



## Board of Supervisors

# Community Services Cluster Agenda Review Meeting

**DATE:** July 16, 2025

**TIME:** 11:30 a.m. – 12:30 p.m.

**MEETING CHAIR:** Tiffany Tran, 5th Supervisorial District

**CEO MEETING FACILITATOR:** Anna Hom-Wong

**THIS MEETING IS HELD UNDER THE GUIDELINES OF BOARD POLICY 3.055**

This meeting is **HYBRID**.

To participate in the meeting in-person, the meeting location is:  
Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012  
Room 140

To participate in the meeting virtually, please call teleconference number  
1 (323) 776-6996 and enter the following 885 291 326# or

[Click here to join the meeting](#)

**For Spanish Interpretation, the Public should send emails within 48 hours in advance  
of the meeting to: [ClusterAccommodationRequest@bos.lacounty.gov](mailto:ClusterAccommodationRequest@bos.lacounty.gov)**

Members of the Public may address the Community Services Cluster on  
any agenda item during General Public Comment.

The meeting chair will determine the amount of time allowed for each item.

**THIS TELECONFERENCE WILL BE MUTED FOR ALL CALLERS. PLEASE DIAL \*6 TO UNMUTE  
YOUR PHONE WHEN IT IS YOUR TIME TO SPEAK.**

### 1. CALL TO ORDER

### 2. INFORMATIONAL ITEM(S):

- A. Board Letter (Public Works) for August 05, 2025 Board Agenda:  
TRANSPORTATION CORE SERVICE AREA  
RESOLUTION OF INTENTION AND INTRODUCTION OF AN ORDINANCE  
TO GRANT A PROPRIETARY PETROLEUM PIPELINE FRANCHISE  
TO E&B NATURAL RESOURCES MANAGEMENT CORPORATION

Wednesday, July 16, 2025

- B. Board Letter (Public Works) for August 05, 2025 Board Agenda:  
CONSTRUCTION CONTRACT  
TRANSPORTATION CORE SERVICE AREA  
ADOPT RESOLUTION NO. 4004 FOR  
HIGHWAYS-THROUGH-CITIES FUNDING  
ADOPT, ADVERTISE, AND AWARD  
PROJECT ID NO. TSM0010254  
EL SEGUNDO BOULEVARD TRAFFIC SIGNAL SYNCHRONIZATION PROGRAM  
ILLINOIS STREET TO VERMONT AVENUE  
IN THE CITIES OF EL SEGUNDO, GARDENA, HAWTHORNE, AND  
LOS ANGELES AND IN THE UNINCORPORATED COMMUNITIES OF  
DEL AIRE AND WISEBURN
- C. Board Letter (Public Works) for August 05, 2025 Board Agenda:  
TRANSPORTATION CORE SERVICE AREA  
ANNEXATION AND LEVYING OF ASSESSMENTS FOR  
COUNTY LIGHTING DISTRICTS  
NEGOTIATED EXCHANGE OF PROPERTY TAX REVENUES  
L 024-2020, LAKE LOS ANGELES
- D. Board Letter (Public Works) for August 05, 2025 Board Agenda:  
CONSTRUCTION CONTRACT  
WATER RESOURCES CORE SERVICE AREA  
ADOPT, ADVERTISE, AND AWARD  
PROJECT ID NO. WWD2900091  
LOWER ENCINAL PUMP STATION IMPROVEMENTS  
IN THE CITY OF MALIBU
- E. Board Letter (Public Works) for August 05, 2025 Board Agenda:  
WATER RESOURCES CORE SERVICE AREA  
EXCHANGE OF REAL PROPERTY AND EXECUTE AGREEMENTS  
AND GRANT PERMANENT AND TEMPORARY EASEMENTS FROM  
THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT TO  
THE CITY OF LONG BEACH
- F. Board Letter (Public Works) for August 05, 2025 Board Agenda:  
WATER RESOURCES CORE SERVICE AREA  
LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 40,  
ANTELOPE VALLEY  
ANNEXATION 40-168 (4-224)  
LOCAL AGENCY FORMATION COMMISSION DESIGNATION 2024-10  
NEGOTIATED PROPERTY TAX EXCHANGE JOINT RESOLUTION

