in the insurance market, at County's sole discretion, at any time during the term of the franchise. In the event of such adjustment, Franchisee agrees to obtain said adjusted insurance coverage, in the type(s) and amount(s) as determined by the County, within thirty (30) days after written notice from the County.

E. Failure on the part of Franchisee to procure or maintain the required insurance, or to provide evidence of current insurance, shall constitute a material breach of the terms of the franchise upon which the County may immediately terminate or suspend the franchise, provided that Franchisee will have thirty (30) days written notice to comply with adjustments to insurance limits described in subsection 3.D., above.

F. It is the obligation of Franchisee to provide evidence of current insurance policies. No franchise operations shall commence until Franchisee has complied with the provisions of subsection 3.B., and any operations under the franchise shall be suspended during any period that Franchisee fails to obtain or maintain the insurance required hereunder.

#### **SECTION 4. Security/Bond.**

A. Security Requirements/Faithful Performance Bond.

1. Within sixty (60) days following the adoption of this ordinance, Franchisee shall provide to the County a faithful performance bond in the sum of not less than two hundred fifty two thousand five hundred dollars (\$252,500) payable to "County of Los Angeles," executed by a corporate surety licensed to transact business as a surety in the State of California, and acceptable to the County. Such bond shall be conditioned upon the faithful performance by Franchisee of the terms and conditions of the franchise and shall provide that, in case of a breach of any condition of the franchise, the whole amount of the penal sum, or any portion thereof, shall be deemed by the County to be liquidated damages, and such amount shall be payable to the County by the principal and surety(ies) of the bond.

2. For every year that the franchise is in full force and effect, the amount of the faithful performance bond for the then-current twelve (12) month period shall be increased by one and one-half percent (1.5%) on or before the Anniversary Date in advance of the next franchise year.

3. Throughout the term of the franchise, Franchisee shall maintain the faithful performance bond in the amount required herein. Within ten (10) business days after receipt of notice from the County that any amount has been withdrawn from the bond as provided in this Section, Franchisee shall restore the bond to the full amount required herein.

4. The faithful performance bond shall be maintained in full effect for one year following the date of the County's approval pursuant to the franchise of any sale, transfer, assignment, or other change of ownership of the franchise or Franchisee or following the expiration or termination of the franchise. The County may, in its sole discretion, release said bond prior to the end of the one year period upon satisfaction by Franchisee of all the obligations under the franchise.

B. Alternative and/or Additional Security.

1. The County, in its sole discretion, may require and accept alternative and/or additional security to meet and/or supplement the above bonding requirements, including, but not limited to, an irrevocable letter of credit, certificate of deposit, or a cash deposit in the form of a Passbook Savings Account acceptable to the County, as alternative and/or additional security to a faithful performance bond to guarantee the performance of Franchisee's obligations under the franchise. Such alternative and/or additional security shall be made payable to the County and shall be deposited to the satisfaction of the County.

2. The types and amounts of the performance bond and alternative and/or additional security shall be subject to review and adjustment by the County, at



the County's sole discretion, at any time during the term of the franchise. In the event of such adjustment, Franchisee agrees to obtain said adjusted coverage and bonding, in type(s) and amount(s) as determined by the County, within thirty (30) days after written notice from the County.

C. No franchise operations shall commence until Franchisee has complied with the requirements of this Section.

#### **SECTION 5. Transfers and Assignments.**

A. Franchisee shall not sell, transfer (including stock transfer), exchange, assign, lease or divest itself of the franchise or any part thereof (each of which is hereinafter referred to as an "Assignment") to any other person or entity ("Transferee"), except with the written consent of the Director of Public Works or his/her designee ("Director") and after payment of a transfer fee as detailed in subsection 5.G.

No such consent shall be required for any Assignment of the franchise in trust or by way of mortgage, deed of trust, pledge, or hypothecation with all or part of Franchisee's other property for the purpose of securing any indebtedness of Franchisee provided that Franchisee shall provide the County at least ten (10) days' prior written notice of such Assignment in trust, mortgage, deed of trust, pledge or other hypothecation, including the name and address of the assignee, pledgee, mortgagee or otherwise benefitted party. Except as provided in subsection 5.E., a merger will not be deemed a sale, transfer, Assignment or lease of the franchise.

B. Franchisee shall give notice to the County of any pending Assignment, except as excluded in subsection 5.E., and shall provide all documents required by the

County as set forth in subsection 5.F. Consent to any such Assignment shall only be refused if the County finds that Franchisee is in noncompliance with the terms and conditions of the franchise and/or that the proposed Transferee, as applicable, is lacking in sufficient experience and/or financial ability to meet the franchise obligations.

Consent shall be conditioned upon the terms and conditions set forth in the Assignment documents delivered to the County, the assumption by the Transferee, as applicable, of all Franchisee's covenants and obligations under the franchise, and all information provided to the County under subsection 5.F., below, being true and correct as of completion of the Assignment. Upon receipt of such consent from the County, Franchisee may proceed to consummate the Assignment.

C. Franchisee shall file with the County within thirty (30) days after the effective date of any Assignment, a certified copy of the duly executed instrument(s) that officially evidence(s) such Assignment. If such duly executed instrument(s) is (are) not filed with the County within thirty (30) days after the effective date of such proposed Assignment, or if the conditions to consent by the County have not been met, then the County may notify Franchisee and the proposed Transferee that the Assignment is not deemed approved by the County. The County may then determine that the Assignment has no force or effect or that the franchise is forfeited.

D. As a condition to granting consent to such Assignment, the County may impose, by ordinance, such additional terms and conditions upon the proposed Transferee as the Board deems to be in the public interest. Nothing contained herein shall be construed to grant Franchisee the right to complete an Assignment except in

the manner aforesaid. This Section applies to any Assignment, whether by operation of law, by voluntary act of Franchisee, or otherwise.

E. Notwithstanding the foregoing, shareholders, partners, and/or any other person or entity owning an interest in Franchisee may transfer, sell, exchange, assign, or divest themselves of any interest they may have therein. However, in the event any such sale, transfer, exchange, Assignment, divestment, or other change, including a merger, is effected in such a way as to give majority control of Franchisee to any person or persons, corporation, partnership, or legal entity other than the person or entity with the controlling interest in Franchisee on the effective date of the franchise or the effective date of the last approved Assignment, consent thereof shall be required as otherwise provided in this Section.

F. Except for any Assignments made pursuant to subsection 5.E., upon notice by Franchisee of any proposed Assignment, the proposed Transferee shall submit an Assignment application to the County, which shall contain at a minimum:

1. Identification of the proposed Transferee, which indicates the corporate or business entity organization, including the submission of copies of the corporate or business formation papers (e.g., articles of incorporation and by-laws, limited partnership agreements, and operating agreements), and the names and addresses of any parent or subsidiary of the proposed Transferee(s), or any other business entity owning or controlling the proposed Transferee in part or in whole.

2. A current financial statement, which has been audited by a certified public accountant, demonstrating conclusively to the satisfaction of the County that the

proposed Transferee has all the financial resources necessary to carry out all of the terms and conditions of the franchise. The financial statement shall include a balance sheet, profit and loss statement for at least the three (3) most recent years, and a statement of changes in financial position; however, if the proposed Transferee has been in existence for less than three (3) years, then for such period of existence.

3. A copy of the proposed agreement of sale, letter of understanding, or other documentation that details the proposed Assignment.

4. Other information that may be required by the County to assess the capability of the proposed Transferee to operate and maintain the franchise.

G. The transfer fee shall be submitted with Franchisee's request for the County's consent to any Assignment described in subsection 5.A., and the amount of the transfer fee shall be determined as follows:

1. Consent to Assignment or any other action in which the County does not elect to modify the franchise by adoption of an amending ordinance: five thousand dollars (\$5,000).

2. Consent to Assignment or any other action in which the County elects to modify the franchise by adoption of an amending ordinance: seven thousand five hundred dollars (\$7,500).

## **SECTION 6. Relocation of Facilities.**

A. If any of the facilities constructed, installed, or maintained by Franchisee pursuant to the franchise on, along, upon, in, under, or across the County Highway are located in a manner that prevents or interferes with the change of grade, traffic needs,

operation, maintenance, improvement, repair, construction, reconstruction, widening, alteration, or relocation of the County Highway, Franchisee shall remove and relocate any such facility at no expense to the County, or any applicable cities or other public entities, within the time required by the County, upon receipt of a written request from the County to do so.

B. If Franchisee neglects or fails to remove and relocate its facilities within the time required by the County after receipt of any such notice, Franchisee shall be solely responsible for, and shall reimburse the County, city, and other applicable public entities, any and all additional costs or expenses incurred by the County, city, and other applicable public entities, due to, or resulting from, such delay and/or failure to remove and relocate Franchisee's facilities. Failure to remove such facilities within the time required by the County may constitute a breach of the franchise in the sole discretion of the County.

C. The County reserves the right for itself, and for all cities and public entities that are now or may later be established, to lay, construct, repair, alter, relocate and maintain subsurface or other facilities or improvements of any type or description within the highways over which the franchise is granted, subject to the relocation provisions of subsection 6.A., above. Failure of Franchisee to relocate its facilities as required by the County may constitute a breach of the franchise, at the sole discretion of the County.

#### **SECTION 7. Removing or Abandoning Facilities.**

A. Removal. Franchisee must remove all of Franchisee's facilities located within the Franchise Area within one hundred eighty (180) days of the expiration or

termination of the franchise, and shall restore the Franchise Area to its former state at the time such facilities are removed, as near as is practicable, so as not to impair its usefulness, unless the County agrees that the facilities can be abandoned in place as set forth in subsection 7.B., below.

B. Abandonment. Upon application from Franchisee given at any time during the term of the franchise, the County may, in its sole discretion, give Franchisee permission to abandon, without removing, any facility laid, constructed, operated, or maintained, under the franchise. The Director shall determine whether abandonment may be effected without detriment to the public interest and under what conditions such proposed abandonment may be effected. Within thirty (30) days of the Director's determination granting the request to abandon its facilities, Franchisee shall apply for a permit in compliance with the requirements of the applicable provisions of the County Highway Ordinance in Division 1 of Title 16 of the County Code, or any successor or amended provisions ("County Highway Ordinance"), and shall commence work authorized by the permit within sixty (60) days of permit issuance.

**SECTION 8. Conditions of Franchise Grant; Suspension, Forfeiture, Termination; Grounds and Procedure.**

A. The franchise is granted upon each and every condition contained in this ordinance, including conditions as are incorporated herein by reference.

B. Any neglect, failure, or refusal to comply with any of the conditions of the franchise shall constitute grounds for suspension, forfeiture, termination, or any combination thereof. The County, prior to any suspension or termination of the

franchise, shall give to Franchisee not less than thirty (30) days' written notice of any default. If Franchisee does not, within the noticed period commence to cure the default, or after such commencement fails to diligently prosecute said cure, the County may hold a hearing at which Franchisee shall have the right to appear and be heard and, thereupon, the County may determine whether such conditions are material and essential to the franchise and whether Franchisee is in default with respect thereto, and the County may declare the franchise suspended or terminated. Notice of the hearing shall be given to Franchisee by certified mail not less than thirty (30) days before said hearing. The franchise may only be suspended or terminated by the County after a hearing.

#### **SECTION 9. Construction, Operation, and Maintenance.**

A. All facilities, constructed, laid, operated, or maintained under the provisions of the franchise shall be constructed, laid, operated, or maintained in accordance with, and conforming to, all the ordinances, codes, rules, and regulations now or hereafter adopted or prescribed by the County and all applicable local, State, and federal laws and regulations.

B. Franchisee shall not commence any construction, excavation, or encroachment work under the franchise until it has obtained any permit or authorization required by the County Code, including, but not limited to, the County Highway Ordinance, except in cases of emergency affecting public health, safety or welfare, or the preservation of life or property, in which case Franchisee shall apply for such permit not later than the next business day.

C. The work of constructing, laying, replacing, repairing, or removing facilities authorized under the provisions of the franchise on, along, upon, in, under, or across the County Highways, in the Franchise Area, shall be conducted with as little hindrance as practicable to the use of the County Highway for purpose of travel; and, as soon as the constructing, laying, replacing, repairing, or removing of any of said facilities is completed, all portions of the County Highway that have been excavated or otherwise injured thereby shall be placed in as good condition as the same was in before constructing, laying, replacing, repairing, or removing of the facilities, to the satisfaction of the County.

D. The County reserves the right for itself, and for all cities and public entities that are now or may be later established, to improve the surface of any highway over which the franchise is granted.

E. If the County constructs or maintains any storm drain, sewer structure, or other facility or improvement, under or across any facility of Franchisee maintained pursuant to the franchise, Franchisee shall provide, at no expense to the County, such support as shall be reasonably required to support, maintain, and protect Franchisee's facility.

F. Within twenty-one (21) days of a request by the County, Franchisee shall provide information, at no cost to the County, cities, or other applicable public entities, identifying the location of the facilities laid or constructed under the franchise by potholing or other method approved by the County. Franchisee shall maintain a



membership and participate in Underground Service Alert – Southern California in compliance with Government Code section 4216 et seq.

G. If any portion of any highway is damaged by reason of defective facilities laid or constructed by Franchisee under the franchise, Franchisee shall, at its own expense, repair any such defect and put such highway in as good condition as it was in before such damage was incurred, to the satisfaction of the County. If Franchisee neglects or fails to repair such damage after receipt of any such notice, or if such damage constitutes an immediate danger to public health and safety requiring the immediate repair thereof, Franchisee shall be solely responsible for, and shall reimburse the County, city, and other applicable public entities, any and all additional costs or expenses incurred by the County, city, and other applicable public entities, due to, or resulting from, the repair of such damage.

#### **SECTION 10. Notices.**

Unless stated otherwise herein, any notices to be given or other documents to be delivered by either party may be delivered in person, by private courier, or deposited in the United States registered or certified mail to the party for whom it was intended as follows:

To County:                      Attention: Survey/Mapping & Property Management Division  
County of Los Angeles Department of Public Works  
900 South Fremont Avenue  
Alhambra, California 91802-1460  
Mailing Address:  
P.O. Box 1460  
Alhambra, California 91802-1460

AND

Attention: Executive Office of the Board of Supervisors  
County of Los Angeles Board of Supervisors  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

To Franchisee: Hecate Grid Humidor Storage 1 LLC  
Attention: Asset Manager  
621 W Randolph Street  
Chicago, Illinois 60661

Notices given by mail in accordance with this provision shall be deemed to have been given at the time and date actually received, or if delivery is refused, on the date of such refusal. Any party may change its address for purposes of the receipt of notices and demands by giving notice of such change in the manner provided in this provision.

#### **SECTION 11. County Franchises.**

In addition to the terms and conditions stated herein, the franchise is granted pursuant to the terms and conditions contained in Division 3, Franchises, of Title 16, Highways, of the County Code, which are incorporated herein by reference, and as Division 3 of Title 16 may be amended hereafter and/or in any successor provisions. In the event the terms and conditions of the franchise conflict with the terms and conditions of Division 3 of Title 16, the terms and conditions herein shall control. Without limiting the generality of the foregoing, Section 16.44.050 of the County Code is superseded by this ordinance.

#### **SECTION 12. Franchise Operative Date.**

The operative date of the franchise shall be March 16, 2023.

### **SECTION 13. Termination.**

If Franchisee fails to comply with any of the requirements of the franchise, the County may, in its sole discretion, terminate the franchise and/or seek any and all available remedies at law or in equity.

[HECATEHUMIDORFRANGCCC]

**EXHIBIT A**  
**ACROSS THE**  
**ANGELES FOREST HIGHWAY AND VINCENT VIEW ROAD**  
**FOR AN**  
**UNDERGROUND ELECTRICAL TRANSMISSION LINE**  
**IN THE UNINCORPORATED TERRITORY OF THE**  
**COUNTY OF LOS ANGELES, STATE OF CALIFORNIA**  
**BEING LOCATED IN THE**  
**EAST 1/2 OF SEC 27 AND THE S 1/4 OF SEC 22**  
**TOWNSHIP 5 NORTH, RANGE 12 WEST, SAN BERNARDINO MERIDIAN**

**PERMIT DESCRIPTION:**

That portion of the Angeles Forest Highway located in the Southeast Quarter of Section 22 and the East Half of Section 27 all of Township 5 North, Range 12 West, San Bernardino Meridian, located in Los Angeles County, State of California described as follows:

**COMMENCING** at the North Quarter Corner of said Section 27; thence South 89°56'43" East 2139.68 feet along the north line of said Section 27; thence North 1°00'23" West 500.00 feet; thence North 50°58'55" East 24.78 feet to a point on the northwesterly ROW of said Angeles Forest Highway as shown hereon and the **POINT OF BEGINNING**; thence South 20°35'23" East 470.64 feet to the beginning of a curve concave northeasterly having a radius of 105.50 feet; thence southeasterly 72.12 feet along said curve through a central angle of 39°10'06"; thence South 59°45'29" East 32.08 feet to the beginning of a curve concave southwesterly having a radius of 105.50 feet; thence southeasterly 97.23 feet along said curve through a central angle of 52°48'16" to the centerline of said Angeles Forest Highway; thence continuing along said centerline South 06°57'13" East 384.63 feet to the beginning of a curve concave westerly having a radius of 1,000.00 feet; thence continuing along said centerline southerly 307.46 feet along said curve through a central angle of 17°36'58"; thence continuing along said centerline South 10°39'45" West 3,517.53 feet; thence departing said centerline North 79°20'15" West 40.00 feet; thence South 10°39'45" West 160.00 feet; thence South 79°20'15" East 40.00 feet to said centerline; thence along said centerline South 10°39'45" West 409.05 feet to the beginning of a curve concave northeasterly having a radius of 44.50 feet; thence departing said centerline southeasterly 65.39 feet along said curve through a central angle of 84°11'46"; thence North 10°39'45" East 11.08 feet to the beginning of a non-tangent curve concave northeasterly having a radius of 33.50 feet (a radial bearing to said point bears lies South 18°22'56" West); thence northwesterly 48.11 feet along said non-tangent curve through a central angle of 82°16'49" to a line parallel with and 11.00 feet easterly of said centerline; thence along said parallel line North 10°39'45" East 2,74.58 feet; thence South 79°20'15" East 29.00 feet; thence North 10°39'45" East 400.00 feet; thence North 79°20'15" West 29.00 feet to said parallel line; thence along said parallel line North 10°39'45" East 1,312.00 feet to the beginning of a curve concentric with said centerline and concave westerly having a radius of 1,011.00 feet; thence northerly 310.84 feet along said concentric curve through a central angle of 17°36'58"; thence along said parallel line North 06°57'13" West 390.10 feet to the beginning of a curve concave southwesterly having a radius of 105.50 feet; thence northwesterly 97.23 feet along said curve through a central angle of 52°48'16"; thence North 59°45'29" West 37.54 feet to the beginning of a curve concave northeasterly having a radius of 94.50 feet; thence northwesterly 64.60 feet along said curve through a central angle of 39°10'06"; North 20°35'23" West 474.30 feet; thence South 50°58'55" West 11.59 feet to the **POINT OF BEGINNING**.

**CONTAINING:** 1.81 acres, more or less.

**SURVEYOR'S STATEMENT:**

This map correctly represents a survey made by me or under my direct supervision in conformance with the requirements of the Professional Land Surveyor's Act, at the request of Hecate Grid for the purpose of obtaining a permit over a portion of the Angeles Forest Highway in May of 2022.

James J. Coutts, PLS 8360

11/9/22  
Date

**SURVEYOR'S NOTE:**

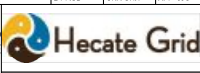
This description was prepared from record information only for the purpose of creating a preliminary permit area description. No field surveying has been yet completed. A final survey of the Angeles Forest Highway Right-of-Way and the permitted area will be completed in the field once the final permit location has been determined. Records used to establish the right-of-way shown hereon include: ROS 72/30; ROS 79/80; & ROS 98/30.

Bearings are CA State Plane Zone 10, NAD 83, UTM. Distances are in feet.

REV: 4 DATE: 11/9/2022 DESC: HEC001 Humbird Permit



**PERMIT EXHIBIT**  
**ANGELES FOREST HIGHWAY & VINCENT VIEW RD**  
**PROPOSED UNDERGROUND ELECTRICAL ROUTE**  
LOCATED IN THE EAST 1/2 OF SEC 27 AND THE S 1/4 OF SEC 22  
TOWNSHIP 5 NORTH, RANGE 12 WEST, SAN BERNARDINO MERIDIAN  
LOS ANGELES COUNTY, CALIFORNIA



PAGE 1 OF 1 SCALE: 1" = 500'



# BOARD LETTER/MEMO CLUSTER FACT SHEET

☒ Board Letter

☐ Board Memo

☐ Other

<b>CLUSTER AGENDA REVIEW DATE</b>	12/21/2022	
<b>BOARD MEETING DATE</b>	1/10/2023	
<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>	Public Works	
<b>SUBJECT</b>	Title 15 Ordinance Amendment – Establishment of Speed Limits	
<b>PROGRAM</b>		
<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 If Yes, please explain why:	
<b>DEADLINES/ TIME CONSTRAINTS</b>	This item is urgent because the community requested these safety issues to be addressed as soon as possible, and Board action is necessary to enact these changes to the establishment of speed limits.	
<b>COST &amp; FUNDING</b>	Total cost: \$0	Funding source: Road Fund
	TERMS (if applicable):	
	Explanation: There will be no impact to the County General Fund. Sufficient funds are included in the Road Fund Fiscal Year 2022-23 Budget to cover the minor costs of posting or removing the necessary signs and markings.	
<b>PURPOSE OF REQUEST</b>	Approve an ordinance amendment for introduction that amends Title 15, of the Los Angeles County Code, to modify and add sections to support flexibility in the establishment of speed limits throughout Los Angeles County.	
<b>BACKGROUND (include internal/external issues that may exist including any related motions)</b>	The California Vehicle Code allows the County to adopt an ordinance to use the various provisions of Assembly Bill 43 that came into effect January 1, 2022. These provisions expand the flexibility in which the County may establish speed limits on County roadways.  This ordinance amendment is related to the Board Motion of June 14, 2022, Agenda Item 25 – Speed Limit Reduction.	
<b>EQUITY INDEX OR LENS WAS UTILIZED</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, please explain how:	
<b>SUPPORTS ONE OF THE NINE BOARD PRIORITIES</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, please state which one(s) and explain how: Sustainability. The proposed traffic regulations support a clean, flexible, and integrated multi-modal transportation system that improves mobility and traffic safety.	
<b>DEPARTMENTAL CONTACTS</b>	Name, Title, Phone # & Email: Steve Burger, Deputy Director, (626) 458-4018, <a href="mailto:sburger@pw.lacounty.gov">sburger@pw.lacounty.gov</a>	

January 10, 2023

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

Dear Supervisors:

**TRANSPORTATION CORE SERVICE AREA  
AMENDMENT TO TITLE 15, VEHICLES AND TRAFFIC, OF THE LOS ANGELES  
COUNTY CODE REGARDING THE ESTABLISHMENT OF SPEED LIMITS  
(ALL SUPERVISORIAL DISTRICTS)  
(3 VOTES)**

**SUBJECT**

Public Works is seeking Board approval to amend Title 15, Vehicles and Traffic, of the Los Angeles County Code, by modifying and adding various sections to Chapter 15.32. The amendment will implement the active provisions of Assembly Bill 43 regarding the establishment of speed limits within the unincorporated County areas.

**IT IS RECOMMENDED THAT THE BOARD:**

1. Find that the proposed ordinance amendment and posting or removing the corresponding regulatory and advisory signage are categorically exempt from the provisions of the California Environmental Quality Act for the reasons stated in this Board letter and in the record of the project.
2. Introduce, waive reading, and place on a future agenda for the adoption and proposed ordinance amendment that amends Title 15, Vehicles and Traffic, of the Los Angeles County Code, to modify Sections 15.32.010, 15.32.020, 15.32.030, 15.32.040, 15.32.050, 15.32.60 and 15.32.70 and add Sections 15.32.022, 15.32.024, and 15.32.080.
3. Approve the ordinance amendment that amends Title 15, Vehicles and Traffic, of the Los Angeles County Code, to modify Sections 15.32.010, 15.32.020, 15.32.030, 15.32.040, 15.32.050, 15.32.60 and 15.32.70 and add Sections 15.32.022, 15.32.024, and 15.32.080.

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

Approval of the recommended actions will find that the project is exempt from the California Environmental Quality Act (CEQA) and allow Public Works to implement the provisions of Assembly Bill 43 (AB43) that must be enacted by ordinance per the California Vehicle Code. These actions will enhance the flexibility in how speed limits are established in Los Angeles County in support of the County's Vision Zero initiative.

## **Implementation of Strategic Plan Goals**

These recommendations support the County Strategic Plan: Strategy II.3, Make Environmental Sustainability our Daily Reality. The recommended actions support a clean, flexible, and integrated multi-modal transportation system that improves mobility and traffic safety.

## **FISCAL IMPACT/FINANCING**

There will be no impact to the County General Fund. Sufficient funds are included in the Road Fund Fiscal Year 2022-23 Budget to cover the minor costs of removing and installing the necessary signs and markings.

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

AB43 modified the California Vehicle Code and allows local authorities to adjust how Engineering and Traffic Surveys are conducted for roadways under their jurisdiction. In particular, it expands the ability for local authorities to make additional speed reductions for roadways that meet the criteria defined in the California Vehicle Code and the California Manual on Uniform Traffic Control Devices. AB43 was signed into law on October 8, 2021. Most of the provisions of AB43 took effect on January 1, 2022, and the remaining provisions will take effect no later than June 30, 2024.

The California Vehicle Code authorizes the Board to implement these changes through an ordinance. The analysis of this ordinance approved by County Counsel is enclosed (Attachment A).

### **ENVIRONMENTAL DOCUMENTATION**

The proposed ordinance amendment authorizing the lowering or retaining of speed limits when appropriate based on an engineering and traffic study and necessary activities thereunder, including the installation or removal of related traffic control devices required to notify the motoring public is categorically exempt from the provisions of CEQA. These activities, within the existing right of way with no expansion of use nor addition of automobile lanes, are within a class of projects that have been determined not to have a significant effect on the environment and which meets the criteria set forth in Section 15301 of the State CEQA Guidelines and Class 1 of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G, and Class 1(x) (7) of the Environmental Reporting Procedures and Guidelines adopted by the Board. 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 the Board's approval of the recommended actions, the Department will file a Notice of Exemption with the County Clerk in accordance with Section 21152 of the California Public Resources Code.

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

There will be no negative impacts to current County services or projects during the implementation of the proposed ordinance amendment. The implementation of the proposed ordinance amendment will enhance the flexibility in how speed limits are established within Los Angeles County during the normal course of business.



The Honorable Board of Supervisors  
January 10, 2023  
Page 4

**CONCLUSION**

Please return one adopted copy of this letter to Public Works, Traffic Safety and Mobility Division.

