



**Chief  
Executive  
Office.**

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

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

**DATE: Wednesday, January 18, 2023**  
**TIME: 9:00 a.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: 885291326#**

[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 (Los Angeles County Development Authority) for January 24, 2023 Board agenda:  
AUTHORIZATION FOR CONVEYANCE OF PROPERTIES FROM THE LOS ANGELES COUNTY DEVELOPMENT AUTHORITY TO COUNTY OF LOS ANGELES
  - B.** Board Letter (Public Works) for January 24, 2023 Board agenda:  
MUNICIPAL SERVICES CORE SERVICE AREA  
APPROVAL OF THE FINAL MAP FOR  
TRACT 83168 AND ACCEPTANCE  
OF GRANTS AND DEDICATIONS IN CONNECTION THEREWITH IN  
UNINCORPORATED NORTH WHITTIER
  - C.** Board Letter (Regional Planning) for January 31, 2023 Board agenda:  
HEARING ON ORDINANCE EXTENDING INTERIM URGENCY  
ORDINANCE NO. 2022-0065U, WHICH TEMPORARILY REQUIRES A  
CONDITIONAL USE PERMIT AND ADDITIONAL DEVELOPMENT  
STANDARDS FOR NEW DRIVE-THROUGH ESTABLISHMENTS WITHIN  
THE BOUNDARIES OF THE GREEN ZONES DISTRICT COMMUNITIES

- D.** Board Letter (Agricultural Commissioner/Weights and Measures) for February 7, 2023 Board agenda:  
AUTHORIZE THE COUNTY PURCHASING AGENT TO PROCEED WITH THE ACQUISITION OF FIVE FORD F750 REAR LOADERS
- E.** Board Letter (Animal Care and Control) for February 7, 2023 Board agenda:  
APPROVE CONTRACTING WITH A VETERINARIAN FOR AS-NEEDED ON-SITE VETERINARY SERVICES
- F.** Board Letter (Los Angeles County Development Authority) for February 7, 2023 Board agenda:  
APPROVE ACCEPTANCE AND ALLOCATION OF STATE OF CALIFORNIA EMERGENCY SOLUTIONS GRANT-CV FUNDS
- G.** Board Letter (Los Angeles County Development Authority) for February 7, 2023 Board agenda:  
APPROVE AMENDMENT TO INCREASE ANNUAL COMPENSATION TO ELEVATOR MAINTENANCE AND REPAIR SERVICES CONTRACT
- H.** Board Letter (Los Angeles County Development Authority) for February 7, 2023 Board agenda:  
AWARD A CONTRACT TO AFFIRMATIVELY FURTHER FAIR HOUSING WITH THE HOUSING RIGHTS CENTER
- I.** Board Letter (Parks and Recreation) for February 7, 2023 Board agenda:  
TERMINATION FOR CONVENIENCE OPERATING AGREEMENT NUMBER 10420 FOR EL CARISO COUNTY GOLF COURSE
- J.** Board Letter (Public Works) for February 7, 2023 Board agenda:  
TRANSPORTATION CORE SERVICE AREA  
RESOLUTION TO ACCEPT OFFERS OF DEDICATION FOR PUBLIC USE ON PORTIONS OF AVENUE A-8 AND 95TH STREET WEST IN THE UNINCORPORATED COMMUNITY OF DEL SUR
- K.** Board Letter (Public Works) for February 7, 2023 Board agenda:  
SERVICES CONTRACT  
WATER RESOURCES CORE SERVICE AREA  
AWARD OF SERVICES CONTRACT FOR ON-CALL MAINTENANCE AND INSPECTION SERVICES FOR SAN GABRIEL DAM HYDROELECTRIC PROJECT

- L.** Board Letter (Public Works) for February 7, 2023 Board agenda:  
WATER RESOURCES CORE SERVICE AREA  
QUITCLAIM OF EASEMENTS  
FROM THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT TO  
MARQUIS VALLEY VIEW, LLC,  
PRIVATE DRAIN NO. T1835, PARCELS 1EXE, 1EXE.1, AND 1EXE.2, IN THE  
UNINCORPORATED STEVENSON RANCH AREA  
OF THE COUNTY OF LOS ANGELES
- M.** Board Letter (Public Works) for February 7, 2023 Board agenda:  
ENVIRONMENTAL SERVICES CORE SERVICE AREA  
MANDATORY ORGANIC WASTE DISPOSAL REDUCTION ORDINANCE  
UPDATE
- N.** Board Letter (Public Works – Capital Project) for February 7, 2023  
Board agenda:  
CONSTRUCTION CONTRACT  
CONSTRUCTION MANAGEMENT CORE SERVICE AREA LAC+USC  
MEDICAL CENTER  
PIPE CORROSION REPAIRS AND  
EMERGENCY ROOM AND COMPUTED TOMOGRAPHY  
UNINTERRUPTED POWER SUPPLY INSTALLATION PROJECTS  
ESTABLISH AND APPROVE CAPITAL PROJECTS  
APPROVE APPROPRIATION ADJUSTMENT  
AUTHORIZE USE OF JOB ORDER CONTRACTS  
CAPITAL PROJECT NOS. 87878 AND 87879
- O.** Board Letter (Regional Planning) for February 7, 2023 Board agenda:  
DEPARTMENT OF REGIONAL PLANNING: CONFIRMATION OF  
HEARING OFFICERS WITHIN THE DEPARTMENT OF REGIONAL  
PLANNING
- P.** Board Letter (Beaches and Harbors) for February 14, 2023 Board  
agenda:  
ADOPTION OF ORDINANCE AMENDING TITLE 2 – ADMINISTRATION –  
OF THE LOS ANGELES COUNTY CODE RELATED TO THE LOS ANGELES  
COUNTY BEACH COMMISSION AND APPROVAL OF REVISED  
COMMISSION RULES

**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>	1/18/2023	
<b>BOARD MEETING DATE</b>	1/24/2023	
<b>SUPERVISORIAL DISTRICT AFFECTED</b>	<input type="checkbox"/> All <input checked="" 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>	Los Angeles County Development Authority (LACDA)	
<b>SUBJECT</b>	AUTHORIZATION FOR CONVEYANCE OF PROPERTIES FROM THE LOS ANGELES COUNTY DEVELOPMENT AUTHORITY TO COUNTY OF LOS ANGELES	
<b>PROGRAM</b>	Real Estate	
<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: N/A	Funding source: N/A
	TERMS (if applicable):	
	Explanation: Funding associated with the properties has been or will be transferred to the County. The LACDA receives \$145,051 per year from the Department of Mental Health (DMH) and \$158,679 from ALMA Family Services (AFS) for Centro Estrella operating costs. The Department of Public Health does not pay for the lease of the MLK Parking Lots.	
<b>PURPOSE OF REQUEST</b>	The recommended actions will transfer ownership and maintenance responsibilities of Centro Estrella and the MLK Parking Lots from the LACDA to the County. The transfer of the properties is necessary so that the DMH and DPH can continue to use them in support of their current activities. The LACDA will assign leases, convey ownership or management of these properties from LACDA to the County to enable continuation of management of services or projects by DMH, Alma Family Services, and DPH.	
<b>BACKGROUND (include internal/external issues that may exist including any related motions)</b>	Centro Estrella is a one-stop resource center that serves families in the East Los Angeles area, with an emphasis on children and youth with physical and developmental disabilities and mental health needs. The LACDA currently leases space to the DMH for offices and a clinic. Additionally, the center leases space to AFS, a non-profit agency for offices, a childcare center, and an aquatic pool. The MLK Parking Lots were originally purchased in 1987 for affordable housing. However, as the MLK Jr. Community Hospital continued to evolve their use for parking by the Department of Public Health became necessary.	
<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: Carolina Romo, Assistant Director of Community Development, (626) 296-6298, <a href="mailto:Carolina.Romo@lacda.org">Carolina.Romo@lacda.org</a>	



January 24, 2023

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

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 Supervisors and Commissioners:

**AUTHORIZATION FOR CONVEYANCE OF PROPERTIES FROM THE LOS  
ANGELES COUNTY DEVELOPMENT AUTHORITY TO COUNTY OF LOS  
ANGELES  
(DISTRICTS 1 & 2) (3 VOTES)**

**SUBJECT**

This letter seeks to convey ownership or management of specified properties from the Los Angeles County Development Authority (LACDA) to the County of Los Angeles (County).

**IT IS RECOMMENDED THAT THE BOARD OF SUPERVISORS:**

1. Authorize the Director of Real Estate, or their designee, to accept the quitclaim deeds from LACDA for the properties listed in Attachment I, on behalf of the Chief Executive Officer (CEO) pursuant to Los Angeles County Code Section 2.08.168.
2. Authorize the Director of Real Estate, or their designee, to accept funds in the amount of \$615,000 to be utilized to finance future capital needs, and to execute any necessary agreements and take all other actions necessary for and consistent with the foregoing actions.

3. Authorize the Director of Real Estate, or their designee, to accept the assignment of the property management contract with Investors' Property Services and lease agreement between LACDA and Associated League of Mexican Americans (ALMA) Family Services and to execute any necessary agreements to accept such assignment.
4. Find that the proposed actions are not a project under the California Environmental Quality Act (CEQA) for the reasons stated in this letter and the record of the projects.

**IT IS RECOMMENDED THAT THE BOARD OF COMMISSIONERS OF THE LOS ANGELES COUNTY DEVELOPMENT AUTHORITY:**

1. Authorize the Executive Director, or his designee, to transfer the properties listed in Attachment I through quitclaim deeds and transfer Centro Estrella's replacement reserve funds of approximately \$615,000, to be utilized for future capital needs, to the County and to execute any necessary agreements to effectuate the transfer of properties and funds.
2. Authorize the Executive Director of LACDA, or his designee, to assign ALMA lease and Investors' Property Services contract to the County.
3. Find that the properties listed in Attachment I to the County are exempt surplus land pursuant to Government Code section 54221(f)(1)(D), and therefore, not subject to the requirements for the disposition of surplus land pursuant to the California Surplus Land Act.
4. Find that the proposed actions are not a project under CEQA for the reasons stated in this letter and the record of the projects.

**PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The recommended actions will transfer ownership and maintenance responsibilities of the properties listed in Attachment I from LACDA to the County, and find they are exempt Government Code section 54221(f)(1)(D) and not subject to the California Surplus Lands Act.

**FISCAL IMPACT/FINANCING**

The recommended actions have no immediate overall fiscal impact. Funding associated with the properties has been or will be transferred to the County. The Director of Real Estate will seek to meet any such needs through the regular County budget processes. LACDA receives \$145,051 per year from the Department of Mental Health (DMH) and

\$158,679 from ALMA Family Services (AFS) for Centro Estrella operating costs. The Department of Public Health does not pay for the lease of the MLK Parking Lots.

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

On August 21, 2001, your Board approved a Development Agreement between the LACDA and County, through DMH to develop Centro Estrella, a one-stop resource center that serves families in the East Los Angeles area, with an emphasis on children and youth with physical and developmental disabilities and mental health needs. The LACDA currently leases space to the DMH for offices and a clinic. Additionally, the center leases space to AFS, a non-profit agency for offices, a childcare center, and an aquatic pool.

The MLK Parking Lots located at 11808 Holmes Ave and 11811 Bandera Ave. were acquired in 1987 using CDBG funding with a total cost of \$99,435. The properties were originally purchased for affordable housing. However, as the MLK Jr. Community Hospital continued to evolve their use for parking by the Department of Public Health became necessary.

The transfer of the properties to the County is necessary so that the DMH and DPH can continue to use them in support of their current activities.

The recommended actions will transfer ownership and maintenance responsibilities of the properties listed in Attachment I from LACDA to the County, and find they are exempt Government Code section 54221(f)(1)(D) and not subject to the California Surplus Lands Act.

The LACDA will assign leases, convey ownership or management of these properties from LACDA to the County to enable continuation of management of services or projects by DMH, Alma Family Services, and DPH.

### **ENVIRONMENTAL DOCUMENTATION**

Pursuant to 24 Code of Federal Regulation, Part 58, section 58.34(a)(3) these actions are exempt from the National Environmental Policy Act, because they involve administrative activities that will not alter existing environmental conditions.

The proposed actions are not a project under CEQA. Transferring ownership responsibilities for the properties from the LACDA to the County 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. The proposed transfer is an organizational or administrative activity of government which will not result in direct or indirect physical changes to the environment.

The Honorable Board of Supervisors/Commissioners  
December 6, 2022  
Page 4

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

Approval of the recommended actions will transfer ownership of the specified properties.

Respectfully submitted,

EMILIO SALAS  
Executive Director

Enclosures

**PROPERTIES TO TRANSFER FROM LACDA TO THE CEO**

<b>Property Address</b>	<b>APN(s)</b>	<b>District</b>
Centro Estrella – 4701 E. Cesar Chavez Ave. Los Angeles, CA 90022	5235-020-911	1
MLK Parking Lots – 11808 Holmes Ave. & 11811 Bandera Ave. Los Angeles, CA 90059	6149-017-914 6149-017-915 6149-017-916 6149-017-917 6149-017-919 6149-017-920 6149-017-922 6149-017-923 6149-017-924 6149-017-927 6149-017-929 6149-017-940 6149-017-945 6149-017-946	2

# BOARD LETTER/MEMO CLUSTER FACT SHEET

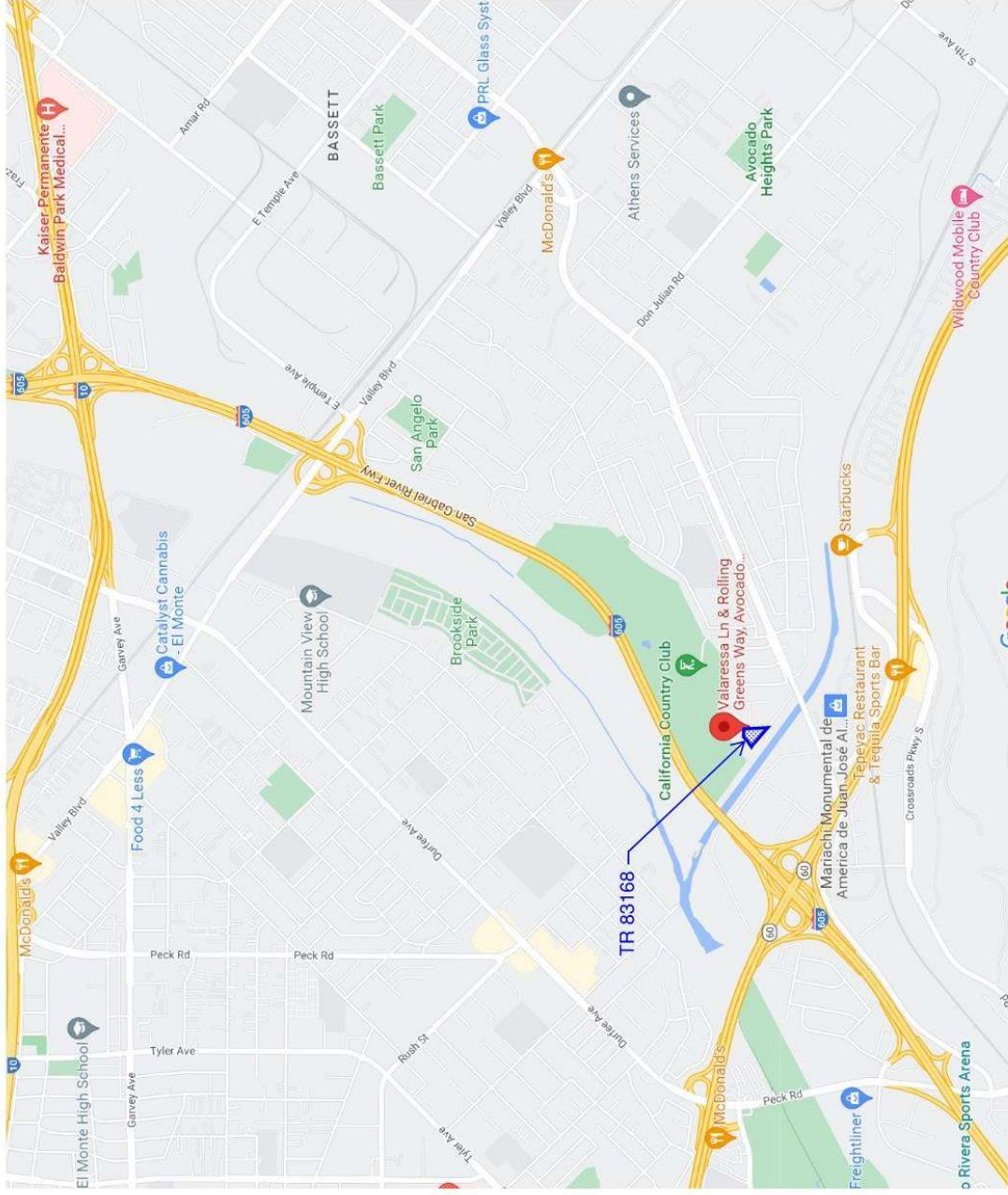
☒ Board Letter

☐ Board Memo

☐ Other

<b>CLUSTER AGENDA REVIEW DATE</b>	1/18/2023		
<b>BOARD MEETING DATE</b>	1/24/2023		
<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>	Public Works is seeking Board approval of the final map for Tract 83168 in the County unincorporated community of North Whittier and acceptance of grants and dedications as indicated on the final map.		
<b>PROGRAM</b>	N/A		
<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>	None		
<b>COST &amp; FUNDING</b>	Total cost:	Funding source:	
	\$0	N/A	
	TERMS (if applicable): N/A		
	Explanation: N/A		
<b>PURPOSE OF REQUEST</b>	The purpose of the recommended action is to approve the final map for Tract 83168 (enclosed). The proposed final map consists of 2.0 acres and will create 17 single-family residential units and one open space lot.		
<b>BACKGROUND (include internal/external issues that may exist including any related motions)</b>	<p>The Regional Planning Commission approved a tentative tract map for this subdivision on October 13, 2021. The subdivider has complied with all requirements imposed as a condition of the approval of the tentative map, and the final map is in substantial conformance with the approved tentative map.</p> <p>Pursuant to the State Subdivision Map Act, a local agency must approve a final map if the subdivider has complied with all applicable requirements of State and local law and the legislative body finds that the final map is in substantial conformance with the approved tentative map.</p> <p>The grants and dedications, as indicated on the final map, are necessary for construction and maintenance of public infrastructure required by the County for this development.</p>		
<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: This Board agenda items supports the Board Priority of Sustainability/Homelessness by creating needed housing in the North Whittier area and generates future property tax revenue.		
<b>DEPARTMENTAL CONTACTS</b>	Name, Title, Phone # & Email: Rossana D'Antonio, Deputy Director, (626) 458-4004, cell phone (626) 476-4234, <a href="mailto:rdanton@pw.lacounty.gov">rdanton@pw.lacounty.gov</a> .		

# LOS ANGELES COUNTY PUBLIC WORKS VICINITY MAP



TR 83168



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 24, 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, CA 90012

DRAFT

Dear Supervisors:

**MUNICIPAL SERVICES CORE SERVICE AREA  
APPROVAL OF THE FINAL MAP FOR  
TRACT 83168 AND ACCEPTANCE  
OF GRANTS AND DEDICATIONS IN CONNECTION THEREWITH IN  
UNINCORPORATED NORTH WHITTIER  
(SUPERVISORIAL DISTRICT 1)  
(3 VOTES)**

**SUBJECT**

Public Works is seeking Board approval of the final map for Tract 83168 in the County unincorporated community of North Whittier and acceptance of grants and dedications as indicated on the final map.

**IT IS RECOMMENDED THAT THE BOARD:**

1. Find that the approval of the final map for Tract 83168 is categorically exempt from the California Environmental Quality Act (CEQA) for the reasons stated in this Board letter.
2. Make findings as follows:
  - a. That the proposed subdivision complies with the applicable requirements and conditions imposed pursuant to the State Subdivision Map Act (Government Code, Section 66410, et seq.) and the County of Los Angeles Subdivision Ordinance (Los Angeles County Code, Title 21) and is in substantial conformance with the Vesting Tentative Tract Map 83168 previously approved by the Regional Planning Commission (Commission) on October 13, 2021.



DRAFT

- b. That division and development of the property, in the manner set forth on the approved tentative map for this subdivision, will not unreasonably interfere with the free and complete exercise of any rights of way or easements owned by any public entity and/or public utility in accordance with Section 66436, subdivision (a)(3)(a)(i) of the State Subdivision Map Act.
3. Approve the final map for Tract 83168.
4. Accept grants and dedications as indicated on the final map for Tract 83168.

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

The purpose of the recommended action is to approve the final maps for Tract 83168 (enclosed). The proposed final map consists of two acres and will create 17 single-family residential units and one open-space lot.

The Commission approved a vesting tentative tract map for this subdivision on October 13, 2021. The subdivider has complied with all requirements imposed as a condition of the approval of the tentative map, and the final map is in substantial conformance with the approved tentative map.

Pursuant to the State Subdivision Map Act, a local agency must approve a final map if the subdivider has complied with all applicable requirements of State and local law and the legislative body finds that the final map is in substantial conformance with the approved tentative map.

The grants and dedications, as indicated on the final map, are necessary for construction and maintenance of public infrastructure required by the County for this development.

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

These recommendations support the County Strategic Plan: Strategy III.3, Pursue Operational Effectiveness, Fiscal Responsibility, and Accountability. The recommended action allows the County to record the final map, which will maximize property tax revenue.

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

There will be no adverse impact to the County General Fund. The 17 single-family residential units created by the recordation of this final map will generate additional property tax revenue that is shared by all taxing entities.

DRAFT

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

The approval of the final map is subject to provisions of the State Subdivision Map Act [Government Code, Sections 66410 et seq.; 66458, subdivision (a); 66473; 66474.1; 66436, subdivision (a)(3)(A)(i); and 66427.1, subdivision (A)], which states that a legislative body shall not deny approval of a final map if it has previously approved a tentative map for the proposed subdivision and finds that the final map is in substantial conformance with the previously approved tentative map.

The final map has been reviewed by Public Works for mathematical accuracy, survey analysis, title information, and for compliance with local ordinances and the State Subdivision Map Act. Public Works' review indicates that the subdivision is substantially the same as it appears on the approved tentative map, that all State and local provisions and legal requirements have been met on this final map, and that the final map is technically correct.

All agreements and improvement securities, which were required as a condition of the approval of the final map, have been accepted on behalf of the County by the appropriate official.

### **ENVIRONMENTAL DOCUMENTATION**

On October 13, 2021, the Commission approved Vesting Tentative Tract Map 83168, finding that the project is exempt from CEQA pursuant to Section 15183 of the State CEQA Guidelines.

The recommended actions are not subject to CEQA because the approval of a final subdivision map is ministerial pursuant to Section 15268, subdivision (b)(3), of the State CEQA Guidelines and Section 21080, subdivision (b)(1), of the California Public Resources Code.

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

There will be no negative impact on current County services or projects as a result of approving the final map for Tract 83168.

DRAFT

**CONCLUSION**

Please return one adopted copy of this letter to Public Works, Land Development Division.