Wednesday, July 16, 2025

- G. Board Letter (Public Works) for August 05, 2025 Board Agenda:  
WATER RESOURCES CORE SERVICE AREA  
QUITCLAIM OF EASEMENTS  
FROM THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT TO  
DUARTE UNIFIED SCHOOL DISTRICT  
PROJECT NO. 275-429 - CENTRAL DUARTE AND DUARTE PARK DRAIN  
PARCELS 1EXE, 2EXE, 19EXE, 20EXE, AND 21EXE  
IN THE CITY OF DUARTE
- H. Board Letter (Public Works – Capital Programs) for August 05, 2025 Board Agenda:  
CONSTRUCTION CONTRACT  
CONSTRUCTION MANAGEMENT CORE SERVICE AREA  
FORMER HIGH DESERT HOSPITAL SITE DEMOLITION PROJECT  
ADOPT MITIGATED NEGATIVE DECLARATION  
ESTABLISH AND APPROVE CAPITAL PROJECT AND BUDGET  
ADOPT, ADVERTISE, AND AWARD  
CAPITAL PROJECT NO. 87868  
FISCAL YEAR 2025-26
- I. Board Letter (Public Works – Capital Programs) for August 05, 2025 Board Agenda:(also  
on the 7/16/2025 Public Safety Cluster)  
CONSTRUCTION CONTRACT  
CONSTRUCTION MANAGEMENT CORE SERVICE AREA  
MEDICAL EXAMINER CRYPT EXPANSION PROJECT  
APPROVE CAPITAL PROJECT AND BUDGET  
APPROVE APPROPRIATION ADJUSTMENT  
DELEGATED AUTHORITY TO ADOPT, ADVERTISE, AND AWARD  
SPECS. 7935; CAPITAL PROJECT NO. 6A017  
FISCAL YEAR 2025-26

**3. BOARD MOTIONS ITEM(S):** None

**4. PRESENTATION/DISCUSSION ITEM(S):**

- A. Board Briefing (Beaches and Harbors)  
THE MAKING OF LA'S BEACHES: A HISTORY OF ADVOCACY,  
ACCESS, AND ACTION  
Speaker: Duane "DJ" Johnson, FUSE Executive Fellow, Strategic Communications