Respectfully submitted,

MARK PESTRELLA, PE  
Director of Public Works

MP:EK:dj

Enclosures

c: Chief Executive Office  
County Counsel  
Executive Office



COUNTY OF LOS ANGELES  
OFFICE OF THE COUNTY COUNSEL

648 KENNETH HAHN HALL OF ADMINISTRATION  
500 WEST TEMPLE STREET  
LOS ANGELES, CALIFORNIA 90012-2713

TELEPHONE  
(213) 974-1923  
FACSIMILE  
(213) 687-7337  
TDD  
(213) 633-0901  
E-MAIL  
ljacobson@counsel.lacounty.gov

DAWYN R. HARRISON  
Interim County Counsel

November 15, 2022

Mark Pestrella, Director  
Department of Public Works  
900 South Fremont Avenue  
Alhambra, California 91803-1331

Attention: Elaine Kunitake, Assistant Deputy Director  
Traffic Safety and Mobility Division

**Re: Ordinance Amending Chapter 15.32 of Title 15 – Vehicles and  
Traffic – of the Los Angeles County Code**

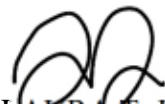
Dear Mr. Pestrella:

Enclosed please find an analysis and ordinance amending Chapter 15.32 of Title 15 – Vehicles and Traffic – of the Los Angeles County Code, relating to speed limits, to authorize the lowering or retaining of speed limits, when appropriate, based on an engineering and traffic survey in accordance with Assembly Bill 43 ("AB 43"). This amendment is in response to a June 14, 2022 Board Motion directing Public Works, in collaboration with County Counsel, to prepare an ordinance to allow for implementation of AB 43. This ordinance will support and further the County's Vision Zero goals to reduce traffic collisions and fatalities on County highways.

The analysis and ordinance may be presented to the Board of Supervisors for its consideration.

Very truly yours,

DAWYN R. HARRISON  
Interim County Counsel

By   
LAURA T. JACOBSON  
Deputy County Counsel  
Public Works Division

APPROVED AND RELEASED:

  
NICOLE DAVIS TINKHAM  
Chief Deputy

LTJ:mv

Enclosure

## **ANALYSIS**

This ordinance amends Chapter 15.32 of Title 15 – Vehicles and Traffic – of the Los Angeles County Code, relating to speed limits, to authorize the lowering or retaining of speed limits on County highways, when appropriate, based on an engineering and traffic survey in accordance with Assembly Bill 43.

DAWYN R. HARRISON  
Interim County Counsel

By



LAURA T. JACOBSON  
Deputy County Counsel  
Public Works Division

LTJ:mv

Requested: 05/09/2022  
Revised: 09/19/2022

**ORDINANCE NO. \_\_\_\_\_**

An ordinance amending Chapter 15.32 of Title 15 – Vehicles and Traffic – of the Los Angeles County Code, relating to speed limits, to authorize the lowering or retaining of speed limits on County highways, when appropriate, based on an engineering and traffic survey in accordance with Assembly Bill 43.

The Board of Supervisors of the County of Los Angeles ordains as follows:

**SECTION 1.** Section 15.32.010 is hereby amended to read as follows:

**15.32.010 Higher ~~s~~Speeds aAuthorized wWhen.**

Whenever the ~~b~~Board finds on the basis of an engineering and traffic investigation that a speed of 30, 35, 40, 45, 50, 55, 60 or 65 miles per hour facilitates the orderly movement of vehicular traffic and would be safe upon any highway otherwise subject to a prima facie limit of 25 miles per hour under the Vehicle Code, the commissioner shall post appropriate signs upon such highways specifying such speed limits.

**SECTION 2.** Section 15.32.020 is hereby amended to read as follows:

**15.32.020 Lower ~~s~~Speeds aAuthorized wWhen.**

Whenever the ~~b~~Board finds and determines upon the basis of an engineering and traffic survey that the speed limit of 65 miles per hour is ~~more~~greater than is reasonable or safe upon any portion of the highway where such speed limit of 65 miles per hour is applicable under the Vehicle Code, and further determines that a speed of 60, 55, 50, 45, 35, 30, ~~or 25, 20, or 15~~ miles per hour is more appropriate to facilitate the orderly movement of traffic and is reasonable and safe, the commissioner shall post

the appropriate signs upon such highways specifying such speed limits of 60, 55, 50, 45, 40, 35, 30, ~~or 25, 20, or 15~~ miles per hour as the case may be.

**SECTION 3.** Section 15.32.022 is hereby added to read as follows:

**15.32.022 Retain or Restore Prior Speed Limit.**

Whenever the Board or commissioner finds and determines upon the basis of an engineering and traffic survey that the speed limit is still greater than is reasonable or safe, the current speed limit may be retained or the immediately prior speed limit may be restored if that speed limit was established with an engineering and traffic survey and if a registered engineer has evaluated the section of highway and determined that no additional general-purpose lanes have been added to the roadway since completion of the engineering and traffic survey that established the prior speed limit. Speed limits may not be reduced by more than five miles per hour from the current speed limit nor below the immediately prior speed limit. Warning citations shall be issued for violations of exceeding the speed limit by 10 miles per hour or less for the first 30 days that a lower speed limit is in effect as authorized by this Section.

**SECTION 4.** Section 15.32.024 is hereby added to read as follows:

**15.32.024 Additional Speed Limit Reductions.**

Whenever the Board or commissioner finds and determines upon the basis of an engineering and traffic survey that the speed limit is still greater than is reasonable or safe, the speed limit may be reduced by an additional five miles per hour for the portion of highway that has been designated as a safety corridor, as defined by the California Manual on Uniform Traffic Control Devices, or for the portion of highway adjacent to any

land or facility that generates high concentrations of bicyclists or pedestrians as determined by the California Manual on Uniform Traffic Control Devices. Warning citations shall be issued for violations of exceeding the speed limit by 10 miles per hour or less for the first 30 days that a lower speed limit is in effect as authorized by this Section.

**SECTION 5.** Section 15.32.030 is hereby amended to read as follows:

**15.32.030 School ~~a~~Area ~~r~~Restrictions.**

Whenever the ~~b~~Board finds upon the basis of an engineering and traffic survey that the prima facie speed limit of 25 miles per hour established by paragraph (2) subdivision (b) of ~~S~~section 22352 of the Vehicle Code is ~~more~~greater than is reasonable or safe, and declares a prima facie speed limit of 20 or 15 miles per hour, whichever is justified as the appropriate speed limit, as provided in ~~S~~section 22358.4 of the Vehicle Code, the commissioner shall erect and maintain appropriate signs specifying the speed limit so determined.

**SECTION 6.** Section 15.32.040 is hereby amended to read as follows:

**15.32.040 Bridge or ~~e~~Elevated ~~s~~Structure ~~r~~Restrictions.**

Whenever the ~~b~~Board finds ~~on~~upon the basis of an engineering investigation that the maximum speed, not less than five miles per hour, ~~which~~that can be maintained with safety on any bridge or elevated structure, and a public hearing is held, as provided in ~~S~~section 24404 of the Vehicle Code, the commissioner shall erect and maintain suitable signs specifying the maximum speed so determined.

**SECTION 7.** Section 15.32.050 is hereby amended to read as follows:

**15.32.050     Narrow ~~s~~Street ~~r~~Restrictions.**

Whenever the ~~b~~Board finds on the basis of an engineering and traffic survey that the prima facie speed limit of 25 miles per hour in a business or residence district or in a public park on any street having a roadway not exceeding 25 feet in width, other than a state highway, is ~~more~~greater than is reasonable or safe, and declares a prima facie speed limit of 20 or 15 miles per hour, whichever is found most appropriate and is reasonable and safe, as provided in ~~S~~Section 22358.3 of the Vehicle Code, the commissioner shall erect and maintain appropriate signs specifying the prima facie speed limit so determined.

**SECTION 8.** Section 15.32.060 is hereby amended to read as follows:

**15.32.060     Steep ~~g~~Grade ~~s~~Speed ~~r~~Restrictions.**

Whenever the ~~b~~Board finds upon the basis of an engineering and traffic survey that the prima facie speed limit of 25 miles per hour is ~~more~~greater than is reasonable and safe on any portion of a street having a grade in excess of 10 percent, and declares a maximum limit of 20 or 15 miles per hour, whichever is found most appropriate and is reasonable and safe, as provided in ~~S~~Section 22413 of the Vehicle Code, the commissioner shall erect and maintain appropriate signs specifying the maximum speed so determined.

**SECTION 9.** Section 15.32.070 is hereby amended to read as follows:

**15.32.070     Snow ~~e~~Condition sSpeed rRestrictions.**

Whenever the ~~b~~Board finds that, by reason of snow or ice conditions, a speed in excess of 25 miles per hour is ~~more~~greater than is reasonable and safe upon any portion of a highway, the commissioner shall post appropriate signs on such portion of the highway indicating a speed limit of 25 miles per hour, as provided in ~~S~~section 22363 of the Vehicle Code. Such signs may be placed and removed as snow or ice conditions vary. When such signs are in place, the prima facie speed limit on the portion of the highway so posted shall be 25 miles per hour.

**SECTION 10.** Section 15.32.080 is hereby added to read as follows:

**15.32.080     Business Activity District Restrictions.**

Whenever the Board or commissioner finds upon the basis of an engineering and traffic survey that the prima facie speed limit of 25 or 20 miles per hour on a highway contiguous to a business activity district is reasonable, as provided in section 22358.9 of the Vehicle Code, the commissioner shall erect and maintain appropriate signs specifying the prima facie speed limit so determined.

[CH1532LJCC]



# BOARD LETTER/MEMO CLUSTER FACT SHEET

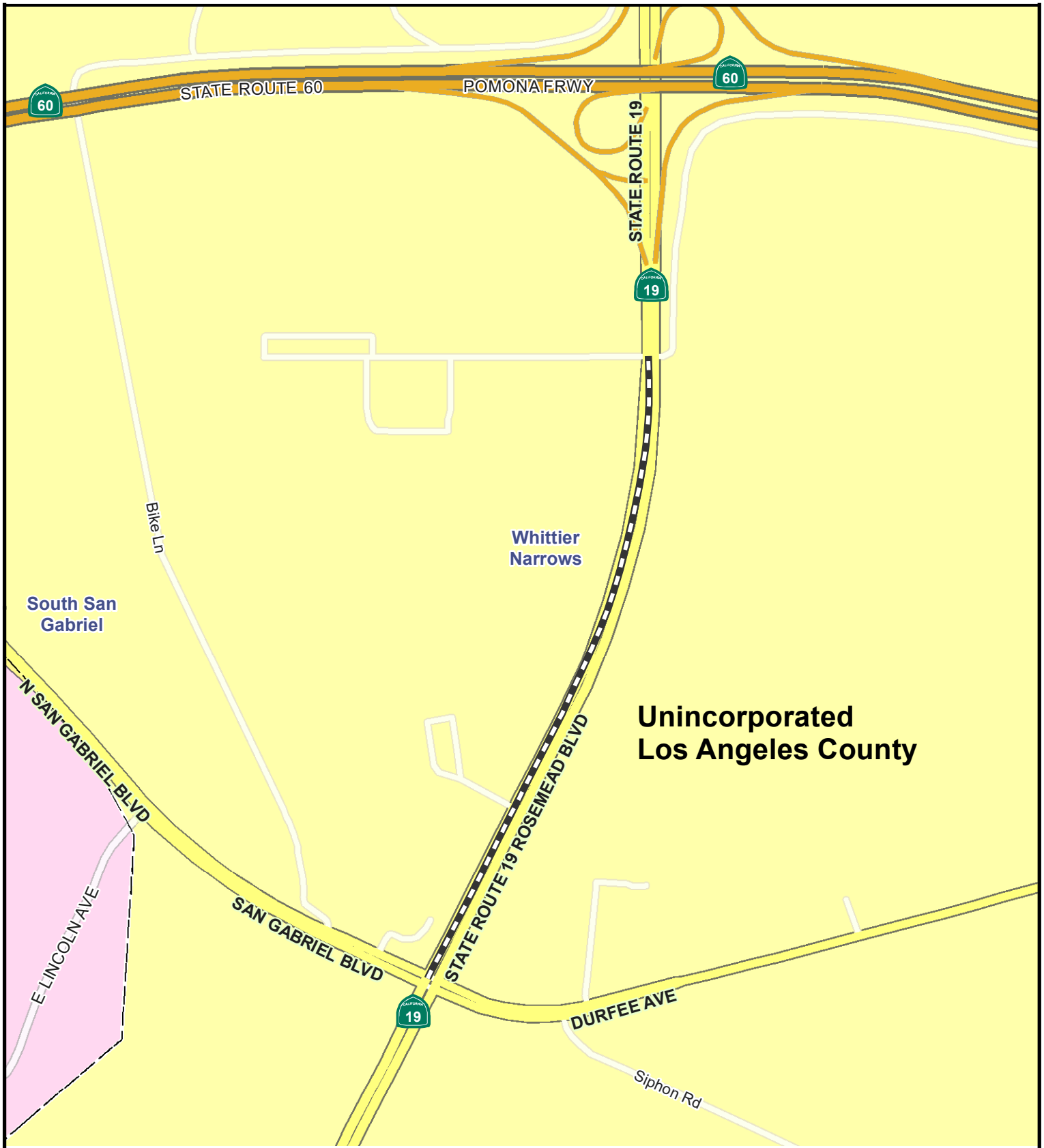
☒ Board Letter

☐ Board Memo

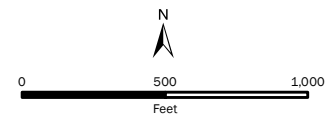
☐ Other

<b>CLUSTER AGENDA REVIEW DATE</b>	12/21/2022		
<b>BOARD MEETING DATE</b>	1/10/2023		
<b>SUPERVISORIAL DISTRICT AFFECTED</b>	<input type="checkbox"/> All <input checked="" 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>	Public Works		
<b>SUBJECT</b>	Construction Contract for Rosemead Boulevard Interim Complete Streets		
<b>PROGRAM</b>	Local		
<b>AUTHORIZES DELEGATED AUTHORITY TO DEPT</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
<b>SOLE SOURCE CONTRACT</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, please explain why: N/A		
<b>DEADLINES/ TIME CONSTRAINTS</b>	N/A		
<b>COST &amp; FUNDING</b>	Total cost: \$6,900,000	Funding source: Funding is included in the First Supervisorial District's Transportation Improvement Program in the Measure R Local Return Fund (CN5 - Capital Assets-Infrastructure and Services and Supplies) Fiscal Year 2022-23 Budget.	
	TERMS (if applicable): N/A		
	Explanation: N/A		
<b>PURPOSE OF REQUEST</b>	Board approval to procure a construction contract for the Rosemead Boulevard Interim Complete Streets Project in the unincorporated community of Whittier Narrows.		
<b>BACKGROUND (include internal/external issues that may exist including any related motions)</b>	The project is located in the Whittier Narrows Recreation Area and includes the installation of a two-way Class IV bikeway along the east side of Rosemead Boulevard between Durfee Avenue and the entrance to Legg Lake parking lot. Other project elements include restriping of the northbound vehicle lanes of Rosemead Boulevard at the Durfee Avenue intersection and two bus stop relocations.		
<b>EQUITY INDEX OR LENS WAS UTILIZED</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, please explain how:		
<b>SUPPORTS ONE OF THE NINE BOARD PRIORITIES</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, please state which one(s) and explain how: Board Priority #7: Sustainability. The project will construct bikeway access between Durfee Avenue and the entrance to Legg Lake parking lot thereby providing alternative means of transportation for the park users. Simultaneously, it promotes active living, which contributes to a healthier lifestyle and cleaner environment.		
<b>DEPARTMENTAL CONTACTS</b>	Name, Title, Phone # & Email: Steve Burger, Deputy Director, (626) 458-4018, cell (626) 476-9847 <a href="mailto:sburger@pw.lacounty.gov">sburger@pw.lacounty.gov</a>		

ROSEMEAD BOULEVARD INTERIM COMPLETE STREETS  
PROJECT ID NO. RDC0016284



--- Project Limits



Online Map:  
<https://bit.ly/3G6gfeK>

Date: 11/21/2022  
SMPM Division, Mapping & GIS Services Section (mmaung)  
Data Sources: Geographic data from eGIS Repository. All rights reserved.  
Disclaimer: This product is for informational purposes only.

REF: P:\mppub\MAPSVCS\CUSTOM\_MAPS\PMD3\ROSEMEAD\_BI\INTERIM\_COMPLETE\_STREET\MXD\20221121\_PMD3\_ROSEMEAD\_8x11\_Portrait.mxd



MARK PESTRELLA, Director

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

January 10, 2023

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

Dear Supervisors:

**CONSTRUCTION CONTRACT  
TRANSPORTATION CORE SERVICE AREA  
ADOPT, ADVERTISE, AND AWARD  
ROSEMEAD BOULEVARD INTERIM COMPLETE STREETS  
PROJECT ID NO. RDC0016284  
IN THE UNINCORPORATED COMMUNITY OF WHITTIER NARROWS  
SUPERVISORIAL DISTRICT 1  
(3 VOTES)**

**SUBJECT**

Public Works is seeking Board approval to procure a construction contract for the Rosemead Boulevard Interim Complete Streets Project in the unincorporated community of Whittier Narrows.

**IT IS RECOMMENDED THAT THE BOARD:**

1. Find that the proposed project is within the scope of the County of Los Angeles 2012 Bicycle Master Plan Final Program Environmental Impact Report previously certified by the Board.
2. Approve the project and adopt the plans and specifications that are on file with Project Management Division III of Public Works for the Rosemead Boulevard Interim Complete Streets Project at an estimated construction contract cost between \$3,500,000 and \$5,300,000.

3. Instruct the Executive Officer of the Board of Supervisors to advertise for bids in accordance with the Instruction Sheet for Publishing Legal Advertisement that are to be received before 11 a.m. on February 7, 2023, in accordance with the Notice Inviting Bids.
4. Delegate authority to the Director of Public Works or his designee to determine whether the bid of the apparent responsible contractor with the lowest apparent responsive bid is, in fact, responsive and, if not responsive, to determine which apparent responsible contractor submitted the lowest responsive bid.
5. Delegate authority to the Director of Public Works or his designee to award and execute a construction contract for the Rosemead Boulevard Interim Complete Streets Project with the responsible contractor with the lowest responsive bid within or less than the estimated cost range of \$3,500,000 to \$5,300,000 or that exceeds the estimated cost range by no more than 15 percent if additional funds have been identified.
6. Delegate authority to the Director of Public Works or his designee the following in connection with this contract: (1) extend the date and time for the receipt of bids consistent with the requirements of the State Public Contract Code, Section 4104.5; (2) allow substitution of subcontractors and relief of bidders upon demonstration of the grounds set forth in State Public Contract Code, Sections 4100 et seq. and 5100 et seq., respectively; (3) approve and execute change orders within the same monetary limits delegated to the Director of Public Works or his designee under Section 2.18.050 of the Los Angeles County Code; (4) accept the project upon its final completion; and (5) release retention money withheld consistent with the requirements of the State Public Contract Code, Sections 7107 and 9203.

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

Approval of the recommended actions will comply with the California Environmental Quality Act (CEQA) and allow Public Works to construct a two-way Class IV bikeway along the east side of Rosemead Boulevard between Durfee Avenue and the entrance to Legg Lake parking lot separated by a raised curb from the northbound traffic in the unincorporated community of Whittier Narrows (see Enclosure).

The new bikeway along Rosemead Boulevard will provide connectivity between the existing bike paths at Durfee Avenue and the Legg Lake parking lot in the Whittier Narrows Recreation Area, which is part of the Countywide Bicycle Master Plan.

It is anticipated the construction work will start in August 2023 and be completed in January 2024.

### **IMPLEMENTATION OF STRATEGIC PLAN GOALS**

These recommendations support the County Strategic Plan: Strategy II.2, Support the Wellness of our Communities, Objective II.2.2, Expand Access to Recreational and Cultural Opportunities, and Objective II.2.4, Promote Active and Healthy Lifestyles. In addition, these recommendations support the County Strategic Plan: Strategy III.3, Pursue Operational Effectiveness, Fiscal Responsibility, and Accountability, and Objective III.3.2, Manage and Maximize County Assets by supporting ongoing efforts to encourage the use of alternate modes of transportation and manage and improve public infrastructure assets.

### **FISCAL IMPACT/FINANCING**

There will be no impact to the County General Fund.

The estimated construction contract cost to complete this project is in the range of \$3,500,000 to \$5,300,000 with a maximum construction contract cost to be 15 percent above this range. The total project cost is estimated to be \$6,900,000. In addition to the construction contract cost, the total project cost includes the preparation of plans and specifications, consultant services, survey, right-of-way and utility clearances, inspection, contract administration, change order contingency, and other County services.

Funding for this project is included in the First Supervisorial District's Transportation Improvement Program in the Measure R Local Return Fund (CN5 - Capital Assets-Infrastructure and Services and Supplies) Fiscal Year 2022-23 Budget.

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

The project will be advertised in accordance with Section 20392 of the State Public Contract Code.

The contract award will comply with applicable Federal and State requirements and Board policies and mandates. The contract documents will require the contractor to comply with these same requirements, policies, and mandates. The construction contract will be in the form previously reviewed and approved as to form by County Counsel.

As required by Board Policy No. 5.140, information, such as defaulted contracts with the County, complaints filed with the Contractors State License Board, labor violations, and debarment actions will be considered before a contract is awarded.

Documents related to award of this contract will be available at Los Angeles County Public Works, Project Management Division III, 900 South Fremont Avenue, 8th Floor, Alhambra, CA 91803.

### **ENVIRONMENTAL DOCUMENTATION**

On February 28, 2012, the Board certified that the Final Program Environmental Impact Report (PEIR) for the 2012 Bicycle Master Plan is in compliance with the CEQA and that it reviewed and considered the information presented within the Final PEIR before it approved the Bicycle Master Plan; found that the Final PEIR reflected the independent judgment and analysis of the County; determined that the significant adverse effect of the projects included in the Bicycle Master Plan have been reduced to an acceptable level as outlined in the Findings of Fact; adopted the Mitigation Monitoring and Reporting Program and made a finding pursuant to Public Resources Code Section 21081.6 that the Mitigation Monitoring and Reporting Program is adequately designed to ensure compliance with the mitigation measures during the Bicycle Master Plan implementation.

On March 13, 2012, the Board adopted the County 2012 Bicycle Master Plan to replace the 1975 Master Plan of Bikeways. The installation of a Class IV bikeway on Rosemead Boulevard between the entrance to the Legg Lake Whittier Narrows Recreation Area to approximately 400 feet south of San Gabriel Boulevard is within the scope of the Final PEIR for the 2012 Bicycle Master Plan.

Upon the Board's approval of the project, Public Works will file a Notice of Determination in accordance with 21152 (a) of the Public Resources Code and will post the Notice of Determination to its website in accordance with Section 21092.2.

The previously certified PEIR is available and can be viewed at 900 South Fremont Avenue, Alhambra, CA 91803, as well as online at this location:

<https://pw.lacounty.gov/tpp/bike/masterplan.cfm>

The custodian of such documents and materials is Edward Dingman, Senior Civil Engineer, Transportation Planning and Programs, 11th Floor, Los Angeles County Public Works.

## **CONTRACTING PROCESS**

In accordance with the Board's consolidated Local and Targeted Worker Hire Policy, the contract documents for 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.

To increase contractor awareness of Public Works' program to contract work out to the private sector, this project will be listed on both the County's "Doing Business with Los Angeles County" and "Do Business with Public Works" websites for open bids:

<http://www.lacounty.gov/business/doing-business-with-la-county/>

<http://pw.lacounty.gov/general/contracts/opportunities>

Also, the contract solicitation will be advertised through web-based and social media platforms, including Twitter.

In addition, to increase opportunities for small businesses, Public Works will coordinate with the Office of Small Business at the Department of Consumer and Business Affairs to maximize outreach, as well as offer preferences to Local Small Business Enterprises, Social Enterprises, and Disabled Veteran Business Enterprises in compliance with Los Angeles County Code, Chapters 2.204, 2.205, and 2.211.

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

When the project is completed, it will have a positive impact by providing bikeway connectivity between Durfee Avenue and the Legg Lake parking lot within the Whittier Narrows Recreation area allowing this recreational activity to be more accessible and attractive to the public.

The Honorable Board of Supervisors  
January 10, 2023  
Page 6

**CONCLUSION**

Please return an adopted copy of this letter to Public Works, Project Management Division III.

Respectfully submitted,

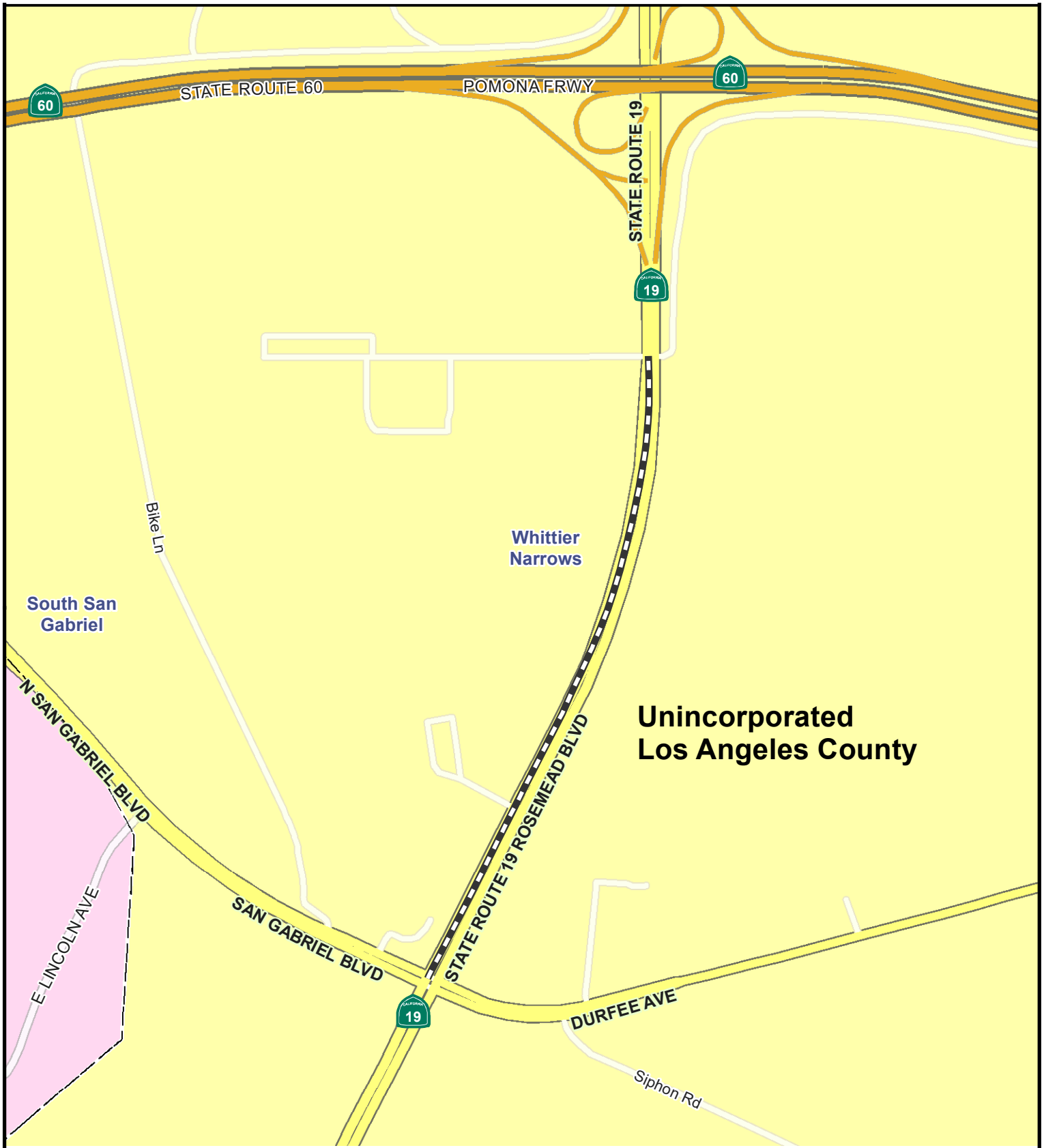
MARK PESTRELLA, PE  
Director of Public Works

MP:RLG:ja

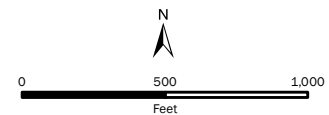
c: Chief Executive Office (Chia-Ann Yen)  
County Counsel (Rosa Linda Cruz)  
Executive Office  
Internal Services Department (Countywide Contract Compliance)



ROSEMEAD BOULEVARD INTERIM COMPLETE STREETS  
PROJECT ID NO. RDC0016284



--- Project Limits



Online Map:  
<https://bit.ly/3G6gfeK>

Date: 11/21/2022

SMPM Division, Mapping & GIS Services Section (mmaung)  
Data Sources: Geographic data from eGIS Repository. All rights reserved.  
Disclaimer: This product is for informational purposes only.