Respectfully submitted,

MARK PESTRELLA, PE  
Director of Public Works

MP:AVV:la

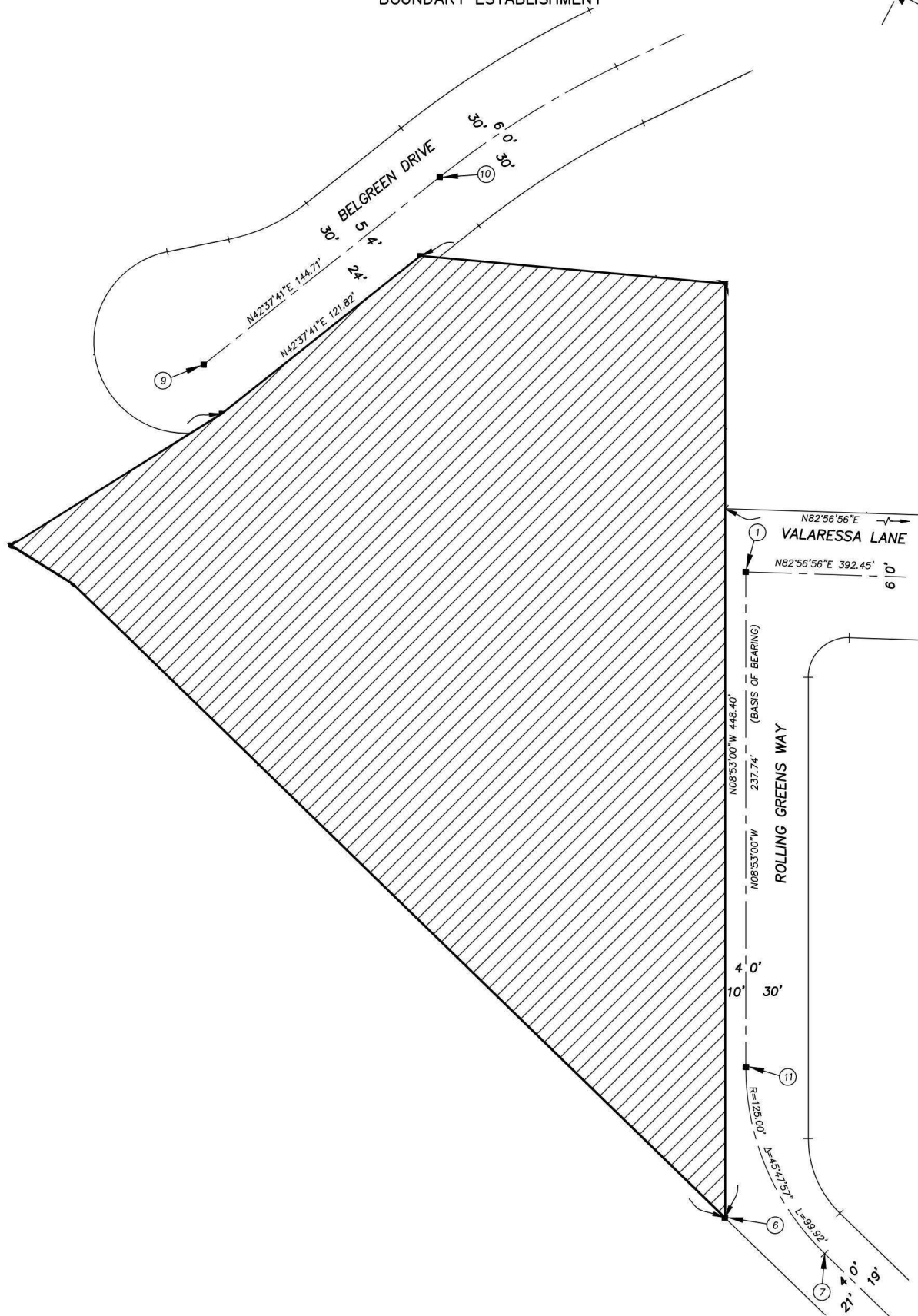
Enclosure

c: Chief Executive Office (Chia-Ann Yen)  
County Counsel  
Executive Office  
Department of Regional Planning

VESTING  
TRACT NO. 83168

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES,  
STATE OF CALIFORNIA

BOUNDARY ESTABLISHMENT



# BOARD LETTER/MEMO CLUSTER FACT SHEET

☒ Board Letter

☐ Board Memo

☐ Other

<b>CLUSTER AGENDA REVIEW DATE</b>	1/18/2023	
<b>BOARD MEETING DATE</b>	1/31/2023	
<b>SUPERVISORIAL DISTRICT AFFECTED</b>	<input type="checkbox"/> All <input checked="" type="checkbox"/> 1 <sup>st</sup> <input checked="" type="checkbox"/> 2 <sup>nd</sup> <input type="checkbox"/> 3 <sup>rd</sup> <input checked="" type="checkbox"/> 4 <sup>th</sup> <input type="checkbox"/> 5 <sup>th</sup>	
<b>DEPARTMENT(S)</b>	REGIONAL PLANNING	
<b>SUBJECT</b>	Extending the Interim Urgency Ordinance No. 2022-0065U to temporarily require a conditional use permit and additional development standards for new drive-through establishments within the boundaries of the Green Zones District Communities	
<b>PROGRAM</b>	Green Zones	
<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>	The provisions of Government Code section 65858 limit the effective period of the Interim Urgency Ordinance to only 45 days. In view of the approaching February 3, 2023 expiration date, it is recommended that this ordinance be extended for ten months and 15 days, as provided in Government Code section 65858. This will allow sufficient time for Regional Planning to prepare the permanent ordinance(s), including environmental review(s) pursuant to CEQA, for the Board to consider.	
<b>COST &amp; FUNDING</b>	Total cost: N/A	Funding source:
	TERMS (if applicable):	
	Explanation: Extension of Interim Urgency Ordinance No. 2022-0065U would not result in any additional costs to the County. Implementation and enforcement of the Interim Urgency Ordinance is an ongoing responsibility of Regional Planning and is therefore funded by its operating budget. Implementation and enforcement of any permanent ordinance(s) brought before the Board for consideration may result in additional costs to the County and require additional resources. If so, this information will be provided to the Board before its public hearing(s) regarding the ordinance(s) and any funding requests for resources will be included in the annual budget process.	
<b>PURPOSE OF REQUEST</b>	The purpose of Interim Urgency Ordinance No. 2022-0065U is to address an immediate threat to public health, safety, and welfare due to impacts such as increased traffic, noise, light trespass, air pollution and pedestrian and bicyclist hazards associated with drive-through establishments.	
<b>BACKGROUND (include internal/external issues that may exist including any related motions)</b>	In adopting Interim Urgency Ordinance No. 2022-0065U, the Board found that freeways and car-oriented developments were built through urban areas, disproportionately affecting communities of color with adverse environmental and traffic safety impacts. Unincorporated area communities such as East Los Angeles, Florence-Firestone, Walnut Park, West Athens-Westmont, West Rancho-Dominguez-Victoria, West Carson, Willowbrook East Rancho Dominguez, West Whittier-Los Nietos, Avocado Heights, and South San Jose Hills, all recently designated as Green Zones District communities, are some of the most affected. The Board also found that drive-through establishments in	

	<p>these communities pose an immediate threat to public health, safety, and welfare through increased traffic, noise, light trespass, air pollution, and pedestrian and bicyclist hazards.</p> <p>The Board also directed the Director of Regional Planning to develop a permanent ordinance that would require a Conditional Use Permit for drive-through establishments and provide specific permanent regulations to address all these adverse impacts. Extending Interim Urgency Ordinance No. 2022-0065U will allow Regional Planning sufficient time to complete the permanent ordinance(s) before the Board for consideration.</p>
<b>EQUITY INDEX OR LENS WAS UTILIZED</b>	<p><input checked="" type="checkbox"/> Yes      <input type="checkbox"/> No</p> <p>If Yes, please explain how:</p> <p>Through the use of the Department's Environmental Justice Screen Method (EJSM) tool, the Board previously identified the Green Zones Districts communities as being disproportionately affected by environmental pollution. As such, this action to require a CUP for future drive-through establishments further the Board's intent to address equity and environmental justice in Green Zones District communities.</p>
<b>SUPPORTS ONE OF THE NINE BOARD PRIORITIES</b>	<p><input checked="" type="checkbox"/> Yes      <input type="checkbox"/> No</p> <p>If Yes, please state which one(s) and explain how:</p> <p>This action supports the Board's Priority No. 5 Environmental Health Oversight and Monitoring and Priority No. 8 Anti-Racism, Diversity, and Inclusion by adding more regulatory review of potential environmental impacts stemming from drive-throughs in communities of color already disproportionately burdened by industrial uses.</p>
<b>DEPARTMENTAL CONTACTS</b>	<p>Name, Title, Phone # &amp; Email:</p> <p>Patricia L. Hachiya, Supervising Regional Planner, (213) 792-1242, <a href="mailto:phachiya@planning.lacounty.gov">phachiya@planning.lacounty.gov</a></p>

# LOS ANGELES COUNTY DEPARTMENT OF REGIONAL PLANNING

AMY J. BODEK, AICP  
Director,  
Regional Planning

DAVID DE GRAZIA  
Deputy Director,  
Current Planning

DENNIS SLAVIN  
Chief Deputy Director,  
Regional Planning

JON SANABRIA  
Deputy Director,  
Land Use Regulations

CONNIE CHUNG, AICP  
Deputy Director,  
Advance Planning

JOSEPH HORVATH  
Administrative Deputy,  
Administration

January 31, 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:

**HEARING ON ORDINANCE EXTENDING INTERIM URGENCY  
ORDINANCE NO. 2022-0065U, WHICH TEMPORARILY REQUIRES A  
CONDITIONAL USE PERMIT AND ADDITIONAL DEVELOPMENT STANDARDS FOR  
NEW DRIVE-THROUGH ESTABLISHMENTS WITHIN THE BOUNDARIES OF  
THE GREEN ZONES DISTRICT COMMUNITIES  
(FIRST, SECOND, FOURTH SUPERVISORIAL DISTRICTS) (4-VOTES)**

**SUBJECT**

The Board of Supervisors (Board) enacted Interim Urgency Ordinance No. 2022-0065U on December 20, 2022, to temporarily require a Conditional Use Permit (CUP) for the establishment of new drive-through establishments on all properties located within the boundaries of the Green Zones District communities in the unincorporated areas of Los Angeles County, and subject to the standards therein.

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

1. Find that adoption of the ordinance extending Interim Urgency Ordinance No. 2022-0065U pursuant to Government Code Section 65858 is exempt from the California Environmental Quality Act (CEQA) under Sections 15061(b)(3), 15308, and 15183 of the State CEQA Guidelines.
2. Adopt the ordinance extending Interim Urgency Ordinance No. 2022-0065U for a period of 10 months and 15 days to December 15, 2023.

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

In adopting Interim Urgency Ordinance No. 2022-0065U, the Board found that freeways and car-oriented developments were built through urban areas, disproportionately affecting communities of color with adverse environmental and traffic safety impacts. Unincorporated area communities such as East Los Angeles, Florence-Firestone, Walnut Park, West Athens-Westmont, West Rancho-Dominguez-Victoria, West Carson, Willowbrook East Rancho Dominguez, West Whittier-Los Nietos, Avocado Heights, and South San Jose Hills, all recently designated as Green Zones District communities, are some of the most affected. The Board also found that drive-through establishments in these communities pose an immediate threat to public health, safety, and welfare through increased traffic, noise, light trespass, air pollution, and pedestrian and bicyclist hazards.

The Board also directed the Director of Regional Planning to develop a permanent ordinance that would require a CUP for drive-through establishments and provide specific permanent regulations to address all these adverse impacts. Extending Interim Urgency Ordinance No. 2022-0065U will allow Regional Planning sufficient time to complete the permanent ordinance(s) before the Board for consideration.

### **FISCAL IMPACT/FINANCING**

Extension of Interim Urgency Ordinance No. 2022-0065U would not result in any additional costs to the County. Implementation and enforcement of the Interim Urgency Ordinance is an ongoing responsibility of Regional Planning and is therefore funded by its operating budget. Implementation and enforcement of any permanent ordinance(s) brought before the Board for consideration may result in additional costs to the County and require additional resources. If so, this information will be provided to the Board before its public hearing(s) regarding the ordinance(s) and any funding requests for resources will be included in the annual budget process.

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

Interim Urgency Ordinance No. 2022-0065U will expire on February 3, 2023, unless extended by Board action. Pursuant to Government Code Section 65858, this ordinance temporarily requires a CUP and additional development standards for drive-through establishments within Green Zones District communities until a permanent ordinance(s), which may include preparation of appropriate regulations for these land uses, is complete.

If the Interim Urgency Ordinance is not extended, drive-through establishments may develop in the affected area without appropriate regulations and development standards, which could irreparably harm the physical condition and character of the area and negatively impact the



health, safety, and welfare of the general public. Additionally, unless the Interim Urgency Ordinance is extended, an irreversible incompatibility of land uses may reasonably occur, to the detriment of public health, safety, and welfare. Such conditions pose a current and immediate threat to human health, safety, or welfare absent the extension of the restrictions of Interim Urgency Ordinance No. 2022-0065U.

The provisions of Government Code Section 65858 limit the effective period of the Interim Urgency Ordinance to only 45 days. In view of the approaching February 3, 2023, expiration date, it is recommended that this ordinance be extended for ten months and 15 days, as provided in Government Code Section 65858. This will allow sufficient time for Regional Planning to prepare the permanent ordinance(s), including environmental review(s) pursuant to CEQA, for the Board to consider.

Extension of this ordinance requires that the Board conduct a public hearing at which time the ordinance extending Interim Urgency Ordinance No. 2022-0065U may be adopted by at least a four-fifths vote. The date of the public hearing has been set for January 31, 2023. Publication of a notice of this public hearing occurred at least 10 days prior to the hearing date, as required.

#### **ENVIRONMENTAL DOCUMENTATION**

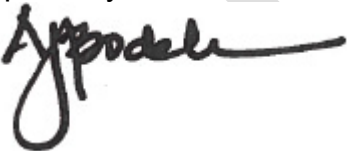
Adoption of the ordinance extending Interim Urgency Ordinance No. 2022-0065U pursuant to Government Code section 65858 is exempt from CEQA under Sections 15061(b)(3), 15308, and 15183 of the State CEQA Guidelines. As noted above, any ordinance(s) prepared for the Board's consideration will be subject to environmental review(s) pursuant to CEQA.

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

The proposed ordinance would not have a significant impact on current services or projects.

The proposed ordinance prepared by County Counsel is attached to this letter. For further information, please contact Pat Hachiya of the General Plan/Transit-Oriented Communities Section at (213) 792-1242 or [phachiya@planning.lacounty.gov](mailto:phachiya@planning.lacounty.gov).

Respectfully submitted,



AMY J. BODEK, AICP  
Director of Regional Planning

AJB:CC:PH:ar

Attachments:

Title 22- Extension Interim Urgency Ordinance – Green Zones Communities Drive-Through Establishments

c: Executive Office, Board of Supervisors  
Assessor  
Chief Executive Office  
County Counsel  
Public Works

S\_1\_31\_2023\_AP\_BL\_GREEN\_ZONES\_COMMUNITIES\_URGENCY\_ORDINANCE\_FOR\_DRIVE\_THROUGH


## **ANALYSIS**

This ordinance extends for 10 months and 15 days to December 15, 2023, Interim Ordinance No. 2022-0065U, which requires a conditional use permit ("CUP") for the establishment of new drive-through establishments on all properties within the unincorporated communities of Avocado Heights, East Los Angeles, East Rancho Dominguez, Florence-Firestone, South San Jose Hills, Walnut Park, West Athens-Westmont, West Rancho Dominguez-Victoria, West Whittier-Los Nietos, West Carson, and Willowbrook, which communities are subject to the Green Zones Ordinance, to allow for the possible development of a permanent ordinance that would require a CUP for drive-through establishments, and provide additional standards, to regulate this land use. Interim Ordinance No. 2022-0065U, is scheduled to expire on February 3, 2023, unless extended pursuant to Government Code section 65858.

This extension ordinance is an urgency measure and requires a four-fifths vote by the Board of Supervisors for adoption.

It is the first extension of the interim ordinance allowed under Government Code section 65858.

DAWYN R. HARRISON  
Interim County Counsel

By   
STARR COLEMAN  
Assistant County Counsel  
Property Division

SC:ss

Requested: 01-03-23

Revised: 01-03-23

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

An ordinance extending for 10 months and 15 days to December 15, 2023, Interim Ordinance No. 2022-0065U, which requires a conditional use permit ("CUP") for the establishment of new drive-through establishments on all properties within the unincorporated communities of Avocado Heights, East Los Angeles, East Rancho Dominguez, Florence-Firestone, South San Jose Hills, Walnut Park, West Athens-Westmont, West Rancho Dominguez-Victoria, West Whittier-Los Nietos, West Carson, and Willowbrook, which communities are subject to the Green Zones Ordinance, to allow for the possible development of a permanent ordinance that would require a CUP for drive-through establishments, and provide additional standards, to regulate this land use. Interim Ordinance No. 2022-0065U, is scheduled to expire on February 3, 2023, unless extended pursuant to Government Code section 65858.

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

**SECTION 1. Interim Regulations.**

A. No new drive-through establishment, as defined in this ordinance, shall be established within the unincorporated communities of Avocado Heights, East Los Angeles, East Rancho Dominguez, Florence-Firestone, South San Jose Hills, Walnut Park, West Athens-Westmont, West Rancho Dominguez-Victoria, West Whittier-Los Nietos, West Carson, and Willowbrook, without a Conditional Use Permit ("CUP"), pursuant to Chapter 22.158 (Conditional Use Permits).

B. The following standards shall apply to new drive-through establishments that require a CUP, pursuant to this ordinance, although the Review Authority may

modify standards 2, 3, 4, and 5 as part of the CUP, provided the Review Authority finds that such modification is not contrary to the determination of immediate threat described in Section 5, below:

1. General.

a. A maintenance plan shall be submitted as part of the CUP application, to the satisfaction of the Director of Regional Planning, and the drive-through establishment shall comply with the maintenance plan;

b. Hours of operation for the drive-through area shall be no earlier than 6:00 a.m. and no later than 12:00 a.m.; and

c. The required trash bin shall be enclosed by a decorative wall measuring at least five feet tall, but not more than six feet tall, and shall have solid doors.

2. Additional Standards for New Drive-Through Establishments Adjacent to or Adjoining Sensitive Uses.

a. A minimum of a 10-foot setback shall be provided along the property lines adjacent to or adjoining sensitive uses.

b. The location of the drive-through area, including cashier microphone, speakers, and drive-through lane, shall be located at least 20 feet from the property line of any adjoining residentially-zoned lot, and speakers and lighted menus shall be oriented away from such lots; and

c. A buffer, which may include a six-foot solid wall, as depicted on the site plan, shall be provided to reduce noise trespass from the drive-through area to any adjoining residentially-zoned lot.

## **SECTION 2. Authority.**

Interim Ordinance No. 2022-0065U was adopted on December 20, 2022. Unless this ordinance takes effect on or before February 3, 2023, Interim Ordinance No. 2022-0065U will expire. Section 65858 of the California Government Code provides that any urgency measure in the form of an interim ordinance may be extended, after notice pursuant to Government Code section 65090 and a public hearing, for 10 months and 15 days by a four-fifths vote of the Board of Supervisors. Government Code section 65858 further provides that such an interim ordinance may be extended, following compliance with that section, for for an additional year. This is the first extension of the interim ordinance allowed under Government Code section 65858.

## **SECTION 3. Definitions and Penalties.**

The definitions and penalties for land use violations that are prescribed in Title 22 of the County Code shall apply to the interpretation and violations of the provisions of this interim ordinance.

For purposes of this ordinance, the following definition shall apply:

"Drive-through establishment" shall mean a retail or service business where services may be obtained by motorists without leaving their vehicles. Examples include automated teller machines, banks, pharmacies, and food service establishments.

**SECTION 4.           Zoning Study to be Initiated, Updates to the Planning and Zoning Code Underway.**

The Los Angeles County ("County") Department of Regional Planning ("Regional Planning") is in the process of conducting a comprehensive zoning study to determine the effects and appropriate regulation of drive-through establishments, which include increased traffic, trash, site design, pedestrian hazards, and noise and lighting, especially in the context of adjacent residences.

**SECTION 5.           Determination of Immediate Threat.**

Prior to the adoption of Interim Ordinance No. 2022-0065U, the County's existing regulations did not satisfactorily address the safety impacts that these establishments have on the unincorporated communities, particularly those communities listed above, which are subject to the Green Zones Ordinance, where the health of residents have historically been disproportionately affected by surrounding land uses. The Green Zones Ordinance was adopted to promote environmental justice and improve the health and quality of life for residents living near incompatible land uses by mitigating the impacts of those uses. Drive-through establishments pose specific traffic and pedestrian hazards, including lines of vehicles that often extend across sidewalks and drive-ways onto public streets, which can result in significant traffic hazards, including unexpected stopping of vehicles, blind spots, unsafe lane changes to avoid lines of vehicles, hazards to pedestrians on sidewalks attempting to cross driveways, increased traffic on the streets impacted by the aforementioned lines of vehicles, as well as increased green-house gas emissions caused by vehicle idling. Additional concerns

include increased trash at and around the surrounding establishments, site design with respect to how the streets interface with the pedestrian environment, as well as noise and lighting, and the consideration of the adjacent residences. As Regional Planning further studies and considers changes to the current drive-through establishment regulations, the possibility of establishing new drive-through establishments during this interim period, which could ultimately be incompatible with any new regulations, constitutes a current and immediate threat to the public health, safety, and/or welfare, which can only be alleviated by the requirement of a CUP.

Unless this interim ordinance is extended, as provided for herein, an irreversible incompatibility of land uses might reasonably occur, as a result of the establishment of new drive-through establishments in those communities subject to the Green Zones Ordinance, all to the detriment of the public health, safety, and/or welfare. Accordingly, the Board of Supervisors finds that there is a current and immediate threat to the public health, safety, and/or welfare, and that establishment of new drive-through establishments without an approved CUP would result in that threat to the public health, safety, or welfare, absent implementation of the restrictions contained in this ordinance. If this interim ordinance is not extended, uses may be established that may be in conflict with public health, and incompatible with current land uses in those communities subject to the Green Zones Ordinance, and these uses may continue after any permanent re-designation of land uses or establishment of regulations that may occur.



**SECTION 6. Severability.**

If any provision of this interim ordinance or the application thereof to any person, property, or circumstance is held invalid, such invalidity shall not affect other provisions or applications of the ordinance, which can be given effect without the invalid provisions or application, and, to this end, the provisions of the interim ordinance are hereby declared to be severable.

**SECTION 7. Area of Applicability.**

This ordinance applies to the unincorporated communities of Avocado Heights, East Los Angeles, East Rancho Dominguez, Florence-Firestone, South San Jose Hills, Walnut Park, West Athens-Westmont, West Rancho Dominguez-Victoria, West Whittier-Los Nietos, West Carson, and Willowbrook.

**SECTION 8. Urgent Need.**

This interim ordinance extension is urgently needed for the immediate preservation of public health, safety, and welfare, and it shall take effect on January 31, 2023, upon adoption, and it shall be of no further force and effect 10 months and 15 days after its effective date, unless extended in accordance with the provisions set forth in Government Code section 65858.

[GREENZONEDISTCOMMSCCC]

# BOARD LETTER/MEMO CLUSTER FACT SHEET

☒ Board Letter

☐ Board Memo

☐ Other

<b>CLUSTER AGENDA REVIEW DATE</b>	1/18/2023	
<b>BOARD MEETING DATE</b>	2/7/2023	
<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)	
<b>SUBJECT</b>	This action authorizes the acquisition of five (5) Ford F750 Rear Loader vehicles for the Department of Agricultural Commissioner/Weights and Measures (ACWM). ACWM is mandated by the California Health and Safety Code (HSC) Sections 13879 and 14875-14922 and Los Angeles County Code Title 2 (CC), Section 2.40.040(A) to protect the life and property of Los Angeles County residents and visitors, as well as infrastructure and wildland areas, through the elimination of hazardous weeds, brush, and rubbish on unimproved property.	
<b>PROGRAM</b>	Weed Abatement (WHPM 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: \$1,500,000.00	Funding source: NCC/Revenue
	TERMS (if applicable):	
	Explanation: The total cost for this acquisition is estimated to be \$1,500,000.00 Financing is included in ACWM's Fiscal year 2022-2023 Capital Assets-Equipment Budget.	
<b>PURPOSE OF REQUEST</b>	We are requesting that the Board of Supervisors:  Approve the acquisition of five (5) Ford F750 Rear Loaders with a total estimated cost of \$1,500,000. Sufficient funds are available in the budget should an unforeseen cost increase occur due to price volatility.	
<b>BACKGROUND</b> (include internal/external issues that may exist including any related motions)	The purpose of this recommended action is to seek authorization to acquire five (5) Ford F750 Rear Loader vehicles for ACWM in accordance with the County of Los Angeles Equipment Policy (Policy) that the Board adopted on October 16, 2001. The Policy requires the Board's approval prior to County departments requisitioning the	

	<p>purchase of equipment with a unit cost of \$250,000.00 or greater. We are requesting Board approval to authorize ACWM to proceed with the acquisition of five (5) Ford F750 Rear Loader vehicles as noted in the enclosure. These vehicles are essential for ACWM to meet its mandate under HSC Sections 13879 and 14875-14922 and CC Section 2.40.040(A). In particular, the vehicles would be utilized to collect and dispose of hazardous and invasive vegetation, illegally dumped rubbish, and other flammable debris.</p> <p>The vehicles being requested would replace antiquated vehicles purchased between 2002 and 2007 and will comply with and meet applicable air quality and emission standards.</p>
<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: 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>

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:

**AUTHORIZE THE COUNTY PURCHASING AGENT TO PROCEED WITH THE  
ACQUISITION OF FIVE FORD F750 REAR LOADERS  
(ALL SUPERVISORIAL DISTRICTS)  
(3 VOTES)**

**SUBJECT**

This action authorizes the acquisition of five (5) Ford F750 Rear Loader vehicles for the Department of Agricultural Commissioner/Weights and Measures (ACWM). ACWM is mandated by the California Health and Safety Code (HSC) Sections 13879 and 14875-14922 and Los Angeles County Code Title 2 (CC), Section 2.40.040(A) to protect the life and property of Los Angeles County residents and visitors, as well as infrastructure and wildland areas, through the elimination of hazardous weeds, brush, and rubbish on unimproved property.

**IT IS RECOMMENDED THAT YOUR BOARD:**

Approve the acquisition of five (5) Ford F750 Rear Loaders with a total estimated cost of \$1,500,000. Sufficient funds are available in the budget should an unforeseen cost increase occur due to price volatility.

**PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The purpose of this recommended action is to seek authorization to acquire five (5) Ford F750 Rear Loader vehicles for ACWM in accordance with the County of Los Angeles Equipment Policy (Policy) that the Board adopted on October 16, 2001. The Policy requires the Board's approval prior to County departments requisitioning the purchase of equipment with a unit cost of \$250,000.00 or greater. We are requesting Board approval to authorize ACWM to proceed with the acquisition of five (5) Ford F750 Rear Loader vehicles as noted in the enclosure. These vehicles are essential for ACWM to meet its mandate under HSC Sections 13879 and 14875-14922 and CC Section 2.40.040(A). In particular, the vehicles would be utilized to collect and dispose of hazardous and invasive vegetation, illegally dumped rubbish, and other flammable debris.

The vehicles being requested would replace antiquated vehicles purchased between 2002 and 2007 and will comply with and meet applicable air quality and emission standards.

## **Implementation of Strategic Plan Goals**

This action supports the following County Strategic Plan 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 – Realize 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 ACWM's role in this critical public safety function, and the district to recover costs for its enforcement efforts.

## **FISCAL IMPACT/FINANCING**

The total cost for this acquisition is estimated to be \$1,500,000. Financing is included in ACWM's Fiscal year 2022-2023 Capital Assets-Equipment Budget.

## **FACTS AND PROVISIONAL/LEGAL REQUIREMENTS**

On October 16, 2001, the Board adopted a policy whereby County departments must obtain Board approval to purchase equipment with a unit cost of \$250,000.00 or greater prior to submitting their requisitions for purchasing.

## **IMPACT ON CURRENT SERVICES**

Approval of this request will enable ACWM to replace antiquated vehicles and fulfill its mandates under HSC Sections 13879 and 14875-14922 and CC Section 2.40.040(A).