**5. PUBLIC COMMENTS** (2 minutes each speaker)

**6. ADJOURNMENT**

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

**COMMUNITY\_SERVICES@CEO.LACOUNTY.GOV**

# BOARD LETTER/MEMO CLUSTER FACT SHEET

☒ Board Letter

☐ Board Memo

☐ Other

<b>CLUSTER AGENDA REVIEW DATE</b>	7/16/2025		
<b>BOARD MEETING DATE</b>	8/5/2025		
<b>SUPERVISORIAL DISTRICT AFFECTED</b>	<input type="checkbox"/> All <input type="checkbox"/> 1 <sup>st</sup> <input checked="" type="checkbox"/> 2 <sup>nd</sup> <input type="checkbox"/> 3 <sup>rd</sup> <input type="checkbox"/> 4 <sup>th</sup> <input type="checkbox"/> 5 <sup>th</sup>		
<b>DEPARTMENT(S)</b>	Public Works		
<b>SUBJECT</b>	Proprietary Petroleum Pipeline Franchise Granted to E&B Natural Resources Management Corporation		
<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>SB 1439 SUPPLEMENTAL DECLARATION FORM REVIEW COMPLETED BY EXEC OFFICE</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No – Not Applicable  <b>If unsure whether a matter is subject to the Levine Act, email your packet to <a href="mailto:EOLevineAct@bos.lacounty.gov">EOLevineAct@bos.lacounty.gov</a> to avoid delays in scheduling your Board Letter.</b>		
<b>DEADLINES/ TIME CONSTRAINTS</b>	N/A		
<b>COST &amp; FUNDING</b>	Total cost:		Funding source:
	\$10,000		County General Fund
	TERMS (if applicable):		
	Explanation: E&B will pay the County a granting fee of \$10,000 within 30 days of the adoption of the ordinance and a base annual franchise fee of \$2.10 per cubic foot subject to annual adjustments using the Consumer Price Index for All Urban Consumers for the base year of 2021. This adjusted rate will be applied to the volume of space occupied within the road right of way. These amounts will be deposited into the County General Fund-Nondepartmental Revenue.		
<b>PURPOSE OF REQUEST</b>	E&B requires this 5-year franchise to continue using the public right of way while providing petroleum oil to its customers within E&B's service area located in the County.		
<b>BACKGROUND (include internal/external issues that may exist including any related motions)</b>	The proposed franchise will allow E&B to continue to operate and maintain its existing pipes and pipelines and in the same manner as of the operative date of the ordinance for distribution of petroleum within the unincorporated County road right of way.		
<b>EQUITY INDEX OR LENS WAS UTILIZED</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, please explain how:		
<b>SUPPORTS ONE OF THE NINE BOARD PRIORITIES</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, please state which one(s) and explain how: Priority No. 7: Sustainability–The revenues received from this transaction will help promote fiscal responsibility while providing continuous petroleum services to County residents.		
<b>DEPARTMENTAL CONTACTS</b>	Name, Title, Phone # & Email: Geetha Shan, Deputy Director, (626) 458-4008, <a href="mailto:gshan@pw.lacounty.gov">gshan@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:

August 5, 2025

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

Dear Supervisors:

**TRANSPORTATION CORE SERVICE AREA  
RESOLUTION OF INTENTION AND INTRODUCTION OF AN ORDINANCE  
TO GRANT A PROPRIETARY PETROLEUM PIPELINE FRANCHISE  
TO E&B NATURAL RESOURCES MANAGEMENT CORPORATION  
(SUPERVISORIAL DISTRICT 2)  
(3-VOTES)**

**SUBJECT**

Public Works is seeking Board approval to grant a proprietary petroleum pipeline franchise to E&B Natural Resources Management Corporation.

**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 the record of the project.
2. Approve the Resolution of Intention to Grant a 5-year Proprietary Pipeline Franchise to E&B Natural Resources Management Corporation.
3. Introduce, waive reading, and place on the Board of Supervisors' agenda for adoption of an ordinance to grant a 5-year proprietary petroleum pipeline to E&B Natural Resources Management Corporation; set the matter for a public hearing on September 23, 2025, or on the next available public hearing date within 60 days from the date of adoption of the resolution of intention; and instruct the Executive Officer of the Board to publish a Notice of Public Hearing pursuant to Section 6232 of the California Public Utilities Code.

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

Adopt the ordinance to grant a 5-year proprietary petroleum pipeline franchise to E&B Natural Resources Management Corporation.

**PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The purpose of the recommended actions is to find that the project is exempt from the California Environmental Quality Act (CEQA) and allow the Board of Supervisors to approve the enclosed resolution of intention (Enclosure A), schedule a public hearing, and publish a Notice of Public Hearing, as needed, to adopt the enclosed ordinance (Enclosure B) to grant a 5-year proprietary petroleum pipeline franchise to E&B Natural Resources Management Corporation.

On January 24, 2022, E&B entered into a purchase and sale agreement with a former County franchisee, Brea Canon Oil Co., whose ordinance expired on August 31, 2023, to acquire 500 feet of a petroleum pipeline within the unincorporated community of South Torrance. E&B wishes to continue to operate and maintain the existing pipeline to distribute petroleum products to its customers. Therefore, E&B will enter into a new 5-year franchise for these 500 feet of a petroleum pipeline.