REF: P:\mppub\MAPSVCS\CUSTOM\_MAPS\PMD3\ROSEMEAD\_BI\INTERIM\_COMPLETE\_STREET\MXD\20221121\_PMD3\_ROSEMEAD\_8x11\_Portrait.mxd

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

<b>COMMUNITY SERVICES CLUSTER AGENDA REVIEW DATE</b>	12/21/2022							
<b>BOARD MEETING</b>	1/10/2023							
<b>SUPERVISORIAL DISTRICT AFFECTED</b>	3							
<b>DEPARTMENT</b>	DPW, Beaches and Harbors							
<b>SUBJECT</b>	Venice Beach Lifeguard Tower Demolition project							
<b>PROGRAM</b>	Venice Beach Lifeguard Tower Demolition project, Capital Project No. 87745							
<b>SOLE SOURCE CONTRACT</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, please explain why:							
<b>DEADLINES/ TIME CONSTRAINTS</b>	None							
<b>COST &amp; FUNDING</b>	<table border="1" style="width: 100%;"> <tr> <td style="width: 50%;">           Total cost: \$1,213,000         </td><td style="width: 50%;">           Funding source:            Prior year net County cost funding of \$609,000 was allocated in the Fiscal Year 2021-22 Capital Projects/Refurbishment, under Capital Project No. 87745, to help fund the Venice Beach Lifeguard Tower Demolition Project. Approval of the appropriation adjustment will transfer \$604,000 in residual funds, including \$552,000 from the Zuma Beach Restroom #8 Replacement project, Capital Project No. 87397, and \$52,000 from the Zuma Beach Restroom Refurbishment project, Capital Project No. 87423, to the Venice Beach Lifeguard Tower Demolition project, Capital Project No. 87745, to fully fund the project.         </td></tr> <tr> <td colspan="2">TERMS (if applicable):</td></tr> <tr> <td colspan="2">Explanation:</td></tr> </table>		Total cost: \$1,213,000	Funding source: Prior year net County cost funding of \$609,000 was allocated in the Fiscal Year 2021-22 Capital Projects/Refurbishment, under Capital Project No. 87745, to help fund the Venice Beach Lifeguard Tower Demolition Project. Approval of the appropriation adjustment will transfer \$604,000 in residual funds, including \$552,000 from the Zuma Beach Restroom #8 Replacement project, Capital Project No. 87397, and \$52,000 from the Zuma Beach Restroom Refurbishment project, Capital Project No. 87423, to the Venice Beach Lifeguard Tower Demolition project, Capital Project No. 87745, to fully fund the project.	TERMS (if applicable):		Explanation:	
Total cost: \$1,213,000	Funding source: Prior year net County cost funding of \$609,000 was allocated in the Fiscal Year 2021-22 Capital Projects/Refurbishment, under Capital Project No. 87745, to help fund the Venice Beach Lifeguard Tower Demolition Project. Approval of the appropriation adjustment will transfer \$604,000 in residual funds, including \$552,000 from the Zuma Beach Restroom #8 Replacement project, Capital Project No. 87397, and \$52,000 from the Zuma Beach Restroom Refurbishment project, Capital Project No. 87423, to the Venice Beach Lifeguard Tower Demolition project, Capital Project No. 87745, to fully fund the project.							
TERMS (if applicable):								
Explanation:								
<b>PURPOSE OF REQUEST</b>	Approve the project budget of \$1,213,000 for the Venice Beach Lifeguard Tower Demolition project, Capital Project No. 87745							
<b>BACKGROUND (include internal/external issues that may exist)</b>	<p>The proposed project consists of demolishing the elevated observation tower structure, repairing the building roof, and refurbishing the accessible parking stalls and path of travel serving the building to comply with current Americans with Disabilities Act accessibility standards.</p> <p>Public Works is seeking Board approval of the Venice Beach Lifeguard Tower Demolition project and authorization to deliver the proposed project using a Board-approved Job Order Contract. Construction of the proposed project is scheduled to begin in January 2023 and be substantially completed by May 2023.</p>							
<b>DEPARTMENTAL AND OTHER CONTACTS</b>	Gil Garcia, Project Manager, (626) 300-2310, <a href="mailto:ggarcia@dpw.lacounty.gov">ggarcia@dpw.lacounty.gov</a> Alex Bajarias, Senior Analyst, (213) 974-4263, <a href="mailto:abajarias@ceo.lacounty.gov">abajarias@ceo.lacounty.gov</a>							

January 10, 2023

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

Dear Supervisors:

**CONSTRUCTION CONTRACT  
CONSTRUCTION MANAGEMENT CORE SERVICE AREA  
VENICE BEACH LIFEGUARD TOWER DEMOLITION PROJECT  
APPROVE CAPITAL PROJECT  
APPROVE APPROPRIATION ADJUSTMENT  
APPROVE USE OF JOB ORDER CONTRACTING  
SPECS. 7722; CAPITAL PROJECT NO. 87745  
(FISCAL YEAR 2022-23)  
(SUPERVISORIAL DISTRICT 3)  
(3-VOTES)**

**SUBJECT:**

Public Works is seeking Board approval of the Venice Beach Lifeguard Tower Demolition Project and authorization to deliver the proposed project using a Board-approved Job Order Contract.

**IT IS RECOMMENDED THAT THE BOARD:**

1. Find the proposed Venice Beach Lifeguard Tower Demolition Project exempt from the California Environmental Quality Act for the reasons stated in this letter and in the record of the project.
2. Approve the Venice Beach Lifeguard Tower Demolition Project, Capital Project No. 87745, with a project budget of \$1,213,000.
3. Approve the appropriation adjustment to transfer \$604,000 in residual funds, including \$552,000 from the Zuma Beach Restroom #8 Replacement project, Capital Project No. 87397, and \$52,000 from the Zuma Beach Restroom Refurbishment project, Capital Project No. 87423, to the Venice Beach Lifeguard Tower Demolition project, Capital Project No. 87745, to fully fund the proposed project.
4. Authorize the Director of Public Works or his designee to deliver the Venice Beach Lifeguard Tower Demolition project using a Board-approved Job Order Contract.

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

Approval of the recommended actions will find the Venice Beach Lifeguard Tower Demolition Project exempt from the California Environmental Quality Act (CEQA); approve the capital project, budget, and associated appropriation adjustment; and authorize Public Works to deliver the proposed project using a Board-approved Job Order Contract (JOC).

The Venice Beach lifeguard tower is part of the building located within the beach maintenance yard at 2300 Ocean Front Walk, Venice, California, 90291. The facility serves as the area headquarters for the Lifeguard Division of the County Fire Department and also supports staff from the Department of Beaches and Harbors that operate and maintain Venice Beach. The approximately 11,600 square-foot building was originally built in 1969 and includes an elevated observation tower that extends above the building roof. The elevated observation tower portion of the building structure has deteriorated over the years from exposure to the elements, is in poor condition, and currently vacant and no longer used for lifeguard operations.

The proposed project consists of demolishing the elevated observation tower structure, repairing the building roof, and refurbishing the accessible parking stalls and path of travel serving the building to comply with current Americans with Disabilities Act accessibility standards.

Construction of the proposed project is scheduled to begin in January 2023 and be substantially completed by May 2023.

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

These recommendations support the County Strategic Plan: Strategy III.3, Pursue Operational Effectiveness, Fiscal Responsibility, and Accountability, and Objective III.3.2, Manage and Maximize County Assets by investing in public infrastructure that will improve the operational effectiveness of an existing County asset.

### **FISCAL IMPACT/FINANCING**

The project budget is estimated at \$1,213,000 and includes design, plan check, consultant services, construction, change order contingency, and County services. The Project Schedule and Budget Summary are included in Enclosure A.

Preliminary design costs totaling \$73,214 were funded from Beaches and Harbors' Operating Budget and are reimbursable from the capital project. Prior year net County cost funding of \$609,000 was allocated in the Fiscal Year 2021-22 Capital Projects/Refurbishment, under Capital Project No. 87745, to help fund the Venice Beach Lifeguard Tower Demolition Project. Approval of the enclosed appropriation adjustment (Enclosure B) will transfer \$604,000 in residual funds, including \$552,000 from the Zuma Beach Restroom #8 Replacement project, Capital Project No. 87397, and \$52,000 from the Zuma Beach Restroom Refurbishment project, Capital Project No. 87423, to the Venice Beach Lifeguard Tower Demolition project, Capital Project No. 87745, to fully fund the project. The project is funded entirely with prior year net County cost.

#### Operating Budget Impact

Beaches and Harbors does not anticipate any one-time, start-up or an increase in ongoing maintenance and operational costs as a result of the project.

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

Venice Beach, including the Venice Lifeguard and beach maintenance facility, is owned by the City of Los Angeles. Under a Joint Powers Agreement between the City and County executed in 1976, and later amended in 1987, the County has the responsibility to provide beach lifeguard and operation/maintenance services, including the maintenance and repair of the existing beach facility. The agreement requires that all capital improvements undertaken by the County to the existing beach facilities must be approved by the City's Recreation and Parks Commission. Beaches and Harbors is in the process of securing the necessary project approvals from the City.

In accordance with the Board's Civic Art Policy amended on August 4, 2020, the proposed project is exempt from the Civic Art Allocation because the project consists of demolition and repair work.

In accordance with the Board's consolidated Local and Targeted Worker Hire Policy adopted on September 6, 2016, the project will include a best effort goal that at least 30 percent of the total California craft worker hours for construction of the project be performed by Local Residents. The "Targeted Worker" component will not be included as part of the project.

## **ENVIRONMENTAL DOCUMENTATION**

The proposed project is categorically exempt from CEQA. The project consists of demolition, repair, and refurbishment work at an existing lifeguard and beach maintenance facility and is within certain classes of projects that have been determined not to have a significant effect on the environment. The project meets the criteria set forth in Sections 15301 (d) and (l); 15302 (b); and 15311 (a) and (b) of the State CEQA Guidelines and Classes 1 (c) and (h); 2; and 11 of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G. The project provides for repair, refurbishment, and alterations of existing facilities involving negligible or no expansion of an existing use and where replacement features will have the same purpose and capacity.

Additionally, the proposed project will comply with all applicable regulations, is not located in a sensitive environment, and there are no cumulative impacts, unusual circumstances, damage to scenic highways, listing on hazardous waste sites complied pursuant to Government Code Section 65962.5; or indications that the project may cause a substantial adverse change in the significance of a historical resource that would make the exemption inapplicable based on the record of the proposed project. A 2015 site resource evaluation indicates that the building is not designated a historic resource and does not meet designation characteristics or criteria of a historic landmark.

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 Section 21152 of the California Public Resources Code and will post the Notice to its website in accordance with Section 21092.2.

## **CONTRACTING PROCESS**

Public Works utilized a Board-approved, on-call consultant to complete the design and is requesting Board authorization to carry out the construction using a Board-approved JOC.

The project scope includes demolition and refurbishment work, and Public Works has made the determination that the use of a JOC is the most appropriate contracting method to deliver the project.

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

Approval of the recommended actions will have no impact on current County services or projects. Venice Beach will remain open to the public during construction of the project. However, the lifeguard facility will be closed during construction and temporary office, restroom, and shower facilities will be provided on site or nearby for County lifeguard staff and Beaches and Harbors operation and maintenance staff. The County lifeguards will operate from a nearby tower.

**CONCLUSION**

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

Respectfully submitted,

MARK PESTRELLA  
Director of Public Works

MP:AKM:sl

Enclosures

c: Department of Arts and Culture (Civic Art Division)  
Department of Beaches and Harbors  
Chief Executive Office (Capital Programs Division)  
County Counsel  
Executive Office

**CONSTRUCTION CONTRACT  
CONSTRUCTION MANAGEMENT CORE SERVICE AREA  
VENICE BEACH LIFEGUARD TOWER DEMOLITION PROJECT  
APPROVE CAPITAL PROJECT  
APPROVE APPROPRIATION ADJUSTMENT  
APPROVE USE OF JOB ORDER CONTRACTING  
SPECS. 7722; CAPITAL PROJECT NO. 87745  
(FISCAL YEAR 2022-23)  
(SUPERVISORIAL DISTRICT 3)  
(3-VOTES)**

**I. PROJECT SCHEDULE**

<b>Project Activity</b>	<b>Scheduled Completion Date</b>
Construction Documents	02/03/20*
Jurisdictional Approvals	08/19/20*
Construction Award	01/19/23
Construction Start	01/30/23
Substantial Completion	05/31/23
Project Acceptance	07/31/23

\*Actual Completion Date

**II. PROJECT BUDGET SUMMARY**

<b>Project Activity</b>	<b>Proposed Budget</b>
Construction	\$ 969,000
Plans and Specifications	\$ 55,000
Consultant Services	\$ 17,550
Miscellaneous Expenditures	\$ 6,000
Jurisdictional Review/Plan Check/Permits	\$ 37,500
County Services	\$ 127,950
<b>TOTAL</b>	<b>\$1,213,000</b>



January 10, 2023

COUNTY OF LOS ANGELES

**REQUEST FOR APPROPRIATION ADJUSTMENT**

DEPARTMENT OF BEACHES AND HARBORS

**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 2022-23****3 - VOTES****SOURCES****USES**

BEACHES AND HARBORS  
ZUMA BEACH RESTROOM #8 REPLACEMENT  
A01-CP-6014-65024-87397  
CAPITAL ASSETS - B & I  
**DECREASE APPROPRIATION**

**552,000**

BEACHES AND HARBORS  
VENICE BEACH LIFEGUARD TOWER DEMOLITION  
A01-CP-6014-65024-87745  
CAPITAL ASSETS - B & I  
**INCREASE APPROPRIATION**

**604,000**

BEACHES AND HARBORS  
ZUMA BEACH RR REFURBS  
A01-CP-6014-65024-87423  
CAPITAL ASSETS - B & I  
**DECREASE APPROPRIATION**

**52,000****SOURCES TOTAL****\$ 604,000****USES TOTAL****\$ 604,000****JUSTIFICATION**

Reflects an appropriation adjustment to transfer \$604,000 in residuals from the Zuma Beach Restroom #8 Replacement project, Capital Project No. 87397 and the Zuma Beach Restroom Refurbishment project, Capital Project No. 87423 and fully fund the Venice Beach Lifeguard Tower Demolition project, Capital Project No. 87745.

Penelope  
Rodriguez

Digitally signed by Penelope  
Rodriguez  
Date: 2022.11.30 15:28:59  
-08'00'

**AUTHORIZED SIGNATURE**

PENELOPE RODRIGUEZ, DEPT. FINANCE MGR. I

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

REFERRED TO THE CHIEF  
EXECUTIVE OFFICER FOR—

☐ ACTION☒ RECOMMENDATION

BY **Lan Sam**  
Digitally signed by Lan Sam  
Date: 2022.12.01 11:19:10  
-08'00'

AUDITOR-CONTROLLER

B.A. NO. 060

DATE 12/01/2022

☒ APPROVED AS REQUESTED☐ APPROVED AS REVISED

CHIEF EXECUTIVE OFFICER

BY

**Amir  
Alam**

Digitally signed  
by Amir Alam  
Date:  
2022.12.01  
12:57:24 -08'00'

DATE 12/01/2022

# BOARD LETTER/MEMO CLUSTER FACT SHEET

☒ Board Letter

☐ Board Memo

☐ Other

<b>CLUSTER AGENDA REVIEW DATE</b>	12/21/2022	
<b>BOARD MEETING DATE</b>	1/10/2023	
<b>SUPERVISORIAL DISTRICT AFFECTED</b>	<input type="checkbox"/> All <input checked="" 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>	Public Works	
<b>SUBJECT</b>	Civic Center Central Plant Boilers and Chillers Replacement Project	
<b>PROGRAM</b>	N/A	
<b>AUTHORIZES DELEGATED AUTHORITY TO DEPT</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>SOLE SOURCE CONTRACT</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, please explain why: N/A	
<b>DEADLINES/ TIME CONSTRAINTS</b>	The recommendations are urgent to allow the project to meet South Coast Air Quality Management District's stipulated deadline of July 31, 2023.	
<b>COST &amp; FUNDING</b>	Total cost: \$46,100,000	Funding source: Capital Project No. 87735
	TERMS (if applicable): N/A	
	Explanation: N/A	
<b>PURPOSE OF REQUEST</b>	Public Works is seeking Board approval to revise the project budget; award an architectural/engineering agreement to Perkins Eastman Architects, D.P.C., for a not-to-exceed amount of \$6,100,000 and delegate authority to Public Works to supplement the original contract amount by up to 25 percent; and authorize Internal Services Department, as the County's Purchasing Agent, to procure long-lead mechanical and electrical equipment for a not-to-exceed amount of \$6,000,000.	
<b>BACKGROUND (include internal/external issues that may exist including any related motions)</b>	On November 16, 2021, the Board approved the project with a budget of \$24,900,000 and authorized Public Works to carry out work initial demolition and make ready work using Board-approved Job Order Contracts.	
<b>EQUITY INDEX OR LENS WAS UTILIZED</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, please explain how:	
<b>SUPPORTS ONE OF THE NINE BOARD PRIORITIES</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, please state which one(s) and explain how: The project supports Board Priority No. 7, Sustainability, by investing in County buildings to provide improved public services and workforce environments that will lead to increased productivity.	
<b>DEPARTMENTAL CONTACTS</b>	Name, Title, Phone # & Email: Vincent Yu, Deputy Director, (626) 458-4010, cell (626) 614-7217, <a href="mailto:vyu@pw.lacounty.gov">vyu@pw.lacounty.gov</a> .	

Civic Center Central Plant  
Boilers and Chillers Replacement Project



301 North Broadway, Los Angeles, CA 90012



MARK PESTRELLA, Director

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

January 10, 2023

IN REPLY PLEASE  
REFER TO FILE:

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

Dear Supervisors:

**CONSTRUCTION-RELATED CONTRACT  
CONSTRUCTION MANAGEMENT CORE SERVICE AREA  
CIVIC CENTER CENTRAL PLANT  
BOILERS AND CHILLERS REPLACEMENT PROJECT  
APPROVE REVISED PROJECT BUDGET  
AWARD ARCHITECTURAL/ENGINEERING AGREEMENT  
AUTHORIZE EQUIPMENT PROCUREMENT  
SPECS. 7842; CAPITAL PROJECT NO. 87735  
(FISCAL YEAR 2022-23)  
(SUPERVISORIAL DISTRICT 1)  
(4 VOTES)**

### **SUBJECT**

Public Works is seeking Board approval to approve the revised project budget, award an architectural/engineering agreement, and authorize the Internal Services Department to procure long lead mechanical and electrical equipment for the Civic Center Central Plant Boilers and Chillers Replacement Project.

### **IT IS RECOMMENDED THAT THE BOARD:**

1. Find the recommended actions are within the scope of the previous exemption under the California Environmental Quality Act for the approved Civic Center Central Plant Boilers and Chillers Replacement Project for the reasons stated in this Board letter and in the record of the approved project.
2. Approve the revised project budget of \$46,100,000, an increase of \$21,200,000 from the previous Board approved initial budget of \$24,900,000 for the demolition and make-ready work on the Civic Center Central Plant Boiler and Chillers Replacement Project, Capital Project No. 87735.

3. Award and authorize the Director of Public Works or his designee to execute an architectural/engineering agreement with Perkins Eastman Architects, D.P.C., for design of the Civic Center Central Plant Boilers and Chillers Replacement Project for a not-to-exceed amount of \$6,100,000 for the duration of the project until final acceptance by the County.
4. Delegate authority to the Director of Public Works or his designee to supplement the not-to-exceed \$6,100,000 contract amount by up to 25 percent based on the project's needs.
5. Authorize the Internal Services Department, as the County's Purchasing Agent, to carry out the required processes for procurement and acquisition of long lead mechanical and electrical equipment for the Civic Center Central Plant Boiler and Chillers Replacement Project for a not-to-exceed amount of \$6,000,000.

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

Approval of the recommended actions will find they are within the scope of the previous finding of exemption under the California Environmental Quality Act (CEQA); approve the revised project budget; award an architectural/engineering (A/E) agreement; delegate authority to Public Works to supplement the contract amount by up to 25 percent; and authorize the Internal Services Department to procure mechanical and electrical equipment for the Civic Center Central Plant Boilers and Chillers Replacement Project.

#### **Background**

The Central Plant was built in the 1950's and supplies 11 buildings within the Downtown Los Angeles Civic Center area with chilled water and steam for their heating, ventilation, and air conditioning systems. The original boilers are noncompliant with current South Coast Air Quality Management District (SCAQMD) clean air emissions standards, and the steam driven refrigeration chillers are passed their useful life. The Central Plant also houses the cogeneration power plant and associated infrastructure that are no longer in use. There is urgency to upgrade the Central Plant due to environmental regulations and aged plant equipment.

On November 16, 2021, the Board approved the project with a budget of \$24,900,000, and authorized Public Works to carry out initial demolition and make ready work using Board-approved Job Order Contracts (JOCs). The project would be carried out in multiple phases to keep the Central Plant operational throughout construction. The initial phase includes limited design, demolition, and construction activities to address the SCAQMD's

compliance requirements, as well as make-ready work to support future phases that will include the demolition of the existing cogeneration plant, removal of the existing cooling towers and the high-pressure gas plant feeding the nonfunctioning cogeneration system, seismic and structural building upgrades, and installation of new electrical systems.

Public Works is currently carrying out design of the make-ready work and installing two replacement chillers and three replacement boilers through a Board-approved, on-call A/E agreement and JOCs. These activities will allow the Central Plant to comply with SCAQMD's emissions standards by the July 23, 2023, deadline stipulated in the settlement agreement between the County and the SCAQMD. Public Works anticipates the Civic Center Central Plant Boilers and Chillers Replacement Project will reach Substantial Completion by October 2025.

#### Project-Specific Architectural/Engineering Agreement

The proposed project-specific A/E agreement with Perkins Eastman Architects, D.P.C., will allow Public Works to complete design documents for the final Scope of Work and obtain jurisdictional approvals by December 2023. A project-specific A/E agreement will ensure there is continuity through future design phases and help expedite approvals. The Central Plant is considered historic due to its age and context within the larger historic district of the downtown Civic Center location. All design work will be reviewed with a focus on providing a modern more efficient, sustainable, and compliant Central Plant that will serve the long-term operations of the downtown County assets with mindfulness of the impacts to the historic identity of the facility.

#### Proposed Project Delivery

Public Works is proposing that the Central Plant Project be carried out using the Construction Manager at Risk (CMAR) project delivery method, in which the CMAR acts as a consultant to the County during design and preconstruction activities, assumes the risk for construction performance, and holds all trade subcontracts during the construction phase accountable for the work. The CMAR provides preconstruction services, design assist, at a fixed fee. During preconstruction, they will work closely with the A/E design team to verify cost estimates and constructability. This is suitable for large and complex projects, such as the Central Plant Project, which would benefit from intense contractor participation during preconstruction.

Once the design is complete or sufficiently defined, the CMAR submits a guaranteed maximum price (GMP) for the construction of the project. If the GMP is approved by the Board, the CMAR will serve as the project's general contractor. The final construction

cost is based on actual direct construction cost (open-book accounting) plus a previously agreed fee percentage submitted during the Request for Proposals. Public Works will be returning to the Board for approval to award a contract for CMAR preconstruction services and again for approval of the GMP.

#### Green Building/Sustainable Design Program

On December 20, 2016, the Board adopted a new Leadership in Energy and Environmental Design (LEED) policy, requiring all new County buildings greater than 10,000 square feet in size, to achieve LEED Gold Certification. The Civic Center Central Plant is an existing building and therefore, it is exempt from achieving LEED Certification. However, the project will support the Board's policy for Green Building/Sustainable Design Program incorporating energy efficient equipment that is expected to greatly conserve water and energy use, as well as achieve compliance with the current emissions standards.

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

These recommendations support the following County Strategic Plan: Strategy II.2, Support the Wellness of our Communities; and Strategy III.3, Pursue Operational Effectiveness, Fiscal Responsibility, and Accountability, Objective III.3.2, Manage and Maximize County Assets. The Central Plant Project will contribute to these goals by ensuring heating and cooling continues to be provided to the 11 buildings within the Downtown Los Angeles Civic Center, including the Hall of Administration, Hall of Records, Hall of Justice, Stanley Mosk Courthouse, Clara Shortridge Foltz Courthouse, County Law Library, Dorothy Chandler Pavilion, Mark Taper Forum, Ahmanson Theater, Walt Disney Concert Hall, and the Cathedral of Our Lady of the Angels.

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

Approval of the recommended actions will increase the previous Board approved project budget from \$24,900,000 to \$46,100,000, an increase of \$21,200,000. The revised project budget includes funding for plans and specifications, permit fees, make-ready work, procurement of long-lead mechanical and electrical equipment, consultant services, inspection services, and County services. Public Works estimates the total project budget at approximately \$140 million, depending on the Scope of Work confirmed during the design process.

The project is funded with net County cost, and there is sufficient appropriation in the Civic Center Central Plant Boilers and Chillers Replacement Project, Capital Project No. 87735, to fully fund the revised project budget. The revised project budget and schedule are included in Enclosure A.

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

The Board's Civic Art Policy amended on August 4, 2020, requires refurbishment projects to include one percent of the eligible design and construction costs to be allocated to the Civic Art Fund. However, the Civic Art Policy definition of "refurbishment" does not include the installation or replacement of building systems. Therefore, this project is exempt from the policy because it consists of the replacement of the Central Plant heating, ventilation, and air conditioning systems.

A standard A/E agreement, in the form previously approved by County Counsel, will be used to conduct design services with Perkins Eastman. The agreement contains terms and conditions in compliance with Chief Executive Officer's and the Board's requirements. The agreement also includes a provision requiring the consultant to track subcontractor's utilization of Local Small Business Enterprise, Disabled Veteran's Business Enterprise, and Social Enterprise Businesses.

The terms of the A/E agreement shall commence on the date of the full execution of the contract and for the duration of the project until final acceptance by the County.

Enclosure B reflects the Community Business Enterprises participation data, and Enclosure C reflects the consultant's minority participation data.

### **ENVIRONMENTAL DOCUMENTATION**

On November 16, 2021, the Board approved the Central Plant Project and found that it was exempt from CEQA, because the project is within certain classes of projects that have been determined not to have a significant effect on the environment in that it meets criteria set forth in Sections 15301 (a) and (d); 15302 (c); 15304 (f); and Section 15331 of the State CEQA Guidelines and Classes 1 (h); (3); and (4); 2 (e); 3 (k); and 4 (a) and (c) of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G. The approved project provides for minor alteration, demolition, and replacement of equipment housed within an existing structure with no expansion of use and where replacement features will have the same purpose and capacity. There have been no changes to the project since the time of approval, which 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 Section 21152 of the California Public Resources Code and will post the Notice to the County's website pursuant to Section 21092.2.

Once final design documents are complete, Public Works will review to ensure that no further findings are necessary under CEQA prior to project implementation.

### **CONTRACTING PROCESS**

On November 18, 2021, a notice of the Request for Proposal (RFP) was placed on the County's "Doing Business with Us" website and the "Public Works Contract Opportunities" website. Thirty-six firms registered on the Public Works' website for the RFP.