Respectfully submitted,

KURT E. FLOREN  
Agricultural Commissioner/  
Director of Weights and Measures

KEF:AZ:mm

Enclosures

c: Chief Executive Office  
Executive Officer, Board of Supervisors  
County Counsel

# BOARD LETTER/MEMO CLUSTER FACT SHEET

☒ Board Letter

☐ Board Memo

☐ Other

<b>CLUSTER AGENDA REVIEW DATE</b>	1/18/2023	
<b>BOARD MEETING DATE</b>	2/7/2023	
<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>	Animal Care and Control	
<b>SUBJECT</b>	The Department of Animal Care and Control requests approval based on special circumstances to contract with a veterinarian who within the past 12 months was employed with the Department in a position of substantial responsibility in the area of service to be performed by the contract.	
<b>PROGRAM</b>	Community Services	
<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: N/A	
<b>DEADLINES/ TIME CONSTRAINTS</b>	none	
<b>COST &amp; FUNDING</b>	Total cost: \$0	Funding source:
	TERMS (if applicable): n/a	
	Explanation: There is no fiscal impact from the implementation of this special circumstances contract. The departmental total cost for professional veterinary services will be kept within the current adopted budget. There is no change to the Net County Cost.	
<b>PURPOSE OF REQUEST</b>	<p>Board authority is required for the Department to contract with a veterinarian was employed with the County within the past 12 months.</p> <p>The severe veterinary shortage paired with the small pool of veterinarians willing to provide after-hour services has resulted in minimal response to our solicitation for outside vendors. The Department's need is critical because there are State law requirements for spaying/neutering dogs and cats prior to adoption and providing necessary medical care to animals in the Department's care. The Department must be able to have adequate veterinary staffing to be in compliance with these laws.</p> <p>Being able to contract with a veterinarian who has these skills and is familiar with the Department's practices would prove extremely beneficial. Additionally, the veterinarian we wish to contract with has a degree in forensics—a degree that not all veterinarians have—which would allow her to assist the Department in humane cases.</p>	
<b>BACKGROUND</b> (include internal/external issues that may exist including any related motions)	No anticipated internal or external issues are expected.	
<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:	
	Approval of the recommended actions is consistent with the Board of Supervisors' Priority #7, Sustainability, focusing on workforce development.	
<b>DEPARTMENTAL CONTACTS</b>	Name, Title, Phone # & Email:  Bradley Kim, Admin. Services Mgr. I, (562) 379-9722, BKim@animalcare.lacounty.gov	



LOS ANGELES COUNTY

**ANIMAL CARE & CONTROL** | **redefining CARE**



Marcia Mayeda, Director

February 7, 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:

**APPROVE CONTRACTING WITH A VETERINARIAN  
FOR AS-NEEDED ON-SITE VETERINARY SERVICES  
(ALL SUPERVISORIAL DISTRICTS)  
(3 VOTES)**

**SUBJECT**

The Department of Animal Care and Control (Department) requests approval based on special circumstances to contract with a veterinarian who within the past 12 months was employed with the Department in a position of substantial responsibility in the area of service to be performed by the contract.

**IT IS RECOMMENDED THAT THE BOARD:**

1. Approve the Department of Animal Care and Control contracting, based on special circumstances, with a veterinarian who was employed with the County in a position of substantial responsibility in the area of service to be performed by the contract within the past 12 months.

**PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

On November 14, 2018, the Department opened a Request For Statement of Qualifications (RFSQ) seeking qualified vendors to provide as needed on-site veterinarian services including, but not limited to, high-volume spay and neuter surgeries, treatment of medical conditions, and emergency veterinary services. On May 21, 2019, the Board delegated authority to the Director of Animal Care and Control or designee to execute

Agoura ACC  
29525 Agoura Road  
Agoura Hills, CA 91301  
(818) 991-0071

Baldwin Park ACC  
4275 N. Elton Street  
Baldwin Park, CA 91706  
(626) 962-3577

Carson/Gardena ACC  
216 W. Victoria Street  
Gardena, CA 90248  
(310) 523-9566

Castaic ACC  
31044 N. Charlie Canyon Rd.  
Castaic, CA 91384  
(661) 257-3191

Downey ACC  
11258 S. Garfield Ave.  
Downey, CA 90242  
(562) 940-6898

Lancaster ACC  
5210 W. Avenue I  
Lancaster, CA 93536  
(661) 940-4191

Palmdale ACC  
38550 Sierra Highway  
Palmdale, CA 93550  
(661) 575-2888

Administrative Office  
5898 Cherry Avenue  
Long Beach, CA 90805  
(800) 253-3555

contracts with veterinarians who qualify under the active RFSQ. While the hourly rate offered by the Department is competitive with private industry standards, the severe veterinary shortage paired with the small pool of veterinarians willing to provide after-hour services has resulted in minimal response to our solicitation by outside vendors.

Due to this lack of response to the RFSQ, the Department wishes to contract with a veterinarian who was recently employed as a veterinarian for the Department but who left County service on October 21, 2022. The veterinarian left County service because she preferred to perform only part-time veterinary services, shifting purely to relief work. The veterinarian has offered to provide relief work to the Department on an as-needed basis and has submitted the required documentation to qualify under the existing RFSQ. This veterinarian also has a degree in forensics—a degree that not all veterinarians have—which would allow her to assist the Department in humane cases. Since the veterinarian was employed with the County within the past 12 months, Los Angeles County Code Section 2.180.010.(A) precludes the Department from immediately contracting with the veterinarian unless approved by the Board as a special circumstance.

The veterinary shortage has been an issue for many years but was significantly worsened by the pandemic due to veterinarians leaving the profession, decreasing hours, or retiring, all in conjunction with increased pet ownership. The Department's current per hour rate is consistent with market standards; however, private clinics are also struggling to staff their offices and haven't been able to attract after-hours staff even with monetary incentives. The Department continues to research ways to attract and incentivize veterinary professionals, with increasing hourly rates being one of those considerations, but the current need for additional staffing remains urgent.

This position is particularly critical because there are State law requirements for spaying and neutering dogs and cats prior to adoption and providing necessary medical care to animals in the Department's care. The Department must be able to have adequate veterinary staffing to be in compliance with these laws.

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

Approval of the recommended action is consistent with County Strategic Plan Goal 2, Strategy II.2 – Support the Wellness of our Communities, by ensuring that our veterinary team has the capacity to serve owned and unowned animals in our communities and to ensure that no animals have to endure unnecessary suffering.

Approval of the recommended action also supports County Strategic Plan Goal III.3 – Pursue Operational Effectiveness, Fiscal Responsibility, and Accountability by allowing the Department to contract with a veterinarian willing to provide services at the current



fair market rate established by the Department, thus removing the immediate need to potentially raise hourly rates to attract additional vendors.

### **FISCAL IMPACT/FINANCING**

There is no fiscal impact from the implementation of this special circumstances contract. The departmental total cost for professional veterinary services will be kept within the current adopted budget. There is no change to the Net County Cost.

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

The Certification of No Conflict-of-Interest policy states the County shall not contract with, and shall reject any bid or proposal, submitted by persons who within the immediately preceding 12 months was employed in positions of substantial responsibility in the area of service to be performed by the contract unless the Board finds that special circumstances exist which justify the approval of such contract.

These services are exempt from the requirements of County Code Chapter 2.121 because the services are needed on a part-time, intermittent basis.

### **IMPACT ON CURRENT SERVICES**

This agreement will enhance and fortify current services by allowing the Department to provide veterinary services for more owned and unowned animals in the communities the Department services. These services are crucial for controlling animal populations, providing relief to animals that may be suffering, and ensuring the overall health and well-being of animals brought to our animal care centers.

The Honorable Board of Supervisors  
January 24, 2023 (tentative)  
Page 4

**CONCLUSION**

Upon Board approval, please return one adopted copy of this board letter to the Department.

Respectfully submitted,

MARCIA MAYEDA  
Director

MM:DU:WD:BK:cg/rm  
s:\brdcorres\bl\2023 board letters\1.31.23 vet contract\bl vet contract.doc

c: Chief Executive Office  
County Counsel  
Executive Office

# BOARD LETTER/MEMO CLUSTER FACT SHEET

☒ Board Letter

☐ Board Memo

☐ Other

<b>CLUSTER AGENDA REVIEW DATE</b>	1/18/2023		
<b>BOARD MEETING DATE</b>	2/7/2023		
<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>	Los Angeles County Development Authority (LACDA)		
<b>SUBJECT</b>	APPROVE ACCEPTANCE AND ALLOCATION OF STATE OF CALIFORNIA EMERGENCY SOLUTIONS GRANT-CV FUNDS		
<b>PROGRAM</b>	Community Development		
<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: N/A	Funding source: State of California Emergency Solutions Grant (ESG) Program	
	TERMS (if applicable):		
	Explanation: The LACDA will receive an estimated \$408,043 from the State of California.		
<b>PURPOSE OF REQUEST</b>	The purpose of this action is to approve the acceptance and incorporation of additional funds not to exceed \$1,020,107 from the State, and to allocate these funds to agencies that provide services to persons who are homeless, such as homeless prevention, street outreach, emergency shelter, and rapid re-housing, through contracts with non-profit and government agencies.		
<b>BACKGROUND (include internal/external issues that may exist including any related motions)</b>	On October 27, 2020, the Board authorized the LACDA to accept 31,589,000 in State ESG-CV funds and to enter into an agreement with the State to receive these funds. On November 10, 2022, the State informed LACDA of the availability of an estimated additional \$408,043, for a total of \$31,997,043. As this additional amount is above what was authorized, a new Resolution is required. As it has been our past practice to ensure we do not need to return to the Board if the State provides additional funding above their estimate, the Resolution will include a not to exceed amount of \$1,020,107, or 2.5 times the estimated amount.		
<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: Linda Jenkins, Director of Community Development, (626) 586-1765, <a href="mailto:Linda.Jenkins@lacda.org">Linda.Jenkins@lacda.org</a>		

February 7, 2023

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

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 Supervisors/Commissioners:

**APPROVE ACCEPTANCE AND ALLOCATION OF STATE OF CALIFORNIA  
EMERGENCY SOLUTIONS GRANT-CV FUNDS  
(ALL DISTRICTS) (3 VOTE)**

**SUBJECT**

This letter requests that your Board adopt a resolution to receive an amount not to exceed \$1,020,107 from the State of California Department of Housing and Community Development (State) Coronavirus Aid, Relief, and Economic Security (CARES) Act allocation to the Emergency Solutions Grants (ESG) Program (hereinafter referred to as "ESG-CV"). These funds will be accepted by the Los Angeles County Development Authority (LACDA) as the agent of the County and incorporated into LACDA's Fiscal Year (FY) 2022-2023 budget.

**IT IS RECOMMENDED THAT THE BOARD OF SUPERVISORS:**

1. Authorize the LACDA to serve as the agent of Los Angeles County (County) to enter into an agreement with the State to receive an amount not to exceed \$1,020,107 in State ESG-CV funds for programs that assist persons who are homeless; and authorize the LACDA to incorporate these funds into the LACDA's FY 2022-2023 budget, as needed, and to include the final distribution of State ESG-CV funds to homeless services programs.

2. Find that this authorization is not subject to California Environmental Quality Act (CEQA) because it is not defined as a project under CEQA and does not have the potential for causing a significant effect on the environment.

**IT IS RECOMMENDED THAT THE BOARD OF COMMISSIONERS OF THE LOS ANGELES COUNTY DEVELOPMENT AUTHORITY:**

1. Authorize the Executive Director, or his designee, to enter into an agreement with the State to receive an amount not to exceed \$1,020,107 in State ESG-CV funds for programs that assist persons who are homeless; and authorize the Executive Director, or his designee, to incorporate these funds into the LACDA's FY 2022-2023 budget, as needed, and to include the final distribution of State ESG-CV funds to other agencies to administer programs for persons who are homeless.
2. Adopt and instruct the Chair to sign the attached Authorizing Resolution (Resolution) to accept an amount not to exceed \$1,020,107 in State ESG-CV funds, which will be used to provide services to persons who are homeless, or at the risk of becoming homeless, in the County.
3. Authorize the Executive Director, or his designee, to enter into agreements with other agencies to fund programs that assist persons who are homeless, at the risk of becoming homeless.
4. Find that this authorization to receive and administer State ESG-CV is not subject to CEQA because it is not defined as a project under CEQA and does not have the potential for causing a significant effect on the environment.

**PURPOSE /JUSTIFICATION OF RECOMMENDED ACTION**

The purpose of this action is to approve the acceptance and incorporation of additional funds not to exceed \$1,020,107 from the State, and to allocate these funds to agencies that provide services to persons who are homeless, such as homeless prevention, street outreach, emergency shelter, and rapid re-housing, through contracts with non-profit and government agencies.

**FISCAL IMPACT/FINANCING**

The State will execute an agreement for up to \$1,020,107 with the LACDA, which will then use the funds to provide services to persons who are homeless.

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

On October 27, 2020, your Board approved a Motion and Resolution to accept a not to exceed amount of \$31,589,000 in State ESG-CV funds and authorized the LACDA to enter into an agreement with the State to receive these funds. On November 10, 2022, the State informed LACDA of the availability of an estimated additional \$408,043, for a total of \$31,997,043. As this additional amount is above what was authorized, a new Resolution is required.

As it has been our past practice to ensure we do not need to return to the Board if the State provides additional funding above their estimate, the Resolution will include a not to exceed amount of \$1,020,107, or 2.5 times the estimated amount.

The Resolution certifies that the LACDA will use the State ESG-CV funds consistent with all applicable state, federal, and other rules and laws; authorizes the LACDA to receive the State ESG-CV funds; to use State ESG-CV funds for eligible activities and program requirements; and authorizes the Executive Director, or his designee, to sign the State's standard agreement as well as any other related documents.

ESG-CV funding serves the most vulnerable of the County's population, and these supplemental funds will assist those most threatened by the novel coronavirus (COVID-19). As there is a public health imperative to protect these populations, the LACDA, who acts as the agent of the County in administering the State ESG-CV funding, must immediately operationalize disbursement of these funds.

### **ENVIRONMENTAL DOCUMENTATION**

The acceptance of State ESG-CV funds is exempt from the provisions of the National Environmental Policy Act pursuant to 24 Code of Federal Regulations, Part 58, Section 58.34(a)(3), because it is an administrative action and does not involve activities that will alter existing environmental conditions. This action is not subject to the provisions of CEQA pursuant to State CEQA Guidelines 15060(c)(3) and 15378 because it is not defined as a project under CEQA and does not have the potential for causing a significant effect on the environment.

**IMPACT ON CURRENT PROGRAM**

The requested actions provide additional funds for homeless prevention, street outreach, emergency shelter, and rapid re-housing programs for persons who are homeless, or at the risk of becoming homeless.

Respectfully submitted,

EMILIO SALAS  
Executive Director

Enclosures

## ON LACDA LETTERHEAD

### AUTHORIZING RESOLUTION

**A necessary quorum and majority** of the Board of Commissioners of the Los Angeles County Development Authority (the “Applicant”) hereby consent to, adopt and ratify the following resolutions:

A. WHEREAS the State of California (the “State”), Department of Housing and Community Development (“Department”) issued a second Notice of Funding Availability (“NOFA”) dated October 2, 2020 under the Coronavirus Aid, Relief, and Economic Stimulus (CARES) Act which allocated federal funds for the Emergency Solutions Grants Program (the “Program” or “ESG”) to the State. These funds are referred to herein as the ESG-Coronavirus (ESG-CV) funds and this October 2020 ESG-CV NOFA is distributing “Round 2” of the ESG-CV funding.

B. WHEREAS, the State has notified the Applicant that in addition to the \$36,812,900 received for ESG-CV Rounds 1 and 2, an additional amount not to exceed \$1,020,107 is to be added to the ESG-CV funding.

C. WHEREAS Applicant is an approved state ESG Administrative Entity that previously received ESG-CV funding under the initial ESG-CV NOFA dated June 1, 2020 (hereinafter referred to as “ESG-CV Round 1”).

D. WHEREAS the Department may approve funding allocations for the ESG-CV Program, subject to the terms and conditions of the NOFA, Program regulations and requirements, and the Standard Agreement and other contracts between Department and ESG-CV grant recipients;

NOW THEREFORE BE IT RESOLVED THAT:

1. All information submitted by Applicant on its ESG-CV Round 1 application remains true, correct, and accurate, or the Department approved in writing a change to Applicant’s ESG-CV Round 1 application. Applicant affirms its continued compliance to all of the terms and conditions of ESG-CV Round 1 application and related Standard Agreement.

2. Applicant is authorized to submit an application for ESG-CV Round 2 and be subject to the terms thereof.

3. If Applicant receives a grant of ESG-CV Round 2 funds from the Department pursuant to the above referenced ESG-CV (Round 2) NOFA, it represents and certifies that it will use all such funds in a manner consistent and in compliance with all applicable state and federal statutes, rules, regulations, and laws, including without limitation all rules and laws regarding the ESG-CV Program, as well as any and all contracts Applicant may have with the Department.



4. In addition to its ESG-CV Rounds 1 and 2 grant amount total of \$36,812,900, Applicant is now hereby authorized and directed to receive an additional amount not to exceed \$1,020,107 under its ESG-CV Round 2 grant, for a total of \$37,833,007, in accordance with all applicable rules and laws.

5. Applicant hereby agrees to use the ESG-CV funds for eligible activities as approved by the Department and in accordance with all Program requirements, and other rules and laws, as well as in a manner consistent and in compliance with the ESG-CV Standard Agreement, including any amendments incorporating new terms and conditions to such Standard Agreement, and other contracts between the Applicant and the Department.

6. Emilio Salas, Executive Director, or designees in the event that sufficient evidence is provided to the Department, are authorized to execute the Standard Agreement and any subsequent amendments or modifications thereto, as well as any other documents which are related to the Program or the ESG-CV grant awarded to the Applicant, as the Department may deem appropriate.

PASSED AND ADOPTED at a regular meeting of the Board of Commissioners of the Los Angeles County Development Authority this \_\_\_\_\_ day of \_\_\_\_\_, 2023, by the following vote:

AYES: \_\_\_\_\_ ABSTENTIONS: \_\_\_\_\_

NOES: \_\_\_\_\_ ABSENT: \_\_\_\_\_

ATTEST:

CELIA ZAVALA,  
Executive Officer-Clerk  
of the Board of Commissioners

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

APPROVED AS TO FORM:

DAWYN R. HARRISON  
Interim County Counsel

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

# BOARD LETTER/MEMO CLUSTER FACT SHEET

☒ Board Letter

☐ Board Memo

☐ Other

<b>CLUSTER AGENDA REVIEW DATE</b>	1/18/2023		
<b>BOARD MEETING DATE</b>	2/7/2023		
<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>	Los Angeles County Development Authority (LACDA)		
<b>SUBJECT</b>	APPROVE AMENDMENT TO INCREASE ANNUAL COMPENSATION TO ELEVATOR MAINTENANCE AND REPAIR SERVICES CONTRACT		
<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>	Total cost: \$100,000	Funding source: Program funds included in the LACDA's approved Fiscal Year 2022-2023 budget	
	TERMS (if applicable): Contract is currently in the fourth of a maximum five-year term		
	Explanation: The amendment would increase the annual compensation from \$200,000 to \$300,000.		
<b>PURPOSE OF REQUEST</b>	The purpose of this action is to increase the annual compensation by \$100,000 to \$300,000 for the remainder of the fourth year of the Contract, and if extended, for the fifth and final year of the Contract through September 30, 2024. The increase is due to the addition of monthly preventative maintenance services for the Alhambra Administrative Building, and needed repair services at two senior public housing developments managed by the LACDA.		
<b>BACKGROUND (include internal/external issues that may exist including any related motions)</b>	On September 10, 2019, the Board awarded a one-year Contract to Next Level Elevator, Inc., to provide elevator maintenance and repair services in the amount of up to \$200,000, with the option to extend up to four additional years at the same annual amount, to provide for elevator maintenance and repair services for one elevator at an administrative building and 35 elevators located at 13 senior public and affordable housing developments.		
<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: Becky Yee, Director of Administrative Services, (626) 586-1858, <a href="mailto:Becky.Yee@lacda.org">Becky.Yee@lacda.org</a> Twima Earley, Director of Housing Operations, (626) 586-1900, <a href="mailto:Twima.Earley@lacda.org">Twima.Earley@lacda.org</a>		

February 7, 2023

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 AMENDMENT TO INCREASE ANNUAL COMPENSATION TO ELEVATOR  
MAINTENANCE AND REPAIR SERVICES CONTRACT  
(ALL DISTRICTS) (3 VOTE)**

**SUBJECT**

This letter recommends approval of an increase of \$100,000 to the Los Angeles County Development Authority's (LACDA) Contract with Next Level Elevator, Inc., for elevator maintenance and repair services, for a total Contract amount of \$300,000. Next Level Elevator, Inc. currently provides elevator maintenance and repair services for the LACDA administrative buildings and various senior public and affordable housing development sites within the County of Los Angeles. The increased compensation is due to the addition of monthly preventative maintenance services for the Alhambra Administrative Building, and the needed repair services at two senior public housing developments.

**IT IS RECOMMENDED THAT THE BOARD:**

1. Find that approval of an Amendment to the existing Contract is not subject to the provisions of the California Environmental Quality Act (CEQA), as described herein, because the services will not have the potential for causing a significant effect on the environment.
2. Authorize the Executive Director, or designee, to increase the annual compensation by \$100,000 with Next Level Elevator, Inc. for a total Contract amount of \$300,000, using program funds included in the LACDA's approved Fiscal Year 2022-2023 budget and to be included in the Fiscal Year 2023-2024 annual budget approval process, and to execute an amendment to the Contract, following approval as to form by County Counsel.

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

On September 10, 2019, the Board awarded a one-year Contract to Next Level Elevator, Inc., to provide elevator maintenance and repair services in the amount of up to \$200,000, with the option to extend up to four additional years at the same annual amount, to provide for elevator maintenance and repair services for one elevator at an administrative building and 35 elevators located at 13 senior public and affordable housing developments. Amendments No. 1 through No. 3 were executed properly to amend and extend the Contract for each year. On December 19, 2022, the parties executed Amendment No. 4 to increase the Contract by the authorized 10% (\$20,000) to \$220,000 for the fourth year.

The purpose of this action is to increase the annual compensation to \$300,000 for the remainder of the fourth year of the Contract, and if extended, for the fifth and final year of the Contract through September 30, 2024. The increase is due to the addition of monthly preventative maintenance services for the Alhambra Administrative Building, and needed repair services at two senior public housing developments managed by the LACDA.

### **FISCAL IMPACT/FINANCING**

There is no impact on the County General Fund.

The additional annual compensation of up to \$100,000 for a total amount not to exceed \$300,000 will be comprised of program funds included in the LACDA's approved Fiscal Year 2022-2023 budget and future budgets as needed.

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

This Contract will continue to primarily be federally funded and are not subject to the requirements of the Greater Avenues for Independence (GAIN) Program or the General Relief Opportunity for Work (GROW) Program implemented by the County of Los Angeles. Instead, Next Level Elevator, Inc. will continue to comply with 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.

### **ENVIRONMENTAL DOCUMENTATION**

The proposed amendment is exempt from the provisions of the National Environmental Policy Act pursuant to 24 Code of Federal Regulations, Part 58, Section 58.35 (b)(3) because it involves maintenance activities that will not have a physical impact or result in any physical changes to the environment. The action is exempt from the provisions of CEQA pursuant to State CEQA Guideline 15301 because it involves activities that do not have the potential for causing a significant effect on the environment.

The Honorable Board of Commissioners

2/7/2023

Page 3

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

Approval of the proposed increase compensation will allow the LACDA to provide continued elevator maintenance and repair services at various housing development sites and administrative building.

Respectfully submitted,

EMILIO SALAS

Executive Director

# BOARD LETTER/MEMO CLUSTER FACT SHEET

☒ Board Letter

☐ Board Memo

☐ Other

<b>CLUSTER AGENDA REVIEW DATE</b>	1/18/2023		
<b>BOARD MEETING DATE</b>	2/7/2023		
<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>	Los Angeles County Development Authority (LACDA)		
<b>SUBJECT</b>	AWARD A CONTRACT TO AFFIRMATIVELY FURTHER FAIR HOUSING WITH THE HOUSING RIGHTS CENTER		
<b>PROGRAM</b>	Community Development		
<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: \$720,000	Funding source: County funds allocated by the Board on October 24, 2022 for fair housing activities.	
	TERMS (if applicable):		
	Explanation: On October 4, 2022, the Board of Supervisors approved adjustments to the Fiscal Year 2022-2023 County budget, which included \$800,000 to the LACDA for fair housing activities. On November 15, 2022, the LACDA Board of Commissioners approved the acceptance of these funds into the LACDA's Fiscal Year 2022-2023 budget. Ten percent (\$80,000) will be retained for LACDA's administration.		
<b>PURPOSE OF REQUEST</b>	Fair housing activities include development of educational materials, information, workshops, and attendance at community events to educate the public about fair housing laws and rights. The services to be provided by the Housing Rights Center under the terms of the Contract include: housing discrimination counseling; information and referrals; intake, processing, investigation and resolution of housing discrimination complaints; audits to discover patterns of housing discrimination; education and outreach efforts; training members of the housing industry and general public on fair housing laws; and development of partnerships to further the goals of fair housing and equal opportunity in housing. The Housing Rights Center will coordinate and oversee two subcontractors that will also provide the above services. Funds will be used to pay for staff salaries and operating costs.		
<b>BACKGROUND (include internal/external issues that may exist including any related motions)</b>	On June 19, 2019, your Board approved the Housing Rights Center as the fair housing provider for Los Angeles County following a Request for Proposals process.		
<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: Linda Jenkins, Director of Community Development, (626) 586-1765, <a href="mailto:Linda.Jenkins@lacda.org">Linda.Jenkins@lacda.org</a>		

February 7, 2023

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:

**AWARD A CONTRACT TO AFFIRMATIVELY FURTHER FAIR HOUSING WITH THE  
HOUSING RIGHTS CENTER  
(ALL DISTRICTS) (3 VOTE)**

**SUBJECT**

This letter requests approval of Contract for \$720,000 with the Housing Rights Center to affirmatively further fair housing within the unincorporated areas of the County as well as the 48 participating cities in the Community Development Block Grant (CDBG) program for the Los Angeles Urban County administered by the Los Angeles County Development Authority (LACDA).