The recommended actions will benefit E&B and County residents by allowing E&B to continue providing petroleum services to its customers and obligating E&B to comply with the terms of the franchise.

The franchise ordinance includes idle pipeline testing language in conformance with hazardous pipeline safety laws.

**Implementation of Strategic Plan Goals**

These recommendations support the County Strategic Plan: North Star 3, Realize Tomorrow's Government Today, Focus Area Goal G, Internal Controls and Processes, Strategy ii, Manage and Maximize County Assets, by providing accessible funds for County programs, which will help promote fiscal responsibility while providing continuous petroleum services to County residents.

### **FISCAL IMPACT/FINANCING**

E&B will pay the County a granting fee of \$10,000 within 30 days of the adoption of the ordinance and a base annual franchise fee of \$2.10 per cubic foot subject to annual adjustments using the Consumer Price Index for All Urban Consumers for the base year of 2021. This adjusted rate will be applied to the volume of space occupied within the road right of way. These amounts will be deposited into the County General Fund-Nondepartmental Revenue.

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

E&B owns and operates an existing proprietary petroleum pipeline system in the franchise area to distribute petroleum products. The proposed franchise ordinance will allow E&B, for a period of 5 years beginning on the operative date of the ordinance, to operate and maintain its existing pipes and pipelines and in the same manner as of the operative date of the ordinance. Changes to the existing operation of the franchise, including material changes to or expansion of infrastructure and/or operation, must undergo the applicable permitting process for approval by the County in accordance with Section 2.18.015 of the Los Angeles County Code, as well as compliance by E&B with all applicable laws, regulations, and policies. Approval of the grant of the franchise does not approve any general or specific activity not currently in operation as of the operative date of the franchise.

E&B's pipelines in the franchise area transmit petroleum oil products and are regulated by the California Geologic Energy Management Division.

Division 3, Title 16, of the Los Angeles County Code authorizes the Board to grant a franchise associated with petroleum pipelines. County Counsel approved the accompanying resolution of intention as to form and the ordinance.

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

## **ENVIRONMENTAL DOCUMENTATION**

The proposed project is exempt from CEQA. The project, which is to adopt the ordinance and grant a new franchise to E&B to operate and maintain its existing pipes and pipelines and in the same manner as of the operative date of the ordinance for distribution of proprietary petroleum within the unincorporated County road right of way, is 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, 15302, and 15304 of the State CEQA Guidelines and Classes 1, 2, and 4 of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G. The proposed actions provide for operation, repair, and maintenance of existing facilities; replacement or reconstruction of existing facilities on the same site for substantially the same purpose and capacity; and minor ground-disturbing activities that will not affect sensitive resources. In addition, based on the proposed project records, it will comply with all applicable regulations; it is not in a sensitive environment; there are no cumulative impacts, unusual circumstances, damage to scenic highways, or listing on hazardous waste site lists compiled pursuant to Government Code, Section 65962.5; or indications that it may cause a substantial adverse change in the significance of a historical resource that would make the exemption inapplicable.

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

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

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

The Honorable Board of Supervisors  
August 5, 2025  
Page 5

## **CONCLUSION**

Please return adopted copies of this Board letter, ordinance, and the resolution of intention to the attention of Mr. T.J. Stone, Senior Landman, E&B Natural Resources Management Corporation, 1608 Norris Road, Bakersfield, CA 93308; the Office of County Counsel; and Public Works, Survey/Mapping & Property Management Division.