On January 11, 2022, one firm submitted a proposal. An evaluation committee consisting of staff from the Chief Executive Office, Internal Services Department, and Public Works evaluated the proposal based on the criteria described in the RFP, including technical response, experience, personnel, qualifications, demonstrated competence, and understanding of the work requirements. Based on the evaluation of the proposal, Perkins Eastman was selected without consideration of race, creed, color, or gender. Perkins Eastman Architects, represents the best qualified firm to provide the required services. Public Works has determined that the firm's proposed rates for performing the services are reasonable. Three-year contracting history for the selected firm is on file with Public Works.

Public Works has evaluated and determined that the Los Angeles County Code Chapter 2.201 (Living Wage Program) does not apply to the recommended agreement. The agreement is exempt from the requirements of Proposition A because the services are required on a part time and intermittent basis. Public Works notified the Union on this solicitation.

The agreement includes a Cost-of-Living Adjustment provision in accordance with the Board Policy No. 5070 – Multi-Year Services Contract Cost-of Living Adjustments.

The procurement and acquisition of long-lead mechanical and electrical equipment is under the statutory authority of the County Purchasing Agent and will be accomplished in accordance with the County's purchasing policies and procedures established by Internal Services Department.

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

There will be no impact on current County services or projects. The Civic Center Central Plant Boilers and Chillers Replacement Project will be carried out in phases to ensure there are no impacts to plant operations. The make-ready work will be coordinated among Public Works, Internal Services Department, Chief Executive Office, and the occupants in the 11 buildings served by the Central Plant.

**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

Enclosures

c: Department of Arts and Culture  
Auditor-Controller  
Chief Executive Office (Capital Programs Division)  
County Counsel  
Executive Office  
Internal Services Division

**CONSTRUCTION-RELATED CONTRACT  
CONSTRUCTION MANAGEMENT CORE SERVICE AREA  
CIVIC CENTER CENTRAL PLANT  
BOILERS AND CHILLERS REPLACEMENT PROJECT  
APPROVE REVISED PROJECT BUDGET  
AWARD ARCHITECTURAL/ENGINEERING AGREEMENT  
AUTHORIZE EQUIPMENT PROCUREMENT  
SPECS. 7842; CAPITAL PROJECT NO. 87735  
(FISCAL YEAR 2022-23)  
(SUPERVISORIAL DISTRICT 1)  
(4 VOTES)**

**I. PROJECT SCHEDULE SUMMARY**

<b>Project Activity</b>	<b>Scheduled Completion Date</b>	<b>Revised Scheduled Completion Date</b>
Feasibility Study	06/25/2021	06/25/2021*
Construction Documents	02/11/2021	05/31/2022*
Jurisdictional Approvals	08/17/2022	11/21/2023
Construction Start	03/14/2022	02/28/2024
Substantial Completion	07/21/2023	10/01/2025
Final Acceptance	09/04/2023	11/30/2025

\*Completed Activity

**II. PROJECT BUDGET SUMMARY**

<b>Project Activity</b>	<b>Board-Approved Budget</b>	<b>Impact of this Action</b>	<b>Proposed Project Budget</b>
Make Ready Construction	\$19,175,000	\$ 4,825,000	\$24,000,000
Construction	TBD	TBD	TBD
Change Order Contingency	\$ 1,952,000	\$ 2,048,000	\$ 4,000,000
Construction Subtotal	\$21,127,000	\$ 6,873,000	\$28,000,000
Civic Art	\$ 0	\$ 0	\$ 0
Plans and Specifications	\$ 2,500,000	\$11,000,000	\$13,500,000
Consultant Services	\$ 94,000	\$ 256,000	\$ 350,000
Miscellaneous Expenditures	\$ 15,000	\$ 35,000	\$ 50,000
Jurisdictional Review	\$ 363,000	\$ 37,000	\$ 400,000
County Services	\$ 801,000	\$ 2,999,000	\$ 3,800,000
<b>TOTAL</b>	<b>\$24,900,000</b>	<b>\$21,200,000</b>	<b>\$46,100,000</b>

**PROPOSERS' UTILIZATION PARTICIPATION AND COMMUNITY BUSINESS ENTERPRISE PROGRAM INFORMATION  
FOR CIVIC CENTER CENTRAL PLANT CHILLERS, BOILERS, COOLING TOWER REPLACEMENT AND SEISMIC  
UPGRADE PROJECT**

**SELECTED FIRMS**

		Local Small Business Enterprise	Small Business Enterprise	Minority	Women	Disadvantaged	DisabledVet	Lesbian, Gay, Bi, Trans, Questioning, Queer +
1	<b>Perkins Eastman Architects</b>							
	CP Ohalloran Associates, Inc.	X	X					
	Kimley-Horn and Associates, Inc.							
	Newson Brown Acoustics P2S	X	X					
	Saiful Bouquet Structural Engineers	X		X				

**NON-SELECTED FIRMS**

		Local Small Business Enterprise	Small Business Enterprise	Minority	Women	Disadvantaged	DisabledVet	Lesbian, Gay, Bi, Trans, Questioning, Queer +
	Not Applicable							

\*Information provided by proposers in response to the Request for Proposal. On final analysis and consideration of award, vendors were selected without regard to race, creed, gender, or color.

**PROPOSERS' UTILIZATION PARTICIPATION AND COMMUNITY BUSINESS ENTERPRISE PROGRAM INFORMATION  
FOR CIVIC CENTER CENTRAL PLANT CHILLERS, BOILERS, COOLING TOWER REPLACEMENT AND SEISMIC  
UPGRADE PROJECT**

<b>FIRM INFORMATION*</b>	Perkins Eastman Architects						
<b>BUSINESS STRUCTURE</b>	Corporation						

CULTURAL/ETHNIC COMPOSITION	NUMBER			NUMBER		
<b>OWNERS/PARTNERS</b>	Black/African American	1				
	Hispanic/Latino	7				
	Asian or Pacific Islander	15				
	American Indian					
	Filipino	2				
	White	129				
	<i>Female (included above)</i>	42				
<b>MANAGER</b>	Black/African American	5				
	Hispanic/Latino	6				
	Asian or Pacific Islander	7				
	American Indian					
	Filipino					
	White	58				
	<i>Female (included above)</i>	36				
<b>STAFF</b>	Black/African American	41				
	Hispanic/Latino	77				
	Asian or Pacific Islander	135				
	American Indian					
	Filipino	9				
	White	372				
	<i>Female (included above)</i>	285				
Total No. of Employees		860				
US Offices Only						

COUNTY CERTIFICATION							
CBE	N						
LSBE	N						

<b>OTHER CERTIFYING AGENCY</b>							
--------------------------------	--	--	--	--	--	--	--

\*Information provided by proposers in response to the Request for Proposal. On final analysis and consideration of award, vendors were selected without regard to race, creed, gender, or color.

# BOARD LETTER/MEMO CLUSTER FACT SHEET

☒ Board Letter

☐ Board Memo

☐ Other

<b>CLUSTER AGENDA REVIEW DATE</b>	12/21/2022	
<b>BOARD MEETING DATE</b>	1/10/2023	
<b>SUPERVISORIAL DISTRICT AFFECTED</b>	<input type="checkbox"/> All <input type="checkbox"/> 1 <sup>st</sup> <input checked="" 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>	Department of Regional Planning	
<b>SUBJECT</b>	Temporary Heliport at Harbor UCLA Medical Center	
<b>PROGRAM</b>		
<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 If Yes, please explain why:	
<b>DEADLINES/ TIME CONSTRAINTS</b>		
<b>COST &amp; FUNDING</b>	Total cost: \$	Funding source:
	TERMS (if applicable):	
	Explanation:	
<b>PURPOSE OF REQUEST</b>	Review the Director of Regional Planning's approval of Site Plan Review No. RPPL 2022006187 for a proposed emergency-use heliport in the Second Supervisorial District, approve the construction plans for the heliport pursuant to Public Utilities Code Section 21661.5, and instruct the Director of Regional Planning to forward a certified copy of the adopted Board letter to the California Division of Aeronautics.	
<b>BACKGROUND (include internal/external issues that may exist including any related motions)</b>	Site Plans do not go to the Board for approval. However, California Public Utility Code Section 21661.5(a) requires the Board to approve heliports.	
<b>EQUITY INDEX OR LENS WAS UTILIZED</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, please explain how:	
<b>SUPPORTS ONE OF THE NINE BOARD PRIORITIES</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, please state which one(s) and explain how:	
<b>DEPARTMENTAL CONTACTS</b>	Name, Title, Phone # & Email: Alyson Stewart, Senior Planner (213) 974-6432 <a href="mailto:astewart@planning.lacounty.gov">astewart@planning.lacounty.gov</a>	

# LOS ANGELES COUNTY DEPARTMENT OF REGIONAL PLANNING

**AMY J. BODEK, AICP**  
Director,  
Regional Planning

**DENNIS SLAVIN**  
Chief Deputy Director,  
Regional Planning

**CONNIE CHUNG, AICP**  
Deputy Director,  
Regional Planning

**DAVID DE GRAZIA**  
Deputy Director,  
Regional Planning

**JON SANABRIA**  
Deputy Director,  
Regional Planning

**JOSEPH HORVATH**  
Administrative Deputy,  
Regional Planning

January 10, 2023

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:

**TEMPORARY HELIPORT AT HARBOR UCLA MEDICAL CENTER  
AIRPORT LAND USE COMMISSION CASE NO. RPPL2022006261  
SITE PLAN REVIEW NO. RPPL2022006187  
(SECOND SUPERVISORIAL DISTRICT) (3-VOTES)**

**SUBJECT**

The recommended action is for the Board of Supervisors ("Board") to approve plans for the construction of a temporary heliport pursuant to California Public Utilities Code ("PUC") Section 21661.5(a).

**IT IS RECOMMENDED THAT THE BOARD:**

1. Review the Director of Regional Planning's ("Director") approval of Site Plan Review No. RPPL 2022006187 for a proposed emergency-use heliport in the Second Supervisorial District and approve the construction plans for the heliport, which are attached as Exhibit "A," pursuant to California PUC Section 21661.5.
2. Instruct the Director to forward a certified copy of this adopted Board letter to the California Division of Aeronautics.

**PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The California Department of Transportation ("CalTrans") has broad authority to regulate the establishment of airports and heliports in California as authorized by the State Aeronautics Act (Section 21001 *et. seq.* of the California PUC). The Board has the authority to approve plans

HOA 103942746.1



320 West Temple Street, Los Angeles, CA 90012 • 213-974-6411 • TDD: 213-617-2292

   @LACDRP • planning.lacounty.gov

for the construction of airports and heliports within its jurisdiction pursuant to PUC 21661.5(a) and the Board's approval is required prior to the issuance of an airport or Heliport Permit by CalTrans.

Heliports on privately-owned property in the County's unincorporated communities require a Conditional Use Permit in all zones pursuant to Division 3 in Title 22 (Planning and Zoning) of the County Code. Heliports on County-owned property, such as the proposed project, are subject to California Government Code Section 65402 review and approval by the Director. A copy of Site Plan Review No. RPPL 2022006187 approved by the Director is attached as Exhibit "A."

All heliport plans require an additional review by the County Airport Land Use Commission ("ALUC") to determine consistency with the County Airport Land Use Plan ("ALUP") and also require approval by the Board pursuant to PUC 21661.5(a). ALUC has reviewed this project, which includes a new elevated interim heliport of 4,225 square feet that will temporarily replace an existing heliport and has determined that this project is consistent with the ALUP. The project site is not located within the planning boundaries established by the ALUP. The nearest airport, Torrance Zamperini Field Airport, is located 2.6 miles to the southwest and the proposed heliport is not within its flightpath. Furthermore, ALUC staff has found that the proposed heliport will not have a significant effect on any public use airport located in the County.

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

The recommended action is consistent with County Strategic Plan Goal 1 (Make Investments That Transform Lives) and Goal 2 (Foster Vibrant and Resilient Communities) because it supports the wellness of our communities. The proposed heliport supports the services provided by the Harbor-UCLA Medical Center. The project is part of the larger Harbor-UCLA Medical Center Replacement Program which is intended to improve inpatient services, consolidate outpatient services, and bring state-of-the-art healthcare to the South Bay region as one of the safety net hospitals serving the County.

### **FISCAL IMPACT/FINANCING**

There would be no significant fiscal impact. The proposed heliport of the Harbor-UCLA Medical Center Replacement Program, which the Board approved and funded on November 10, 2020.

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

The State Aeronautics Act (PUC Section 21001 *et. seq.*) includes provisions for the Board to approve plans for airports and heliports. PUC Section 21661.5(a) states: *No political subdivision, any of its officers or employees, or any person may submit any application for the construction of a new airport to any local, regional, state, or federal agency unless the plan for construction is first approved by the board of supervisors of the county, or the city council of the city, in which the airport is to be located and unless the plan is submitted to the appropriate*



*commission exercising powers pursuant to Article 3.5 (commencing with Section 21670) of Chapter 4 of Part 1 of Division 9, and acted upon by that commission in accordance with the provisions of that article.*

### **ENVIRONMENTAL DOCUMENTATION**

The proposed heliport is consistent with PUC Section 21661.5(a) and the recommended actions are within the scope of the Harbor-UCLA Medical Center Campus Master Plan Project impacts analyzed in an Environmental Impact Report previously certified by the Board.

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

The proposed heliport is part of the Harbor-UCLA Medical Center Replacement Program, intended to improve the hospital's inpatient and outpatient services. It will support the continued operation of the hospital and ensure emergency services are not disrupted during the construction of the replacement facilities.

### **CONCLUSION**

Please return one adopted copy of this Board letter to the Director. For further information, please contact Alyson Stewart at [astewart@planning.lacounty.gov](mailto:astewart@planning.lacounty.gov).

Respectfully submitted,



AMY J. BODEK, AICP  
Director of Regional Planning

AJB:MG:ER:AS

Attachments:

1. Heliport Construction Plans (Exhibit "A")
2. ALUC Letter Dated July 28, 2022

c: Executive Office, Board of Supervisors  
Chief Executive Office  
County Counsel  
Public Works



Plotted By: Lisa, Michael Sheet Set: 2F INC 1 Layout: COVER SHEET July 26, 2022 05:11:09pm K:\JDT\_LDR\1\095859000 - huala\CAD\315\1\plan sheets\010 COVER SHEET.dwg

# ON-SITE IMPROVEMENT PLANS

FOR

## HARBOR-UCLA MEDICAL CENTER PHASE 2F INC 1 - INTERIM HELISTOP

1000 West Carson Street, Torrance, CA 90502

RBB#1712027

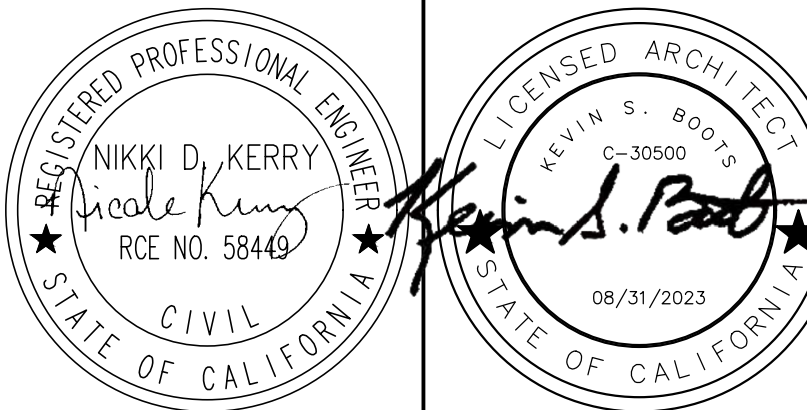


RBB ARCHITECTS INC

Joseph A. Balbona, AIA  
Sylvia Botero, AIA  
Kevin S. Boots, AIA

10980 Wilshire Boulevard  
Los Angeles, California  
90024-3905

Telephone 310 473 3555  
Facsimile 310 473 3555  
www.rbbinc.com



AGENCY APPROVALS

HCAI #H220345-19-00

CONSULTANT

**Kimley»Horn**

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660 S. FIGUEROA STREET, SUITE 2050  
LOS ANGELES, CA 90007  
PHONE: 213-261-4040  
WWW.KIMLEY-HORN.COM

ISSUE RECORD

7/26/2022	.....	AHJ SUBMITTAL
6/23/2022	BC1	HCAI SUBMITTAL BC1
5/23/2022	.....	AHJ SUBMITTAL
3/4/2022	.....	HCAI SUBMITTAL
DATE	△	DESCRIPTION



**HARBOR-UCLA MEDICAL CENTER  
PHASE 2F INC1 - INTERIM HELISTOP**

1000 West Carson Street, Torrance, CA 90502

MILESTONE: HCAI SUBMITTAL

MILESTONE DATE: 07/26/2022

RBB PROJECT: 1712035 SCALE: As indicated

DESCRIPTION

COVER SHEET

C010

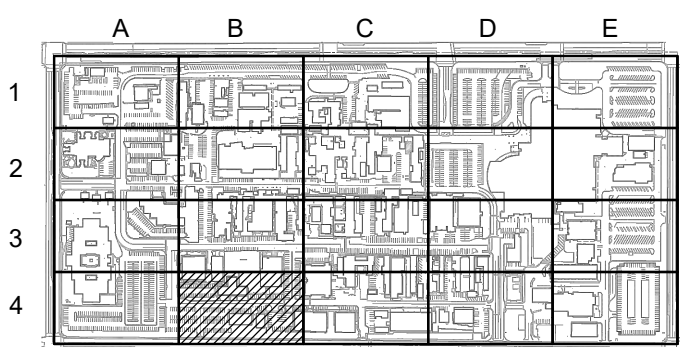
<b>UTILITY PURVEYORS</b>  <b>WATER</b> CALIFORNIA WATER SERVICE 2632 W 237TH ST TORRANCE, CA 90505 (310) 257-1427  <b>ELECTRICITY</b> SOUTHERN CALIFORNIA EDISON (SCE) 14005 S. BENSON AVE, CHINO, CA 91710 (909) 548-7249  <b>GAS</b> SOUTHERN CALIFORNIA GAS COMPANY 9400 OAKDALE AVE CHATSWORTH, CA 91311 (818) 701-3245  <b>AT&amp;T</b> 20930 BONITA STREET, SUITE Z CARSON, CA 90746 (310) 485-2041  <b>SANITATION</b> LA COUNTY SANITATION DEPARTMENT 920 ALAMEDA ST COMPTON, CA 90221 (310) 638-1161  <b>STORM DRAIN</b> LOS ANGELES DEPARTMENT OF PUBLIC WORKS 900 S FREEMONT AVE, ALHAMBRA, CA 90012 (626) 458-1700	<b>PROJECT TEAM</b>  <b>OWNER</b> LOS ANGELES COUNTY DEPT. OF PUBLIC WORKS 900 S. FREEMONT AVE., 5TH FLOOR ALHAMBRA, CA 91803-1331  <b>ARCHITECT</b> RBB ARCHITECTS INC. MR. KEVIN BOOTS 10980 WILSHIRE BLVD. LOS ANGELES, CA 90017 kboots@rbbinc.com  <b>CIVIL ENGINEER</b> KIMLEY-HORN AND ASSOCIATES, INC. MS. NIKKI KERRY, P.E. 660 S. FIGUEROA ST., SUITE 2050 LOS ANGELES, CA 90017 nikki.kerry@kimley-horn.com PHONE: (310) 663-3319  <b>STRUCTURAL ENGINEER</b> SHANE FITZGERALD JOHN A. MARTIN ASSOCIATES 950 S. GRAND AVE., 4TH FLOOR LOS ANGELES, CA 90015 fitzgerald@johnmartin.com PHONE: (213) 483-6490 X181  <b>MECHANICAL/ELECTRICAL/ PLUMBING ENGINEER</b> TK1sc MS. LOUISE BELAIR 515 S. FIGUEROA ST., SUITE 1105 LOS ANGELES, CA 90071 lbelair@tk1sc.com PHONE: (480) 329-0917  <b>SURVEYOR</b> GUIDA SURVEYING, INC. 9241 IRVINE BLVD, SUITE 200 IRVINE, CA 92618 PHONE: (949) 777-2023  <b>GEOTECHNICAL CONSULTANT</b> C. GARRY LAY, P.E., G.E. AECOM 300 S GRAND AVE STE 900 LOS ANGELES, CA 90017 (213) 593-8100  <b>AVIATION HELIPLANNERS</b> 41689 ENTERPRISE CIR N TEMECULA, CA 92590 Kathryn D. Wright katwright@heliplanners.com T (951) 693-5090  <b>FEC HELIPORTS</b> 5298 RIVER ROAD CINCINNATI, OH 45233 Jeffrey Stenwerf jstf@fcheliports.com T (513) 864-8024  <b>LOW VOLTAGE ENGINEER</b> EXANTE 360 895 DOVE ST 3RD FLOOR NEWPORT BEACH, CA 92660 Craig Durrant cdurrant@exante360.com	<b>VICINITY MAP</b> 	<b>PROJECT INFORMATION</b>  <b>GENERAL INFORMATION</b>  GRADING PERMIT APPLICATION No. GRAD220523000276 EARTHWORK VOLUMES Cut 300 (cy) Fill N/A (cy) Over Excavation/ Alluvial Removal & Compaction 0 (cy) Export 300 (cy) . Export Location: _____ 0.3 (Acres) TOTAL DISTURBED AREA TOTAL PROPOSED LANDSCAPE AREA 0 (Square Feet) TOTAL TURF AREA N/A (%) (Percent of Total Proposed Landscaping)* TOTAL DROUGHT TOLERANT LANDSCAPING AREA N/A (%) (Percent of Total Proposed Landscaping)* PRE-DEVELOPMENT IMPERVIOUS AREA 0.3 (Acres) POST-DEVELOPMENT IMPERVIOUS AREA 0.3 (Acres) CONSTRUCTION & DEMOLITION DEBRIS RECYCLING AND REUSE PLAN (RPP ID) OBTAIN FROM EPD <b>PROPERTY INFORMATION</b> PROPERTY ADDRESS 1000 W CARSON ST, TORRANCE, CA 90502 PROPERTY OWNER DHS - HARBOR UCLA ASSESSORS ID NUMBER 7344-001-901  <b>ZONING AND REGIONAL PLANNING INFORMATION</b>  PROPERTY ZONING C-3 (GENERAL COMMERCIAL) INTENDED LAND USE MEDICAL CAMPUS  NOTE: CONTRACTOR NOT TO EXCEED 3 DAYS OF 5000 CY OR MORE OF DIRT MOVEMENTS PER DAY WITHOUT A FUGITIVE DUST PERMIT. PLEASE CONTACT SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT AT (909) 396-2000.  <b>EARTHWORK QUANTITIES NOTE</b>  THE QUANTITIES LISTED BELOW ARE APPROXIMATE AND FOR PERMIT PROCESS ONLY. QUANTITIES HAVE BEEN CALCULATED FROM EXISTING FINISHED GRADES TO PROPOSED SUBGRADE. THE CONTRACTOR SHALL MAKE THEIR OWN DETERMINATION OF THE QUANTITIES INVOLVED AND BASE THEIR BID ON THEIR OWN ESTIMATE.	
<b>LEGAL DESCRIPTION PER TITLE REPORT</b>  THE LAND REFERRED TO IN THIS COMMITMENT IT SITUATED IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:  THOSE PORTIONS OF TRACT NO. 3239, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 37, PAGES 27 AND 28, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THOSE PORTIONS OF CARSON STREET, 220TH STREET (FORMERLY AMELIA STREET), MEYLER STREET (NOW VACATED), AS SHOWN ON SAID MAP; AND VERMONT AVENUE, AS SAID STREETS AND AVENUES ARE SHOWN ON SAID MAP; AND THOSE PORTIONS OF THE VICTORIA DOMINGUEZ DE CARSON 2463.79 ACRE ALLOTMENT IN PART OF THE RANCHO SAN PEDRO AS SHOWN ON MAP FILED IN CASE NO. 3284 OF THE SUPERIOR COURT OF THE STATE OF CALIFORNIA, IN AND FOR THE COUNTY OF LOS ANGELES, DESCRIBED AS PARCEL 1, IN DEED RECORDED JUNE 30, 1947 IN BOOK 24766, PAGE 76 OF OFFICIAL RECORDS OF SAID COUNTY.  NOTE: THE ABOVE DESCRIPTION IS FOR IDENTIFICATION PURPOSES ONLY AND HAS BEEN PROVIDED FOR THE ACCOMMODATION OF THIS REPORT. SAID DESCRIPTION IS NOT INSURABLE PURSUANT TO THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA AND SHOULD NOT BE RELIED UPON TO CONVEY OR ENCUMBER SAID LAND.	<b>GEOTECHNICAL REPORT</b>  REFERENCE THE "GEOTECHNICAL ENGINEERING INVESTIGATION" PREPARED BY AECOM, DATED JANUARY 20, 2022. ALSO REFERENCE ADDENDUM NO. 1 DATED MAY 17, 2022 PREPARED BY AECOM; ALL GEOTECHNICAL REPORTS AND ADDENDA SHALL BE CONSIDERED PART OF THESE CONSTRUCTION DOCUMENTS.	<b>SHEET INDEX</b>  C010 COVER SHEET C020 LA COUNTY GENERAL NOTES C021 GENERAL NOTES C030 EXISTING SURVEY CONTROL PLAN C031 PARTIAL EXISTING CONDITIONS SURVEY AREA A4 C032 PARTIAL EXISTING TOPOGRAPHY SURVEY AREA A4 C101 EROSION AND SEDIMENT CONTROL PLAN C151 EROSION CONTROL DETAILS C201 UTILITY PLAN C301 GRADING AND DRAINAGE PLAN C401 DETAILS	<b>RECORD DRAWING NOTE</b>  THE EXISTING CONDITIONS SURVEY PLAN REFLECTS TO THE EXTENT PRACTICAL EXISTING UTILITIES BASED ON FIELD SURVEY, UNDERGROUND LOCATING SERVICES, VISUAL OBSERVATION AND READILY AVAILABLE RECORD DRAWINGS FROM THE FOLLOWING SOURCES:  1. HARBOR GENERAL HOSPITAL DATED 1953 2. ACUTE CARE BUILDING DATED 1958 3. CENTRAL HEATING AND LAUNDRY DATED 1960 4. DISTRICT 5 INTERCEPTOR TRUNK SEWER DATED 1966 5. ELECTRICAL DISTRIBUTION DIAGRAM MULTIPLE REVISIONS 6. SURGERY EMERGENCY REPLACEMENT TOPO UPDATE DATED 2009 7. SURGERY EMERGENCY PRIVATE SEWER PLANS RECORD DRAWING DATED 2013 8. SURGERY EMERGENCY PRIVATE WATER PLANS RECORD DRAWING DATED 2013 9. FIRE HYDRANT MASTER SITE PLAN DATED 2006 10. CIVIL (KHA) UTILITY EXHIBIT 11. LA BIOMED DRAWINGS DATED 2014 12. TELEDATA AND FIBER SITE PLAN DATED 2013 13. SEWER VACINITY MAP DATED 2015 14. CHILDREN'S INSTITUTE INTERNATIONAL CHILD/FAMILY DEVELOPMENT CENTER AS-BUILT DATED 1992 15. MFI AS BUILT 16. LA BIOMED DRAWINGS DATED 2017  THE ACCURACY AND COMPLETENESS OF THE INFORMATION ON THESE DRAWINGS WAS NOT VERIFIED IN THE FIELD FOR EVERY UTILITY AT EVERY LOCATION. CONTRACTOR SHALL MAKE THEMSELVES FAMILIAR WITH THESE DRAWINGS AND FIELD CONDITIONS AND SHALL MAKE THEIR OWN DETERMINATION AS TO EXISTENCE, TYPE, SIZE, MATERIAL, AND LOCATION OF ALL UNDERGROUND UTILITIES.	
<b>GEOTECHNICAL REPORT</b>  REFERENCE THE "GEOTECHNICAL ENGINEERING INVESTIGATION" PREPARED BY AECOM, DATED JANUARY 20, 2022. ALSO REFERENCE ADDENDUM NO. 1 DATED MAY 17, 2022 PREPARED BY AECOM; ALL GEOTECHNICAL REPORTS AND ADDENDA SHALL BE CONSIDERED PART OF THESE CONSTRUCTION DOCUMENTS.	<b>BENCHMARK NOTE</b>  SEE SHEET C030.	<b>BASIS OF BEARINGS NOTE</b>  SEE SHEET C030.	<b>PERMITS</b>  GRADING PERMIT GRAD220523000276  FOR ALL DRY UTILITIES, REFER TO PES, EXANTE, TK1SC FOR CONSTRUCTION DETAILS. WORK SHOWN HEREON IS FOR REFERENCE ONLY.  <b>UTILITY PERMITS</b> ELECTRICAL PERMIT _____ LANDSCAPE WATER EFFICIENCY _____	<b>BY REFERENCE</b>  UTILITIES SUCH AS WATER, ELECTRICAL, PLUMBING, MECHANICAL, AND SEWER SHOWN ON GRADING PLANS MAY REQUIRE A SEPARATE PERMIT.