**IT IS RECOMMENDED THAT THE BOARD:**

1. Approve and authorize the Executive Director, or his designee, to execute, amend and, if necessary, reduce or terminate a one-year Contract, and all related documents, on behalf of the County, in the amount of \$720,000, with the Housing Rights Center, to affirmatively further fair housing to residents within the unincorporated areas of the County and 48 CDBG participating cities, effective through June 30, 2023.
2. Authorize the Executive Director, or his designee, to execute amendments to the Contract to: (a) make necessary changes to the scope of services; (b) add, delete and/or change certain terms and conditions, subject to prior review and approval as to form by County Counsel; and/or (c) extend the term of the contract up to four additional years, in one-year increments, at the same annual amount, contingent upon satisfactory contract performance and continued funding.



3. Find that approval of a Contract for fair housing services with the Housing Rights Center (HRC) is not subject to the provisions of the California Environmental Quality Act (CEQA), as described herein, because the activities are not defined as a project under CEQA.

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

On October 4, 2022, the Board of Supervisors approved adjustments to the Fiscal Year 2022-2023 County budget, which included \$800,000 to the LACDA for fair housing activities. On November 15, 2022, the LACDA Board of Commissioners approved the acceptance of these funds into the LACDA's Fiscal Year 2022-2023 budget.

Fair housing activities include development of educational materials, information, workshops, and attendance at community events to educate the public about fair housing laws and rights. Ten percent (\$80,000) will be retained for LACDA's administration.

### **FISCAL IMPACT/FINANCING**

There is an impact on the County general fund.

The contract will be funded with \$720,000 for FY 2022-2023 for activities to affirmatively further fair housing in the unincorporated County and the 48 participating cities. The contract will be renewed annually, contingent upon satisfactory contract performance and continued funding. Funds for future years will be included through the LACDA's annual budget approval process.

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

On June 19, 2019, your Board approved the Housing Rights Center as the fair housing provider for Los Angeles County following a Request for Proposals process.

The services to be provided by the Housing Rights Center under the terms of the Contract include: housing discrimination counseling; information and referrals; intake, processing, investigation and resolution of housing discrimination complaints; audits to discover patterns of housing discrimination; education and outreach efforts; training members of the housing industry and general public on fair housing laws; and development of partnerships to further the goals of fair housing and equal opportunity in housing. The Housing Rights Center will coordinate and oversee two subcontractors that will also provide the above services. Funds will be used to pay for staff salaries and operating costs.

The Contract will be effective following execution by the LACDA and the Housing Rights Center.

**ENVIRONMENTAL DOCUMENTATION**

This action is exempt from the provisions of the National Environmental Policy Act pursuant to 24 Code of Federal Regulations, Part 58, Section 58.34 (a)(4) because it involves public services that will not have a physical impact on or result in any physical changes to the environment. The activities are not subject to the provisions of CEQA pursuant to State CEQA Guidelines 15060(c)(3) and 15378 because they are not defined as a project under CEQA and do not have the potential for causing a significant effect on the environment.

**IMPACT ON CURRENT SERVICES**

The Contract will ensure that residents of unincorporated Los Angeles County and CDBG participating cities will receive fair housing services.

Respectfully submitted,

EMILIO SALAS  
Executive Director

# BOARD LETTER/MEMO CLUSTER FACT SHEET

☒ Board Letter

☐ Board Memo

☐ Other

<b>CLUSTER AGENDA REVIEW DATE</b>	1/18/2023			
<b>BOARD MEETING DATE</b>	2/7/2023			
<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>	Department of Parks and Recreation			
<b>SUBJECT</b>	<b>TERMINATION FOR CONVENIENCE OPERATING AGREEMENT NUMBER 10420 FOR EL CARISO COUNTY GOLF COURSE</b>			
<b>PROGRAM</b>	Lease Agreement			
<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>	Temporary Operator is set to commence operations of the El Cariso Golf Course on or about March 1, 2023.			
<b>COST &amp; FUNDING (REVENUE TO THE COUNTY)</b>	<table border="1"> <tr> <td>Total Annual Revenue: \$ N/A</td><td>Funding source: N/A</td></tr> </table> <p>TERMS (if applicable): Appropriation Adjustment will increase Services and Supplies in the Golf Operating Fund (CA8) by \$1,020,000 in Fiscal Year 2022-23. The Department will request the required FY 2023-24 appropriation, fully offset by golf course revenues, as part of the County budget process.</p>		Total Annual Revenue: \$ N/A	Funding source: N/A
Total Annual Revenue: \$ N/A	Funding source: N/A			
<b>PURPOSE OF REQUEST</b>	Approval of the recommended actions will delegate authority to the Director of the Los Angeles County Department of Parks and Recreation (the Department), or her designee, to negotiate and execute an amendment to the current Operating Agreement for the El Cariso County Golf Course with GolfLinks Management, LLC in order to terminate the agreement no later than March 31, 2023, and approve an Appropriation Adjustment for a temporary management agreement operator to ensure that the facility remains open and available to the public until the solicitation for a new operator is completed.			
<b>BACKGROUND (include internal/external issues that may exist including any related motions)</b>	The current Operating Agreement for the management, operation, and maintenance of the El Cariso County Golf Course (El Cariso) with GolfLinks Management, LLC (GolfLinks), became effective on June 1, 2017 and will expire on May 31, 2037. After multiple continuous reviews of current operation and golf course conditions at El Cariso, the Department determined that it is in the County of Los Angeles' best interest to terminate			

	<p>this Operating Agreement no later than March 31, 2023. This early termination will allow the Department to improve the lease value of El Cariso, in preparation for a future solicitation for a new operator.</p> <p>On August 13, 2019, the Board approved the award of As-Needed Golf Course Operation Services Master Agreements with qualified contractors to enable the Department to address the termination of lease agreement in a timely manner, while the County continues to offer the community a safe and enjoyable recreational activity and completes a solicitation for new operator. The Department will utilize these Board-approved Master Agreements to acquire a temporary operator for the management, operation, and maintenance of El Cariso. The Management Agreement will be effective immediately following the termination of the agreement with GolfLinks. The term of the Management Agreement will be for one year with a month-to-month extension, not to exceed six months, for a maximum term of 18 months.</p>
<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: RUBEN LOPEZ, CHIEF OF CONTRACTS AND PROCUREMENT DIVISION (626) 588-5300, <a href="mailto:rlopez@parks.lacounty.gov">rlopez@parks.lacounty.gov</a> SANDRA SALAZAR, CONTRACTS SECTION HEAD (626) 588-5266, <a href="mailto:ssalazar@parks.lacounty.gov">ssalazar@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

February 7, 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:

**TERMINATION FOR CONVENIENCE  
OPERATING AGREEMENT NUMBER 10420  
FOR EL CARISO COUNTY GOLF COURSE  
(SUPERVISORIAL DISTRICT 3) (3-VOTES)**

**SUBJECT**

Approval of the recommended actions will delegate authority to the Director of the Los Angeles County Department of Parks and Recreation (the Department), or her designee, to negotiate and execute an amendment to the current Operating Agreement for the El Cariso County Golf Course with GolfLinks Management, LLC in order to terminate the agreement no later than March 31, 2023, and approve an Appropriation Adjustment for a temporary management agreement operator to ensure that the facility remains open and available to the public until the solicitation for a new operator is completed.

**IT IS RECOMMENDED THAT THE BOARD:**

1. Find that the proposed actions are categorically exempt from the California Environmental Quality Act, for the reasons stated in this Board Letter and in the record of the agreement amendment.

2. Delegate authority to the Director of the Department of Parks and Recreation, or her designee, upon terms consistent with this Board Letter, after approval as to form by County Counsel, to negotiate and execute an amendment to the current Operating Agreement for the El Cariso County Golf Course with GolfLinks Management, LLC, in order to terminate the agreement no later than March 31, 2023, which is in the County's best interest; and, to settle the final amount of rent owed to the County of Los Angeles, utilizing the transfer of ownership of certain property and of responsibility for certain operating cost from GolfLinks Management, LLC to the County.
3. Authorize the Director of the Department of Parks and Recreation, or her designee, to negotiate and execute any other documents ancillary to the Amendment, upon approval as to form by County Counsel, and take other actions consistent with the implementation of these recommendations.
4. Approve the attached Appropriation Adjustment to increase Services and Supplies in Fiscal Year 2022-23 by \$1,020,000 in the Golf Operating Fund (CA8) for the start-up cost and the cost to operate and maintain El Cariso County Golf Course under a temporary management agreement operator, fully offset by golf course revenues.

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

The current Operating Agreement for the management, operation, and maintenance of the El Cariso County Golf Course (El Cariso) with GolfLinks Management, LLC (GolfLinks), became effective on June 1, 2017 and will expire on May 31, 2037. After multiple continuous reviews of current operation and golf course conditions at El Cariso, the Department determined that it is in the County of Los Angeles' best interest to terminate this Operating Agreement no later than March 31, 2023. This early termination will allow the Department to improve the lease value of El Cariso, in preparation for a future solicitation for a new operator.

On August 13, 2019, the Board approved the award of As-Needed Golf Course Operation Services Master Agreements with qualified contractors to enable the Department to address the termination of lease agreement in a timely manner, while the County continues to offer the community a safe and enjoyable recreational activity and completes a solicitation for new operator. The Department will utilize these Board-approved Master Agreements to acquire a temporary operator for the management, operation, and maintenance of El Cariso. The Management Agreement will be effective immediately following the termination of the agreement with GolfLinks. The term of the Management Agreement will be for one year with a month-to-month extension, not to exceed six months, for a maximum term of 18 months.

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

The recommended actions will further the County's Strategic Plan, Strategy II.2 Support the Wellness of Our Communities, Strategy III.3 Pursue Operational Effectiveness, Fiscal Responsibility, and Accountability, and Objective III.3.2 Manage and Maximize County Assets by expanding recreational opportunities and maximizing the effectiveness of processes, structure, operations, and strong fiscal management to support timely delivery of customer-oriented and efficient public services.

### **FISCAL IMPACT/FINANCING**

At the termination date of the Operating Agreement with GolfLinks, the final amount owed to the County will be fully offset by rent payment from GolfLinks and the value of certain property and operating cost responsibility that will be transferred from GolfLinks to the County.

The Board's approval of the Appropriation Adjustment will increase Services and Supplies in the Golf Operating Fund (CA8) by \$1,020,000 in Fiscal Year 2022-23 for the start-up cost and the cost to operate and maintain El Cariso under a temporary management agreement operator, fully offset by golf course revenues. The Department will request the required FY 2023-24 appropriation, fully offset by golf course revenues, as part of the County budget process.

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

The Department has evaluated the Operating Agreement with GolfLinks and has determined that it is in the best interest of the County to terminate the Operating Agreement, and that the services currently offered at the El Cariso can be effectively provided on a temporary basis through a Management Agreement in order to avoid interruption of services to the public.

The Amendment to the Operating Agreement will include the following key terms and conditions: amend the termination date to no later than March 31, 2023; and, settle the final amount due to the County, utilizing the transfer from GolfLinks to the County ownership of certain property that are necessary to the operation of the golf course, including but not limited to supplies, inventory, and equipment, and responsibility of certain operating cost needed to operate the golf course.

## **ENVIRONMENTAL DOCUMENTATION**

The approval of the negotiation and execution of the Amendment to the Operating Agreement is categorically exempt from the California Environmental Quality Act (CEQA). The Amendment, which consists of amending the termination date to no later than March 31, 2023; providing for the transfer of personal property to the County; and, transferring responsibility of utility payments to the County, 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(r) of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G, because the Amendment consists of operation of an existing facility.

In addition, based on the proposed amendment records, it will comply with all applicable regulations, and there are no cumulative impacts, unusual circumstances, damage to scenic highways, listing on hazardous waste site lists compiled pursuant to Government Code section 65962.5, or indications that it may cause a substantial adverse change in the significance of a historical resource that would make the exemption inapplicable.

Upon your Board's approval of the recommended actions, 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 impact on current public services.



**CONCLUSION**

It is requested that three (3) adopted copies of the action taken by your Board be forwarded to the Department.

Should you have any questions please contact: Ms. Sandra Salazar at (626) 588-5266 or via email at [ssalazar@parks.lacounty.gov](mailto:ssalazar@parks.lacounty.gov), or Ruben Lopez at (626) 588- 5278 or via email at [rlopez@parks.lacounty.gov](mailto:rlopez@parks.lacounty.gov), or Kimberly Rios at (626) 588-5368 or via email at [krios@parks.lacounty.gov](mailto:krios@parks.lacounty.gov)

Respectfully submitted,

Norma E. García-González  
Director

NEGG:AB:MR:RL:SS:rc

Enclosure

c: Chief Executive Officer  
County Counsel  
Executive Officer, Board of Supervisors

# BOARD LETTER/MEMO CLUSTER FACT SHEET

☒ Board Letter

☐ Board Memo

☐ Other

<b>CLUSTER AGENDA REVIEW DATE</b>	1/18/2023	
<b>BOARD MEETING DATE</b>	2/7/2023	
<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 TO ACCEPT OFFERS OF DEDICATION FOR PUBLIC USE ON PORTIONS OF AVENUE A-8 AND 95TH STREET WEST IN THE UNINCORPORATED COMMUNITY OF DEL SUR (SUPERVISORIAL DISTRICT 5) (3 VOTES)	
<b>PROGRAM</b>	None	
<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>		
<b>COST &amp; FUNDING</b>	Total cost:	Funding source:
	\$10,000	B03
	TERMS (if applicable):	
	Explanation: The applicant paid \$10,000, which is the cost of processing the request.	
<b>PURPOSE OF REQUEST</b>	Public Works is seeking Board approval to accept the Offers of Dedication for public use on portions of Avenue A-8 and 95th Street West in the unincorporated community of Del Sur in Los Angeles County.	
<b>BACKGROUND (include internal/external issues that may exist including any related motions)</b>	Public Works is requesting the Board to accept the Offers of Dedication for public use, interest, and necessity, which will allow for the installation of utility facilities.	
<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—To allow for future utility installations within the public right of way, which will improve the quality of life for the residents of the area.	
<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>	



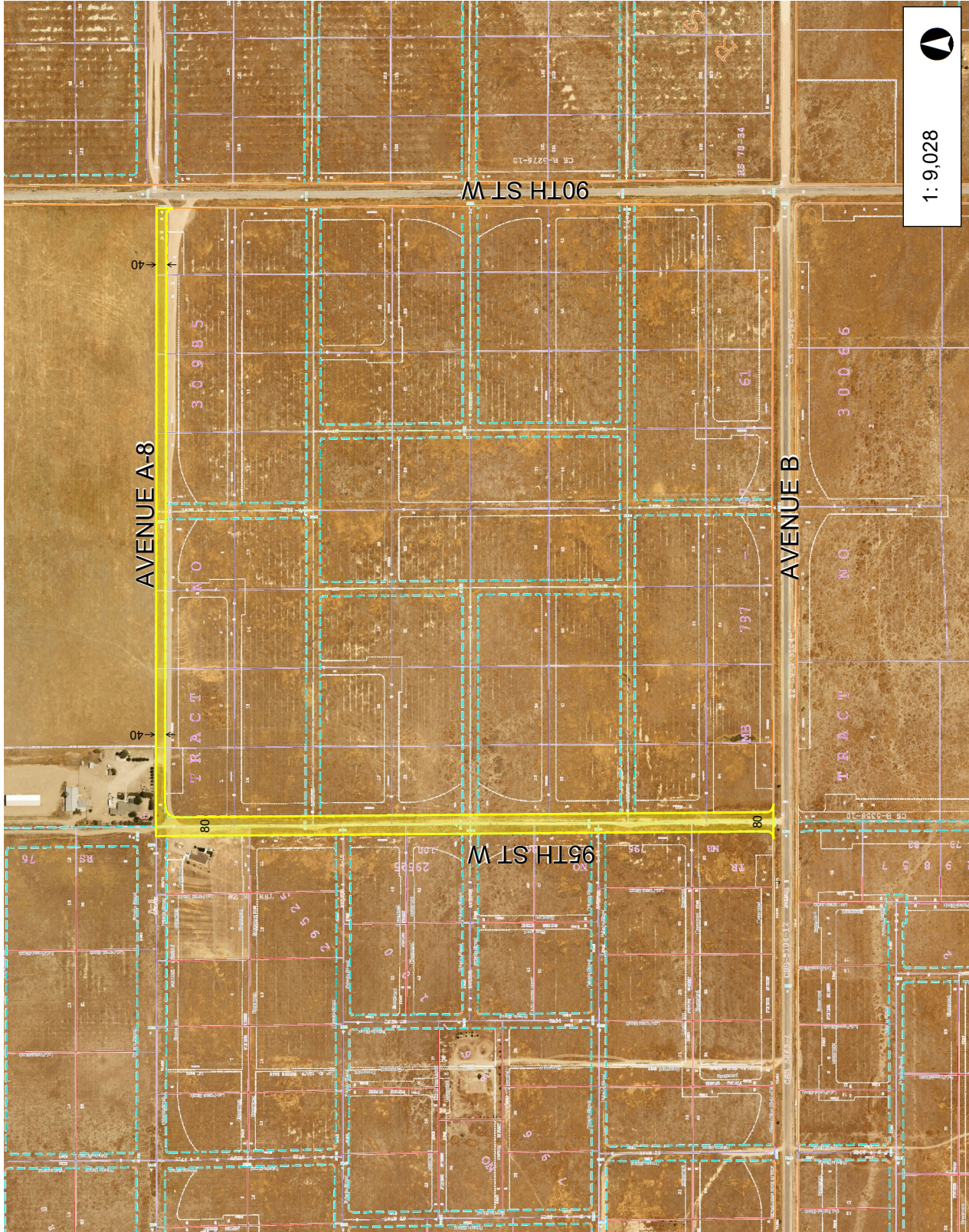


RESOLUTION TO ACCEPT OFFERS OF DEDICATION FOR PUBLIC USE  
ON PORTIONS OF AVENUE A-8 AND 95TH STREET WEST



Legend

Area of Offers of Dedication to  
be accepted for public use



1: 9,028

Notes

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.  
THIS MAP IS NOT TO BE USED FOR NAVIGATION

0.28 Miles 0 0.28 Miles

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© Latitude Geographics Group Ltd.





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

February 7, 2023

IN REPLY PLEASE

REFER TO FILE: **SMP-5**

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  
RESOLUTION TO ACCEPT OFFERS OF DEDICATION FOR PUBLIC USE  
ON PORTIONS OF AVENUE A-8 AND 95TH STREET WEST  
IN THE UNINCORPORATED COMMUNITY OF DEL SUR  
(SUPERVISORIAL DISTRICT 5)  
(3 VOTES)**

**SUBJECT**

Public Works is seeking Board approval to accept the Offers of Dedication for public use on portions of Avenue A-8 and 95th Street West in the unincorporated community of Del Sur in Los Angeles County.

**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. Find that the rejection of the offers to dedicate rights of way on portions of Avenue A-8 and 95th Street West, in the unincorporated community of Del Sur, be rescinded and that they may be accepted for public use pursuant to Section 66477.2 of the California Government Code.
3. Adopt the Resolution to Accept the Offers of Dedication for Public Use on Portions of Avenue A-8 and 95th Street.

4. Upon approval, authorize the Director of Public Works or his designee to record the certified original resolution with the office of the Registrar-Recorder/County Clerk of the County.

### **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 County to approve the enclosed "Resolution to Accept the Offers of Dedication for Public Use on Portions of Avenue A-8 and 95th Street West" (Enclosure A), in the unincorporated community of Del Sur. The recommended actions will allow for these roadways to become part of the public right of way and allow the installation of utility services.

Public Works is requesting the Board of Supervisors to accept the Offers of Dedication for public use, interest, and necessity.

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

These recommendations support the County Strategic Plan: Strategy III.3, Pursue Operational Effectiveness, Fiscal Responsibility, and Accountability, by allowing the County to accept the Offers of Dedication, which will allow for the installation of utility services, thereby improving the quality of life for the residents of the area.

### **FISCAL IMPACT/FINANCING**

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

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

The areas of the Offers of Dedication to be accepted for public use contain approximately 4.74 acres as shown on the enclosed map (Enclosure B).

The County's consent to the recordation of the offers to dedicate and rejection of the acceptance of the offers of dedication for road and highway purposes was delineated on Tract Map No. 30985, filed in Book 797, pages 57 through 61 of Maps, in the office of the Registrar-Recorder/County Clerk designated as an Offer of Dedication for Private and Future Streets. The rejection of the Offer of Dedication is pursuant to the California Government Code, Section 66477.1, until there is a need to accept the offer for public use.

The California Government Code, Section 66477.2, provides that the Board may rescind its rejection of an offer of dedication at any later time and accept the street for public use.

This action does not authorize the County to accept the unimproved rights of way for operations and maintenance.

The enclosed Resolution has been approved by County Counsel as to form and it will be recorded. Adoption and subsequent recordation of the Resolution will cause the roadways to become easements for public street purposes, which will allow public utilities to construct, maintain, operate, and install facilities within the easement.

#### **ENVIRONMENTAL DOCUMENTATION**

The proposed project is exempt from CEQA. The project, which is the acceptance of the Offers of Dedication, 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 15305 and 15321 of the CEQA Guidelines regarding minor alterations in land use limitations and actions to enforce or revoke an entitlement for use. 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, 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)**

The recommended action will allow for public use, interest, necessity, and the grant of proprietary franchises to utility companies. There will be no impact on current services or projects.

The Honorable Board of Supervisors  
February 7, 2023  
Page 4

**CONCLUSION**

Please return one adopted copy of this letter and one signed original Resolution together with the Board's minute order to Public Works, Survey/Mapping & Property Management Division.

Respectfully submitted,

MARK PESTRELLA, PE  
Director of Public Works

MP:GE:mr

Enclosures

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

# Enclosure A





The foregoing resolution was adopted on the \_\_\_\_\_ day of \_\_\_\_\_, 2023, 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 for which said Board so acts.

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

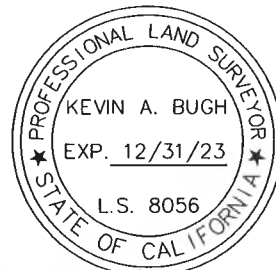
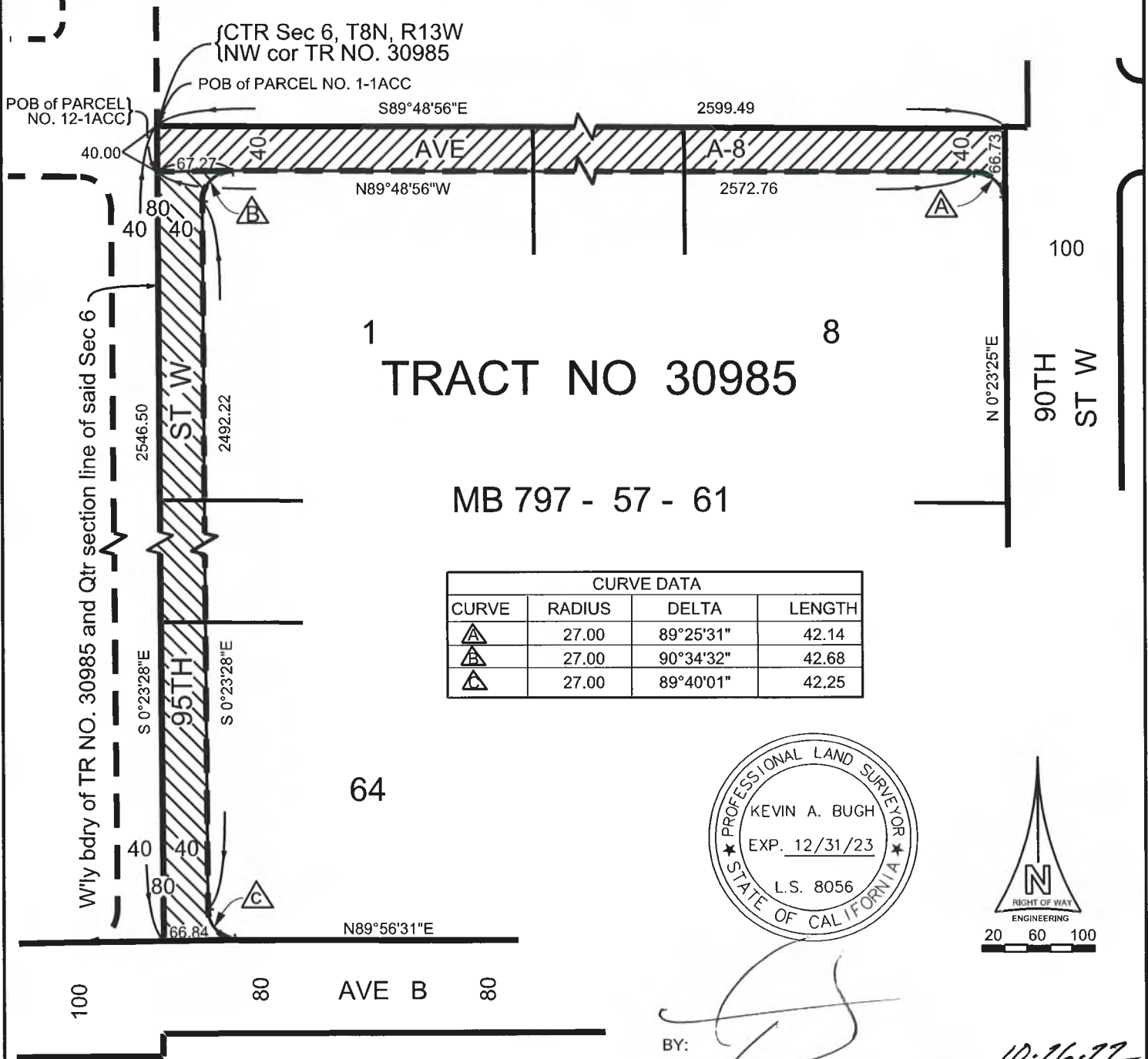
By \_\_\_\_\_  
Deputy

APPROVED AS TO FORM:

DAWYN R. HARRISON  
Interim County Counsel

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

# EXHIBIT B



BY:

LICENSED SURVEYOR

DATE

10.26.22

LOS ANGELES COUNTY PUBLIC WORKS  
SURVEY/MAPPING & PROPERTY MANAGEMENT DIVISION

PROJECT NAME

**ACCEPTANCE OF  
AVENUE A-8 AND 95TH STREET**

OF TRACT NO. 30985

LEGEND



PARCEL NO. 1-1ACC  
AREA = 2.39± Acres



PARCEL NO. 12-1ACC  
AREA = 2.35± Acres

PARCEL NOS. 1-1ACC AND 12-1ACC  
TOTAL AREA = 4.74± Acres

PREPARED BY  
RVGLOBUS

REVIEWED BY  
N SALAZAR

DATE  
10/20/2022

SHEET 1 OF 1

Project Name: Acceptance of Avenue A-8 and 95<sup>th</sup> Street West  
of Tract No. 30985  
File with: **Avenue A-8 (1) and  
95<sup>th</sup> Street West (12)**  
A.I.N. 3262-009-001 through 008, 016, 017,  
032, and 3262-010-001, 016, 017, 032  
I.M. 399-197  
R.D. 551  
S.D. 5  
M2277001

### **LEGAL DESCRIPTION**

**PARCEL NO. 1-1ACC** (Acceptance of offer of dedication for public use):

Those portions of Lots 1 through 8 of Tract Map No. 30985, as shown on map filed in Book 797, pages 57 through 61 of Maps, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, delineated as "AVENUE A-8 PRIVATE AND FUTURE STREET", within the following described boundaries:

Beginning at the northwesterly corner of said tract; thence South 89°48'56" East, along the northerly boundary of said tract, said northerly boundary also being the north line of the southeast quarter of Section 6, Township 8 North, Range 13 West, S.B.M., a distance of 2599.49 feet to the westerly sideline of 90<sup>th</sup> Street West, 100 feet wide; thence South 00°23'25" East, along said westerly sideline, a distance of 66.73 feet to a point of cusp on a tangent curve, concave southwesterly and having a radius of 27 feet; thence northwesterly along said curve through a central angle of 89°25'31", an arc distance of 42.14 feet to a tangent line parallel with and 40 feet southerly, measured at right angles, from said northerly boundary; thence North 89°48'56" West, along said parallel line, a distance of 2572.76 feet to the westerly boundary of said tract, said westerly boundary also being the quarter section line of said Section 6; thence North 00°23'28" West, along said westerly boundary, a distance of 40.00 feet to the point of beginning.