Respectfully submitted,

MARK PESTRELLA, PE  
Director of Public Works

DA:GE:dd

Enclosures

c: Auditor-Controller (Accounting Division–Asset Management)  
Chief Executive Office (Christine Frias, Joyce Chang)  
County Counsel  
Executive Office, Board of Supervisors

# Enclosure A

**RESOLUTION OF INTENTION  
TO GRANT A 5-YEAR PROPRIETARY PETROLEUM PIPELINE FRANCHISE  
TO E&B NATURAL RESOURCES MANAGEMENT CORPORATION**

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

- A. E&B Natural Resources Management Corporation, a California corporation, hereinafter referred to as Franchisee, has applied to the Board of Supervisors of the County of Los Angeles, State of California, for a franchise for a period of five (5) years beginning on the operative day of the franchise, to operate and maintain pipes and pipelines existing and in the same manner as of the operative date of this ordinance for collection, transportation, or distribution of petroleum, oil, gas, gasoline, wet gas, industrial gas, chemicals, mud, steam, water, waste water, and other hydrocarbon or liquid substances, excluding any hazardous substances or hazardous waste within the meaning of the "Comprehensive Environmental Response Compensation and Liability Act of 1980" (42 U.S.C. Section 9601 et seq.), as may be hereafter amended, and the "Federal Water Pollution Control Act," commonly referred to as the "Clean Water Act" (33 U.S.C. Section 1251 et seq.), as may be hereafter amended, together with all manholes, valves, cathodic protection systems, appurtenances, and connections necessary or appropriate for the operation of said pipes or pipelines, including poles, conduits, wires, cables, including adjunct communications lines, and other appurtenances and equipment for telegraph or telephone lines, or both, necessary or appropriate solely for the Franchisee's operations in, on, along, upon, under, or across any and all highways, as defined in Los Angeles County Code Section 16.36.080, now or hereafter dedicated to public use within the franchise area of the unincorporated territory of the County of Los Angeles, State of California, as depicted on the Exhibit Map of the proposed ordinance attached hereto.
- B. It is the intention of the Board of Supervisors to grant the franchise applied for upon the terms and conditions of said ordinance. The Franchisee and its successors and assigns will, during the life of the franchise, pay annually to the County of Los Angeles, State of California, the amount specified in the proposed ordinance from the operative date of the franchise and in the event such payment is not made, the franchise will be forfeited.
- C. The franchise described in the ordinance is a franchise for petroleum pipeline purposes.
- D. That on September 23, 2025, or at the next available hearing date, on a day not less than twenty (20) days or more than sixty (60) days after the date of the passage of this Resolution of Intention, in the hearing room of the Board of

Supervisors, Board Hearing Room 381B, Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, CA 90012, all persons having any objection to the granting of the franchise hereinabove described may appear before the Board of Supervisors and be heard thereon.

- E. The Executive Officer of the Board of Supervisors shall cause notice of said hearing to be published in accordance with California Public Utilities Code Section 6232 at least once within fifteen (15) days after adoption of this Resolution of Intention in a newspaper of general circulation published in the County of Los Angeles, State of California.

[illegible]



The foregoing resolution was adopted on the \_\_\_\_\_ day of \_\_\_\_\_, 2025, by the Board of Supervisors of the County of Los Angeles, State of California, and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts.

EDWARD YEN  
Executive Officer of the  
Board of Supervisors of  
the County of Los Angeles

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

APPROVED AS TO FORM:

DAWYN R. HARRISON  
County Counsel

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

## **ANALYSIS**

This ordinance grants a proprietary petroleum pipeline franchise to E&B Natural Resources Management Corporation, a California corporation ("Franchisee"), to operate and maintain its existing petroleum pipeline system existing for a period of five (5) years, beginning on \_\_\_\_\_, and expiring on \_\_\_\_\_. The base annual fee payable to the County of Los Angeles by Franchisee will be determined according to a formula set forth in Section 2 of this franchise ordinance. Franchisee will also pay the County a granting fee of ten thousand dollars (\$10,000).

DAWYN R. HARRISON  
County Counsel

---

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

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

An ordinance granting a proprietary petroleum pipeline franchise to E&B Natural Resources Management Corporation, a California corporation, to operate and maintain its existing petroleum pipeline system for a period of five (5) years, beginning on \_\_\_\_\_, and expiring on \_\_\_\_\_.