### APPLICABLE CODES

- COUNTY OF LOS ANGELES BUILDING CODE (TITLE 26) APPENDIX J GRADING
- LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS STANDARD PLAN MANUAL, CURRENT EDITION
- STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION, 2019 EDITION
- STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 2019 EDITION
- CALIFORNIA STORMWATER QUALITY ASSOCIATION STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK PORTAL: CONSTRUCTION (CASQA, 2012)
- CALIFORNIA GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION AND LAND DISTURBANCE ACTIVITIES (SWRCB ORDERS NO. 2009-009-DWQ AS AMENDED BY ORDER 2010-0014-DWQ AND ORDER 2012-0006-DWQ)
- CALTRANS STANDARD SPECIFICATION, 2018 EDITION



### CAMPUS KEY PLAN



### ENGINEER'S/SURVEYOR'S STATEMENT REGARDING THE PRESENCE OF MONUMENTS WITHIN PROJECT LIMITS

I HEREBY ATTEST THAT I HAVE LOCATED AND REFERENCED ON THESE PLANS THE MONUMENTS EXISTING PRIOR TO CONSTRUCTION TO ENSURE PERPETUATION OF THEIR LOCATION IN ACCORDANCE WITH SECTION 8771 OF THE BUSINESS AND PROFESSIONS CODE. I FURTHER ATTEST THAT I HAVE PERFORMED A RECORD SEARCH AND FIELD INSPECTION TO IDENTIFY EXISTING MONUMENTS, SHALL SET SUFFICIENT CONTROLLING, WITNESS, AND PERMANENT MONUMENTS; AND SHALL FILE THE REQUISITE CORNER RECORD OR RECORD OF SURVEY OF THE REFERENCES WITH THE COUNTY SURVEYOR.



ENGINEER/SURVEYOR (SEAL AND SIGNATURE) \_\_\_\_\_  
DATE 7/26/2022

AS CIVIL ENGINEER/LAND SURVEYOR OF THIS PROJECT, I HAVE IDENTIFIED THE LOCATION OF ALL EASEMENTS WHICH ARE DEPICTED ON THESE PLANS. I HAVE REVIEWED THE PROPOSED EASEMENT DOCUMENTS AND VERIFIED THE PROPOSED CONSTRUCTION DOES NOT CONFLICT OR INTERFERE WITH THE INTENDED EASEMENT USE.



CIVIL ENGINEER/LAND SURVEYOR (STAMP AND SIGNATURE) \_\_\_\_\_  
DATE 7/26/2022

THIS PLAN HAS BEEN REVIEWED AND CONFORMS TO RECOMMENDATIONS OF THE "GEOTECHNICAL ENGINEERING INVESTIGATION", DATED MAY 15, 2019 FOR OSHPD WORK, DATED MAY 20, 2019 AND NOVEMBER 7, 2019 FOR NON-OSHPD WORK PREPARED BY AECOM, AND ALL ADDENDA SHALL BE CONSIDERED PART OF THESE CONSTRUCTION DOCUMENTS.

SIGNATURE \_\_\_\_\_  
DATE



- ALL GRADING AND CONSTRUCTION SHALL CONFORM TO THE 2017 COUNTY OF LOS ANGELES BUILDING CODES AND THE STATE MODEL WATER EFFICIENCY LANDSCAPE ORDINANCE UNLESS SPECIFICALLY NOTED ON THESE PLANS.
- ANY MODIFICATIONS OR CHANGES TO APPROVED GRADING PLANS MUST BE APPROVED BY THE BUILDING OFFICIAL.
- NO WORK SHALL START WITHOUT FIRST HAVING A PRE-GRADING MEETING AT THE SITE IS REQUIRED BEFORE THE START OF THE GRADING WITH THE FOLLOWING PEOPLE PRESENT: OWNER, GRADING CONTRACTOR, DESIGN CIVIL ENGINEER, SOILS ENGINEER, GEOLOGIST, COUNTY GRADING INSPECTOR(S) OR THEIR REPRESENTATIVES, AND WHEN REQUIRED THE ARCHEOLOGIST OR OTHER JURISDICTIONAL AGENCIES; PERMITTEE OR HIS AGENT ARE RESPONSIBLE FOR ARRANGING PRE-GRADE MEETING AND MUST NOTIFY THE BUILDING OFFICIAL AT LEAST TWO BUSINESS DAYS PRIOR TO PROPOSING PRE-GRADE MEETING.
- APPROVAL OF THESE PLANS REFLECT SOLELY THE REVIEW OF PLANS IN ACCORDANCE WITH THE COUNTY OF LOS ANGELES BUILDING CODES AND DOES NOT REFLECT ANY POSITION BY THE COUNTY OF LOS ANGELES OR THE DEPARTMENT OF PUBLIC WORKS REGARDING THE STATUS OF ANY TITLE ISSUES RELATING TO THE LAND ON WHICH THE IMPROVEMENTS MAY BE CONSTRUCTED. ANY DISPUTES RELATING TO TITLE ARE SOLELY PRIVATE MATTER NOT INVOLVING THE BUILDING OFFICIAL OR THE DEPARTMENT OF PUBLIC WORKS.
- ALL GRADING AND CONSTRUCTION ACTIVITIES SHALL COMPLY WITH COUNTY OF LOS ANGELES HEALTH CODE, DIVISION 8 SECTION 12 12.03 WHICH CONTROLS AND RESTRICTS NOISE FROM THE USE OF CONSTRUCTION AND GRADING EQUIPMENT FROM THE HOURS OF 8:00 PM TO 6:30 AM, AND ON SUNDAYS AND HOLIDAYS. (MORE RESTRICTIVE CONSTRUCTION ACTIVITY TIMES MAY GOVERN, AS REQUIRED BY THE DEPARTMENT OF REGIONAL PLANNING AND SHOULD BE SHOWN ON THE GRADING PLANS WHEN APPLICABLE.)
- A. IF THE PUBLIC NOTICE OF THE DISCOVERY OR RECOGNITION OF HUMAN REMAINS (SECTION 7050.5) ADDRESS THE DISCOVERY AND DISPOSITION OF HUMAN REMAINS. IN THE EVENT OF DISCOVERY OR RECOGNITION OF ANY HUMAN REMAINS IN ANY LOCATION OTHER THAN A DEDICATED CEMETERY, THE LAW REQUIRES THAT GRADING IMMEDIATELY STOPS AND NO FURTHER EXCAVATION OR DISTURBANCE OF THE SITE, OR ANY NEARBY AREA WHERE HUMAN REMAINS MAY BE LOCATED, OCCUR UNTIL THE FOLLOWING HAS BEEN MEASURED HAVE BEEN TAKEN:
  - 1. A COUNTY CORONER HAS BEEN INFORMED AND HAS DETERMINED THAT NO INVESTIGATION OF THE CAUSE OF DEATH IS REQUIRED, AND
  - B. IF THE REMAINS ARE OF NATIVE AMERICAN ORIGIN, THE DESCENDANTS FROM THE DECEASED NATIVE AMERICANS HAVE MADE A RECOMMENDATION FOR THE MEANS OF TREATING OR DISPOSING, WITH APPROPRIATE DIGNITY, OF THE HUMAN REMAINS AND ANY ASSOCIATED GRAVE GOODS.
- THE LOCATION AND PROTECTION OF ALL UTILITIES IS THE RESPONSIBILITY OF THE PERMITTEE.
- ALL EXPORT OF MATERIAL FROM THE SITE MUST GO TO A PERMITTED SITE APPROVED BY THE BUILDING OFFICIAL OR A LEGAL DUMPSITE. RECEIPTS FOR ACCEPTANCE OF EXCESS MATERIAL BY A DUMPSITE ARE REQUIRED AND MUST BE PROVIDED TO THE BUILDING OFFICIAL UPON REQUEST.
- A COPY OF THE GRADING PERMIT AND APPROVED GRADING PLANS MUST BE IN THE POSSESSION OF A RESPONSIBLE PERSON AND AVAILABLE AT THE SITE AT ALL TIMES.
- SITE BOUNDARIES, EASEMENTS, DRAINAGE DEVICES, RESTRICTED USE AREAS SHALL BE LOCATED PER CONSTRUCTION STAKING BY FIELD ENGINEER OR LICENSED SURVEYOR PRIOR TO GRADING, AS REQUESTED BY THE BUILDING OFFICIAL, ALL PROPERTY LINES, EASEMENTS, AND UTILITY USE AREAS SHALL BE MARKED.
- NO GRADING OR CONSTRUCTION SHALL OCCUR WITHIN THE PROTECTED ZONE OF ANY OAK TREE AS REQUIRED PER TITLE CHAPTER 22.56 OF THE COUNTY OF LOS ANGELES ZONING CODE. THE PROTECTED ZONE SHALL MEAN THAT AREA WITHIN THE DRIP LINE OF AN OAK TREE EXTENDING THEREFROM FROM A POINT AT LEAST FIVE FEET OUTSIDE THE DRIP LINE, OR 16 FEET FROM THE TRUNK(S) OF A TREE, WHICHEVER IS GREATER.
- WHEN GRADING OF THE SITE IS COMPLETED, THE PERMITTEE SHALL NOTIFY THE BUILDING OFFICIAL THAT GRADING IS COMPLETE. ON NOVEMBER 1, THE OWNER OF THE SITE ON WHICH THE GRADING IS BEING PERFORMED SHALL, ON OR BEFORE OCTOBER 1, FILE OR CAUSE TO BE FILED WITH THE BUILDING OFFICIAL AN ESCP PER SECTION J110.8.3 OF THE COUNTY OF LOS ANGELES BUILDING CODE.
- TRANSFER OF RESPONSIBILITY: IF THE FIELD ENGINEER, THE SOILS ENGINEER, OR THE ENGINEERING GEOLOGIST OF RECORD IS CHANGED DURING GRADING, THE NEW ENGINEER OF RECORD SHALL BE STORIED BY AGREEMENT HAS AGREED IN WRITING TO ACCEPT THEIR RESPONSIBILITY WITHIN THE SCOPE OF TECHNICAL COMPETENCE. THE BUILDING OFFICIAL SHALL BE NOTIFIED THAT IT SHALL BE THE DUTY OF THE PERMITTEE TO NOTIFY THE BUILDING OFFICIAL IN WRITING OF SUCH CHANGE PRIOR TO THE COMMENCEMENT OF SUCH GRADING.

16. THE PERMITTEE OR HIS AGENT SHALL NOTIFY THE BUILDING OFFICIAL AT LEAST ONE WORKING DAY IN ADVANCE OF REQUIRED INSPECTIONS AT FOLLOWING STAGES OF THE WORK. (SECTION J105.7 OF THE BUILDING CODE.)
  - A. INITIAL - WHEN THE SITE HAS BEEN CLEARED OF VEGETATION AND UNAPPROVED FILL HAS BEEN SCARIFIED, BENCHMARKED OR OTHERWISE PREPARED FOR FILL. FILL SHALL NOT BE PLACED PRIOR TO THIS INSPECTION. NOTE: PRIOR TO ANY CONSTRUCTION ACTIVITIES, INCLUDING BUT NOT LIMITED TO, ALL STORM WATER POLLUTION PREVENTION MEASURES INCLUDING EROSION CONTROL DEVICES WHICH CONTAIN SEDIMENTS MUST BE INSTALLED.
  - B. ROUGH - WHEN APPROXIMATE FINAL ELEVATIONS HAVE BEEN ESTABLISHED, DRAINAGE TERRACES, SWALES AND BERMS INSTALLED AT THE TOP OF THE SLOPE, AND THE STATEMENTS REQUIRED BY SECTION J105.12 HAVE BEEN RECEIVED.
  - C. PRELIMINARY GRADING - WHEN GRADING HAS BEEN COMPLETED, DRAINAGE DEVICES INSTALLED, SLOPE PLANTING ESTABLISHED, IRRIGATION SYSTEMS INSTALLED AND THE AS-BUILT PLANS, REQUIRED STATEMENTS, AND REPORTS HAVE BEEN SUBMITTED AND APPROVED.
17. IN ADDITION TO THE INSPECTION REQUIRED BY THE BUILDING OFFICIAL FOR GRADING, REPORTS AND STATEMENTS SHALL BE SUBMITTED TO THE COUNTY OF LOS ANGELES LAND SURVEYOR OR CIVIL ENGINEER WITH A LICENSE NUMBER BELOW C33866, MAY BE REQUIRED BY THE BUILDING OFFICIAL BASED UPON SITE CONDITIONS IN ACCORDANCE WITH LACBC SECTION 108.1.
  - A. UNLESS OTHERWISE DIRECTED BY THE BUILDING OFFICIAL, THE FIELD ENGINEER FOR ALL ENGINEERED GRADING PROJECTS SHALL PREPARE ROUTINE INSPECTION REPORTS AS REQUIRED UNDER SECTION J105.11 OF THE COUNTY OF LOS ANGELES BUILDING CODE. THESE REPORTS SHALL BE SUBMITTED TO THE BUILDING OFFICIAL FOR GRADING AND TO THE COUNTY OF LOS ANGELES LAND SURVEYOR OR CIVIL ENGINEER WITH A LICENSE NUMBER BELOW C33866, MAY BE REQUIRED BY THE BUILDING OFFICIAL BASED UPON SITE CONDITIONS IN ACCORDANCE WITH LACBC SECTION 108.1.
    - a. BI-WEEKLY DURING ALL TIMES WHEN GRADING OF 400 CUBIC YARDS OR MORE PER WEEK IS OCCURRING ON THE SITE;
    - b. MONTHLY, AT ALL OTHER TIMES; AND
    - c. AT ANY TIME WHEN REQUESTED IN WRITING BY THE BUILDING OFFICIAL. SUCH "REPORT OF GRADING ACTIVITIES" SHALL CERTIFY TO THE BUILDING OFFICIAL THAT THE FIELD ENGINEER HAS INSPECTED THE GRADING SITE AND RELATED ACTIVITIES AND HAS FOUND THEM IN COMPLIANCE WITH THE APPROVED GRADING PLANS AND SPECIFICATIONS, THE BUILDING CODE, ALL GRADING PERMIT CONDITIONS, AND ALL OTHER APPLICABLE ORDINANCES AND REQUIREMENTS. THIS FORM IS AVAILABLE AT THE FOLLOWING WEBSITE: <http://www.lacounty.gov/assessor/assessorweb/assessorweb.nsf/0/00000000-0000-4900-0000-000000000000?open> OR FAXED TO (310) 530-5482. FAILURE TO PROVIDE REQUIRED INSPECTION REPORTS WILL RESULT IN A "STOP" WORK ORDER."19. ALL GRADING SITES MUST HAVE DRAINAGE SWALES, BERMS, AND OTHER DRAINAGE DEVICES INSTALLED PRIOR TO ROUGH GRADING APPROVAL.
  18. ALL GRADING SITES MUST HAVE DRAINAGE SWALES, BERMS, AND OTHER DRAINAGE DEVICES INSTALLED PRIOR TO ROUGH GRADING APPROVAL PER SECTION J105.7 OF THE COUNTY OF LOS ANGELES BUILDING CODE.
  19. THE GRADING CONTRACTOR SHALL SUBMIT THE STATEMENT TO THE GRADING INSPECTOR AS REQUIRED BY SECTION J105.12 OF THE COUNTY OF LOS ANGELES BUILDING CODE TO THE BUILDING OFFICIAL FOR GRADING AND TO THE COUNTY OF LOS ANGELES LAND SURVEYOR OR CIVIL ENGINEER WITH A LICENSE NUMBER BELOW C33866, MAY BE REQUIRED BY THE BUILDING OFFICIAL BASED UPON SITE CONDITIONS IN ACCORDANCE WITH LACBC SECTION 108.1.
  20. FINAL GRADING MUST BE APPROVED BEFORE OCCUPANCY OF BUILDINGS WILL BE ALLOWED PER SECTION J105 OF THE COUNTY OF LOS ANGELES BUILDING CODE.

26. ALL STORM DRAIN WORK IS TO BE DONE UNDER CONTINUOUS INSPECTION BY THE FIELD ENGINEER. STATUS REPORTS REQUIRED UNDER NOTE 18 AND SECTION J105.11 OF THE COUNTY OF LOS ANGELES BUILDING CODE SHALL INCLUDE INSPECTION INFORMATION AND REPORTS ON THE STORM DRAIN INSTALLATION.

32. ALL WORK MUST BE IN COMPLIANCE WITH THE RECOMMENDATIONS INCLUDED IN THE GEOTECHNICAL CONSULTANT'S REPORT(S) AND THE  
 33. ADEQUATE GRADING PLANS AND SPECIFICATIONS.  
 34. GRADING OPERATIONS SHALL BE MONITORED BY PERIODIC INSPECTIONS BY THE GEOTECHNICAL CONSULTANTS WITH MONTHLY INSPECTION  
 35. REPORTS TO BE SUBMITTED TO THE GEOLOGY AND SOILS SECTION, (800 S. FREMONT, ALHAMBRA CA 91803 - 3RD FLOOR )  
 36. THE SOIL ENGINEER SHALL BE RESPONSIBLE FOR THE PROPERLY PLACED AND FINISHED GRADE.  
 37. THE SOIL ENGINEER SHALL BE RESPONSIBLE FOR THE PROPER PLACEMENT AND COMPACTION OF THE FILL TO BE SATISFIED THAT THE WORK IS BEING PERFORMED IN ACCORDANCE WITH THE PLANS  
 38. AND APPLICABLE CODE REQUIREMENTS.  
 39. MONITORING SHALL BE A FINAL ENGINEERING GEOLOGY AND SOILS ENGINEERING REPORT, AN AS-BUILT PLAN TO DOCUMENT  
 40. GRADING OPERATION MUST BE INCLUDED IN THE FINAL GEOTECHNICAL CONSTRUCTION REPORT. PROVIDE A FINAL REPORT STATEMENT THAT  
 41. VERIFIES WORK WAS DONE IN ACCORDANCE WITH REPORT RECOMMENDATIONS AND CODE PROVISIONS (SECTION J105.12 OF THE COUNTY OF  
 42. SAN BERNARDINO BUILDING CODE), THE FINAL REPORT(S) MUST BE SUBMITTED TO THE GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION FOR  
 43. REVIEW AND APPROVAL.  
 44. FOUNDATION, WALL, AND UTILITY TRENCH EXCAVATIONS MUST BE INSPECTED AND APPROVED BY THE CONSULTING GEOLOGICAL AND SOILS  
 45. ENGINEER. PROVIDE A PLAN SHOWING THE PLACING OF STEEL PILING.  
 46. FOR SUBGRADE PREPARATION IN NATIVE SOIL, REFER TO PARAGRAPH 1, PAGE 2 OF AECOM AMENDMENT 1 (DATED 05/17/21)

38. ALL FILL SHALL BE COMPACTED TO THE FOLLOWING MINIMUM RELATIVE COMPACTION CRITERIA:

- A. 95 PERCENT OF MAXIMUM DRY DENSITY WITHIN 40 FEET BELOW FINISH GRADE.
- B. 95 PERCENT OF MAXIMUM DRY DENSITY DEEPER THAN 40 FEET BELOW FINISH GRADE, UNLESS A LOWER RELATIVE COMPACTION (NOT LESS THAN 90 PERCENT OF MAXIMUM DRY DENSITY) IS JUSTIFIED BY THE GEOTECHNICAL ENGINEER.

THE RELATIVE COMPACTION SHALL BE DETERMINED BY A.S.T.M. SOIL COMPACTION TEST D1557-91 (WHERE APPLICABLE). WHERE NOT APPLICABLE, A TEST ACCEPTABLE TO THE BUILDING OFFICIAL SHALL BE USED. (SECTION 3107.5 OF THE COUNTY OF LOS ANGELES BUILDING CODE.)

- C. 95 PERCENT OF MAXIMUM DRY DENSITY IS REQUIRED FOR ALL FIRE LANES UNLESS OTHERWISE APPROVED BY THE FIRE DEPARTMENT.
- D. MINIMUM RELATIVE COMPACTION REQUIREMENT AS SPECIFIED IN THE REFERENCED GEOTECHNICAL REPORT(S).

39. FIELD DENSITY SHALL BE DETERMINED BY A METHOD ACCEPTABLE TO THE BUILDING OFFICIAL. (SECTION 3107.5 OF THE COUNTY OF LOS ANGELES BUILDING CODE.) HOWEVER, NOT LESS THAN 10% OF THE REQUIRED DENSITY TEST, UNIFORMLY DISTRIBUTED, AND ALL TESTS OBTAINED SHALL BE USED TO DETERMINE THE RELATIVE COMPACTION OF THE FILL.

40. SUFFICIENT TESTS OF THE FILL SOILS SHALL BE MADE TO DETERMINE THE RELATIVE COMPACTION OF THE FILL IN ACCORDANCE WITH THE FOLLOWING MINIMUM GUIDELINES:

- A. ONE TEST FOR EACH TWO-FOOT VERTICAL LIFT.
- B. ONE TEST FOR EACH 1,000 CUBIC YARDS OF MATERIAL PLACED.
- C. ONE TEST AT THE LOCATION OF THE FINAL FILL SLOPE FOR EACH BUILDING SITE (LOT) IN EACH FOUR-FOOT VERTICAL LIFT OR PORTION THEREOF.
- D. ONE TEST IN THE VICINITY OF EACH BUILDING PAD FOR EACH FOUR-FOOT VERTICAL LIFT OR PORTION THEREOF.

41. SUFFICIENT TESTS OF FILL SOILS SHALL BE MADE TO VERIFY THAT THE SOIL PROPERTIES COMPLY WITH THE DESIGN REQUIREMENTS, AS DETERMINED BY THE SOIL ENGINEER INCLUDING SOIL TYPES, SHEAR STRENGTHS PARAMETERS AND CORRESPONDING UNIT WEIGHTS IN ACCORDANCE WITH THE FOLLOWING GUIDELINES:

- A. ONE SHEAR TEST (NOT TO EXCEED 10% OF THE FILL) SHEAR TESTS SHALL BE TAKEN ON EACH TYPE OF SOIL OR SOIL MIXTURE TO BE USED FOR ALL FILL SLOPES STEEPER THAN THREE (3) HORIZONTAL TO ONE VERTICAL.
- B. SHEAR TEST RESULTS FOR THE PROPOSED FILL MATERIAL MUST MEET OR EXCEED THE DESIGN VALUES USED IN THE GEOTECHNICAL REPORT TO DETERMINE SOIL STABILITY REQUIREMENTS. OTHERWISE, THE SLOPE MUST BE REEVALUATED USING THE ACTUAL SHEAR TEST VALUES FOR THE FILL MATERIAL THAT IS IN PLACE.
- C. FILL SOILS SHALL BE FREE OF DELETERIOUS MATERIALS.

7. EVERY EFFORT SHOULD BE MADE TO MINIMIZE THE DISCHARGE OF NON-STORMWATER FROM THE PROJECT SITE AT ALL TIMES.

8. ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON-SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES OR WIND.

9. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.

10. FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.

11. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON-SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.

12. TRAFFIC AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.

13. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE REMOVED BY ANY MEANS OTHER THAN WIND.

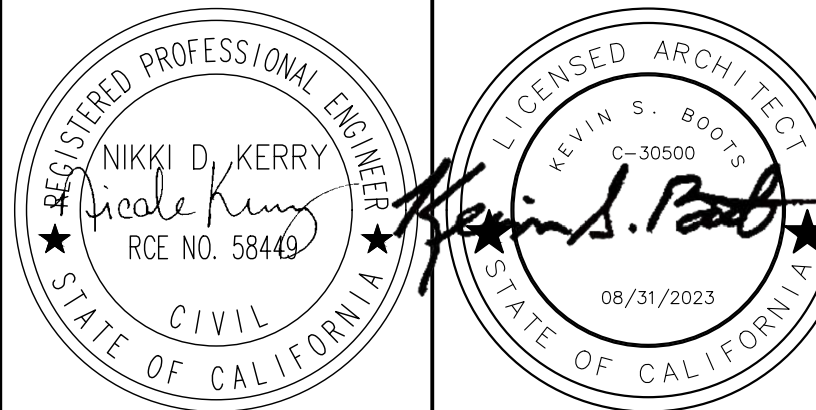
14. ANY SLOPES WITH DISTURBED SOILS OR DENURED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.

15. AS THE PROJECT OWNER OR AUTHORIZED AGENT OF THE OWNER, I CERTIFY THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH THE SYSTEM DESIGNED TO ENSURE THAT A QUALIFIED PERSONNEL PROPERLY GATHER AND EVALUATE THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM OR THOSE DIRECTLY RESPONSIBLE FOR GATHERING INFORMATION, I AM CONVINCED THAT THE INFORMATION SUBMITTED IS TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT IF I KNOWFULLY SUBMIT FALSE AND/OR INACCURATE INFORMATION, FAILING TO UPDATE THE ESCP TO REFLECT CURRENT CONDITIONS, OR FAILING TO PROPERLY AND/OR ADEQUATELY IMPLEMENT THE ESCP MAY RESULT IN REVOCATION OF GRADING AND/OR OTHER PERMITS OR OTHER SANCTIONS PROVIDED BY LAW."