Containing: 2.39± acres

**PARCEL NO. 12-1ACC** (Acceptance of offer of dedication for public use):


Those portions of Lots 1, 16, 17, 32, 33, 48, 49, and 64 of above-mentioned Tract Map No. 30985, delineated as "95<sup>th</sup> STREET WEST PRIVATE AND FUTURE STREET", within the following described boundaries:

Beginning at the southwesterly corner of above-mentioned Parcel No. 1-1ACC; thence South 89°48'56" East, along above-mentioned parallel line, a distance of 67.27 feet to a point of cusp on a tangent curve concave southeasterly and having a radius of 27 feet; thence southwesterly along said curve through a central angle of 90°34'32", an arc distance of 42.68 feet to a line parallel with and 40 feet easterly, measured at right angles, from above-mentioned westerly boundary; thence South 00°23'28" East, along said last-mentioned parallel line, a distance of 2492.22 feet to the beginning of a tangent curve concave northeasterly and having a radius of 27 feet; thence southeasterly along said curve through a central angle of 89°40'01", an arc distance of 42.25 feet to the northerly sideline of Avenue B, 80 feet wide, as shown on said tract map; thence South 89°56'31" West, along said last mentioned sideline, a distance of 66.84 feet to said westerly boundary; thence North 00°23'28" West, along said westerly boundary, a distance of 2546.50 feet to the point of beginning.

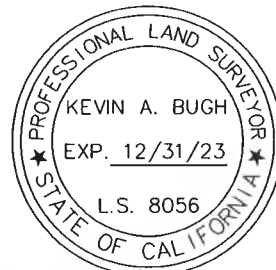
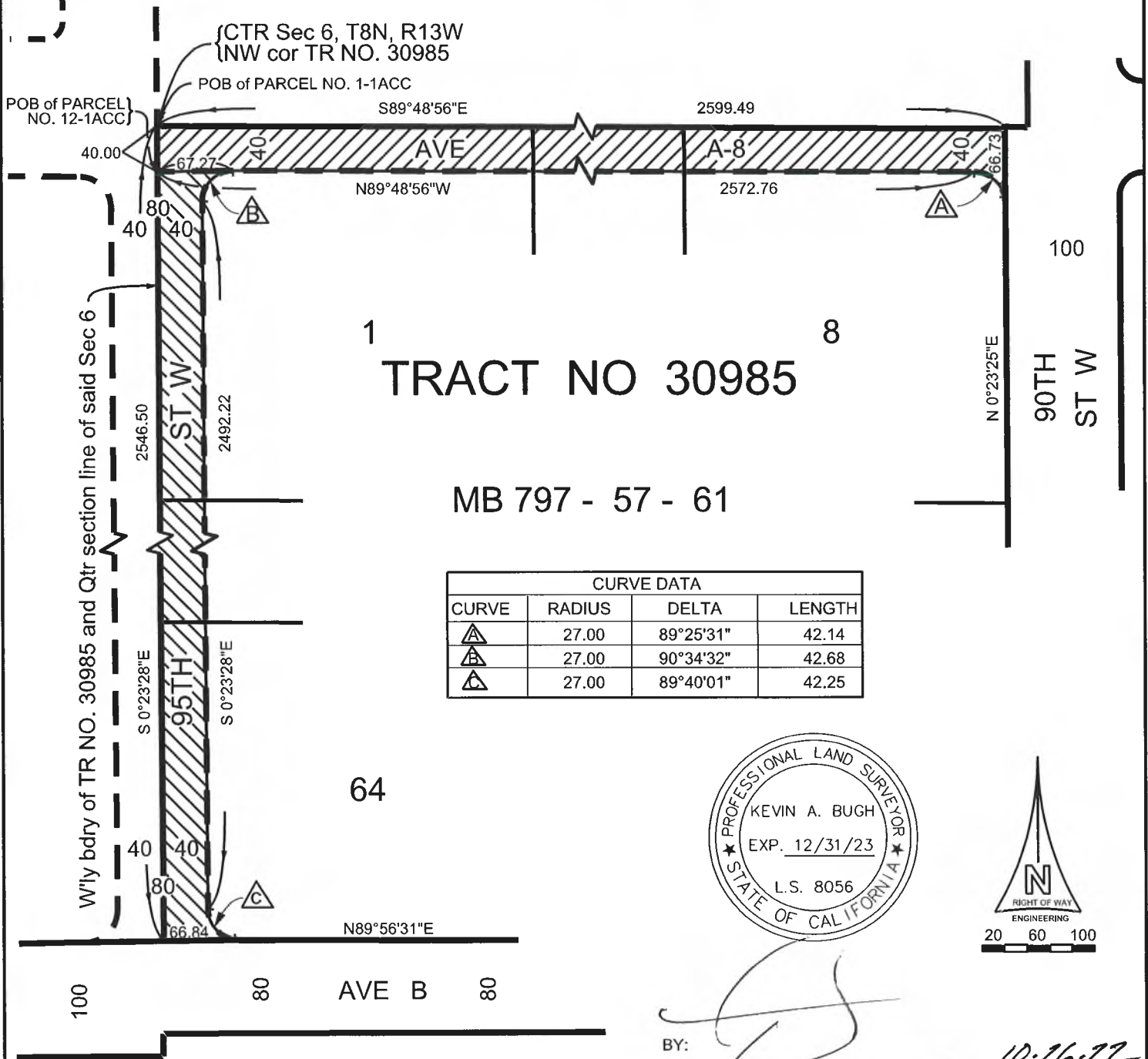
Containing: 2.35± acres

Total area of PARCEL NO. 1-1ACC and PARCEL NO. 12-1ACC, contains: 4.74± acres



APPROVED AS TO DESCRIPTION	
	
By: _____	LICENSED LAND SURVEYOR
Survey/Mapping and Property Management Division	
Dated: _____	October 26, 2022

# EXHIBIT B



BY:

LICENSED SURVEYOR

DATE

10.26.22

LOS ANGELES COUNTY PUBLIC WORKS  
SURVEY/MAPPING & PROPERTY MANAGEMENT DIVISION

PROJECT NAME

**ACCEPTANCE OF  
AVENUE A-8 AND 95TH STREET**

OF TRACT NO. 30985

LEGEND



PARCEL NO. 1-1ACC  
AREA = 2.39± Acres



PARCEL NO. 12-1ACC  
AREA = 2.35± Acres

PARCEL NOS. 1-1ACC AND 12-1ACC  
TOTAL AREA = 4.74± Acres

PREPARED BY  
RVGLOBUS

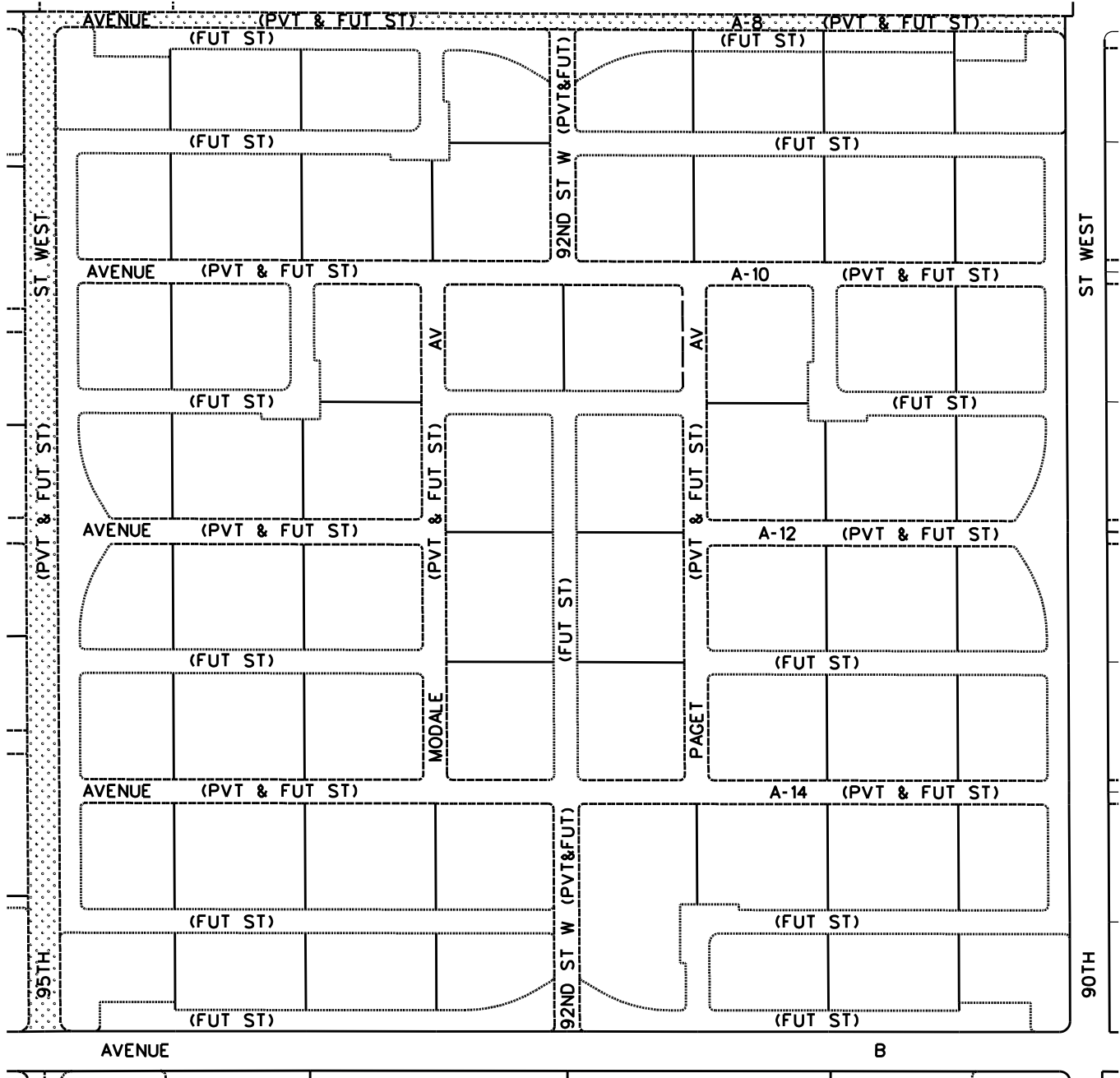
REVIEWED BY  
N SALAZAR

DATE  
10/20/2022

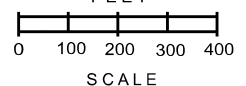
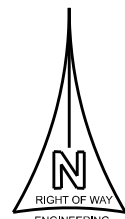
SHEET 1 OF 1

# **Enclosure B**

# RESOLUTION TO ACCEPT OFFERS OF DEDICATION FOR PUBLIC USE ON PORTIONS OF AVENUE A-8 AND 95TH STREET WEST



PROPOSED ACCEPTANCE AREA  
TOTAL AREA: 4.74± ACRES





# BOARD LETTER/MEMO CLUSTER FACT SHEET

☒ Board Letter

☐ Board Memo

☐ Other

<b>CLUSTER AGENDA REVIEW DATE</b>	1/18/2023		
<b>BOARD MEETING DATE</b>	2/7/2023		
<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>	Award of services contract for on-call maintenance and inspection services for San Gabriel Dam hydroelectric project		
<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>	There is no active contract for these services. The current contract expired on 7/30/2022.		
<b>COST &amp; FUNDING</b>	Total cost: \$5,786,798	Funding source: Internal Service Fund (B04) Fiscal Year 2022-23 Budget (Services and Supplies), which will be reimbursed by the Flood Control District Fund (B07).	
	TERMS (if applicable): This contract will be for a period of 1 year with three 1-year renewal options and a month-to-month extension up to 6 months for a maximum potential contract term of 54 months.		
	Explanation:		
<b>PURPOSE OF REQUEST</b>	Public Works is seeking Board approval to award a services contract to Gracon LLC., for on-call maintenance and inspection services for Public Works' hydroelectric facility located at San Gabriel Dam.		
<b>BACKGROUND (include internal/external issues that may exist including any related motions)</b>	Approval of the recommended action will award a services contract to Gracon LLC., to provide on-call and intermittent maintenance and inspection services for Public Works' hydroelectric facility located at the San Gabriel Dam. The equipment on the hydroelectric plant is highly specialized and the proposed services are for troubleshooting and repair, as well as periodic maintenance and inspection intended to detect emerging issues before they manifest into problems. The use of this specialized services will allow the County's only hydroelectric plant to be maintained in working condition by skilled personnel who have gained years of experience working on a multitude of hydroelectric plant facilities.		
<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 Workforce Development Aging and Community Services and advertise 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: These recommendations support Board Priority No. 7: Sustainability. This contract will ensure that the County will continue to produce clean, renewable energy at San Gabriel Dam.
<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>



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:

February 7, 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:

**SERVICES CONTRACT  
WATER RESOURCES CORE SERVICE AREA  
AWARD OF SERVICES CONTRACT FOR ON-CALL MAINTENANCE AND  
INSPECTION SERVICES FOR SAN GABRIEL DAM HYDROELECTRIC PROJECT  
(SUPERVISORIAL DISTRICT 5)  
(3 VOTES)**

**SUBJECT**

Public Works is seeking Board approval to award a services contract to Gracon LLC., for on-call maintenance and inspection services for Public Works' hydroelectric facility at San Gabriel Dam, located in the Angeles National Forest in the unincorporated area of Los Angeles County, north of the City of Azusa.

**IT IS RECOMMENDED THAT THE BOARD:**

1. Find that the contract work is categorically exempt from the provisions of the California Environmental Quality Act.
2. Award the contract for on-call maintenance and inspection services for San Gabriel Dam Hydroelectric Project to Gracon LLC. These services contract will be for a term of 1 year with three 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 \$5,786,798.

3. Delegate authority to 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, Gracon LLC., 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. Delegate authority to 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 adjust the annual contract sum for each option year over the term of the contract to allow for an annual cost-of-living adjustment in accordance with County policy and the terms of the contract.

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

Approval of the recommended action will award a services contract to Gracon LLC., to provide on-call and intermittent maintenance and inspection services for Public Works' hydroelectric facility at San Gabriel Dam, located in the Angeles National Forest in the unincorporated area of Los Angeles County, north of the City of Azusa. The equipment on the hydroelectric plant is highly specialized and the proposed services are for troubleshooting and repair, as well as periodic maintenance and inspection intended to detect emerging issues before they manifest into problems. The use of these specialized services will allow the County's only hydroelectric plant to be maintained in working condition by skilled personnel who have gained years of experience working on a multitude of hydroelectric plant facilities.

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

These recommendations support the County Strategic Plan: Strategy II.2, Support the Wellness of our Communities, and Strategy III.3, Pursue Operational Effectiveness, Fiscal Responsibility, and Accountability, by contracting this contractor that has the specialized expertise to provide these services accurately, efficiently, timely, and in a responsive manner.

### **FISCAL IMPACT/FINANCING**

There will be no impact to the County General Fund.

The annual cost is \$1,285,955, which includes a contingency of \$116,905 for unforeseen additional work within the scope of the contract and cost-of-living adjustments in accordance with the contract. Any unused authorized amounts up to 25 percent from the previous contract terms will roll over into subsequent renewal terms. This amount is based on unit rates quoted by the contractor and our estimated annual utilization of the contractor's service.

This contract will be for a term of 1 year commencing upon the Board's approval and execution by both parties, with three 1-year renewal options and a month-to-month extension for up to 6 months, for a maximum potential contract term of 54 months and maximum potential contract sum of \$5,786,798.

Funding for these services is included in the Internal Service Fund (B04 - Services and Supplies) Fiscal Year 2022-23 Budget, which will be reimbursed by the Flood Control District Fund (B07). Funds to finance the contract's optional years and 10 percent additional funding for contingencies will be requested through the annual budget process.

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

The recommended contractor, Gracon LLC., is located in Lafayette, Colorado. This contract will commence upon the Board's approval and execution by both parties for a period of 1 year. With the Board's delegated authority, Public Works may renew the contract for three 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 contract as to form (Enclosure A) prior to execution. The recommended contract with Gracon LLC., was solicited on an open-competitive basis and is in accordance with applicable Federal, State, and County requirements.

A standard service contract has been used that contains terms and conditions in compliance with the Board's ordinances, policies, and programs. Enclosure B reflects the proposer's utilization participation and community business enterprise program information. 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, sex, 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. In addition, the contractor understands and agrees that this contract work involves public works as defined by Section 1720 of the California Labor Code. The contractor represents and warrants that the contract is in full compliance with the applicable provisions of the Labor Code relating to payment of prevailing wages for all prevailing wage work. This contract includes a cost-of-living adjustment provision, which is in accordance with Board Policy 5.070, Multi-Year Services Contract Cost-of-Living Adjustments.

### **ENVIRONMENTAL DOCUMENTATION**

These services are categorically exempt from the provisions of the California Environmental Quality Act (CEQA). These services are 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 15301 of the State CEQA Guidelines and Class 1 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 the work 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 substantial adverse change in the significance of a historical resource that would make the exemption inapplicable.

### **CONTRACTING PROCESS**

On June 9, 2022, a notice of the Request for Proposals (RFP) was placed on the County's "Doing Business with Los Angeles County" website (Enclosure C), "Do Business with Public Works" website, Twitter, and Bid Express. In addition, 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*. Also, Public Works informed 1,460 Local Small Business Enterprises; 180 Disabled Veteran Business Enterprises; 168 Social Enterprises; 1,083 Community Business Enterprises; and 67 independent contractors, various business development centers, and municipalities about this business opportunity.

On July 18, 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 RFP, which included the price, experience, work plan, references, and 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, Gracon LLC., located in Lafayette, Colorado. 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 not result in the displacement of any County employees as these services are presently contracted with the private sector.

**CONCLUSION**

Please return one adopted copy of this Board letter to Public Works, Business Relations and Contracts Division.

Respectfully submitted,

MARK PESTRELLA, PE  
Director of Public Works

MP:JQ:ep

Enclosures

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

AGREEMENT FOR  
ON-CALL MAINTENANCE AND INSPECTION SERVICES FOR SAN GABRIEL DAM  
HYDROELECTRIC PROJECT (BRC0000310)

THIS AGREEMENT, made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2022, by and between the COUNTY OF LOS ANGELES, a subdivision of the State of California, a body corporate and politic (hereinafter referred to as COUNTY) and Gracon LLC, a Colorado Corporation, located at 130 Miners Drive, Lafayette, Colorado 80026 (hereinafter referred to as CONTRACTOR). COUNTY and CONTRACTOR are each a Party and collectively referred to as the Parties.

WITNESSETH

FIRST: The CONTRACTOR, for the consideration hereinafter set forth and the acceptance by the Board of Supervisors of said COUNTY of the CONTRACTOR'S Proposal filed with the COUNTY on July 18, 2022, hereby agrees to provide services as described in this Contract for Maintenance and Inspection Services for San Gabriel Dam Hydroelectric Project (BRC0000310).

SECOND: This AGREEMENT, together with Exhibit A, Scope of Work; Exhibit B, Service Contract General Requirements; Exhibit C, Internal Revenue Service Notice 1015; Exhibit D, Safely Surrendered Baby Law Posters; Exhibit E, Defaulted Property Tax Reduction Program; Exhibit F, Performance Requirements Summary; Exhibit G, San Gabriel Dam Hydroelectric Project - Location Map; Exhibit H, San Gabriel Dam Hydroelectric Project - Site Plan; Exhibit I, San Gabriel Dam Hydroelectric Project - Operational Diagram; Exhibit J, San Gabriel Dam Hydroelectric Project - Various Part Weights; Exhibit K, San Gabriel Dam Hydroelectric Project - Lubricants and Capacities; Exhibit L, Equipment Description; and Exhibit M, Existing Equipment Incorporated into Control and Protection Systems Upgrade for San Gabriel Hydroelectric Projects; the CONTRACTOR'S Proposal, all attached hereto; the Request for Proposals; and Addenda to the Request for Proposals, all of which are incorporated herein by reference, are agreed by the COUNTY and the CONTRACTOR to constitute the Contract.

THIRD: The COUNTY agrees, in consideration of satisfactory performance of the foregoing services in strict accordance with the Contract specifications to the satisfaction of the Director of Public Works, to pay the CONTRACTOR pursuant to the Schedule of Prices set forth in the Work Order and attached hereto as Form PW-2, an amount not to exceed \$1,169,050 per year, or such greater amount as the Board may approve (Maximum Contract Sum).

FOURTH: This Contract's initial term shall be for a period of 1 year commencing on Board's approval and execution by both parties, whichever occurs last. The COUNTY shall have the sole option to renew this Contract term for up to three additional 1-year periods and a six month-to-month extension for a maximum total Contract term of 54 months. Each such option shall be exercised at the sole discretion of the COUNTY. The COUNTY, acting through the Director, may give a written notice of intent to renew this Contract at least 10 days prior to the end of each term. At the sole discretion of the



COUNTY, in lieu of renewing the Contract for the full 1 year, this Contract may be renewed on a month-to-month basis, upon written notice to the CONTRACTOR at least 10 days prior to the end of a term. The Director will provide a written notice of nonrenewal at least 10 days before the last day of any term, in which case this Contract shall expire as of midnight on the last day of that term. Where all option years have been exercised, the Director will not provide a written notice of nonrenewal.

FIFTH: The CONTRACTOR shall bill monthly, in arrears, for the work performed during the preceding month. Work performed shall be billed at the unit prices quoted in Form PW-2, Schedule of Prices.

SIXTH: Public Works will make payment to the CONTRACTOR within 30 days of receipt and approval of a properly completed and undisputed invoice. However, should the CONTRACTOR be certified by the COUNTY as a Local Small Business Enterprise, payment will be made in accordance with Board of Supervisors Policy No. 3.035, Small Business Liaison and Prompt Payment Program. Each invoice shall be in triplicate (original and two copies) and shall itemize the work completed. The invoices shall be submitted to:

Los Angeles County Public Works  
Attention Fiscal Division, Accounts Payable  
P.O. Box 7508  
Alhambra, CA 91802-7508

SEVENTH: In no event shall the aggregate total amount of compensation paid to the CONTRACTOR exceed the amount of compensation authorized by the Board. Such aggregate total amount is the Maximum Contract Sum.

EIGHTH: The CONTRACTOR understands and agrees that only the designated Public Works Contract Manager is authorized to request or order work under this Contract. The CONTRACTOR acknowledges that the designated Contract Manager is not authorized to request or order any work that would result in the CONTRACTOR earning an aggregate compensation in excess of this Contract's Maximum Contract Sum.

NINTH: The CONTRACTOR shall not perform or accept work requests from the Contract Manager or any other person that will cause the Maximum Contract Sum of this Contract to be exceeded. The CONTRACTOR shall monitor the balance of this Contract's Maximum Contract Sum. When the total of the CONTRACTOR'S paid invoices, invoices pending payment, invoices yet to be submitted, and ordered services reaches 75 percent of the Maximum Contract Sum, the CONTRACTOR shall immediately notify the Contract Manager in writing. The CONTRACTOR shall send written notification to the Contract Manager when this Contract is within 6 months from expiration of the term as provided for hereinabove.

TENTH: If requested by the Contractor, the contract (hourly, daily, monthly, etc.) amount may, at the sole discretion of the County, be increased at the time of contract renewal, if exercised by the County, based on the most recently published percentage change in the U.S. Department of Labor, Bureau of Labor Statistics' Consumer Price

Index (CPI) for the Los Angeles-Long Beach-Anaheim area for the 12-month period preceding the renewal date, which shall be the effective date for any cost-of-living adjustment (COLA). However, any increase shall not exceed the general salary movement granted to County employees as determined by the Chief Executive Officer as of each July 1 for the prior 12-month period. Furthermore, should fiscal circumstances ultimately prevent the Board from approving any increase in County employee salaries, no COLA will be granted. Upon approval of COLA, a notification will be sent to the Contractor.

ELEVENTH: In the event that terms and conditions, which may be listed in the CONTRACTOR'S Proposal, conflict with the COUNTY'S specifications, requirements, and terms and conditions as reflected in this AGREEMENT including, but not limited to, Exhibits A through M, inclusive, the COUNTY'S provisions shall control and be binding.