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

**Section 1. Franchise Term; Grant.**

A petroleum pipeline franchise is hereby granted to E&B Natural Resources Management Corporation, a California corporation("Franchisee"), and its successors and assigns, for a period of five (5) years, beginning on\_\_\_\_\_, and expiring on \_\_\_\_\_, to operate and maintain its existing pipes and pipelines for collection, transportation, or distribution of petroleum, oil, gas, gasoline, wet gas, industrial gas, chemicals, mud, steam, water, waste water, and other hydrocarbon or liquid substances, excluding any hazardous substances or hazardous waste within the meaning of the Comprehensive Environmental Response Compensation and Liability Act of 1980 (42 U.S.C. § 9601 et seq.), as it may hereafter be amended, and the Federal Water Pollution Control Act (33 U.S.C. § 1251 et seq.), as amended, and as it may hereafter be amended, together with all manholes, valves, cathodic protection systems, appurtenances, and connections necessary or appropriate for the operation of said pipes or pipelines, including poles, conduits, wires, cables, including adjunct communications lines, and other appurtenances and equipment for fiber optic or telephone lines, or both, necessary or appropriate solely for Franchisee's operations in,

under, along, or across any and all highways, as defined in Section 16.36.080 of the Los Angeles County Code, now or hereafter dedicated to public use within the following described franchise areas within the unincorporated territory of the County of Los Angeles ("County"), State of California, as described below and as depicted on the Exhibit Map attached hereto and made a part hereof.

Beginning at the intersection of the westerly boundary line of Vermont Avenue with the northerly boundary line of 245th Street, in the County of Los Angeles, California; thence southerly along the westerly boundary line of Vermont Avenue to the southerly boundary line of Lomita Boulevard; thence easterly along the southerly boundary line of Lomita Boulevard to the easterly boundary line of Vermont Avenue; thence northerly along the easterly boundary line of Vermont Avenue to the northerly boundary line of 245th Street, thence west to the point of beginning, as said streets, highways, centerlines, and boundary lines existed on.

## **Section 2. Consideration; Payment of Fees.**

During such time as Franchisee's operations and rates for transportation are subject to the provisions of section 6231.5 of the California Public Utilities Code, the consideration shall be calculated pursuant to said section or other maximum amount permitted by law.

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

B. Annual Franchise Fee. As additional consideration for the franchise granted or extended, Franchisee shall pay to the County annually in arrears, on or before April 15 following the end of each calendar year ("Fee Payment Date"), for each year during the life of the franchise, to the County, in lawful money of the United States, a franchise fee computed annually ("Annual Franchise Fee"), as set forth below.

C. The Annual Franchise Fee payment by Franchisee shall accrue to the County on January 1 of each year for the highway space occupied by Franchisee's facilities as of December 31 of the calendar year immediately preceding the applicable Fee Payment Date. The Annual Franchise Fee shall be comprised of the base annual fee, which shall be calculated as set forth in subsection 2.E., below ("Base Annual Fee"), which shall be calculated at the rate of two dollars and ten cents (\$2.10) per cubic foot of highway space occupied, as set forth in subsection 2.E., below, and an adjustment to that calculation, adjusted by the ratio of the price index as set forth in subsection 2.F., below, and computed to the nearest one-tenth (1/10) of a cent. The Base Annual Fee shall be calculated according to the highway space occupied by the pipelines and/or conduits, including the protective coverings, pipe casings, pipe connections, and any other appurtenance(s), such as manholes, valves, cathodic protection systems, connections, and any other structure(s).

D. To calculate the volume of highway space occupied by Franchisee's pipes and conduits (metal or plastic), the nominal internal diameter of the pipes and conduits shall be adjusted upward as follows:

1. The adjusted diameter of metal pipes and conduits shall be one (1) inch greater than the nominal internal diameter of such pipes and conduits;
2. The adjusted diameter of plastic pipes and conduits shall be two (2) inches greater than the nominal internal diameter of such pipes and conduits; and
3. In no event shall the adjusted diameter of any pipe or conduit (metal or plastic) be less than six (6) inches.