SIGNATURE   
(OWNER OR AUTHORIZED AGENT OF THE OWNER)

7/26/22

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AGENCY APPROVALS

HCAI #H220345-19-00

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## ISSUE RECORD

7/26/2022		AHJ SUBMITTAL
6/23/2022	BC1	HCAI SUBMITTAL BC1
5/23/2022		AHJ SUBMITTAL
3/4/2022		HCAI SUBMITTAL
DATE	△	DESCRIPTION



1000 West Carson Street, Torrance, CA 90502

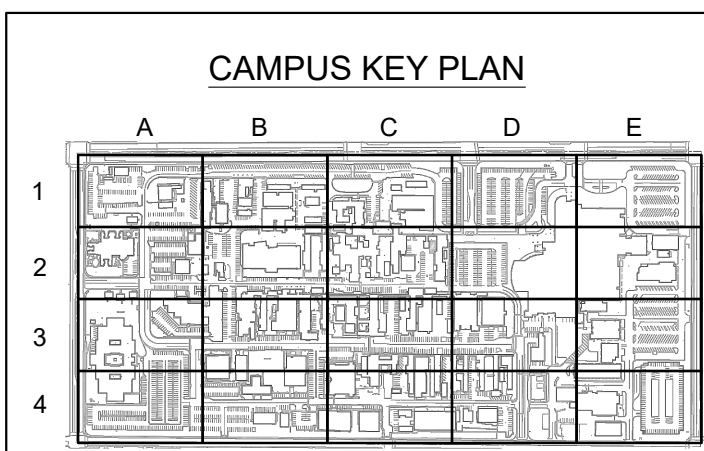
MILESTONE: HCAI SUBMITTAL

MILESTONE DATE: 03/04/2022

RBB PROJECT: 1712035 SCALE: As indicated

DESCRIPTION  
LA COUNTY GENERAL  
NOTES

# C020





Plotted By: Lisa, Michael Sheet: Set: 2F - INC 1 Layout: GENERAL NOTES July 26, 2022 03:56:58pm K:\LD\LDDEV\0995959000 - huan\GAD\035\2F\1\plan sheets\021 GENERAL NOTES.dwg

GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR AND SUBCONTRACTORS SHOULD BE FAMILIAR WITH ALL STATE AND LOCAL REQUIREMENTS RELATED TO SITE CONSTRUCTION ACTIVITIES PRIOR TO COMMENCING WORK. ALL WORK SHALL CONFORM AS APPLICABLE TO THESE GOVERNING STANDARDS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL.
3. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE COMMENCING ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION. AN APPROXIMATE LIST OF THE UTILITY COMPANIES WHICH THE CONTRACTOR MUST CALL BEFORE COMMENCING WORK IS PROVIDED ON THE COVER SHEET OF THESE CONSTRUCTION PLANS. THIS LIST SERVES AS A GUIDE ONLY AND IS NOT INTENDED TO LIMIT THE UTILITY COMPANIES WHICH THE CONTRACTOR MAY WISH TO NOTIFY.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, GEOTECHNICAL REPORT, SWPPP REPORT AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.
7. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER.
8. ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER AND DESIGN ENGINEER OF RECORD DIRECTLY FROM THE TESTING AGENCY.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING TO THE ENGINEER A CERTIFIED RECORD SURVEY SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF CALIFORNIA DEPICTING THE ACTUAL FIELD LOCATION OF ALL CONSTRUCTED IMPROVEMENTS THAT ARE REQUIRED BY THE JURISDICTIONAL AGENCIES FOR THE CERTIFICATION PROCESS. ALL SURVEY COSTS WILL BE THE CONTRACTORS RESPONSIBILITY.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION INTERVALS AND SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS TO THE OWNER FOR THE PURPOSE OF CERTIFICATION TO JURISDICTIONAL AGENCIES AS REQUIRED. ALL AS-BUILT DATA SHALL BE COLLECTED BY A STATE OF CALIFORNIA PROFESSIONAL LAND SURVEYOR WHOSE SERVICES ARE ENGAGED BY THE CONTRACTOR.
11. ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN A MANNER APPROVED BY ALL JURISDICTIONAL AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY WELL ABANDONMENT PERMITS REQUIRED.
12. ANY WELL DISCOVERED DURING EARTH MOVING OR EXCAVATION SHALL BE REPORTED TO THE APPROPRIATE JURISDICTIONAL AGENCIES WITHIN 24 HOURS AFTER DISCOVERY IS MADE.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF AN IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.
14. ANY EXISTING UTILITY, WHICH IS TO BE EXTENDED, WHICH IS THE CONNECTION POINT FOR NEW UNDERGROUND UTILITIES, OR WHICH NEW UTILITIES CROSS, SHALL BE EXPOSED BY THE CONTRACTOR PRIOR TO PLACEMENT OF THE NEW UTILITIES. COST OF SUCH EXCAVATION AND SUBSEQUENT BACKFILL SHALL BE INCLUDED IN THE PRICES PAID FOR THE VARIOUS ITEMS OF WORK. THE ELEVATIONS AND LOCATIONS OF THE EXISTING FACILITIES WILL BE CHECKED BY THE PUBLIC WORKS INSPECTOR AND THE ENGINEER. IF IN THE OPINION OF THE INSPECTOR A CONFLICT EXISTS, THEN THE ENGINEER SHALL MAKE ANY NEEDED GRADE AND/ OR ALIGNMENT ADJUSTMENTS AND REVISE THE PLANS ACCORDINGLY. ALL GRAVITY FLOW PIPELINES TO BE LAID/UPGRADE FROM THE LOWEST POINT STARTING AT THE END OF EXISTING IMPROVEMENTS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT LEAST 24 HOURS PRIOR TO BACKFILLING OF ANY PIPE WHICH STUBS TO A FUTURE PHASE OF CONSTRUCTION FOR INVERT VERIFICATION. TOLERANCE SHALL BE IN ACCORDANCE WITH CITY STANDARD SPECIFICATIONS.

DEMOLITION NOTES

1. ALL MATERIAL REMOVED FROM THIS SITE BY THE CONTRACTOR SHALL BE DISPOSED OF BY THE CONTRACTOR IN A LEGAL MANNER.
2. REFER TO THE TOPOGRAPHIC SURVEY FOR ADDITIONAL DETAILS OF EXISTING STRUCTURES, ETC., LOCATED WITHIN THE PROJECT SITE. UNLESS OTHERWISE NOTED, ALL EXISTING BUILDINGS, STRUCTURES, SLABS, CONCRETE, ASPHALT, DEBRIS PILES, SIGNS, AND ALL APPURTENANCES ARE TO BE REMOVED FROM THE SITE BY THE CONTRACTOR AND PROPERLY DISPOSED OF IN A LEGAL MANNER AS PART OF THIS CONTRACT. SOME ITEMS TO BE REMOVED MAY NOT BE DEPICTED ON THE TOPOGRAPHIC SURVEY. REFER TO THE DEMOLITION PLAN FOR THE LIMITS OF ASPHALT REMOVAL (THE EXISTING PARKING LOT IS TO REMAIN). IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND DETERMINE THE FULL EXTENT OF ITEMS TO BE REMOVED. IF ANY ITEMS ARE IN QUESTION, THE CONTRACTOR SHALL CONTACT THE OWNER PRIOR TO REMOVAL OF SAID ITEMS.
3. THE CONTRACTOR SHALL REFER TO THE DEMOLITION PLAN AND LANDSCAPE PLAN FOR DEMOLITION/PRESERVATION OF EXISTING TREES. ALL TREES NOT SPECIFICALLY SHOWN TO BE PRESERVED OR RELOCATED SHALL BE REMOVED AS A PART OF THIS CONTRACT. TREE PROTECTION FENCING SHALL BE INSTALLED AS NECESSARY PRIOR TO ANY DEMOLITION.
4. CONTRACTOR SHALL ADJUST GRADE OF ANY EXISTING UTILITIES TO REMAIN.
5. THE CONTRACTOR SHALL CLEAR THE PROJECT SITE AREA WITHIN THE CONFINES OF THE DEMOLITION LIMIT LINE. THE CONTRACTOR SHALL CAP IN PLACE ALL EXISTING UTILITIES AT THE DEMOLITION LIMIT LINE, UNLESS NOTED ON THE PLAN. THE CONTRACTOR SHALL DEMOLISH AND REMOVE FROM THE SITE ALL EXISTING UTILITY STRUCTURES, PLANTERS, TREES, AND ALL OTHER SITE FEATURES, UNLESS OTHERWISE NOTED ON THE PLAN.
6. DEMOLITION AND REMOVAL OF PAVEMENT INCLUDES PAVEMENT THICKNESS AS WELL AS BASE COURSE THICKNESS.
7. REMOVAL OF LANDSCAPING SHALL INCLUDE ROOTS AND ORGANIC MATERIAL.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS AND SHALL PAY ALL FEES NECESSARY FOR ENCROACHMENT, GRADING, DEMOLITION, AND DISPOSAL OF SAID MATERIALS AS REQUIRED BY PRIVATE, LOCAL AND STATE JURISDICTIONS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SITE INSPECTION TO FULLY ACKNOWLEDGE THE EXTENT OF DEMOLITION WORK.
10. THE CONTRACTOR SHALL VERIFY AND LOCATE ALL EXISTING ABOVE AND UNDERGROUND UTILITIES. LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND ARE SHOWN FOR GENERAL INFORMATION ONLY.
11. DAMAGE TO ANY EXISTING UTILITIES AND SERVICES TO REMAIN SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL REPAIR AND/OR REPLACE IN KIND.
12. EROSION CONTROL MEASURES SHALL BE IMPLEMENTED TO PREVENT DEBRIS AND UNSUITABLE MATERIALS FROM ENTERING STORM DRAINS, SANITARY SEWERS AND STREETS.
13. DUST CONTROL MEASURES SHALL BE IMPLEMENTED DURING DEMOLITION.
14. DEMOLITION IS LIMITED TO WITHIN THE DEMOLITION LIMIT LINE UNLESS OTHERWISE NOTED.
15. CONTRACTOR SHALL REMOVE DEMOLISHED MATERIALS FROM THE SITE AS WORK PROGRESSES.

16. THE DRAWINGS MAY NOT INDICATE IN DETAIL ALL DEMOLITION WORK TO BE PERFORMED. THE CONTRACTOR SHALL EXAMINE EXISTING CONDITIONS TO DETERMINE THE FULL EXTENT OF DEMOLITION.
17. ALL DEMOLITION SHALL COMPLY WITH CHAPTER 24 AND ARTICLE 87 OF THE CALIFORNIA FIRE CODE.
18. CONTRACTOR TO USE CARE IN HANDLING DEBRIS FROM SITE TO ENSURE THE SAFETY OF THE PUBLIC. HAUL ROUTE TO BE CLOSELY MONITORED FOR DEBRIS OR MATERIALS TRACKED ONTO ADJOINING ROADWAYS, SIDEWALKS, ETC. ROADWAYS AND WALKWAYS TO BE CLEARED DAILY OR AS NECESSARY TO MAINTAIN PUBLIC SAFETY.
19. SEE EROSION CONTROL PLAN FOR REMAINING INLET PROTECTION AND EROSION PREVENTION.
20. CONTRACTOR TO INSTALL CHAIN LINK FENCE WITH MESH SCREEN TO PROTECT PUBLIC FROM ENTERING CONSTRUCTION AREA.
21. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF EXISTING FACILITIES.

PAVING, GRADING AND DRAINAGE NOTES

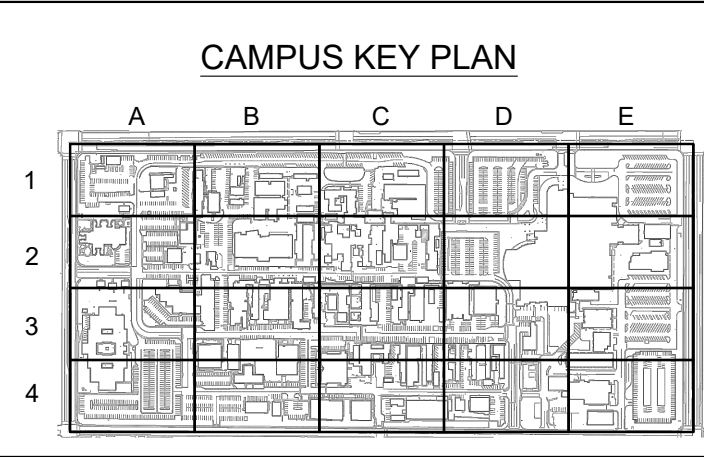
1. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN JURISDICTION'S RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH LOCAL OR COUNTY SPECIFICATIONS AND STANDARDS (LATEST EDITION) OR CALTRANS SPECIFICATIONS AND STANDARDS (LATEST EDITION) IF NOT COVERED BY LOCAL OR COUNTY REGULATIONS.
2. ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND REPAIRED TO EXISTING CONDITION OR BETTER.
3. TRAFFIC CONTROL ON ALL CALTRANS, LOCAL AND COUNTY RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (U.S. DOT/FHA) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
4. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL AN ADEQUATE STABILIZATION OCCURS.
5. ALL OPEN AREAS WITHIN THE PROJECT SITE SHALL BE COVERED WITH ROCK UNLESS INDICATED OTHERWISE ON THE LANDSCAPE PLAN.
6. ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS.
7. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT FULL DEPTH FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.
8. WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL SAW CUT THE EXISTING PAVEMENT FULL DEPTH FOR A SMOOTH AND STRAIGHT JOINT AND MATCH THE EXISTING PAVEMENT ELEVATION WITH THE PROPOSED PAVEMENT UNLESS OTHERWISE INDICATED.
9. THE CONTRACTOR SHALL INSTALL FILTER FABRIC OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE CLEARED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.
10. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO ORDNATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION.
11. STRIP TOPSOIL AND ORGANIC MATTER FROM ALL AREAS OF THE SITE AS REQUIRED. IN SOME CASES TOPSOIL MAY BE STOCKPILED ON SITE FOR PLACEMENT WITHIN LANDSCAPED AREAS BUT ONLY AS DIRECTED BY THE OWNER.
12. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY AND REQUIREMENT SPECIFIED IN THE REFERENCED GEOTECHNICAL REPORT(S).
13. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE STABILIZED BY MEANS AND METHODS APPROVED BY THE LOCAL AGENCY. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE COVERED WITH ROCK OR MULCHED AS SHOWN ON THE LANDSCAPING PLAN.
14. CONTRACTOR TO CONSULT THE GEOTECHNICAL REPORT FOR TEMPORARY AND PERMANENT SLOPE REQUIREMENTS.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
16. THE CONTRACTOR SHALL TAKE ALL REQUIRED MEASURES TO CONTROL TURBIDITY, INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF TURBIDITY BARRIERS AT ALL LOCATIONS WHERE THE POSSIBILITY OF TRANSFERRING SUSPENDED SOLIDS INTO THE RECEIVING WATER BODY EXISTS DUE TO THE PROPOSED WORK. TURBIDITY BARRIERS MUST BE MAINTAINED IN EFFECTIVE CONDITION AT ALL LOCATIONS UNTIL CONSTRUCTION IS COMPLETED AND DISTURBED SOIL AREAS ARE STABILIZED. THEREAFTER, THE CONTRACTOR MUST REMOVE THE BARRIERS. AT NO TIME SHALL THERE BE ANY OFF-SITE DISCHARGE WHICH VIOLATES THE WATER QUALITY STANDARDS OF THE GOVERNING CODE.
17. EXPOSED SLOPES SHOULD BE STABILIZED WITHIN 48 HOURS OF COMPLETING FINAL GRADING, AND AT ANY OTHER TIME AS NECESSARY, TO PREVENT EROSION, SEDIMENTATION OR TURBID DISCHARGES.
18. THE CONTRACTOR MUST REVIEW AND MAINTAIN A COPY OF THE REQUIRED PERMITS COMPLETE WITH ALL CONDITIONS, ATTACHMENTS, EXHIBITS, AND PERMIT MODIFICATIONS IN GOOD CONDITION AT THE CONSTRUCTION SITE. THE COMPLETE PERMIT MUST BE AVAILABLE FOR REVIEW UPON REQUEST BY GOVERNING JURISDICTIONS.
19. THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.
20. THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORM WATER PIPING PER MANUFACTURER'S RECOMMENDATIONS.

RECORD DRAWINGS

1. WHERE LOCAL JURISDICTIONS REQUIRE RECORD DRAWINGS, THE CONTRACTOR SHALL PROVIDE TO THE ENGINEER AND OWNER COPIES OF A PAVING, GRADING AND DRAINAGE RECORD DRAWING AND A SEPARATE UTILITY RECORD DRAWING, BOTH PREPARED BY A CALIFORNIA REGISTERED SURVEYOR. THE RECORD DRAWINGS SHALL VERIFY ALL DESIGN INFORMATION INCLUDED ON THE DESIGN PLANS OF THE SAME NAME.

PROJECT CLOSEOUT

CONTRACTOR SHALL PROVIDE THE NECESSARY ITEMS INCLUDING ANY TESTING, REPORTS, OR CERTIFICATION DOCUMENTS REQUIRED BY THE GOVERNING JURISDICTIONS TO PROPERLY CLOSEOUT THE PROJECT BEFORE IT CAN BE DEEMED COMPLETE.



RBB ARCHITECTS INC

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AGENCY APPROVALS

HCAI #H220345-19-00

CONSULTANT

Kimley»Horn

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ISSUE RECORD

DATE	DESCRIPTION
7/26/2022	AHJ SUBMITTAL
6/23/2022	BC1 HCAI SUBMITTAL BC1
5/23/2022	AHJ SUBMITTAL
3/4/2022	HCAI SUBMITTAL
DATE	DESCRIPTION



HARBOR-UCLA MEDICAL CENTER  
PHASE 2F INC1 - INTERIM HELISTOP

1000 West Carson Street, Torrance, CA 90502

MILESTONE: HCAI SUBMITTAL

MILESTONE DATE: 07/26/2022

RBB PROJECT: 1712035 SCALE: As indicated

DESCRIPTION

GENERAL NOTES

C021









## RBB ARCHITECTS INC

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AGENCY APPROVALS

HCAI #H220345-19-00

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ISSUE RECORD

7/26/2022	AHJ SUBMITTAL
6/23/2022	BC1 HCAI SUBMITTAL
5/23/2022	BC1 HCAI SUBMITTAL
3/4/2022	BC1 HCAI SUBMITTAL
DATE	DESCRIPTION



## HARBOR-UCLA MEDICAL CENTER PHASE 2F INC1 - INTERIM HELISTOP

1000 West Carson Street, Torrance, CA 90502

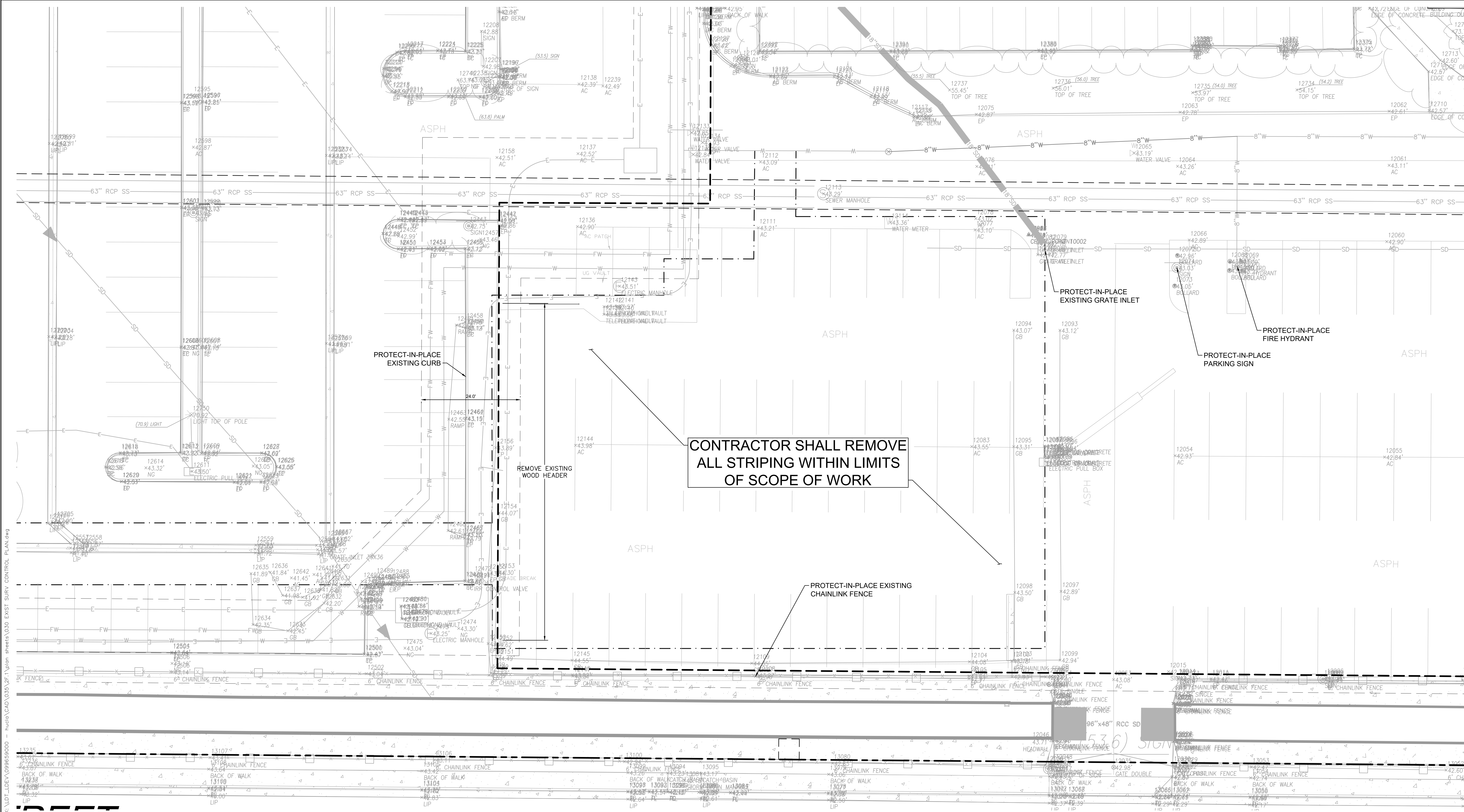
MILESTONE: HCAI SUBMITTAL

MILESTONE DATE: 07/26/2022

RBB PROJECT: 1712035 SCALE: As indicated

DESCRIPTION  
PARTIAL EXISTING  
CONDITIONS SURVEY  
AREA B4

# C031



### BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM 83, ZONE 5, NAD 83 (NSRS2007), EPOCH 2007.00, AS DETERMINED LOCALLY BY A LINE BETWEEN CGPS SITES "CRHS" AND "TORP" BEING SOUTH 62°06'22" WEST AS DERIVED FROM GEODETIC VALUES PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER (CSRC) FOR SAID EPOCH, AND MEETS ALL THE REQUIREMENTS OF THE CALIFORNIA PUBLIC RESOURCES CODE.

#### CRHS

LATITUDE = 33°49'24.600738", LONGITUDE = 118°16'21.907049"  
NORTHING = 1758262.1763, EASTING = 6478820.9940

#### TORP

LATITUDE = 33°47'52.059269", LONGITUDE = 118°19'50.122040"  
NORTHING = 1748959.8685, EASTING = 6461222.7208

### BASIS OF COORDINATES

GRID COORDINATES SHOWN HEREON ARE SCALED LOCALLY ABOUT "POINT A", WHICH IS THE CALCULATED CENTER OF THE PROJECT, BEING LOCATED AT THE INTERSECTION OF LINES DRAWN BETWEEN PROJECT CONTROL PAIRS "AT-8 & AT-3" AND "AT-1 & AT-4".

#### POINT A

NORTHING = 1760597.4594, EASTING = 6472110.1429

THE COMBINED GRID FACTOR AT "POINT A" IS 1.00005388142, USING AN ELEVATION OF 43.24 FEET, NAVD 88. ALL LOCAL COORDINATES ARE SCALED ABOUT "POINT A". ALL DISTANCES AND DERIVED COORDINATES AS SHOWN ARE GROUND. GRID DISTANCE = GROUND DISTANCE X COMBINED GRID FACTOR.

### BENCHMARK

ELEVATIONS SHOWN HEREON ARE BASED UPON LOS ANGELES COUNTY BENCHMARK

"Y 10536"

ELEVATION 47.696 FEET, NAVD 88 (GARDENA QUAD, ADJ. 2005)

NOTE THAT AS PER THE CONTROL SURVEY PROVIDED BY CALVADA SURVEYING, THE CITY OF LOS ANGELES BENCHMARKS IN THE VICINITY DO NOT MATCH TO THIS DATUM. COMPARATIVE ELEVATIONS ARE AS LISTED BELOW:

BM 21-07801 41.48 FEET  
BM 21-04542 40.18 FEET  
BM 21-04535 44.31 FEET

### PLOTTABLE EASEMENTS OF RECORD

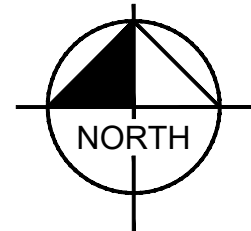
- (24) EASEMENT FOR PUBLIC UTILITIES TO SOUTHERN CALIFORNIA EDISON CO., RECORDED JUNE 21, 2017 AS INST. NO. 20170686706, O.R.
- (26) AN EASEMENT FOR UNDERGROUND DRAINAGE RECORDED JULY 17, 1956 BOOK 51761 PAGE 155 OFFICIAL RECORDS (PLOTTED HEREON).
- (28) THE TERMS, PROVISIONS AND EASEMENTS CONTAINED IN DOCUMENT "CONSENT TO EASEMENT FOR PUBLIC ROAD AND HIGHWAY PURPOSES" RECORDED AUGUST 23, 1961 INSTRUMENT 3629 OFFICIAL RECORDS (PLOTTED HEREON).
- (34) AN EASEMENT FOR SEWER PURPOSES RECORDED MARCH 14, 1968 INSTRUMENT 2564 OFFICIAL RECORDS (PLOTTED HEREON).
- (35) THE TERMS, PROVISIONS AND EASEMENTS CONTAINED IN DOCUMENT "CONSENT INSTRUMENT" RECORDED JANUARY 15, 1970 INSTRUMENT 3254 OFFICIAL RECORDS (PLOTTED HEREON).
- (36) THE TERMS, PROVISIONS AND EASEMENTS CONTAINED IN DOCUMENT "CONSENT INSTRUMENT" RECORDED JANUARY 15, 1970 INSTRUMENT 3255 OFFICIAL RECORDS (PLOTTED HEREON).
- (38) THE TERMS, PROVISIONS AND EASEMENTS CONTAINED IN DOCUMENT "RESOLUTION-SETTING ASIDE PORTIONS OF COUNTY-OWNED PROPERTY FOR HIGHWAY AND DRAINAGE PURPOSES-220TH STREET (18-1, 10-1, 10-2 AND 10-3) AND NORMANDE AVENUE (24-9) IN THE VICINITY OF TORRANCE-SECOND SUPERVISORIAL DISTRICT" RECORDED AUGUST 17, 1970 INSTRUMENT 3378 OFFICIAL RECORDS (PLOTTED HEREON).
- (39) THE TERMS AND PROVISIONS CONTAINED IN DOCUMENT "LEASE AND LEASE-BACK PSYCHIATRIC SERVICES BUILDING HARBOR GENERAL HOSPITAL" RECORDED JANUARY 10, 1972 INSTRUMENT 148, MODIFIED MAY 2, 1972 INSTRUMENT 2572, A "QUITCLAIM DEED" RECORDED SEPTEMBER 8, 1997 INSTRUMENT 1385915 ALL OFFICIAL RECORDS (PLOTTED HEREON).
- (41) THE TERMS, PROVISIONS AND EASEMENTS CONTAINED IN DOCUMENT "DESCRIPTION OF PARCEL OF LAND TO BE SET ASIDE BY THE COUNTY OF LOS ANGELES FOR PUBLIC ROAD AND HIGHWAY PURPOSES-CARSON STREET" RECORDED MARCH 23, 1982 INSTRUMENT 30641 OFFICIAL RECORDS (PLOTTED HEREON).
- (42) AN EASEMENT TO CONSTRUCT, RECONSTRUCT, INSPECT, OPERATE, AND MAINTAIN, REPAIR A CHANNEL RECORDED DECEMBER 19, 1985 INSTRUMENT 85-149464 OFFICIAL RECORDS (PLOTTED HEREON).
- (43) UNRECORDED LEASE RECORDED JANUARY 29, 1988 INSTRUMENT 88-126604 AND JANUARY 29, 1988 INSTRUMENT 88-126606 BOTH OFFICIAL RECORDS (PLOTTED HEREON).
- (44) THE TERMS AND PROVISIONS CONTAINED IN DOCUMENT "A LANDLORD'S CONSENT TO LEASE ENCUMBRANCE HARBOR CENTER" RECORDED JANUARY 29, 1988 INSTRUMENT 88-126607 OFFICIAL RECORDS (PLOTTED HEREON).
- (76) AN EASEMENT FOR INGRESS AND EGRESS RECORDED SEPTEMBER 15, 2011 INSTRUMENT 2011126463 OFFICIAL RECORDS (PLOTTED HEREON).