TWELFTH: The CONTRACTOR agrees in strict accordance with the Contract specifications and conditions to meet the COUNTY'S requirements.

THIRTEENTH: This Contract constitutes the entire agreement between the COUNTY and the CONTRACTOR with respect to the subject matter of this Contract and supersedes all prior and contemporaneous agreements and understandings. This CONTRACT may be signed by the parties hereto in separate counterparts, including both counterparts that are executed on paper and counterparts that are in the form of electronic signatures. Electronic signatures include facsimile or e-mail electronic signatures. Each executed counterpart shall be deemed an original. All counterparts, taken together, constitute the executed Agreement.

The parties hereby acknowledge and agree that electronic records and electronic signatures, as well as facsimile signatures, used in connection with the execution of this Agreement and electronic signatures, facsimile signatures or signatures transmitted by electronic mail in so-called pdf format shall be legal and binding and shall have the same full force and effect as if a paper original of this Agreement had been delivered and had been signed using a handwritten signature. Contractor and County (i) agree that an electronic signature, whether digital or encrypted, of a party to this Agreement is intended to authenticate this writing and to have the same force and effect as a manual signature, (ii) intend to be bound by the signatures (whether original, faxed or electronic) on any document sent or delivered by facsimile, or electronic mail, or other electronic means, (iii) are aware that the other party will rely on such signatures, and (iv) hereby waive any defenses to the enforcement of the terms of this Agreement based on the foregoing forms of signature. If this Agreement has been executed by electronic signature, all parties executing this document are expressly consenting under the United States Federal Electronic Signatures in Global and National Commerce Act of 2000 (E-SIGN) and California Uniform Electronic Transactions Act (UETA)(Cal. Civ. Code § 1633.1, et seq.), that a signature by fax, e-mail or other electronic means shall constitute an Electronic Signature to an Electronic Record under both E-SIGN and UETA with respect to this specific transaction.

//

//

IN WITNESS WHEREOF, the COUNTY has, by order of its Board of Supervisors, caused these presents to be subscribed by the Director of Public Works, and the CONTRACTOR has subscribed its name by and through its duly authorized officers, as of the day, month, and year first written above.

COUNTY OF LOS ANGELES

By \_\_\_\_\_  
Director of Public Works

APPROVED AS TO FORM:

DAWYN R. HARRISON  
Interim County Counsel

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

GRACON LLC

By \_\_\_\_\_  
Its President

\_\_\_\_\_  
Type or Print Name

By \_\_\_\_\_  
Its Secretary

\_\_\_\_\_  
Type or Print Name

**PROPOSER'S UTILIZATION PARTICIPATION AND COMMUNITY BUSINESS ENTERPRISE PROGRAM INFORMATION FOR  
ON CALL MAINTENANCE AND INSPECTION SERVICES FOR SAN GABRIEL DAM HYDROELECTRIC PROJECT**

**SELECTED FIRMS**

	<b>Small-Sized Business Category Proposer Name</b>	<b>Local SBE</b>	<b>SBE</b>	<b>Minority</b>	<b>Women</b>	<b>Disadvantaged</b>	<b>DisabledVet</b>	<b>LGBTQQ</b>
1	None	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	<b>Medium-Sized Business Category Proposer Name</b>							
2	Gracon LLC	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	<b>Large-Sized Business Category Proposer Name</b>							
3	None	N/A	N/A	N/A	N/A	N/A	N/A	N/A

**PROPOSER'S UTILIZATION PARTICIPATION AND COMMUNITY BUSINESS ENTERPRISE PROGRAM INFORMATION FOR  
ON CALL MAINTENANCE AND INSPECTION SERVICES FOR SAN GABRIEL DAM HYDROELECTRIC PROJECT**

<b>FIRM INFORMATION*</b>		Gracon LLC
<b>BUSINESS STRUCTURE</b>		Corporation
<b>CULTURAL/ETHNIC COMPOSITION</b>		<b>NUMBER/% OF OWNERSHIP</b>
<b>OWNERS/PARTNER</b>	Black/African American	0
	Hispanic/Latino	0
	Asian or Pacific Islander	0
	American Indian	0
	Filipino	0
	White	1
	<i>Female (included above)</i>	0
		<b>NUMBER</b>
<b>MANAGER</b>	Black/African American	0
	Hispanic/Latino	0
	Asian or Pacific Islander	0
	American Indian	0
	Filipino	0
	White	37
	<i>Female (included above)</i>	10
<b>STAFF</b>	Black/African American	0
	Hispanic/Latino	1
	Asian or Pacific Islander	0
	American Indian	0
	Filipino	0
	White	15
	<i>Female (included above)</i>	0
Total No. of Employees		54
<b>COUNTY CERTIFICATION</b>		
CBE		No
LSBE		No
<b>OTHER CERTIFYING AGENCY</b>		No
*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.		


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

## Los Angeles County Solicitations (/LACoBids/)


 Powered by ISD | [Contact Us](#)
[Home \(/LACoBids/\)](#) / [Closed & Award Solicitations \(/LACoBids/AwardLookUp/AwardBidList?page=1&TextSearch=BRC0000310&FieldSort=BidTitle&DirectionSort=Asc\)](#) / [Detail](#)

### Solicitation Information

<b>Solicitation Number:</b>	BRC0000310		
<b>Title:</b>	On Call Maintenance and Inspection Services for San Gabriel Dam Hydroelectric Project (BRC0000310)		
<b>Department:</b>	Public Works		
<b>Bid Type:</b>	Service	<b>Bid Amount:</b>	\$500,000.00
<b>Commodity:</b>	ENGINEERING - HYDROELECTRIC		
<b>Description:</b>	<p>PLEASE TAKE NOTICE that Public Works requests proposals for the On Call Maintenance and Inspection Services for San Gabriel Dam Hydroelectric Project (BRC0000310) contract. This contract has been designed to have a potential maximum contract term of 4 years, consisting of an initial 1 year term and potential additional three 1 year option renewals. The total annual contract amount of this service is estimated to be \$500,000. The Request for Proposals (RFP) with contract specifications, forms, and instructions for preparing and submitting proposals may be accessed at <a href="http://pw.lacounty.gov/brcd/servicecontracts/">http://pw.lacounty.gov/brcd/servicecontracts/</a> or may be requested from Mr. Jairo Flores at (626) 458-4069 or <a href="mailto:jflores@pw.lacounty.gov">jflores@pw.lacounty.gov</a> or Ms. Jessica Dunn at (626) 458 4169 or <a href="mailto:jdunn@pw.lacounty.gov">jdunn@pw.lacounty.gov</a>, Monday through Thursday, 7 a.m. to 5 p.m.</p> <p>PLEASE CHECK THE WEBSITE FREQUENTLY FOR ANY CHANGES TO THIS SOLICITATION. ALL ADDENDA AND INFORMATIONAL UPDATES WILL BE POSTED AT <a href="http://pw.lacounty.gov/brcd/servicecontracts">http://pw.lacounty.gov/brcd/servicecontracts</a>.</p> <p>"Do Business with Public Works" Website Registration</p> <p>All interested proposers for this RFP are strongly encouraged to register at <a href="http://pw.lacounty.gov/general/contracts/opportunities/">http://pw.lacounty.gov/general/contracts/opportunities/</a>. Only those firms registered for this RFP through the website will receive automatic notification when any update to this RFP is made. The County does not have an obligation to notify any proposers other than through the Public Works website's automatic notification system.</p> <p>Doing Business with Local Small Business Enterprise, Disabled Veteran Business Enterprise, and Social Enterprise</p> <p>The County strongly encourages participation from firms, primes, and subcontractors, which are certified in the County's Local Small Business Enterprise (LSBE), Disabled Veteran Business Enterprise (DVBE), and Social Enterprise (SE) Preference Programs. The County's LSBE, DVBE, and SE Preference Programs require firms to complete a certification process to receive certain benefits allowed only for LSBE, DVBE, and SE, such as a 15 percent price preference, not to exceed \$150,000, when applicable, and LSBE Prompt Payment Program. The following link provides additional information on being County certified LSBE, DVBE, and SE: <a href="http://dcba.lacounty.gov">http://dcba.lacounty.gov</a>.</p> <p>Minimum Mandatory Requirements: At the time of proposal submission, proposers must meet all minimum mandatory requirements set forth in the RFP documents including, but not limited to:</p> <ol style="list-style-type: none"> <li>1. Proposer or its managing employee must have a minimum of 5 years of experience providing inspection and appraisal testing of electrical system services to a government, utility, or similar agency, and performing the type of service being solicited.</li> <li>2. Proposer's on-site supervising employee must have at least 3 years of experience performing the service being solicited to a government, utility, or similar agency.</li> <li>3. Proposer must hold a valid and active C-10, State of California issued Electrical Contractor's License to perform the electrical work during the entire contract term.</li> </ol>		



lacounty.gov

Los Angeles County Solicitations // LACoBids



Powered by ISD | [Contact Us](#)

4. The contracted work in this RFP constitutes "public works" as defined in the California Labor Code Section 1720, requiring payment of prevailing wages pursuant to Section 1724. Prevailing Wages of the RFP. Please note that the services requested in this Contract may include both prevailing wage and nonprevailing wage work. Proposer and its subcontractors performing the contracted work must submit proof of a valid and active State of California Department of Industrial Relations Public Works Contractor Registration pursuant to Labor Code 1725.5. Pending registrations will not be accepted.

A mandatory proposers' conference and walkthrough will be held on Wednesday, June 22, 2022, at 2 p.m. at Public Works San Gabriel Dam, 9700 North San Gabriel Canyon Road, Azusa, California 91702, Control House. A walk-through will be conducted after the conference. ATTENDANCE BY THE PROPOSER OR AN AUTHORIZED REPRESENTATIVE AT THE CONFERENCE AND WALK THROUGH IS MANDATORY. Public Works will reject proposals from those whose attendance at the conference and walk-through cannot be verified. Attendees should be prepared to ask questions at that time about the specifications, proposal requirements, and contract terms. After the conference, proposers must submit questions in writing and request information for this solicitation within three business days from the date of the conference.

During the walkthrough, proposers must observe all applicable State of California Occupational Safety and Health Administration (Cal/OSHA) and Public Works' safety requirements while at Public Works' jobsites including, but not limited to, an appropriate face covering.

Hard hats and safety vests will be worn at all times. Suitable clothing and shoes that meet Cal/OSHA requirements are required.

The deadline to submit written questions for a response is Tuesday, June 28, 2022, at 5:30 p.m. Please direct your questions to Mr. Flores or Ms. Dunn. The deadline to submit proposals is Thursday, July 7, 2022, at 5:30 p.m.

**IMPORTANT NOTICE**  
Submission of proposals will only be accepted electronically using BidExpress or electronic proposals via Universal Serial Bus (USB) drive or compact disk (CD) to the Cashiers Office in Public Works Headquarters located on the Mezzanine Floor, 900 South Fremont Avenue, Alhambra, California 91803. Submission of hard copy proposals will not be accepted.  
**PROPOSALS MUST BE SUBMITTED ELECTRONICALLY USING THE FOLLOWING METHOD:**  
Electronic Submission of Proposals

In lieu of submitting electronic proposals to the cashier's office, you may submit proposals electronically on [www.bidexpress.com](http://www.bidexpress.com), a secure online bidding service website.

To submit your proposals electronically, register with BidExpress, by the due date above. A new registration page must be signed, notarized, and received by BidExpress Customer Support for processing before the due date. There is a nominal service fee to use BidExpress.

Please note, each upload of file in BidExpress is limited to 10 MB per file up to 50 files for a total of 500 MB. Proposers shall plan ahead and allow sufficient time to account for the file size limitation before the proposal submission deadline to complete the

uploading of proposal files. If proposer submits a proposal through BidExpress, proposer should not send hard copies, CDs, or any other materials to the County via mail. Proposals received after the closing date and time specified in this Notice of Request for Proposals will be rejected by Public Works as nonresponsive.

Follow us on Twitter:

We encourage you to follow us on Twitter @LACoPublicWorks for information on Public Works and instant updates on contracting opportunities and solicitations.

Individuals requiring reasonable accessibility accommodations may request written materials in alternate formats, physical accessibility accommodations, sign language interpreters, or other reasonable accommodations by contacting our departmental Americans with Disabilities Act coordinator at (626) 458-7337, from 7:30 a.m. to 5 p.m., Monday through Thursday (excluding holidays). Persons who are hearing impaired may make contact by first dialing the California Relay Service at 7-1-1. Requests should be made at least 1 week in advance to ensure availability. When making a reasonable accommodation request, please reference BRC-1.

Less

Open Day:	6/9/2022	Closed Date:	7/18/2022 5:30:00 PM
Contact Name:	Jairo Flores	Contact Phone:	(626) 458-4069
Contact Email:	JFlores@dpw.lacounty.gov		



lacounty.gov

Notice of Intent to Award (0) :	<div>Click here to view notice intent to award list.</div>
Solicitation Award (0) :	<div>Click here to view award list.</div>
Last Changed On:	6/30/2022 1:29:58 PM
Attachment File (0) :	<div>Click here to download attachment files.</div>

Los Angeles County Solicitations (/LACoBids/)



Powered by ISD | [Contact Us](#)



Powered by ISD | [Contact Us](#)



# BOARD LETTER/MEMO CLUSTER FACT SHEET

☒ Board Letter

☐ Board Memo

☐ Other

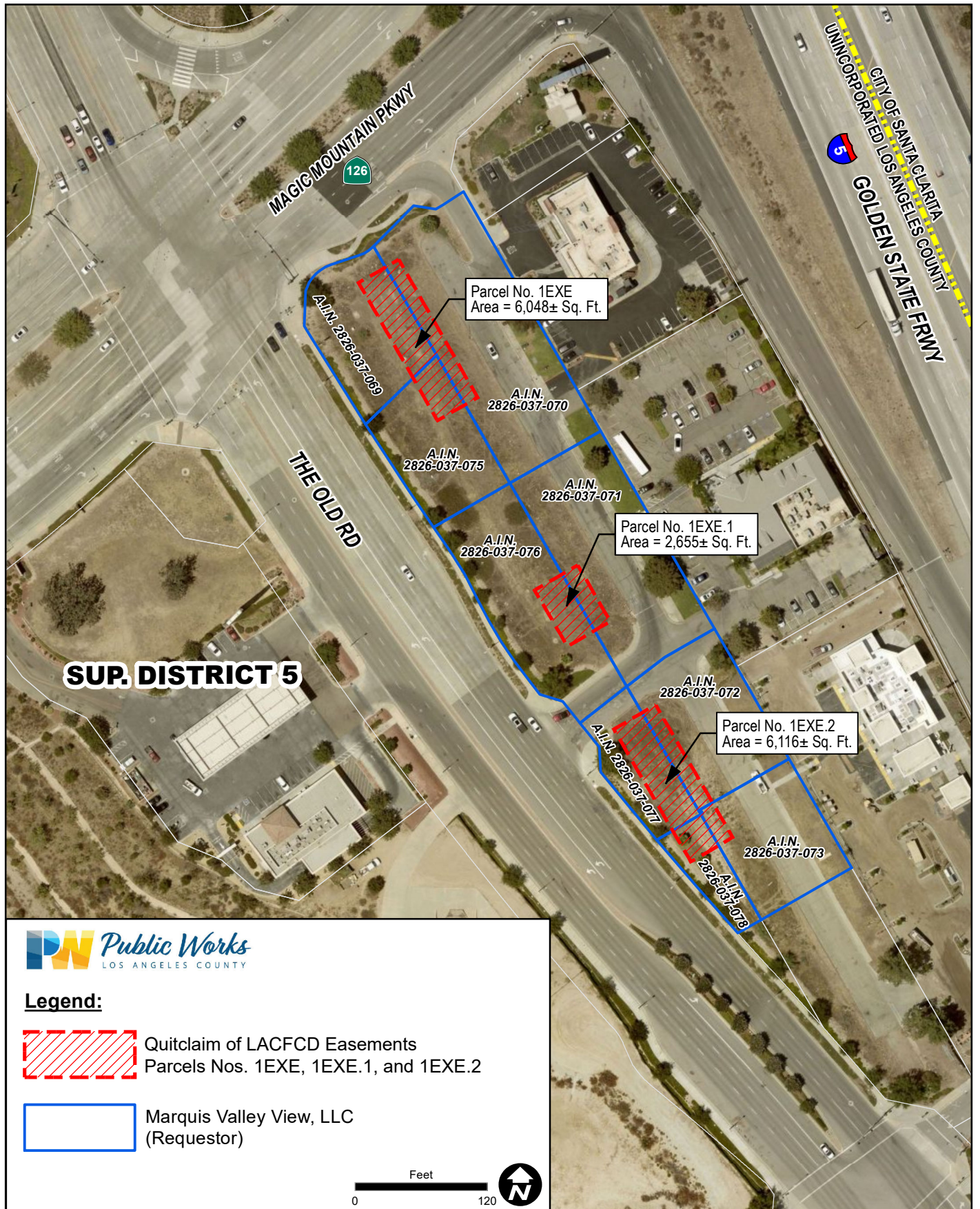
<b>CLUSTER AGENDA REVIEW DATE</b>	1/18/2023	
<b>BOARD MEETING DATE</b>	2/7/2023	
<b>SUPERVISORIAL DISTRICT AFFECTED</b>	<input type="checkbox"/> All <input type="checkbox"/> 1 <sup>st</sup> <input type="checkbox"/> 2 <sup>nd</sup> <input type="checkbox"/> 3 <sup>rd</sup> <input type="checkbox"/> 4 <sup>th</sup> <input checked="" type="checkbox"/> 5 <sup>th</sup>	
<b>DEPARTMENT(S)</b>	Public Works	
<b>SUBJECT</b>	WATER RESOURCES CORE SERVICE AREA QUITCLAIM OF EASEMENTS FROM THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT TO MARQUIS VALLEY VIEW, LLC, PRIVATE DRAIN NO. T1835, PARCELS 1EXE, 1EXE.1, AND 1EXE.2, IN THE UNINCORPORATED STEVENSON RANCH AREA OF THE COUNTY OF LOS ANGELES (SUPERVISORIAL DISTRICT 5) (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>	The quitclaim is required for the developer, Marquis Valley View (MVV), LLC, to clear title prior to the start of the construction of the proposed development within the area of the existing storm drain easements.	
<b>COST &amp; FUNDING</b>	Total cost: \$5,000	Funding source: B07
	TERMS (if applicable):	
	Explanation: MVV will deposit \$5,000 for the quitclaim of easements. 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>	MVV requested the quitclaim of portions of the Los Angeles County Flood Control District easements for covered storm drain, appurtenant structures, and ingress and egress purposes.	
<b>BACKGROUND (include internal/external issues that may exist including any related motions)</b>	In 2015 an easement for covered storm drain, appurtenant structures, and ingress and egress purposes was reserved for the District for Private Drain No. T1835. The storm drain facilities are not within the easements proposed to be quitclaimed and are no longer required for the purposes of the District.	
<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>

AS:vu

P:\MPPUB\ADMIN\WIVIAN\BL\2022\PD T1835-AS\PRIVATE DRAIN T1835 CLUSTER FACT SHEET.DOCX

**PRIVATE DRAIN NO. T1835**  
**UNINCORPORATED STEVENSON RANCH AREA**  
**OF THE COUNTY 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

February 7, 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  
QUITCLAIM OF EASEMENTS  
FROM THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT  
TO MARQUIS VALLEY VIEW, LLC,  
PRIVATE DRAIN NO. T1835, PARCELS 1EXE, 1EXE.1, AND 1EXE.2,  
IN THE UNINCORPORATED STEVENSON RANCH AREA  
OF THE COUNTY OF LOS ANGELES  
(SUPERVISORIAL DISTRICT 5)  
(3 VOTES)**

**SUBJECT**

Public Works is seeking Board approval to quitclaim portions of the Los Angeles County Flood Control District's easements for covered storm drain, appurtenant structures, and ingress and egress purposes within Parcels 1EXE, 1EXE.1, and 1EXE.2 related to Private Drain No. T1835, in the unincorporated Stevenson Ranch area of the County, to the underlying fee property owner, Marquis Valley View, LLC.

**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 portions of the easements for covered storm drain, appurtenant structures, and ingress and egress purposes within Parcels 1EXE, 1EXE.1, and 1EXE.2 related to Private Drain No. T1835, in the unincorporated Stevenson Ranch area of the County, are no longer required for the purposes of the Los Angeles County Flood Control District.



3. Approve the project, which is the quitclaim of easements from the Los Angeles County Flood Control District to the underlying fee property owner, Marquis Valley View, LLC.
4. Delegate the authority to the Chief Engineer of the Los Angeles County Flood Control District or his designee to execute the Quitclaim of Easements document and authorize delivery to Marquis Valley View, 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 Los Angeles County Flood Control District to quitclaim portions of its easements for covered storm drain, appurtenant structures, and ingress and egress purposes within Parcels 1EXE, 1EXE.1, and 1EXE.2 related to Private Drain No. T1835, in the unincorporated Stevenson Ranch area of the County, as shown on the enclosed map, to the underlying fee property owner, Marquis Valley View (MVV), LLC.

In 2015 an easement for covered storm drain, appurtenant structures, and ingress and egress purposes was reserved for the District for Private Drain No. T1835. The storm drain facilities are not within the easements proposed to be quitclaimed and are no longer required for the purposes of the District.

MVV requested the quitclaim to remove the encumbrance on the property so that it can become available for development.

### **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.

### **FISCAL IMPACT/FINANCING**

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

MVV will deposit \$5,000 for the quitclaim of easements. 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 quitclaim 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 Quitclaim of Easements document will be approved by County Counsel as to form prior to execution and it will be recorded.

### **ENVIRONMENTAL DOCUMENTATION**

The proposed project, which is the quitclaim of easements, is exempt from CEQA. The quitclaim of the subject properties is within a class of projects that have been determined not to have a significant effect on the environment in that they meet 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 properties do not have significant value for wildlife habitat or other environmental purposes and are incapable of independent development. In addition, based on the proposed project records, they will comply with all applicable regulations; they are 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 they 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)**

There will be no 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,

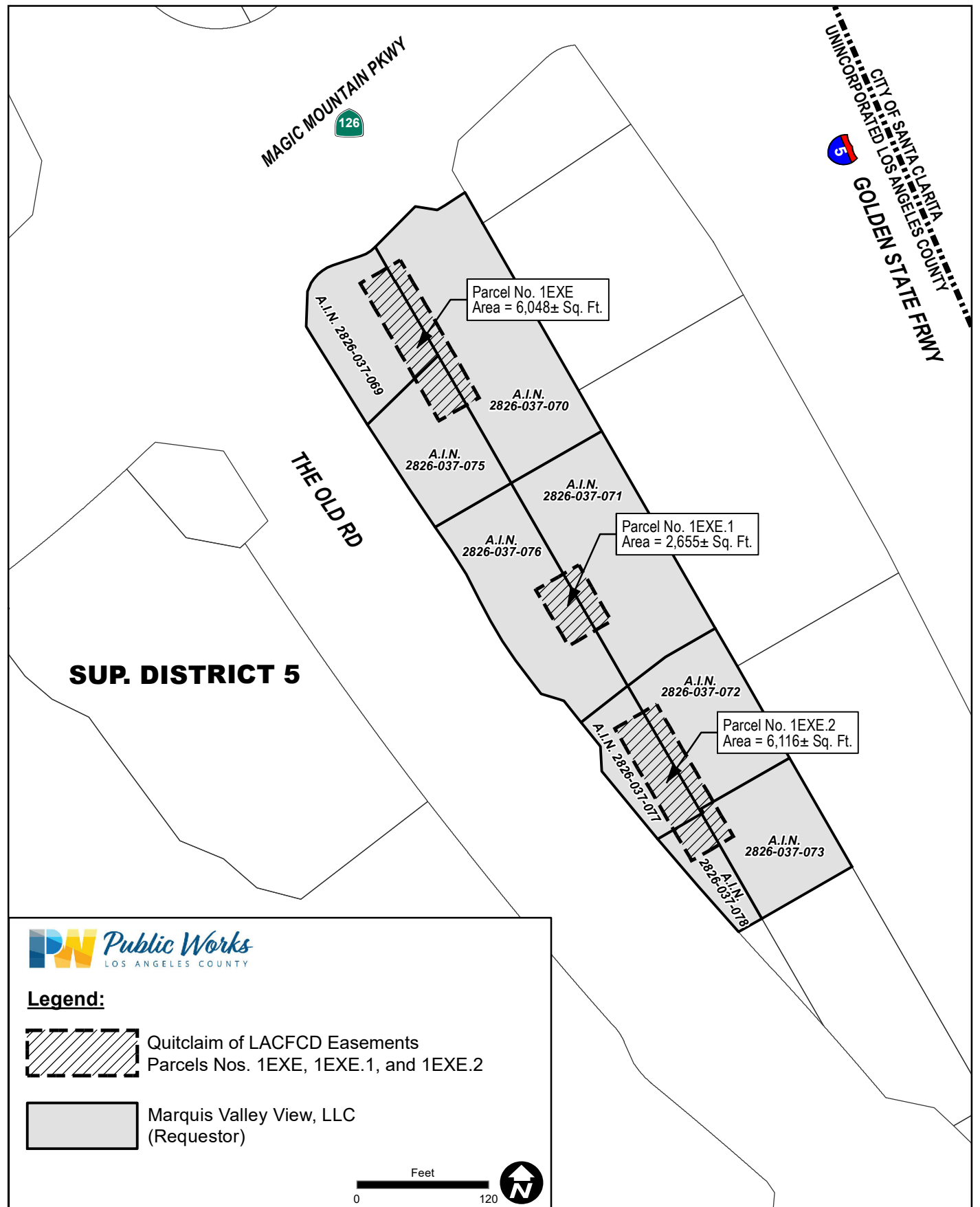
MARK PESTRELLA, PE  
Director of Public Works

MP:GE:vu

Enclosure

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

**PRIVATE DRAIN NO. T1835  
UNINCORPORATED STEVENSON RANCH AREA  
OF THE COUNTY OF LOS ANGELES**





# BOARD LETTER/MEMO CLUSTER FACT SHEET

☒ Board Letter

☐ Board Memo

☐ Other

<b>CLUSTER AGENDA REVIEW DATE</b>	1/18/2023		
<b>BOARD MEETING DATE</b>	2/7/2023		
<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>	Mandatory Organic Waste Disposal Reduction Ordinance Update		
<b>PROGRAM</b>	Solid Waste Management		
<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>	The update to the Ordinance is necessary for the County to enforce the organic waste diversion mandate for all organic waste generators in Garbage Disposal Districts (GDDs).		
<b>COST &amp; FUNDING</b>	Total cost: N/A	Funding source: Solid Waste Management Fund and GDDs Funds.	
	TERMS (if applicable):		
	Explanation: The Ordinance has no impact to the County General Fund.		
<b>PURPOSE OF REQUEST</b>	Update the Mandatory Organic Waste Disposal Reduction Ordinance to clarify that it applies to all organic waste generators located in GDDs.		
<b>BACKGROUND (include internal/external issues that may exist including any related motions)</b>	The Ordinance adopted by the Board on November 16, 2021, did not adequately define GDDs, which may include persons or entities in areas outside of the unincorporated area of the County. CalRecycle requires that the Ordinance clearly define all organic waste generators in the County that fall under this mandate and will be enforced by the County.		
<b>EQUITY INDEX OR LENS WAS UTILIZED</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No    If Yes, please explain how: Updating the Ordinance ensures all County customers receive standardized high-quality organic waste collection services. Services, programs, and assistance are focused on areas that are historically underserved.		
<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: Environmental Health and Sustainability – The recommended actions improve the environmental, economic, and social well-being of our communities by reducing greenhouse gases and recovering excess edible food.		
<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>		

EKT:kp

P:\SEC\KP\BL\ORGANIC WASTE UPDATE 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:

February 7, 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  
MANDATORY ORGANIC WASTE DISPOSAL REDUCTION ORDINANCE UPDATE  
(ALL SUPERVISORIAL DISTRICTS)  
(3 VOTES)**

**SUBJECT**

Public Works is seeking Board approval of the proposed update to the County's Mandatory Organic Waste Disposal Reduction Ordinance. This update will clarify that this Ordinance not only applies to persons and entities within the unincorporated areas of the County but also applies to persons and entities located in Garbage Disposal Districts.