E. The Base Annual Fee shall be calculated in accordance with the following:

1. The rate set forth in subsection 2.C., above, of two dollars and ten cents (\$2.10) per cubic foot of highway space occupied, shall be used to calculate a Base Annual Fee as provided herein.

The diameter of pipe and conduit, as adjusted pursuant to subsection 2.D. above, shall be used to determine the applicable linear footage base rate per one (1) foot of highway space occupied as set forth in the schedule of base rates, below:

<b>A</b>	<b>B</b>	<b>C</b>
<b>Adjusted Diameter of Pipe and Conduit (In Inches)</b>	<b>Volume Per Foot (In Cubic Feet)</b>	<b>Base Rate Per Linear Foot (Based on \$2.10 Per Cubic Feet)</b>
6.00	0.1964	\$0.41
7.00	0.2673	\$0.56
8.00	0.3491	\$0.73
9.00	0.4418	\$0.93
10.00	0.5454	\$1.15
11.00	0.6600	\$1.39
12.00	0.7854	\$1.65
13.00	0.9218	\$1.94
14.00	1.0690	\$2.24
15.00	1.2272	\$2.58
16.00	1.3963	\$2.93
17.00	1.5763	\$3.31
18.00	1.7672	\$3.71
19.00	1.9690	\$4.13
20.00	2.1817	\$4.58
21.00	2.4053	\$5.05
22.00	2.6398	\$5.54
23.00	2.8853	\$6.06
24.00	3.1416	\$6.60
25.00	3.4089	\$7.16
26.00	3.6870	\$7.74
27.00	3.9761	\$8.35
28.00	4.2761	\$8.98
29.00	4.5870	\$9.63
30.00	4.9088	\$10.31
31.00	5.2415	\$11.01
32.00	5.5851	\$11.73
33.00	5.9396	\$12.47
34.00	6.3050	\$13.24
35.00	6.6814	\$14.03
36.00	7.0686	\$14.84

2. The linear footage base rate (depicted in column C, above) is derived based on the following:

$$\text{Pi} = 3.1416$$

$$r = \text{radius of pipe or conduit (in inches)} = \text{adjusted diameter (in inches)} / 2$$

$$L = \text{length of pipe or conduit (in inches)}$$

$$L / 12 = \text{length of pipe or conduit (in feet)}$$

$$\text{Volume of pipe or conduit (in cubic inches)} = \text{Pi} \times r^2 \times L$$

$$\text{Volume of pipe or conduit (in cubic feet)} = \text{Pi} \times r^2 \times L / 1,728 \text{ inches}$$

$$\text{Base Annual Fee} = \text{Volume of pipe or conduit (in cubic feet)} \times \$2.10 \text{ per cubic}$$

$$\text{foot} = (\text{Pi} \times r^2 \times L / 1,728 \text{ inches}) \times \$2.10$$

$$\text{Linear footage base rate} = \text{Base Annual Fee per linear foot of pipe} = (\text{Pi} \times r^2) \times (12 \text{ inches} / 1,728 \text{ inches}) \times \$2.10$$

$$\begin{aligned} \text{Base Annual Fee} &= \text{Linear footage base rate} \times \text{Length of pipe or conduit (in feet)} \\ &= (\text{Pi} \times r^2) \times (12 \text{ inches} / 1,728 \text{ inches}) \times \$2.10 \times (L / 12 \text{ inches}) = (\text{Pi} \times r^2 \times L / 1,728 \\ &\text{inches}) \times \$2.10 \end{aligned}$$

3. For pipelines with an adjusted diameter greater than six (6) inches and not listed above, the fees shall be in the same proportion to the fees of a twelve (12) inch diameter pipe as the diameter of the unlisted pipe is to twelve (12) inches.