### PLOTTABLE EASEMENTS OF RECORD (CONTINUED)

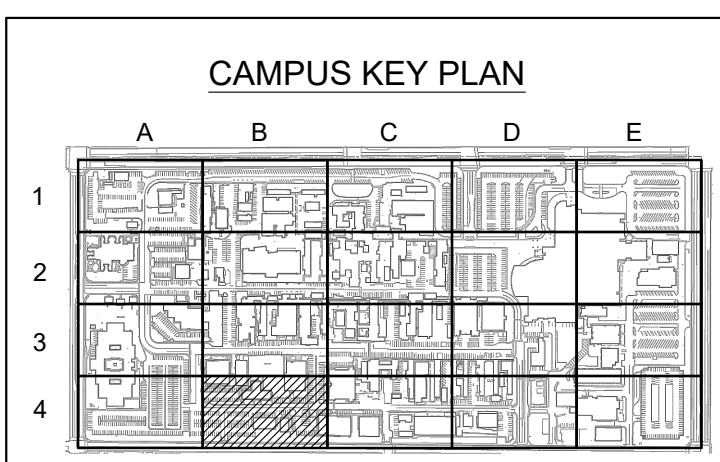
- (81) EASEMENT FOR PUBLIC UTILITIES TO SOUTHERN CALIFORNIA EDISON CO., RECORDED JUNE 21, 2017 AS INST. NO. 20170686706, O.R.
- (82) EASEMENT FOR PRIVATE UTILITIES TO "BIOMED", RECORDED DECEMBER 28, 2017 AS INST. NO. 20171513181, O.R.
- (86) EASEMENT FOR PUBLIC UTILITIES TO SOUTHERN CALIFORNIA EDISON CO., RECORDED JULY 31, 2019 AS INST. NO. 20190756796, O.R.
- (89) EASEMENT FOR PUBLIC UTILITIES TO LOS ANGELES COUNTY SANITATION DISTRICT NO. 2, RECORDED OCTOBER 27, 2016 AS INST. NO. 2016128078, O.R.

### LEGEND

---	PROPERTY LINE
---	RIGHT-OF-WAY LINE
---	STREET CENTER LINE
---	LUNDQUIST LEASE LINE
---	EASEMENT LINE
---	CIVIL LIMIT OF WORK LINE



GRAPHIC SCALE IN FEET  
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Plotted By: Libo, Michael  
Sheet: 2F INC1  
Layout: PARTIAL EXIST CONDITIONS SURVEY AREA A4  
July 26, 2022 03:58:47pm



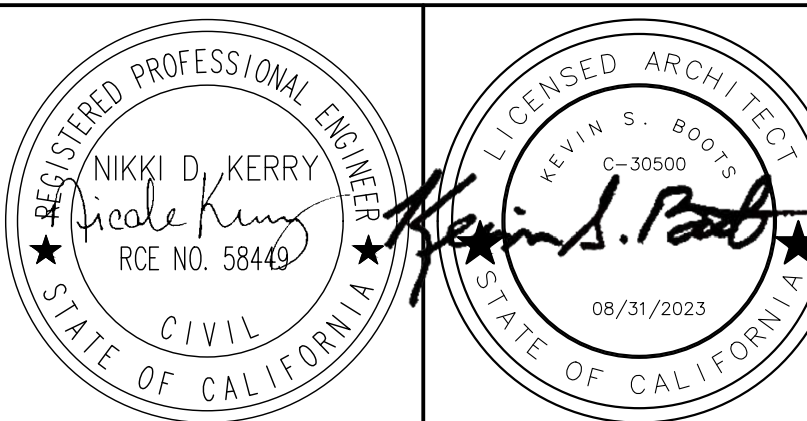


## RBB ARCHITECTS INC

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Sylvia Botero, AIA  
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90024-3905

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AGENCY APPROVALS

HCAI #H220345-19-00

CONSULTANT

## Kimley»Horn

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PHONE: 213-261-4040  
WWW.KIMLEY-HORN.COM

## ISSUE RECORD

7/26/2022	AHJ SUBMITTAL
6/23/2022	BC1 HCAI SUBMITTAL
5/23/2022	BC1 HCAI SUBMITTAL
3/4/2022	BC1 HCAI SUBMITTAL
DATE	DESCRIPTION



## HARBOR-UCLA MEDICAL CENTER PHASE 2F INC1 - INTERIM HELISTOP

1000 West Carson Street, Torrance, CA 90502

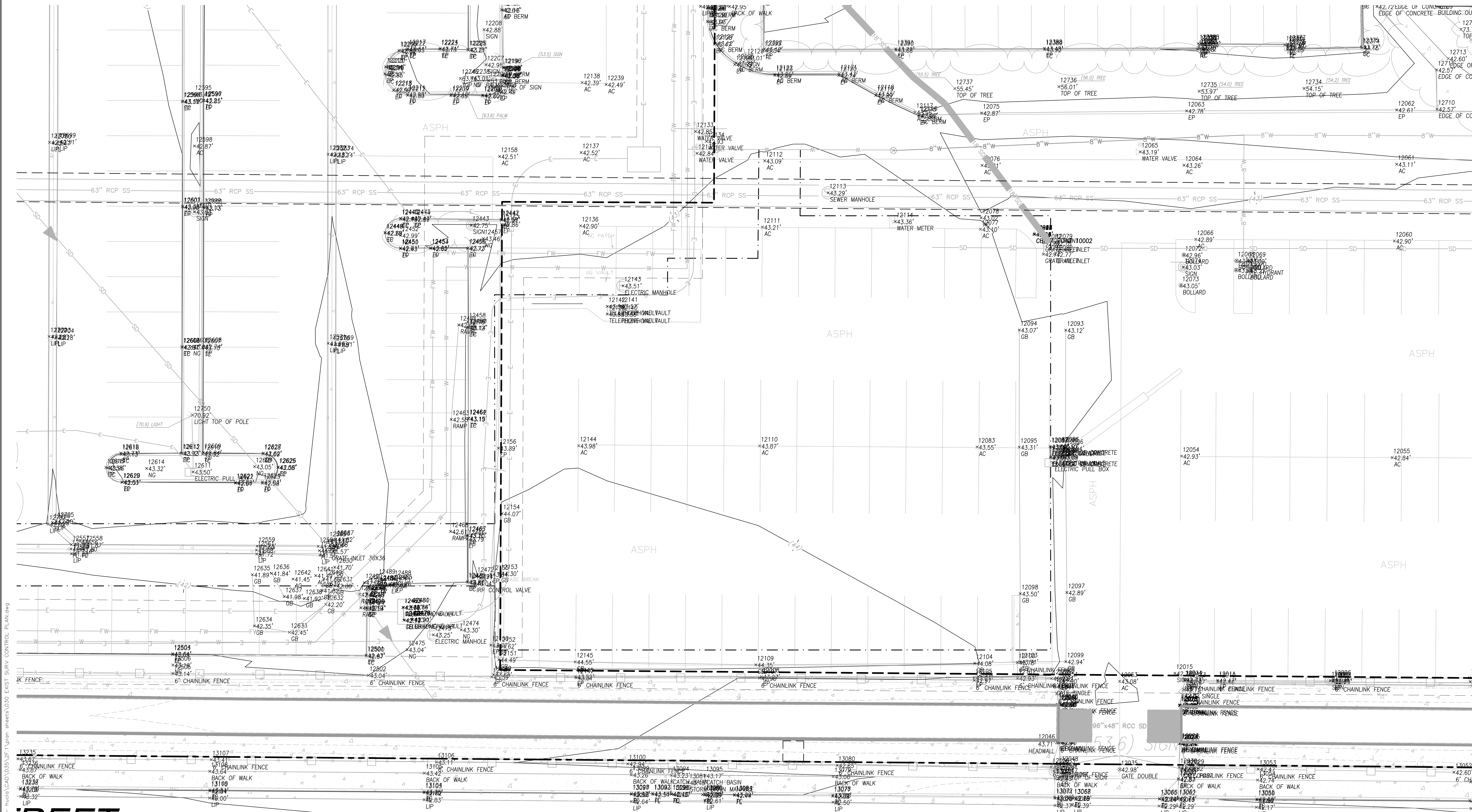
MILESTONE: HCAI SUBMITTAL

MILESTONE DATE: 07/26/2022

RBB PROJECT: 1712035 SCALE: As indicated

DESCRIPTION  
PARTIAL EXISTING  
TOPOGRAPHY SURVEY  
AREA B4

# C032



## BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM 83, ZONE 5, NAD 83 (NSRS2007), EPOCH 2007.00, AS DETERMINED LOCALLY BY A LINE BETWEEN CGPS SITES "CRHS" AND "TORP" BEING SOUTH 62°06'22" WEST AS DERIVED FROM GEODETIC VALUES PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER (CSRC) FOR SAID EPOCH, AND MEETS ALL THE REQUIREMENTS OF THE CALIFORNIA PUBLIC RESOURCES CODE.

CRHS

LATITUDE = 33°49'24.600738", LONGITUDE = 118°16'21.907049"

NORTHING = 1758262.1763, EASTING = 6478820.9940

TORP

LATITUDE = 33°47'52.059269", LONGITUDE = 118°19'50.122040"

NORTHING = 1748959.8685, EASTING = 6461222.7208

## BASIS OF COORDINATES

GRID COORDINATES SHOWN HEREON ARE SCALED LOCALLY ABOUT "POINT A", WHICH IS THE CALCULATED CENTER OF THE PROJECT, BEING LOCATED AT THE INTERSECTION OF LINES DRAWN BETWEEN PROJECT CONTROL PAIRS "AT-8 & AT-3" AND "AT-1 & AT-5".

POINT A

NORTHING = 1760597.4594, EASTING = 6472110.1429

THE COMBINED GRID FACTOR AT "POINT A" IS 1.00005388142, USING AN ELEVATION OF 43.24 FEET, NAVD 88. ALL LOCAL COORDINATES ARE SCALED ABOUT "POINT A". ALL DISTANCES AND DERIVED COORDINATES AS SHOWN ARE GROUND. GRID DISTANCE = GROUND DISTANCE X COMBINED GRID FACTOR.

## BENCHMARK

ELEVATIONS SHOWN HEREON ARE BASED UPON LOS ANGELES COUNTY BENCHMARK

"Y 10536"

ELEVATION 47.696 FEET, NAVD 88 (GARDENA QUAD, ADJ. 2005)

NOTE THAT AS PER THE CONTROL SURVEY PROVIDED BY CALVADA SURVEYING, THE CITY OF LOS ANGELES BENCHMARKS IN THE VICINITY DO NOT MATCH TO THIS DATUM. COMPARATIVE ELEVATIONS ARE AS LISTED BELOW:

BM 21-07801 41.48 FEET  
BM 21-04542 40.18 FEET  
BM 21-04535 44.31 FEET

## PLOTTABLE EASEMENTS OF RECORD

- EASEMENT FOR PUBLIC UTILITIES RECORDED MARCH 5, 1961 BOOK 35716 PAGE 19 OFFICIAL RECORDS (PLOTTED HEREON).
- AN EASEMENT FOR UNDERGROUND DRAINAGE RECORDED JULY 17, 1956 BOOK 51761 PAGE 155 OFFICIAL RECORDS (PLOTTED HEREON).
- THE TERMS, PROVISIONS AND EASEMENTS RECORDED IN DOCUMENT "CONSENT TO EASEMENT FOR PUBLIC ROAD AND HIGHWAY PURPOSES" RECORDED AUGUST 23, 1961 INSTRUMENT 3629 OFFICIAL RECORDS (PLOTTED HEREON).
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- AN EASEMENT FOR INGRESS AND EGRESS RECORDED SEPTEMBER 15, 2011 INSTRUMENT 2011125643 OFFICIAL RECORDS (PLOTTED HEREON).

## PLOTTABLE EASEMENTS OF RECORD (CONTINUED)

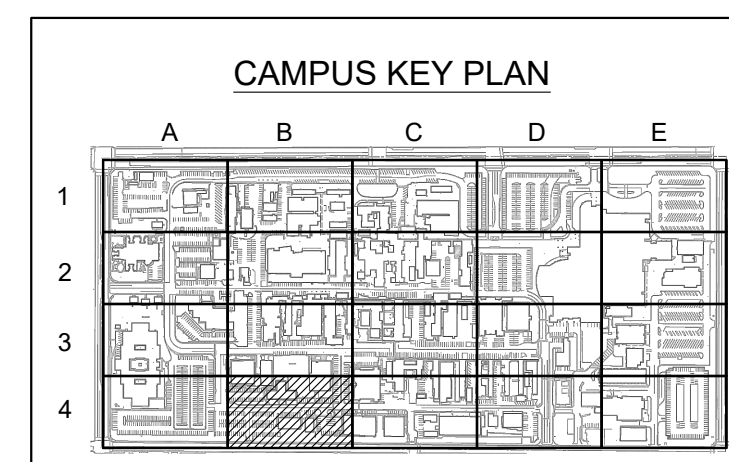
- EASEMENT FOR PUBLIC UTILITIES TO SOUTHERN CALIFORNIA EDISON CO., RECORDED JUNE 21, 2017 AS INST. NO. 20170686706, O.R.
- EASEMENT FOR PRIVATE UTILITIES TO "BIOMED", RECORDED DECEMBER 28, 2017 AS INST. NO. 20171513181, O.R.
- EASEMENT FOR PUBLIC UTILITIES TO SOUTHERN CALIFORNIA EDISON CO., RECORDED JULY 31, 2019 AS INST. NO. 20190756786, O.R.
- EASEMENT FOR PUBLIC UTILITIES TO LOS ANGELES COUNTY SANITATION DISTRICT NO. 2, RECORDED OCTOBER 27, 2019 AS INST. NO. 20191280718, O.R.

## LEGEND

---	PROPERTY LINE
---	RIGHT-OF-WAY LINE
---	STREET CENTER LINE
---	LUNDQUIST LEASE LINE
---	EASEMENT LINE
---	CIVIL LIMIT OF WORK LINE



GRAPHIC SCALE IN FEET  
0 5 10 20





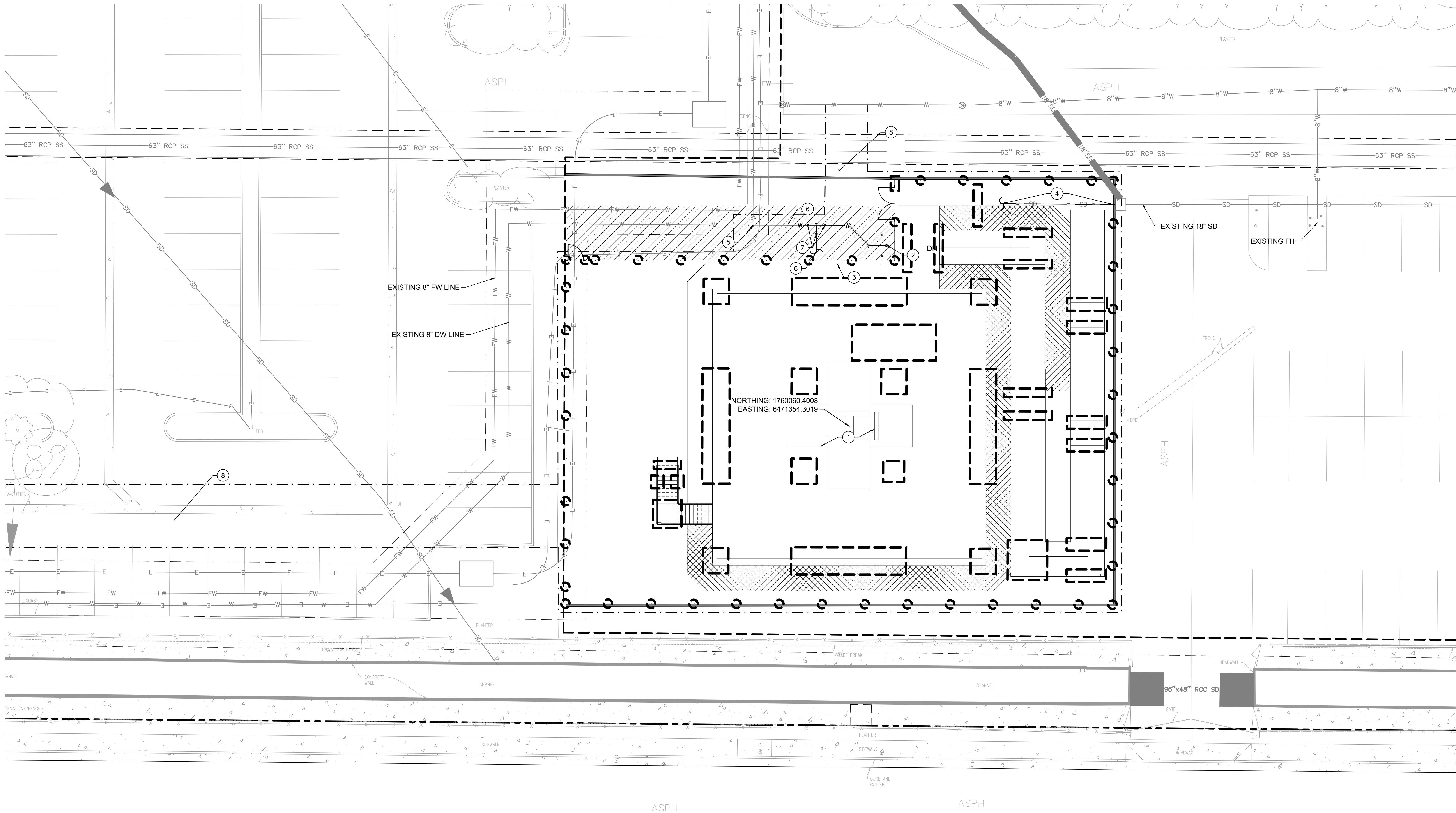








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Plotted By: Libo, Michael Sheet Set: 2F INC 1 Layout: UTILITY July 26, 2022 04:02:40pm



#### UTILITY NOTES

- INTERIM HELIPAD. REFER TO PLANS BY JAMA FOR STRUCTURAL INFORMATION. REFER TO PLANS BY TKISC FOR MEP.
- CONSTRUCT FLUSHOUT WITH ALL ASSOCIATED VALVES REFER TO SHEET C401 (TYP.), THRUST BLOCKS, & ASSOCIATED APPURTENANCES PER LACWD STD PLAN W-32. INSTALL (4) BOLLARDS PER LACWD STD PLAN W-14.
- CONTRACTOR TO REFER TO PLANS BY TKISC FOR ABOVE GRADE STORM DRAIN REMOVE EXISTING 18" STORM DRAIN LATERAL. CONTRACTOR SHALL OCTV TO CONFIRM LATERAL DOES NOT SERVE ANYTHING AS SHOWN ON SURVEY. NOTIFY ENGINEER OF ANY DISCREPANCIES.
- RECONNECT TO EXISTING 8" DOMESTIC WATER LINE WITH NEW 8" X 8" TEE W/ 8"x2" REDUCER AND THRUST BLOCK. THRUST BLOCK AT 45° AND 90° BENDS PER LACWD STD PLAN W-21. CONTRACTOR SHALL COORDINATE TAPPING OF LINE WITH LUNDQUIST INSTITUTE AND LA COUNTY DPW.
- INSTALL 2" PVC C900 (DR14) PIPE, TRENCH PER DETAIL 1, SHEET C401. REFER TO PLANS BY TKISC FOR CONTINUATION. PIPING INSTALLATION SHALL COMPLY WITH IAPMO IS-8-2006 OF THE CALIFORNIA PLUMBING CODE.
- GATE VALVE PER DETAIL LACWD STD PLAN W-15.
- REFER TO ELECTRICAL PLAN, SHEET E101 FOR ELECTRICAL TRENCH.

#### EXISTING UTILITY NOTE

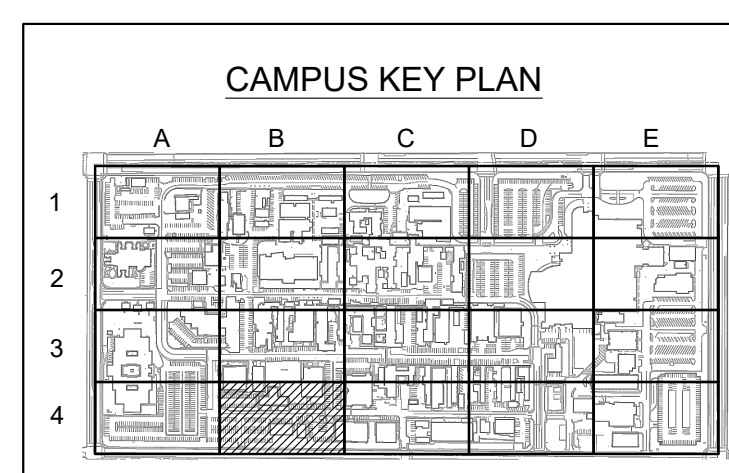
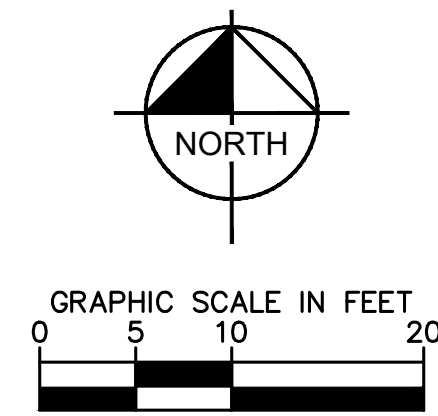
THE EXISTING UTILITIES SHOWN ON THE PLAN ARE BASED ON AVAILABLE RECORDS. THE CONTRACTOR MUST FIELD DETERMINE THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. REPORT DISCREPANCIES AND POTENTIAL CONFLICTS WITH PROPOSED UTILITIES TO ENGINEER PRIOR TO INSTALLATION OF ANY PIPING.

#### LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- CENTER LINE
- LUNDQUIST LEASE LINE
- EASEMENT LINE
- CIVIL LIMIT OF WORK LINE
- DOMESTIC WATER LINE
- DEMOLISH EXISTING UTILITY
- THRUST BLOCK
- GATE VALVE
- FLUSHOUT

#### ADDITIONAL UTILITY NOTES

UTILITIES, SUCH AS WATER, ELECTRICAL, PLUMBING, MECHANICAL, AND SEWER SHOWN ON GRADING PLANS, MAY REQUIRE A SEPARATE PERMIT. ADD NOTE ON GRADING PLANS/UTILITY PLANS WHICH LABELS THE UTILITIES ARE PROVIDED FOR REFERENCE ONLY AND SEPARATE PERMITS MAY BE REQUIRED.

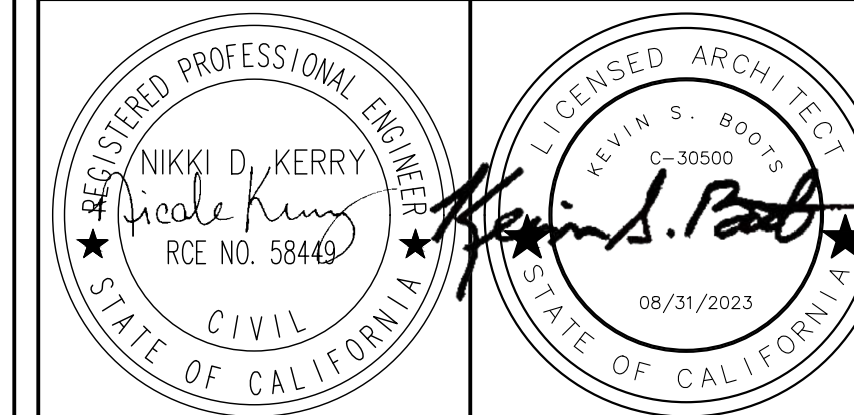


#### RBB ARCHITECTS INC

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Sylvia Botero, AIA  
Kevin S. Boots, AIA

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90024-3905

Telephone 310 473 3555  
Facsimile 310 473 3555  
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AGENCY APPROVALS

HCAI #H220345-19-00

CONSULTANT

#### Kimley»Horn

© 2019 KIMLEY-HORN AND ASSOCIATES, INC.  
660 S. FIGUEROA STREET, SUITE 2050  
LOS ANGELES, CA 90071  
PHONE: 213-261-4040  
WWW.KIMLEY-HORN.COM

#### ISSUE RECORD

DATE	DESCRIPTION
7/26/2022	AHJ SUBMITTAL
6/23/2022	BC1 HCAI SUBMITTAL
5/23/2022	AHJ SUBMITTAL
3/4/2022	HCAI SUBMITTAL



#### HARBOR-UCLA MEDICAL CENTER PHASE 2F INC1 - INTERIM HELISTOP

1000 West Carson Street, Torrance, CA 90502

MILESTONE: HCAI SUBMITTAL

MILESTONE DATE: 07/26/2022

RBB PROJECT: 1712035 SCALE: As indicated

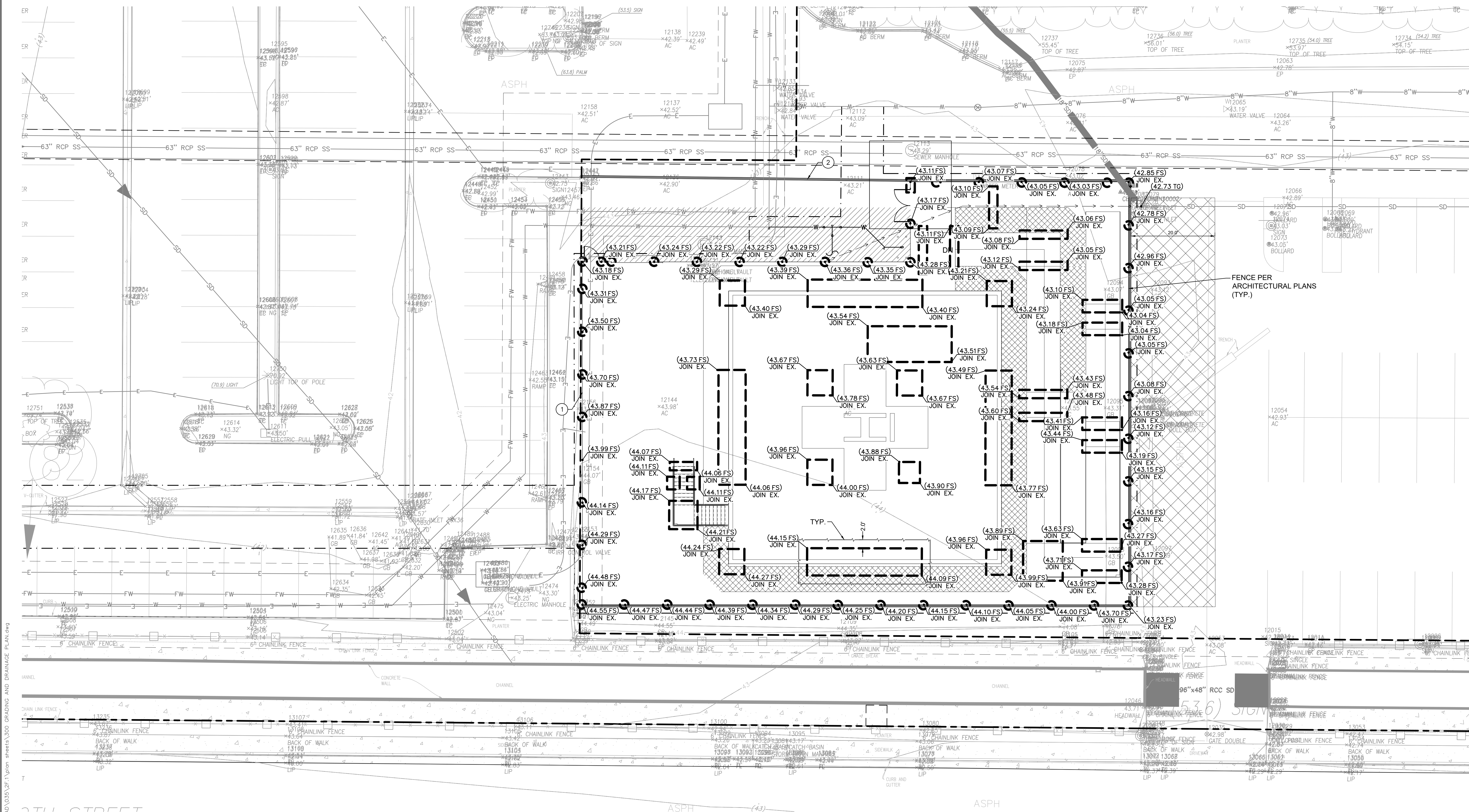
DESCRIPTION

UTILITY PLAN

C201



K:\LOT\_1\DCV\099859000 - huala\CAD\035\2P-1\plan sheets\030 GRADING AND DRAINAGE PLAN.dwg  
Plotted By: Libo, Michael Sheet Set: 2F INC 1 Layout: GRADING July 26, 2022 04:04:13pm



RE-ESTABLISHMENT OF EXISTING GRADE

CONTRACTOR SHALL RESTORE PAVEMENT BACK TO EXISTING GRADE FOLLOWING CONSTRUCTION OF HELIPAD FOUNDATIONS. CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN KIND. NOTIFY ENGINEER OF ANY DISCREPANCIES FOUND IN-FIELD.