**IT IS RECOMMENDED THAT THE BOARD:**

1. Find that the proposed actions are within the scope of a previously approved exemption or are otherwise exempt from the California Environmental Quality Act for the reasons stated in this Board letter and the record of the project.
2. Introduce, waive reading, and set for adoption the proposed Ordinance amending Title 20 – Utilities, Division 4B, Chapter 20.91, of the Los Angeles County Code to include additional persons and entities subject to this Ordinance for the purpose of diverting organic waste from landfills and to comply with the regulations adopted by CalRecycle in accordance with the requirements of Senate Bill 1383.

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

Approval of the recommended actions is needed to update the Ordinance associated with diversion of organic waste from landfills in order to reduce emissions of methane, a potent greenhouse gas, and to comply with regulations adopted by CalRecycle under Senate Bill (SB) 1383. The Ordinance adopted by the Board on November 16, 2021, did not clearly define organic waste generators who belong to Garbage Disposal Districts (GDDs). This update is necessary in order for the County to enforce organic waste diversion requirements for all organic waste generators located in GDDs, including portions of cities located within GDDs.

## **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 Ordinance improves the environmental, economic, and social well-being of our communities by establishing a means to reduce greenhouse gases and recover excess edible food.

## **FISCAL IMPACT/FINANCING**

There will be no impact to the County General Fund. The necessary funds for Public Works' administrative costs associated with this Ordinance are included in the Solid Waste Management Fund (GD1, Services and Supplies) and GDD Funds (GA1-GA8, Services and Supplies) Fiscal Year 2022-23 Budgets. Any increase in these administrative costs in future years, for purpose of community engagement, outreach, education, monitoring, and enforcing the Ordinance will be requested through the annual budget process.

In addition, beginning January 1, 2024, the Ordinance has provisions to impose fines ranging from \$50 to \$500 per violation.

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

The Board adopted the Ordinance on November 16, 2021, to comply with SB 1383 and CalRecycle's regulations, which mandate that effective January 1, 2022, the County will impose requirements on all organic waste generators, waste haulers, and certain food industry businesses to divert organic waste from landfills and return it to the economic

mainstream through composting or conversion for other beneficial uses, such as transportation fuel.

Public Works has since determined that the definition of GDDs included in the Ordinance did not include areas outside of the unincorporated area of the County. The Ordinance must be updated to clarify that it applies to all organic waste generators located in GDDs.

### **ENVIRONMENTAL DOCUMENTATION**

The recommended actions, to clarify the applicability of the Ordinance to any County-administered Garbage Disposal District, are within the scope of the Board's November 16, 2021, approval of the Mandatory Organic Waste Reduction Ordinance, or are otherwise exempt from the CEQA because they are activities that have been determined not to have a significant effect on the environment in that they meet the criteria set forth in Section 15308 of the State CEQA Guidelines. In updating the Ordinance, the Board will comply with requirements that CalRecycle imposed on the County with its SB 1383 regulations. These regulations mandate that the County require organic waste generators and other persons and entities divert organic waste from landfills. This will result in a significant reduction in greenhouse gas emissions as described in CalRecycle's rulemaking record, including the Final Statement of Reasons dated October 2020, prepared by CalRecycle in connection with its SB 1383 regulations. In addition, based upon the proposed project records, this Ordinance complies with all applicable regulations. There are no cumulative impacts, unusual circumstances, damage to scenic resources, listing on a 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, Public Works 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 impact on current County services or projects during the implementation of the updated Ordinance. County services and projects are being enhanced and expanded, resulting in a positive impact to the environment and quality of life. Public Works is meeting with key stakeholders, including BizFed, Los Angeles Chamber of Commerce, Los Angeles Business Council, and California Restaurant Association. Public Works continues organic waste outreach efforts, including tailored outreach per waste hauler service area with workshops and site visits.

The Honorable Board of Supervisors  
February 7, 2023  
Page 4

**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:kp

Enclosure

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

## ANALYSIS

This ordinance amends Chapter 20.91 (Mandatory Organic Waste Disposal Reduction) of Title 20 – Utilities – of the Los Angeles County Code, to clarify its applicability to Organic Waste Generators within the unincorporated area of Los Angeles County, and within a Garbage Disposal District, as defined herein, for purposes of enforcement as required by regulations adopted in 2020 by the California Department of Resources Recycling and Recovery, in accordance with Senate Bill 1383 (2016).

DAWYN R. HARRISON  
Interim County Counsel

By 

LAURA T. JACOBSON  
Deputy County Counsel  
Public Works Division

LTJ:mv

Requested: 05/24/22  
Revised: 11/18/22

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

An ordinance amending Chapter 20.91 (Mandatory Organic Waste Disposal Reduction) of Title 20 – Utilities – of the Los Angeles County Code, clarifying its applicability to Organic Waste Generators within the unincorporated area of Los Angeles County, and within a Garbage Disposal District, as defined herein, consistent with Senate Bill 1383 (2016).

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

**SECTION 1.** Section 20.91.020 is hereby amended to read as follows:

**20.91.020 Purpose.**

In 2016, the California Legislature adopted Senate Bill 1383 ("SB 1383"), directing the California Department of Resources Recycling and Recovery ("CalRecycle") to adopt regulations designed to reduce the amount of organic waste that is disposed in landfills in order to reduce the amount of methane gas that is released into the atmosphere and contributes to climate change. In November 2020, in accordance with SB 1383, CalRecycle adopted the California Short-Lived Climate Pollutants-(SLCP): Organic Waste Methane Emissions Reductions Regulations ("SB 1383 Regulations").

The SB 1383 Regulations require, among other things, that local jurisdictions adopt ordinances or other enforcement mechanisms that: (1) require Organic Waste Generators and Haulers to divert Organic Waste from landfills to facilities that transform Organic Waste into compost and other useful products; and (2) require Commercial

Edible Food Generators to Recover Edible Food that would otherwise be disposed, so that it can be provided to people who are experiencing food insecurity.

The purpose of this Chapter is to reduce greenhouse gas emissions by requiring Organic Waste Generators ~~and generators of Recoverable Edible Food waste~~ within the unincorporated area of Los Angeles County ~~("County")~~, or within a Garbage Disposal District, as defined herein, as well as generators of Recoverable Edible Food waste located within the unincorporated area of Los Angeles County, to divert Organic Waste from landfills, as required by the SB 1383 Regulations. The requirements of this Chapter will promote the diversion of Organic Waste from landfills and the creation of compost and fuel products, reduce food waste, and expand the Recovery of Edible Food to make it available to food banks and similar organizations. This will benefit all County residents by limiting reliance on landfills, reducing greenhouse gas emissions, and conserving natural resources.

**SECTION 2.** Section 20.91.030 is hereby amended to read as follows:

**20.91.030 Definitions.**

The following definitions apply to this Chapter:

...

Q. "Garbage Disposal District" means a garbage disposal district located within ~~the unincorporated area of the~~Los Angeles County that is established pursuant to California Public Resources Code section 49000 et seq.

...



FF. "Organic Waste Generator" means a Commercial Business or a Residence located within the unincorporated area of ~~the~~ Los Angeles County, and/or within a Garbage Disposal District, that generates Organic Waste or ~~that~~ owns or manages property on which Organic Waste is generated.

**SECTION 3.** Section 20.91.060 is hereby amended to read as follows:

**20.91.060 Requirements for Management of Organic Waste On-Site.**

A. In addition to the requirements set forth in Section 20.91.040 of this Chapter, Organic Waste Generators that Manage Organic Waste On-Site shall comply with the following requirements:

...

3. An Organic Waste Generator shall comply with all applicable local, State, and federal regulations pertaining to its Management of Organic Waste On-Site, and shall conduct its operation to Manage Organic Waste On-Site in a way that does not create a nuisance; and

4. An Organic Waste Generator that Manages Organic Waste On-Site shall utilize an Authorized Hauler for, or Self-Haul, all Non-Organic Waste and Non-Organic Recyclables that it generates, ~~as well as for~~ and shall utilize an Authorized Hauler for, or Self-Haul, all Organic Waste that it generates that it does not Manage On-Site, in accordance with this Chapter.

B. The Director and Designated Contractors are authorized to inspect any operation where Management of Organic Waste On-Site is being conducted, in order to determine compliance with this Chapter, except that neither the Director nor a

Designated Contractor is authorized to access to the interior of a Residence or private residential area. The Director or Designated Contractor shall only access the premises of any Person that Manages Organic Waste On-Site to the extent reasonably necessary to determine compliance with this Chapter, and shall comply with all applicable State, federal and local laws, rules, and regulations when conducting inspections under this provision.

[2091010LJCC]

# BOARD LETTER/MEMO CLUSTER FACT SHEET

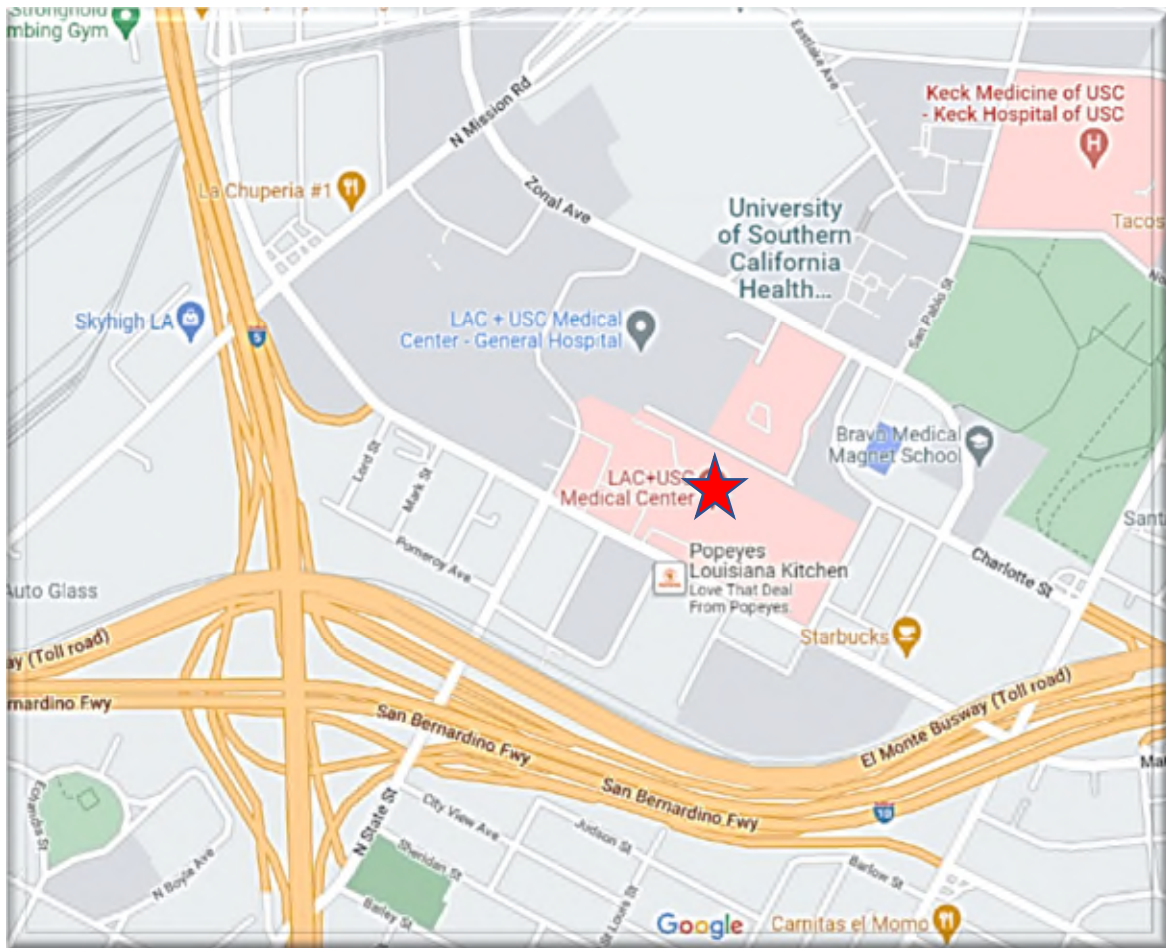
☒ Board Letter

☐ Board Memo

☐ Other

<b>CLUSTER AGENDA REVIEW DATE</b>	1/18/2023							
<b>BOARD MEETING DATE</b>	2/7/2023							
<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>	LAC+USC Medical Center Pipe Corrosion and Emergency Room and Computed Tomography Uninterrupted Power Supply Installation Projects							
<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>	N/A							
<b>COST &amp; FUNDING</b>	<table border="1"> <tr> <td>Total cost: \$2,867,000 and \$1,391,000 respectively.</td><td>Funding source: Capital Project Nos. 87878 and 87879.</td></tr> <tr> <td colspan="2">TERMS (if applicable): N/A</td></tr> <tr> <td colspan="2">Explanation: N/A</td></tr> </table>		Total cost: \$2,867,000 and \$1,391,000 respectively.	Funding source: Capital Project Nos. 87878 and 87879.	TERMS (if applicable): N/A		Explanation: N/A	
Total cost: \$2,867,000 and \$1,391,000 respectively.	Funding source: Capital Project Nos. 87878 and 87879.							
TERMS (if applicable): N/A								
Explanation: N/A								
<b>PURPOSE OF REQUEST</b>	Public Works is seeking Board approval of the projects and authorization to deliver the projects using Board-approved Job Order Contracts to deliver the projects.							
<b>BACKGROUND (include internal/external issues that may exist including any related motions)</b>	There have been no prior Board actions related to this project.							
<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: These projects support 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> .							

LAC+USC Medical Center Pipe Corrosion Repairs and Emergency Room and  
Computed Tomography Uninterrupted Power Supply Installation Projects



2051 Marengo Street, Los Angeles, CA 90033



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

February 7, 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 CONTRACT  
CONSTRUCTION MANAGEMENT CORE SERVICE AREA  
LAC+USC MEDICAL CENTER  
PIPE CORROSION REPAIRS AND  
EMERGENCY ROOM AND COMPUTED TOMOGRAPHY  
UNINTERRUPTED POWER SUPPLY INSTALLATION PROJECTS  
ESTABLISH AND APPROVE CAPITAL PROJECTS  
APPROVE APPROPRIATION ADJUSTMENT  
AUTHORIZE USE OF JOB ORDER CONTRACTS  
CAPITAL PROJECT NOS. 87878 AND 87879  
(FISCAL YEAR 2022-23)  
(SUPERVISORIAL DISTRICT 1)  
(4 VOTES)**

### **SUBJECT**

Public Works is seeking Board approval of the LAC+USC Medical Center Pipe Corrosion Repairs and the LAC+USC Medical Center Emergency Room and Computed Tomography Uninterrupted Power Supply Installation Projects, and authorization to deliver the proposed projects using Board-approved Job Order Contracts.

### **IT IS RECOMMENDED THAT THE BOARD:**

1. Find that the proposed LAC+USC Medical Center Pipe Corrosion Repairs and LAC+USC Medical Center Emergency Room and Computed Tomography Uninterrupted Power Supply Installation Projects are exempt from the California Environmental Quality Act for the reasons stated in this Board letter and in the record of the proposed projects.

2. Establish and approve the LAC+USC Medical Center Pipe Corrosion Repairs Project, Capital Project No. 87878, with a total project budget of \$2,867,000, and the LAC+USC Medical Center Emergency Room and Computed Tomography Uninterrupted Power Supply Installation Project, Capital Project No. 87879, with a total project budget of \$1,391,000.
3. Approve the Fiscal Year 2022-23 appropriation adjustment of \$2,441,000 to reallocate \$1,146,000 and \$1,295,000 from the Department of Health Services' Enterprise Fund-Committed for the Department of Health Services to fund the estimated Fiscal Year 2022-23 expenditures for the proposed LAC+USC Medical Center Pipe Corrosion Repairs Project, Capital Project No. 87878, and LAC+USC Medical Center Emergency Room and Computed Tomography Uninterrupted Power Supply Installation Project, Capital Project No. 87879, respectively.
4. Authorize the Director of Public Works or his designee to deliver the proposed projects using Board-approved Job Order Contracts.

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

Approval of the recommended actions will find the proposed LAC+USC Medical Center (LAC+USC MC) Pipe Corrosion Repairs and LAC+USC MC Emergency Room Computed Tomography Uninterrupted Power Supply (ER CT UPS) Installation Projects are exempt from the California Environmental Quality Act (CEQA); establish and approve the projects, budgets, and related appropriation adjustment; and authorize delivery of the projects using Board-approved Job Order Contracts (JOCs).

#### **Background**

##### **LAC+USC Medical Center Pipe Corrosion Repairs Project**

The proposed project would carry out repairs to the domestic hot water pipes serving the hospital, and repair and replace circulating pumps in the hospital's Central Utility Plant. The domestic hot water copper piping has substantial internal corrosion, which has caused pin-hole leaks in the piping at various locations. Furthermore, the hot water recirculation was found to be deficient due to issues with the circulating pumps. One pump is leaking from the mechanical seal and another pump appears to be at risk of eminent failure. The loss of either of these pumps would prevent the ability to provide thermal air comfort conditions and domestic hot water to approximately half of the hospital.

## LAC+USC Medical Center Emergency Room and Computed Tomography Uninterrupted Power Supply Installation Project

The proposed project would remodel the 6th Floor of the Diagnostics and Treatment Building Emergency Room to accommodate installation of new uninterrupted power supply (UPS) equipment to serve the emergency room and computed thermography diagnostic imaging equipment. The project will provide UPS during the scheduled monthly generator servicing conducted by facilities management and reduce interruptions to patient care during servicing. The UPS unit will be procured by the Department of Health Services (DHS) and will be installed through a vendor hired by DHS under a separate contract.

Currently, scheduled maintenance is typically coordinated with Emergency Department Management but requires the computed thermography diagnostic imaging equipment to be shut down during the maintenance process. Aside from the interruption to services, the maintenance shutdowns of the equipment also require time to bring the system down, reboot, and then conduct quality checks and system calibrations to bring the system back into operation. If the diagnostic imaging equipment is not properly shut down and restarted, data loss or damage to electrical components could occur. Also, the shut down and restart process has created concern for patient services in the event a system restart was needed during a procedure without the benefit of a UPS backup.

Both projects will start construction in February 2023. The LAC+USC MC Pipe Corrosion Repair Project is anticipated to be completed in June 2024, and the LAC+USC MC ER CT UPS Installation Project in October 2023.

## Green Building/Sustainable Design Program

The proposed projects are less than 10 percent of the existing building. In accordance with the Board's December 20, 2016, policy the proposed projects will support the Board's policy for Green Building/Sustainable Design Program by minimizing the amount of demolition materials disposed of in landfills and by incorporating energy efficient products during construction.

## **Implementation of Strategic Plan Goals**

These recommendations support the County Strategic Plan: Strategy I.2, Enhance our Delivery of Comprehensive Interventions; Strategy II.2, Support the Wellness of our Communities; Strategy II.3, Make Environmental Sustainability our Daily Reality, Objective II.3.2, Foster a Cleaner, More Efficient, and More Resilient Energy System;

Strategy III.3, Pursue Operational Effectiveness, Fiscal Responsibility, and Accountability, and Objective III.3.2, Manage and Maximize County Assets. These recommended actions support the Strategic Plan by investing in public healthcare infrastructure improvements that will enhance the quality and delivery of healthcare services to the residents of Los Angeles County.

### **FISCAL IMPACT/FINANCING**

The project budgets for the LAC+USC MC Pipe Corrosion Repair and LAC+USC MC ER CT UPS Installation Projects are estimated at \$2,867,000 and \$1,391,000 respectively. The project budgets include construction, change order contingency, plans and specifications, permit fees, consultant services, inspection services, and County services.

DHS has previously paid \$379,000 and \$66,000, respectively, for preliminary assessment fees through the DHS operating budget. The project budgets and schedules are included in Enclosure A.

Board approval of the enclosed Fiscal Year 2022-23 appropriation adjustment (Enclosure B) in the amount of \$2,441,000 will reallocate \$1,146,000 and \$1,295,000, respectively, from the DHS' Enterprise Fund-Committed for DHS to fund the projected Fiscal Year 2022-23 expenditures for the LAC+USC MC Pipe Corrosion Repair Project, Capital Project No. 87878, and LAC+USC MC ER CT UPS Installation Project, Capital Project No. 87879. DHS will provide funding in the future budget phases, as needed, to fully fund the remaining projects budget.

#### **Operating Budget Impact**

Following completion of the projects, DHS will request and fund the associated ongoing annual maintenance and operational costs as needed with departmental resources in future budget phases. There is no net County cost impact associated with the recommendations.

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

The Board's Civic Arts 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, the



proposed LAC+USC MC Pipe Corrosion Repairs Project is exempt from the policy because it consists of the replacement of portions of the domestic hot water system.

In accordance with the Board's Civic Art Policy, the proposed LAC+USC MC ER CT UPS Installation Project budget includes 1 percent of the eligible design and construction costs for the Civic Art Allocation in the amount \$7,000.

In accordance with Board Policy 5.270, Countywide Local and Targeted Worker Hiring, the proposed LAC+USC MC Pipe Corrosion Repairs Project will require that at least 30 percent of the total California craft worker hours for construction of the project be performed by Local Residents and at least 10 percent be performed by Targeted Workers facing employment barriers.

The proposed LAC+USC MC ER CT UPS Installation Project will have a best efforts goal of 30 percent of the total California craft worker hours for construction of the projects to be performed by Local Workers and is exempt from the Targeted Worker component under the policy.

### **ENVIRONMENTAL DOCUMENTATION**

The proposed projects are categorically exempt from CEQA. They consist of repair and remodeling work to an existing building housing warehouse, laboratory, and office space. The projects are within certain classes of projects that have been determined not to have a significant effect on the environment in that they meet the criteria set forth in Sections 15301 (a), (d), and (l); and 15302 (c) of the State CEQA Guidelines and Classes 1 (c), (d), (l); and 2 (e) of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G. The projects provide for repair, refurbishment, replacement, and minor 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, each of the proposed projects will comply with all applicable regulations, are not located in a sensitive environment, there are no cumulative impacts, no unusual circumstances, no damage to scenic highways, not part of the listing on hazardous waste sites pursuant to Government Code Section 65962.5, and no indications that the projects may cause a substantial adverse change in the significance of a historical resource that would make the exemption inapplicable based on the records of the two proposed projects.

Upon the Board's approval of the projects, Public Works will file a Notice of Exemption for each project with the Registrar-Recorder/County Clerk in accordance with Section 21152

of the Public Resources Code and will post each notice to its website pursuant to Section 21092.2.

### **CONTRACTING PROCESS**

Public Works completed design for both projects using Board-approved, on-call architectural/engineering agreements. Public Works is now seeking Board approval to complete the construction for the projects using Board-approved JOCs.

The standard Board-directed clauses, including those that provide for contract termination and hiring qualified displaced County employees, are included in all JOCs.

The JOC contractors who will perform the work are required to fully comply with applicable legal requirements, which among other things, include Chapters 2.200 (Child Support Compliance Program) and 2.203 (Contractor Employee Jury Service Program) of the Los Angeles County Code, and Section 1774 of the California Labor Code pertaining to payment of prevailing wages.

The projects' Scope of Work includes substantial remodeling and alteration work and Public Works has made the determination that the use of JOC is the most appropriate contracting method to deliver the projects.

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

Approval of the recommended actions will have no impact on current County services or projects. The LAC+USC MC Diagnostics and Treatment Building along with the East Central Plant will remain operational during construction, and the contractor will be required to phase and coordinate construction activities with the County to minimize disruption to facility operations and functions.

**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  
Department of Health Services (Capital Projects Division)

**CONSTRUCTION CONTRACT  
CONSTRUCTION MANAGEMENT CORE SERVICE AREA  
LAC+USC MEDICAL CENTER  
PIPE CORROSION REPAIRS AND  
EMERGENCY ROOM AND COMPUTED TOMOGRAPHY  
UNINTERRUPTED POWER SUPPLY INSTALLATION PROJECTS  
ESTABLISH AND APPROVE CAPITAL PROJECTS  
APPROVE APPROPRIATION ADJUSTMENT  
AUTHORIZE USE OF JOB ORDER CONTRACTS  
CAPITAL PROJECT NOS. 87878 AND 87879  
(FISCAL YEAR 2022-23)  
(SUPERVISORIAL DISTRICT 1)  
(4-VOTES)**

**LAC+USC MEDICAL CENTER PIPE CORROSION REPAIRS PROJECT**

**I. PROJECT SCHEDULE SUMMARY**

<b>Project Activity</b>	<b>Scheduled Completion Date</b>
Construction Documents	September 2021*
Jurisdictional Approvals	February 2022*
Construction Start	February 2023
Substantial Completion	June 2024
Final Acceptance	July 2024

\*Completed Activity

**II. PROJECT BUDGET SUMMARY**

<b>Project Activity</b>	<b>Budget</b>
Construction (Job Order Contracts)	\$1,200,000
Job Order Contract Fees	\$ 31,000
Change Orders	\$ 180,000
Construction Contingency	\$ 335,000
Civic Arts	\$ 17,000
Construction Subtotal	\$1,763,000
Plans and Specification	\$ 457,000
Consultant Services	\$ 60,000
Miscellaneous Expenditure	\$ 28,000
Jurisdictional Review/Plan Check/Permit	\$ 25,000
County Services	\$ 534,000
<b>TOTAL PROJECT COST</b>	<b>\$2,867,000</b>

**LAC+USC MEDICAL CENTER EMERGENCY ROOM AND COMPUTED  
TOMOGRAPHY UNINTERRUPTED POWER SUPPLY INSTALLATION PROJECT**

**I. PROJECT SCHEDULE SUMMARY**

<b>Project Activity</b>	<b>Scheduled Completion Date</b>
Construction Documents	May 2022*
Jurisdictional Approvals	November 2022*
Construction Start	February 2023
Substantial Completion	October 2023
Final Acceptance	November 2023

\*Completed Activity

**II. PROJECT BUDGET SUMMARY**

<b>Project Activity</b>	<b>Budget</b>
Construction (Job Order Contract)	\$ 566,000
Job Order Contract Fees	\$ 14,000
Change Orders	\$ 85,000
Escalation	\$ 66,000
Civic Arts	\$ 7,000
Construction Subtotal	\$ 731,000
Plans and Specification	\$ 92,000
Consultant Services	\$ 80,000
Miscellaneous Expenditure	\$ 31,000
Jurisdictional Review/Plan Check/Permit	\$ 60,000
County Services	\$ 390,000
<b>TOTAL PROJECT COST</b>	<b>\$1,391,000</b>

**DRAFT**

**ENCLOSURE B**  
February 7, 2023

PINK

BA FORM 11162021

BOARD OF SUPERVISORS  
OFFICIAL COPY

December 22, 2022

COUNTY OF LOS ANGELES

**REQUEST FOR APPROPRIATION ADJUSTMENT**

DEPARTMENT OF HEALTH SERVICES

**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**

BA DETAIL - SEE ATTACHMENT PAGE 1

BA DETAIL - SEE ATTACHMENT PAGE 1

**SOURCES TOTAL**

**\$ 7,323,000**

**USES TOTAL**

**\$ 7,323,000**

**JUSTIFICATION**

This budget adjustment of \$2,441,000 is necessary to fund Capital Project No. 87878, LAC+USC Medical Center Pipe Corrosion Repairs Project in the amount of \$1,146,000 and Capital Project No. 87879, LAC+USC Medical Center ER-CT UPS Installation Project in the amount of \$1,295,000 from DHS Enterprise Fund-Committed for DHS for anticipated expenditures in FY 2022-23.

**AUTHORIZED SIGNATURE**

JEAN LO, CHIEF, CONTROLLER'S DIVISION

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>	1/18/2023		
<b>BOARD MEETING DATE</b>	2/7/2023		
<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>	Regional Planning		
<b>SUBJECT</b>	Confirmation of Hearing Officers within the Department of Regional Planning		
<b>PROGRAM</b>	N/A		
<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>	None		
<b>COST &amp; FUNDING</b>	Total cost:	Funding source:	
	\$0	N/A	
	TERMS (if applicable):		
	Explanation:		
<b>PURPOSE OF REQUEST</b>	Recommendation to confirm the appointment of five Hearing Officers within the Department of Regional Planning (Department). Hearing Officers are employees of the Department who are appointed by the Department's Director and confirmed by the Board of Supervisors (Board). Their duties are to conduct public hearings and render decisions on discretionary applications such as land divisions, land use permits, and variances.		
<b>BACKGROUND (include internal/external issues that may exist including any related motions)</b>	On November 26, 1995, the Board adopted ordinances establishing Hearing Officers within the Department. Hearing Officers conduct public hearings on routine discretionary applications freeing the Regional Planning Commission to focus on significant proposals. County Code Section 22.220.040 requires that all appointments of Hearing Officers be confirmed by the Board.		
<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: This recommendation is consistent with Strategic Plan Goal II, Foster Vibrant and Resilient Communities, because the Hearing Officers will evaluate discretionary applications such as land divisions, land use permits, and variances to ensure that the proposals contribute towards vibrant and resilient unincorporated communities and are consistent with the goals and policies of the County's General Plan.		

<b>DEPARTMENTAL CONTACTS</b>	Name, Title, Phone # & Email: Mitch Glaser, Assistant Deputy Director (213) 974-6411 <a href="mailto:mglaser@planning.lacounty.gov">mglaser@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

February 7, 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:

**DEPARTMENT OF REGIONAL PLANNING: CONFIRMATION OF HEARING OFFICERS  
WITHIN THE DEPARTMENT OF REGIONAL PLANNING  
(ALL SUPERVISORIAL DISTRICTS) (3-VOTES)**

**SUBJECT**

Recommendation to confirm the appointment of five Hearing Officers within the Department of Regional Planning (Department). Hearing Officers are employees of the Department who are appointed by the Department's Director and confirmed by the Board of Supervisors (Board). Their duties are to conduct public hearings and render decisions on discretionary applications such as land divisions, land use permits, and variances.

**IT IS RECOMMENDED THAT THE BOARD:**

Confirm the appointment of Tina Fung, Thuy Hua, David Munoz, Edward Rojas, and Diane Temple as Hearing Officers within the Department to conduct public hearings and make determinations on discretionary applications such as land divisions, land use permits, and variances.

**PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

On November 26, 1995, the Board adopted ordinances establishing Hearing Officers within the Department. Hearing Officers conduct public hearings on routine discretionary applications freeing the Regional Planning Commission to focus on significant proposals.

County Code Section 22.220.040 requires that all appointments of Hearing Officers be confirmed by the Board.

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

This recommendation is consistent with Strategic Plan Goal II, Foster Vibrant and Resilient Communities, because the Hearing Officers will evaluate discretionary applications such as land divisions, land use permits, and variances to ensure that the proposals contribute towards vibrant and resilient unincorporated communities and are consistent with the goals and policies of the County's General Plan.

### **FISCAL IMPACT/FINANCING**

The appointment of five Hearing Officers does not require additional funding; therefore, there is no impact on net County costs.

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

County Code Section 22.220.040 permits the Department's Director to appoint Hearing Officers, subject to confirmation by the Board, to conduct public hearings and make determinations on discretionary applications such as land divisions, land use permits, and variances.

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

The Board's approval of this recommendation will enable the Department to maintain an appropriate number of Hearing Officers to enhance the quality of services provided to the public.

### **CONCLUSION**

Upon Board approval, please return one adopted copy of this Board letter to the Department. For further information regarding this request, please contact Mitch Glaser at (213) 974-6411 or [mglaser@planning.lacounty.gov](mailto:mglaser@planning.lacounty.gov).

Respectfully submitted,



AMY J. BODEK, AICP  
Director of Regional Planning

AJB:DD:MG:el

c: County Counsel  
S\_CP\_2.07.2023\_BL\_CONFIRMATION OF HEARING OFFICERS

## BOARD LETTER COVER SHEET

Agenda Date: February 7, 2023

Subject:

**DEPARTMENT OF REGIONAL PLANNING: CONFIRMATION OF HEARING OFFICERS WITHIN  
THE DEPARTMENT OF REGIONAL PLANNING  
(ALL SUPERVISORIAL DISTRICTS) (3-VOTES)**

If the Board Agenda item requires clearance from County Counsel or Chief Information Officer, explain where you are in that review process. If not, please indicate that it is not required.

Clearance from County Counsel or the Chief Information Officer is not required.

If there is an urgency to the Board Agenda item, explain the urgency, citing the reason for the urgency (including the drop-dead due date) and consequences if the due date is missed. If not, please indicate that there is no urgency.

There is no urgency.

Is this a Consent Agenda item? Check the appropriate box below and explain why for either item.

☒ Consent

☐ Not Consent. This item requires a de novo public hearing.

Board Notification:

☐ Yes (see attached)

☒ No (please explain why not)

This is not a public hearing item.

Contact person for the Board Agenda item, division, phone number, and e-mail address.

Mitch Glaser, Assistant Deputy Director

Current Planning Division

(213) 974-6411

[mglaser@planning.lacounty.gov](mailto:mglaser@planning.lacounty.gov)

# BOARD LETTER/MEMO CLUSTER FACT SHEET

☒ Board Letter

☐ Board Memo

☐ Other

<b>CLUSTER AGENDA REVIEW DATE</b>	1/18/2023		
<b>BOARD MEETING DATE</b>	2/14/2023		
<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>	Department of Beaches and Harbors (DBH)		
<b>SUBJECT</b>	Adoption of Ordinance Amending Title 2 – Administration – of the Los Angeles County Code Related to the Los Angeles County Beach Commission and Approval of Revised Commission Rules.		
<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: The recommended action has no fiscal impact on the County.		
<b>PURPOSE OF REQUEST</b>	DBH is seeking approval to adopt an ordinance to amend Title 2 – Administration – of the Los Angeles County Code, sections 2.116.230 and 2.116.280 consistent with the Board of Supervisors' March 15, 2022 action updating the composition of the Los Angeles County Beach Commission to reflect changes in the boundaries of the Supervisorial Districts that took effect in 2021, reducing its size from 20 to 11, and extending its sunset review date to December 31, 2025.		
<b>BACKGROUND (include internal/external issues that may exist including any related motions)</b>	On March 15, 2022, the Board unanimously voted to reapportion the Beach Commission's representation to be consistent with the December 2021 redistricting of the County's Supervisorial Districts and to reduce the Commission's size from 20 to 11 members. To be consistent with this Board action, both an amendment to the Title 2 – Administration– of the County Code as it pertains to the Commission and an update to the Commission's Rules approved by the Board is required.		
<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: This recommended action supports Board Priority No. Sustainability, by ensuring DBH can continue to receive recommendations on beach-related issues from the Beach Commission.		
<b>DEPARTMENTAL CONTACTS</b>	Name, Title, Phone # & Email: Carol Baker, Deputy Director, Community and Operational Services. (424) 526-7774, <a href="mailto:CBaker@bh.lacounty.gov">CBaker@bh.lacounty.gov</a> .		



February 14, 2023

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

Caring for Our Coast

♦ ♦ ♦  
**Gary Jones**  
Director

**Amy M. Caves**  
Chief Deputy Director

**Carol Baker**  
Deputy Director

Dear Supervisors:

**ADOPTION OF ORDINANCE AMENDING TITLE 2 – ADMINISTRATION – OF THE  
LOS ANGELES COUNTY CODE RELATED TO THE LOS ANGELES COUNTY  
BEACH COMMISSION AND APPROVAL OF REVISED COMMISSION RULES  
(ALL SUPERVISORIAL DISTRICTS) (3 VOTES)**

**SUBJECT**

This action is to adopt a proposed ordinance amending Title 2 – Administration – of the Los Angeles County Code and revisions to the Rules of the Los Angeles County Beach Commission.

**IT IS RECOMMENDED THAT YOUR BOARD:**

1. Find that the recommended actions are not a project pursuant to the California Environmental Quality Act for the reasons stated in this Board letter.
2. Approve for introduction an ordinance to amend Title 2 – Administration – of the Los Angeles County Code, sections 2.116.230 and 2.116.280 (Attachment A) consistent with the Board of Supervisors' March 15, 2022 action updating the composition of the Los Angeles County Beach Commission to reflect changes in the boundaries of the Supervisorial Districts that took effect in 2021, reducing its size from 20 to 11, and extending its sunset review date to December 31, 2025; and
3. Approve revisions to the Los Angeles County Beach Commissions Rules (Attachment B) as required by County Code section 2.116.240.

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

The Los Angeles County Beach Commission (Commission), formerly known as the Los Angeles County Beach Advisory Committee, was established on May 25, 1971 as an advisory group to the Department of Beaches and Harbors (Department). The Commission is responsible for reviewing and making recommendations on policies, capital projects, and contracts as they relate to the County-owned and operated beaches.

On March 15, 2022, the Board unanimously voted to reapportion the Beach Commission's representation to be consistent with the December 2021 redistricting of the County's Supervisorial Districts and to reduce the Commission's size from 20 to 11 members. In addition to three Commissioners each for the Third and Fourth Supervisorial Districts, which continue to include coastal jurisdictions within their district boundaries, the number of Commissioners representing the Second District was increased from one to three representatives in recognition of the District's new coastal jurisdiction following County redistricting. The apportionment of one Commissioner each for the non-coastal First and Fifth Districts remained unchanged.

To be consistent with this Board action, both an amendment to the Title 2 – Administration– of the County Code as it pertains to the Commission and an update to the Commission's Rules approved by the Board is required.

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

The activities identified in the proposed revised County Code, as pertains to the Commission, and in the Commission's Bylaws support Goal III - Realize Tomorrow's Government Today of the County's Strategic Plan, through Strategy III.3 - Pursue Operational Effectiveness, Fiscal Responsibility, and Accountability. The amendments will improve operational effectiveness of the Department and Commission.

### **FISCAL IMPACT/FINANCING**

The recommended amendments to the ordinance and Commission Bylaws have no fiscal impact on the County.

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

The Board's March 15, 2022 action calls for an amendment Title 2 – Administration – of the Los Angeles County Code as follows:

1. County Code section 2.116.230 is amended to update the Commission's composition to reflect changes in the boundaries of the Supervisorial Districts that took effect in 2021, and reducing its size from 20 members to 11; and
2. County Code 2.116.280 is amended to extend the date of the Commission's sunset review date to December 31, 2025.

At its October 26, 2022 meeting, the Beach Commission voted unanimously (with two Commissioners absent) to recommend for the Board's approval the attached revised Rules.

The recommended amendments to the Commission's Rules include both required changes reflective of the recent Board action, as well as those necessary to align the Commission with the Department business and operational needs, and updates to a variety of parliamentary meeting procedures. The amendments accomplish the following:

1. Align Commission composition and size with the Board's March 15, 2022, action;
2. Include Second District Commissioners in the rotation of the Commission's Chair and Vice Chair, reflecting that several County beaches are now located within that District's boundaries;
3. Move the Commission to a quarterly regular meeting schedule while allowing for more frequent special meetings as needed by the Department;
4. Set the Commission regular meeting dates as the fourth Wednesday of designated months, as has been the practice, rather than the third Wednesday;
5. Provide for online meetings, if permissible under prevailing law; and
6. Clarify standard terms.

The move from a maximum of 10 regular Commission meetings annually to quarterly meetings with additional convenings for Department business purposes as necessary recognizes that in recent years the Commission has considered fewer business items requiring action, and meetings have become more informational in nature, drawing infrequent public attendance/interest.

County Counsel has reviewed and approved the revised Rules and prepared the draft ordinance amendment.

### **ENVIRONMENTAL DOCUMENTATION**

Adoption of the extension of an ordinance and approval of revised Commission rules 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 21065 of the Public Resources Code and section 15378 (b) of the State CEQA Guidelines. The proposed actions are administrative activities of government, which will not result in direct or indirect physical changes to the environment.

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

The Beach Commission will continue to serve as an advisory group to the Department on beach-related matters and otherwise fulfill its purpose, which is defined in the ordinance as follows: “The object of the Commission is to consider and from time to time make recommendations to the Director of the Los Angeles County Department of Beaches and Harbors and to the Board on beach-related matters.”

## **CONCLUSION**

Please return one adopted copy of this Board letter to the Department of Beaches and Harbors, Community and Marketing Services Division. Should you have any questions, please contact Carol Baker, Deputy Director, Community and Operational Services, at (424) 526-7774 or CBaker@bh.lacounty.gov.

Respectfully submitted,

GARY JONES  
Director

GJ:CB:

Enclosures

c: Chief Executive Officer  
County Counsel  
Executive Officer, Board of Supervisors





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) 787-0688  
FACSIMILE  
(213) 613-4751  
TDD  
(213) 633-0901

DAWYN R. HARRISON  
Interim County Counsel

January 10, 2023

Amy J. Bodek, Director  
Department of Regional Planning  
1390 Hall of Records  
320 West Temple Street  
Los Angeles, California 90012-3225

**Re: Extension of Interim Ordinance No. 2022-0065U Amending  
Title 22 to Require a Conditional Use Permit to Establish a  
Drive-Through Establishment in Green Zones District  
Communities**

Dear Ms. Bodek:

As requested, this office has prepared the above-referenced analysis and extension of Interim Ordinance No. 2022-0065U to temporarily require a conditional use permit ("CUP") for the establishment of new drive-through establishments on all properties located within the designated Green Zones Districts in the unincorporated areas in the County of Los Angeles, for the development of a permanent ordinance that would require a CUP for drive-through establishments. This interim ordinance extension will require a four-fifths vote by the Board of Supervisors.

The enclosed analysis and ordinance extension may be presented to the Board of Supervisors for its consideration.

Very truly yours,

DAWYN R. HARRISON  
Interim County Counsel

By

STARR COLEMAN  
Assistant County Counsel  
Property Division

APPROVED AND RELEASED:

THOMAS J. FAUGHNAN  
Senior Assistant County Counsel

SC:ss

Enclosures


## **ANALYSIS**

This ordinance extends for 10 months and 15 days to December 15, 2023, Interim Ordinance No. 2022-0065U, which requires a conditional use permit ("CUP") for the establishment of new drive-through establishments on all properties within the unincorporated communities of Avocado Heights, East Los Angeles, East Rancho Dominguez, Florence-Firestone, South San Jose Hills, Walnut Park, West Athens-Westmont, West Rancho Dominguez-Victoria, West Whittier-Los Nietos, West Carson, and Willowbrook, which communities are subject to the Green Zones Ordinance, to allow for the possible development of a permanent ordinance that would require a CUP for drive-through establishments, and provide additional standards, to regulate this land use. Interim Ordinance No. 2022-0065U, is scheduled to expire on February 3, 2023, unless extended pursuant to Government Code section 65858.

This extension ordinance is an urgency measure and requires a four-fifths vote by the Board of Supervisors for adoption.

It is the first extension of the interim ordinance allowed under Government Code section 65858.

DAWYN R. HARRISON  
Interim County Counsel

By   
STARR COLEMAN  
Assistant County Counsel  
Property Division

SC:ss

Requested: 01-03-23

Revised: 01-03-23

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

An ordinance extending for 10 months and 15 days to December 15, 2023, Interim Ordinance No. 2022-0065U, which requires a conditional use permit ("CUP") for the establishment of new drive-through establishments on all properties within the unincorporated communities of Avocado Heights, East Los Angeles, East Rancho Dominguez, Florence-Firestone, South San Jose Hills, Walnut Park, West Athens-Westmont, West Rancho Dominguez-Victoria, West Whittier-Los Nietos, West Carson, and Willowbrook, which communities are subject to the Green Zones Ordinance, to allow for the possible development of a permanent ordinance that would require a CUP for drive-through establishments, and provide additional standards, to regulate this land use. Interim Ordinance No. 2022-0065U, is scheduled to expire on February 3, 2023, unless extended pursuant to Government Code section 65858.

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

**SECTION 1. Interim Regulations.**

A. No new drive-through establishment, as defined in this ordinance, shall be established within the unincorporated communities of Avocado Heights, East Los Angeles, East Rancho Dominguez, Florence-Firestone, South San Jose Hills, Walnut Park, West Athens-Westmont, West Rancho Dominguez-Victoria, West Whittier-Los Nietos, West Carson, and Willowbrook, without a Conditional Use Permit ("CUP"), pursuant to Chapter 22.158 (Conditional Use Permits).

B. The following standards shall apply to new drive-through establishments that require a CUP, pursuant to this ordinance, although the Review Authority may

modify standards 2, 3, 4, and 5 as part of the CUP, provided the Review Authority finds that such modification is not contrary to the determination of immediate threat described in Section 5, below:

1. General.

a. A maintenance plan shall be submitted as part of the CUP application, to the satisfaction of the Director of Regional Planning, and the drive-through establishment shall comply with the maintenance plan;

b. Hours of operation for the drive-through area shall be no earlier than 6:00 a.m. and no later than 12:00 a.m.; and

c. The required trash bin shall be enclosed by a decorative wall measuring at least five feet tall, but not more than six feet tall, and shall have solid doors.

2. Additional Standards for New Drive-Through Establishments Adjacent to or Adjoining Sensitive Uses.

a. A minimum of a 10-foot setback shall be provided along the property lines adjacent to or adjoining sensitive uses.

b. The location of the drive-through area, including cashier microphone, speakers, and drive-through lane, shall be located at least 20 feet from the property line of any adjoining residentially-zoned lot, and speakers and lighted menus shall be oriented away from such lots; and

c. A buffer, which may include a six-foot solid wall, as depicted on the site plan, shall be provided to reduce noise trespass from the drive-through area to any adjoining residentially-zoned lot.

## **SECTION 2. Authority.**

Interim Ordinance No. 2022-0065U was adopted on December 20, 2022. Unless this ordinance takes effect on or before February 3, 2023, Interim Ordinance No. 2022-0065U will expire. Section 65858 of the California Government Code provides that any urgency measure in the form of an interim ordinance may be extended, after notice pursuant to Government Code section 65090 and a public hearing, for 10 months and 15 days by a four-fifths vote of the Board of Supervisors. Government Code section 65858 further provides that such an interim ordinance may be extended, following compliance with that section, for for an additional year. This is the first extension of the interim ordinance allowed under Government Code section 65858.

## **SECTION 3. Definitions and Penalties.**

The definitions and penalties for land use violations that are prescribed in Title 22 of the County Code shall apply to the interpretation and violations of the provisions of this interim ordinance.

For purposes of this ordinance, the following definition shall apply:

"Drive-through establishment" shall mean a retail or service business where services may be obtained by motorists without leaving their vehicles. Examples include automated teller machines, banks, pharmacies, and food service establishments.

**SECTION 4.           Zoning Study to be Initiated, Updates to the Planning and Zoning Code Underway.**

The Los Angeles County ("County") Department of Regional Planning ("Regional Planning") is in the process of conducting a comprehensive zoning study to determine the effects and appropriate regulation of drive-through establishments, which include increased traffic, trash, site design, pedestrian hazards, and noise and lighting, especially in the context of adjacent residences.

**SECTION 5.           Determination of Immediate Threat.**

Prior to the adoption of Interim Ordinance No. 2022-0065U, the County's existing regulations did not satisfactorily address the safety impacts that these establishments have on the unincorporated communities, particularly those communities listed above, which are subject to the Green Zones Ordinance, where the health of residents have historically been disproportionately affected by surrounding land uses. The Green Zones Ordinance was adopted to promote environmental justice and improve the health and quality of life for residents living near incompatible land uses by mitigating the impacts of those uses. Drive-through establishments pose specific traffic and pedestrian hazards, including lines of vehicles that often extend across sidewalks and drive-ways onto public streets, which can result in significant traffic hazards, including unexpected stopping of vehicles, blind spots, unsafe lane changes to avoid lines of vehicles, hazards to pedestrians on sidewalks attempting to cross driveways, increased traffic on the streets impacted by the aforementioned lines of vehicles, as well as increased green-house gas emissions caused by vehicle idling. Additional concerns

include increased trash at and around the surrounding establishments, site design with respect to how the streets interface with the pedestrian environment, as well as noise and lighting, and the consideration of the adjacent residences. As Regional Planning further studies and considers changes to the current drive-through establishment regulations, the possibility of establishing new drive-through establishments during this interim period, which could ultimately be incompatible with any new regulations, constitutes a current and immediate threat to the public health, safety, and/or welfare, which can only be alleviated by the requirement of a CUP.

Unless this interim ordinance is extended, as provided for herein, an irreversible incompatibility of land uses might reasonably occur, as a result of the establishment of new drive-through establishments in those communities subject to the Green Zones Ordinance, all to the detriment of the public health, safety, and/or welfare. Accordingly, the Board of Supervisors finds that there is a current and immediate threat to the public health, safety, and/or welfare, and that establishment of new drive-through establishments without an approved CUP would result in that threat to the public health, safety, or welfare, absent implementation of the restrictions contained in this ordinance. If this interim ordinance is not extended, uses may be established that may be in conflict with public health, and incompatible with current land uses in those communities subject to the Green Zones Ordinance, and these uses may continue after any permanent re-designation of land uses or establishment of regulations that may occur.

**SECTION 6. Severability.**

If any provision of this interim ordinance or the application thereof to any person, property, or circumstance is held invalid, such invalidity shall not affect other provisions or applications of the ordinance, which can be given effect without the invalid provisions or application, and, to this end, the provisions of the interim ordinance are hereby declared to be severable.

**SECTION 7. Area of Applicability.**

This ordinance applies to the unincorporated communities of Avocado Heights, East Los Angeles, East Rancho Dominguez, Florence-Firestone, South San Jose Hills, Walnut Park, West Athens-Westmont, West Rancho Dominguez-Victoria, West Whittier-Los Nietos, West Carson, and Willowbrook.

**SECTION 8. Urgent Need.**

This interim ordinance extension is urgently needed for the immediate preservation of public health, safety, and welfare, and it shall take effect on January 31, 2023, upon adoption, and it shall be of no further force and effect 10 months and 15 days after its effective date, unless extended in accordance with the provisions set forth in Government Code section 65858.

[GREENZONEDISTCOMMSCCC]