EXISTING UTILITY NOTE

THE EXISTING UTILITIES SHOWN ON THE PLAN ARE BASED ON AVAILABLE RECORDS. THE CONTRACTOR MUST FIELD DETERMINE THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. REPORT DISCREPANCIES AND POTENTIAL CONFLICTS WITH PROPOSED UTILITIES TO ENGINEER PRIOR TO INSTALLATION OF ANY PIPING.

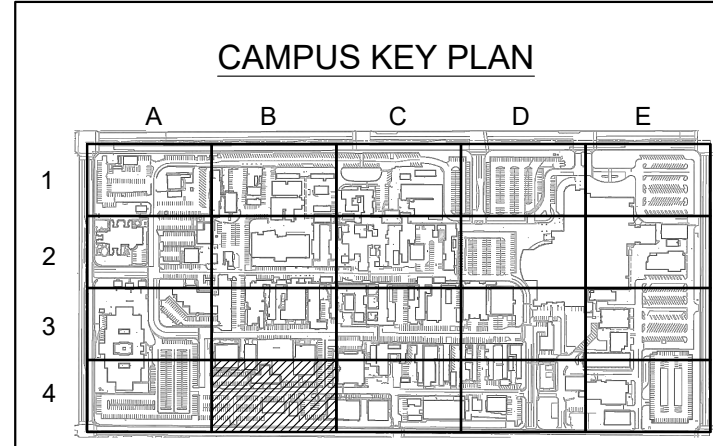
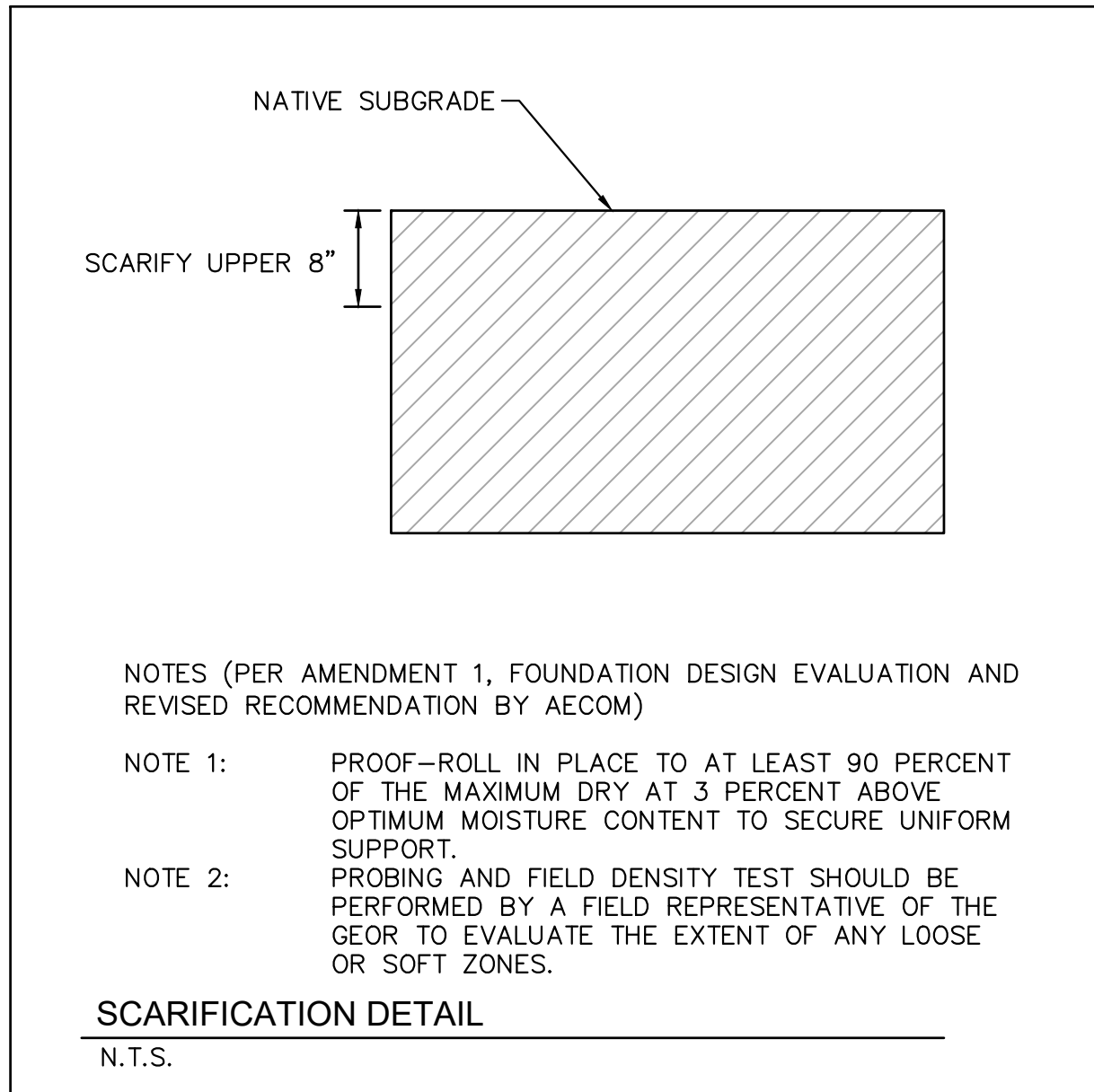
GRADING AND DRAINAGE PLAN NOTES

- 1 AFTER INSTALLATION OF FENCE PER ARCHITECTURAL PLANS, CONTRACTOR TO INSTALL WOOD HEADER PER DETAIL 13, SHEET C401
- 2 CONTRACTOR TO PAINT NEW RED STD. STRIPE PER DETAIL 4, SHEET C401

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- CENTER LINE
- EASEMENT LINE
- CIVIL LIMIT OF WORK LINE
- LUNDQUIST LEASE LINE
- SAWOUT PER DETAIL 2, SHEET C401.

- STRUCTURAL FOUNDATIONS. REFER TO PLANS BY JAMA. FOR SCARIFY & RECOMPACTION REQUIREMENTS, REFER TO APPROVED GEOTECHNICAL REPORT DATED JANUARY 20, 2022 AND ALL ASSOCIATED ADDENDA INCLUDING MAY 17, 2022 AS SHOWN ON SHEET C401.
- MATCH EXISTING GRADE
- AMBULANCE PARKING ONLY STRIPING. REFER TO PLANS BY RBB.
- RED STRIPE. SEE CONSTRUCTION NOTE 2.
- DIRECTION OF FLOW
- FIRE SITE ACCESS

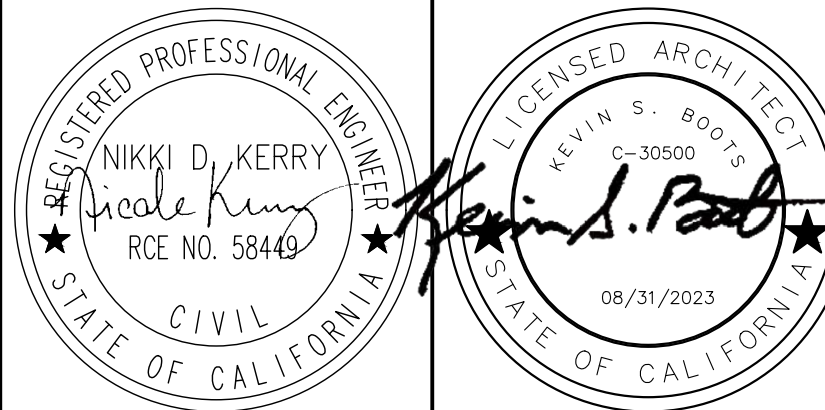


RBB ARCHITECTS INC

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AGENCY APPROVALS

HCAI #H220345-19-00

CONSULTANT

Kimley»Horn

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LOS ANGELES, CA 90071  
PHONE: 213-261-4040  
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ISSUE RECORD

DATE	DESCRIPTION
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6/23/2022	BC1 HCAI SUBMITTAL
5/23/2022	AHJ SUBMITTAL
3/4/2022	HCAI SUBMITTAL
	DESCRIPTION



HARBOR-UCLA MEDICAL CENTER  
PHASE 2F INC1 - INTERIM HELISTOP

1000 West Carson Street, Torrance, CA 90502

MILESTONE: HCAI SUBMITTAL

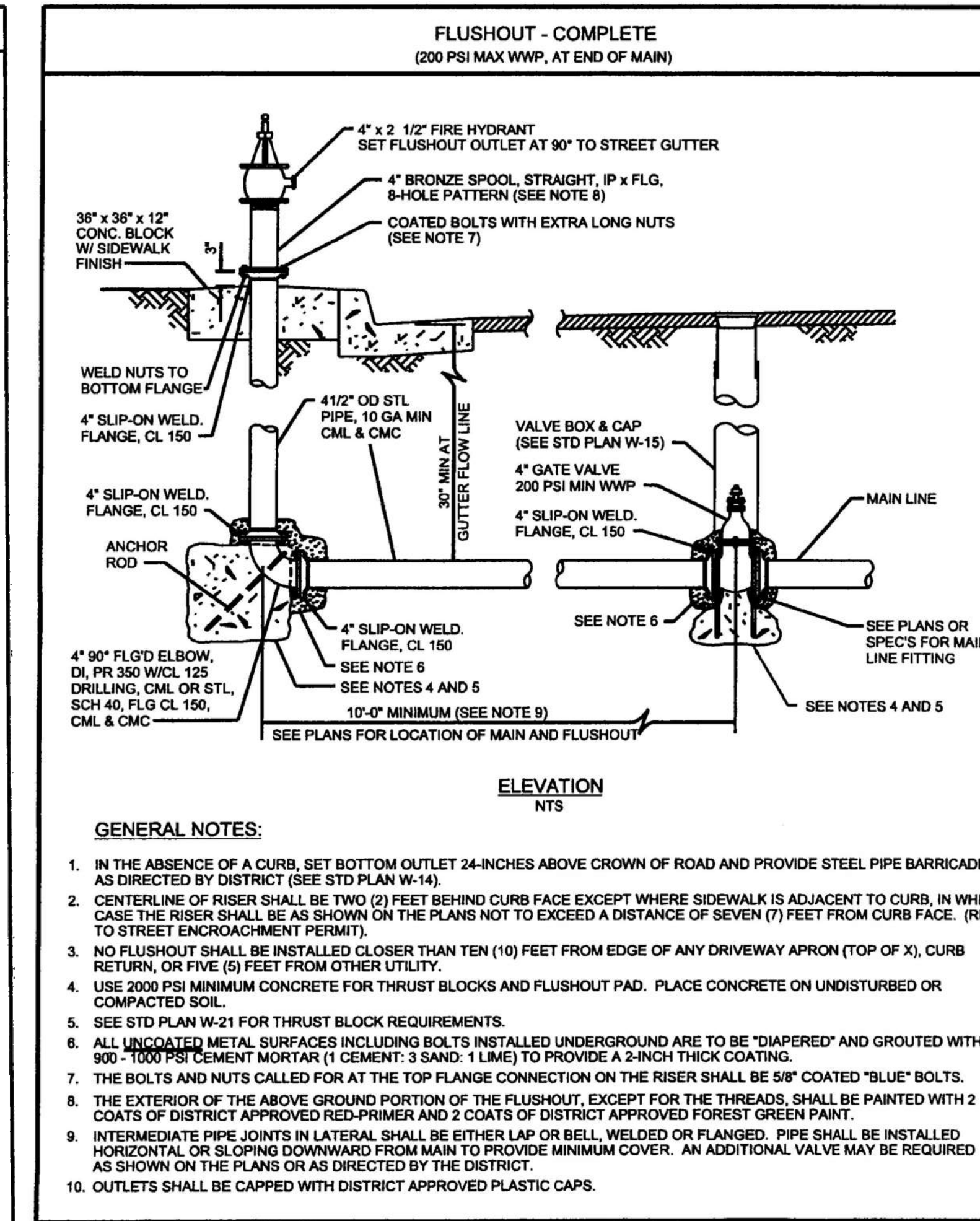
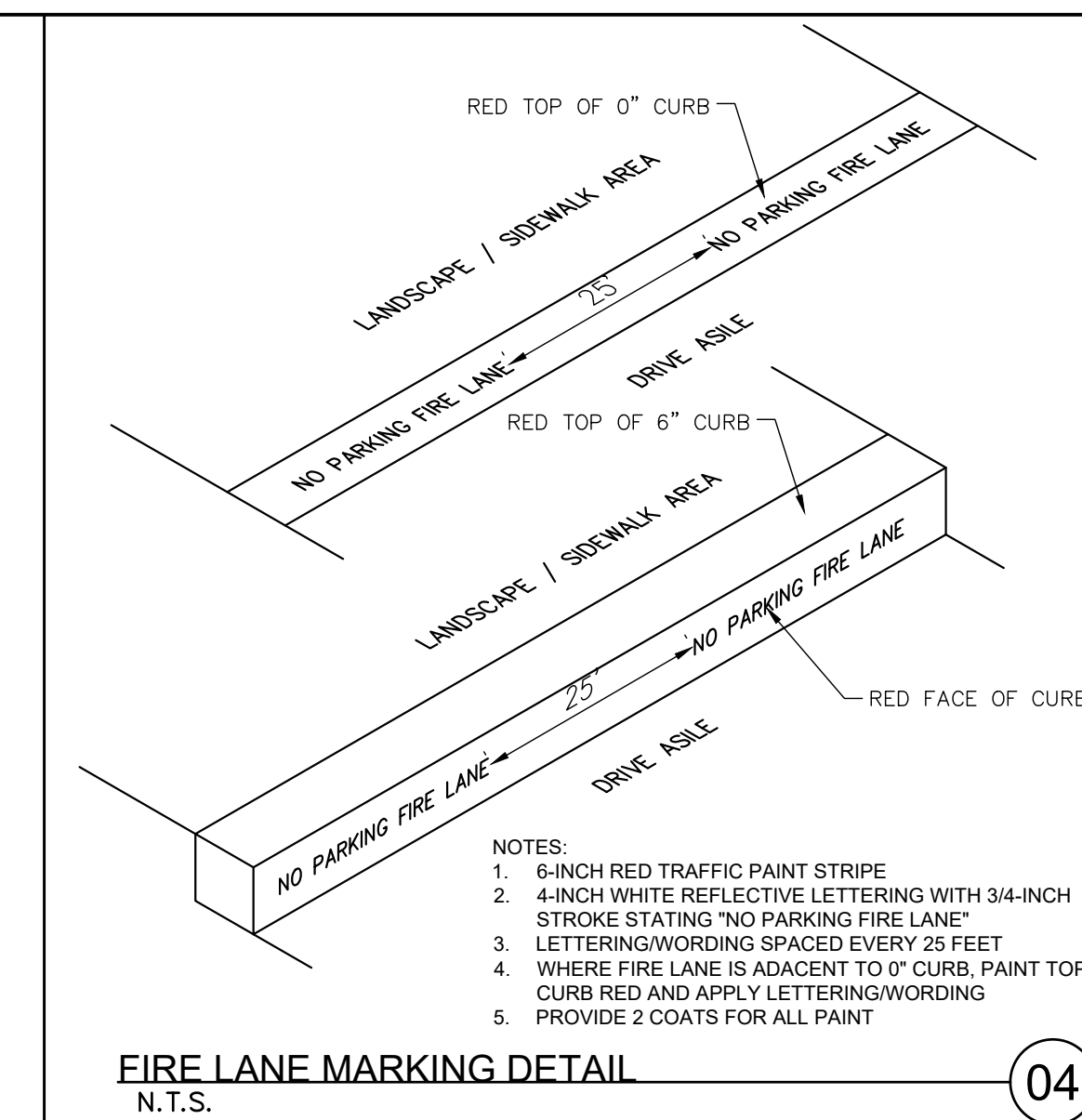
MILESTONE DATE: 07/26/2022


RBB PROJECT: 1712035 SCALE: As indicated

GRADING AND  
DRAINAGE PLAN

C301



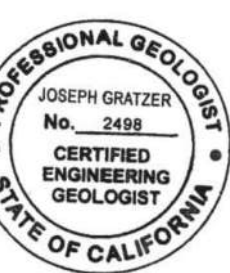


LOS ANGELES COUNTY WATERWORKS DISTRICTS		
DEPARTMENT OF PUBLIC WORKS		STANDARD PLAN <b>W-32</b>
APPROVED 	JULY 2008	SHEET 1 OF 1
ASSISTANT DEPUTY DIRECTOR	DATE	

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Professional Geologist  
JOSEPH GRATZNER  
No. 2488  
CERTIFIED  
ENGINEERING  
GEOLOGIST  
STATE OF CALIFORNIA

CAMP

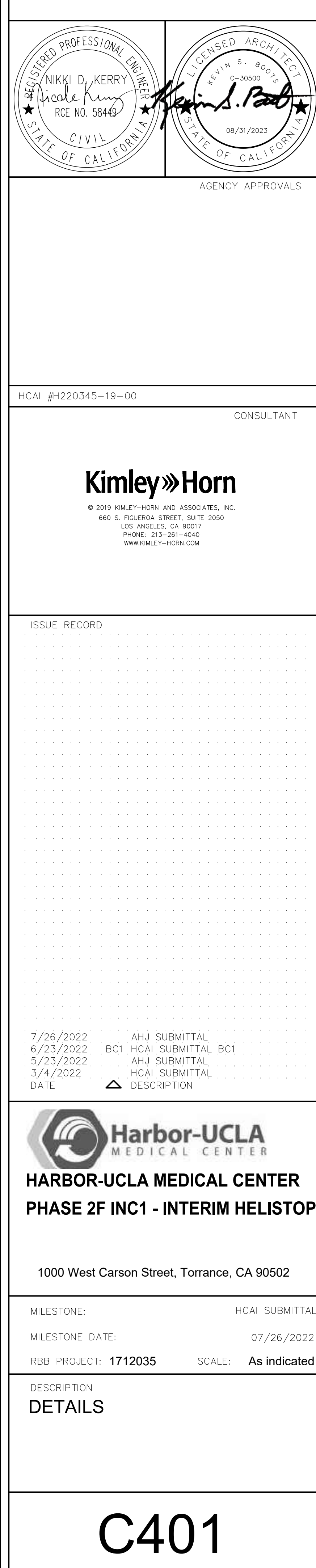
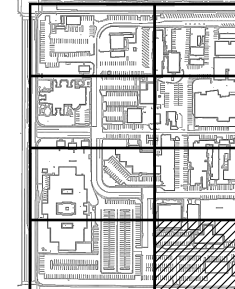
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# LOS ANGELES COUNTY AIRPORT LAND USE COMMISSION

**YOLANDA DUARTE-WHITE**  
Chair

**MICHAEL R. HASTINGS**  
Vice Chair

**DAVID W. LOUIE**  
Commissioner

**PAM O'CONNOR**  
Commissioner

**ELVIN W. MOON**  
Commissioner

July 28, 2022

Heliplanners, Inc.  
41689 Enterprise Circle N., Suite 212  
Temecula, CA 92590  
Attention: Kathryn Wright

**SUBJECT: ALUC REFERRAL CASE RPPL2022006261  
PROPOSED HELIPORT AT HARBOR UCLA MEDICAL CENTER  
1000 W. CARSON STREET, TORRANCE**

Dear Applicant:

Pursuant to section 21661.5 of the Public Utilities Code, the Los Angeles County Airport Land Use Commission's (ALUC) staff has reviewed your application for the above referenced project and has determined that the project is **consistent** with the policies contained in the Airport Land Use Plan and ALUC Review Procedures adopted for Los Angeles County's public use airports. The project site is not located within the planning boundaries established by Los Angeles County's Airport Land Use Plan (ALUP). The nearest airport, Torrance Zamperini Field Airport, is 2.6 miles to the southwest, and the proposed heliport is not within the flightpath of that Airport. Furthermore, ALUC staff has found that the proposed facility will not have a significant effect on any public use airport located in Los Angeles County. The project must still comply with all applicable zoning requirements.

Thank you for the opportunity to comment on this project. If you have any questions regarding this matter, please contact Alyson Stewart at [astewart@planning.lacounty.gov](mailto:astewart@planning.lacounty.gov) or Bruce Durbin at (213) 974-6432, between 7:30 am and 5:30 PM, Monday through Thursday. Our office is closed on Fridays.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING  
Amy J. Bodek, AICP



Bruce Durbin, Supervising Regional Planner  
Ordinance Studies Section/ALUC Staff

c: Los Angeles Department of Health Services - HUCLA  
CalTrans Aeronautics Division Chief

BD:as

**FACTUAL DATA REPORT**  
**MINOR AVIATION CASE NO. RPPL2022006261**  
**APPLICANT: RBB ARCHITECTS FOR LOS ANGELES COUNTY**

**DESCRIPTION AND PURPOSE**

The applicant, RBB Architects, on behalf Los Angeles County Department of Public Works and Department of Health Services (HUCLA), proposes to temporarily relocate an emergency use heliport facility on the Harbor UCLA Medical Center campus. The location of its existing heliport on the same property will be decommissioned during construction of a replacement bed tower. The temporary heliport facility will be located 0.25 miles west of the existing permanent facility. The use of this temporary facility is the same as for its permanent heliport – for emergency transport of patients. This site has been previously used as a temporary heliport facility from 2006-2013.

**LOCATION AND DESCRIPTION OF THE SUBJECT PROPERTY**

The proposed heliport site is on a 71.46-acre property, known as Harbor-UCLA Medical Center, which is owned and managed by the Los Angeles County Health Services. The subject property is located at 1000 W. Carson Street in the unincorporated community of West Carson. The subject property is zoned SP (Specific Plan) and is currently developed as a hospital and medical center campus with multiple facilities. The area where the proposed temporary heliport facility will be located is developed as a surface parking lot, located about 0.25 miles west of the hospital facility on the property, and on W. 220<sup>th</sup> Street near the intersection with S. Normandie Avenue.

**STATUTORY REQUIREMENTS**

Pursuant to Public Utilities Code Section 21661.5, an application for the construction of a new heliport or helistop must be approved by the City Council or Board of Supervisors of the jurisdiction in which the heliport is located, unless the approval process has been delegated to the city or county planning agency. Action must be taken by the Airport Land Use Commission (ALUC) prior to the submission of an application to the California Department of Transportation Division of Aeronautics.

The proposed heliport is on unincorporated property, which requires land use approval by the Department of Regional Planning, pursuant to Title 22 (Planning and Zoning) of the Los Angeles County Code.

**ANALYSIS**

The site property and the surrounding properties within a one-mile radius are developed with a major medical center campus, residential, commercial, and industrial land uses. In the immediate area, residential uses are to the south on W. 220<sup>th</sup> Street and east on S. Normandie Avenue, and medical facilities are immediately to the north and west towards W. Carson Street and S. Vermont Avenue. Thirty noise-sensitive land uses has been identified within the one-mile radius, which include fourteen places of worship, seven medical uses (including the hospital campus itself), four assisted living facilities, and five school facilities. As indicated on the site plan, the proposed flight path to and from the proposed heliport will be east and west only. Two (both places of worship) of the twenty-four noise-sensitive land uses are at the edge of the east-west flight path. The temporary heliport at the proposed location may generate noise impacts to residences to the

immediate south along W. 220<sup>th</sup> Street, and the pilots are advised to avoid, to the extent feasible, overflights to and from the south of the heliport after taking off or upon landing. The existing heliport adjacent to the hospital facility typically receives only a small number of flights per month, which is expected to continue at the temporary location, which will keep noise impacts to a minimum. However, the need to use this location for the temporary heliport facility for medical emergency operations to serve the hospital outweighs the occasional noise impacts to the residences along W. 220<sup>th</sup> Street.

The proposed heliport will be a private use heliport for public safety only. The heliport will be built on top of a freestanding structure that will be 12 feet in height and will have an unobstructed width of at least 109 feet. The heliport will be designed to accommodate Sikorsky UH-60 "Black Hawk" helicopters and variants. The heliport facility is expected to be in operation for a period of 24 months until the construction of the new bed tower and permanent heliport adjacent to the hospital are completed. Even though the proposed heliport will be available for flights 24 hours a day, seven days a week for emergency transport, the heliport expects only a very small number of flights per month.

The nearest airport is Torrance Zamperini Field Airport approximately 3 miles to the southwest. The heliport is outside of the planning boundaries of the Airport and will not have a significant effect on airport operations. Per a letter dated May 23, 2022, the FAA completed an airspace study of the proposed heliport and determined that the proposal is acceptable from an airspace utilization standpoint and will not adversely affect the safe and efficient use of airspace by aircraft. The FAA does not object to the establishment of the proposed landing area, provided certain conditions are met regarding the private use of the landing: operations to be conducted only during Visual Flight Rule conditions, maintain existing ATC communication and procedures for flight operations coordination due to proximity to both Los Angeles International Airport (LAX) and Zamperini Field Airport, and reduce the height of or relocate to the west approximately 100 feet an existing light pole from the proposed helipad.

The proposed location was previously used as a temporary heliport during Harbor-UCLA's major expansion project during 2006 through 2013, and was reviewed by ALUC staff in 2005, which found the proposed heliport to be consistent with the County's Airport Land Use Plan.

## **ACTION**

ALUC staff reviewed the proposed helistop proposal and determined that it is **consistent** with the policies contained in the Airport Land Use Plan and ALUC Review Procedures adopted for Los Angeles County's public use airports. ALUC staff also found that the proposed heliport will not have a significant effect on any public use airport located in Los Angeles County. Acting under delegated authority from the ALUC, ALUC staff therefore recommends that the State of California, Department of Transportation, Division of Aeronautics, approve the applicant's request to establish a helistop at the subject location.