4. The volume of highway space occupied by any other appurtenance(s), such as manholes, valves, cathodic protection systems, connections, and any other structures, shall be computed using the outside dimensions of the structures.



5. The highway space occupied by overhead communications lines shall be taken as one-fifth (1/5) cubic foot per linear foot of highway route occupied, being equivalent to a rate of forty-two cents (\$0.42) per linear foot ( $\$2.10 \times 1/5 = \$0.42$ ).

F. The Base Annual Fee shall be calculated as set forth in subsection 2.E., above, and adjusted each calendar year, including the year of the granting of this franchise, on the applicable Fee Payment Date in accordance with the following formula to derive the Annual Franchise Fee; provided, however, in no event shall the Annual Franchise Fee be less than seven thousand five hundred dollars (\$7,500).

1. The Base Annual Fee shall adjust annually on January 1st of each calendar year by an amount equal to one hundred percent (100%) of the increase in the Consumer Price Index for all Urban Consumers ("CPI-U") for the Los Angeles-Long Beach-Anaheim California Metropolitan Area (1982-84=100). All Items, as published by the United States Department of Labor, Bureau of Labor Statistics/Office of Information ("Bureau"), which shall be defined as the "index," and such index as it stands on December 1, 2021 (i.e., 297.925), shall be defined as the "base index," and the index for the month of September immediately preceding the Fee Payment Date shall be defined as the "current index."

2. If the current index differs from the base index, then the Base Annual Fee shall increase or decrease by the percentage increase or decrease between the current index and the base index, provided that, if the current index drops below the base index, no adjustment shall be made. The Base Annual Fee shall be

multiplied by an adjustment factor determined by dividing the current index by the base index. For example, if the base index is one hundred (100) and the current index is two hundred and ten (210), the Annual Franchise Fee shall be two hundred and ten percent (210%) (i.e.,  $210 / 100 = 2.1 = 210\%$ ) times the Base Annual Fee; provided, however, under no circumstances shall the multiplying factor be less than one, nor shall the Annual Franchise Fee calculated using said factor be less than the Base Annual Fee. If the Bureau revises the index, the parties hereto shall accept the method of revision for conversion recommended by the Bureau.

3. If the Bureau discontinues the preparation or publication of the CPI-U for the area, and if no transposition table prepared by the Bureau is available to the year of 1982, then the amount of each Annual Franchise Fee shall be computed by reference to such other price index as may be chosen by the County, and the County shall be the sole judge of comparability of successive indices and its determination on this point shall be final and conclusive. In no event shall the Annual Franchise Fee adjusted by reference to such other price index be less than the Base Annual Fee as set forth in subsection 2.F., above.

G. In addition to the foregoing Annual Franchise Fee, Franchisee shall also pay to:

1. The Los Angeles County Department of Public Works ("Public Works"), on or before the Fee Payment Date, for each year of the life of the franchise, an initial construction fee calculated at a rate of one hundred dollars (\$100) per mile,

and a prorated fraction thereof for any remainder equaling less than one mile, for all new main lines laid during that preceding calendar year; and

2. The County Auditor-Controller, on or before the Fee Payment Date, for each year during the life of the franchise, an annual fee of twenty-five dollars (\$25) per mile, and a prorated fraction portion thereof for any remainder equaling less than one mile, for aerial or above-ground lines, and twenty-five dollars (\$25) per mile, and a prorated fraction thereof for any remainder equaling less than one mile, for underground conduits, wires, cables, or telephone or telegraph lines maintained under the franchise during the preceding calendar year.

H. Franchisee shall also pay any application fees, administrative fees, processing fees, late charges, accrued interest, and penalties required in connection with this franchise, all of which may be charged at the then-current applicable rates.

### **Section 3. Reports.**

Franchisee shall, during the life of the franchise:

A. File with the County Auditor-Controller and Public Works, on or before the Fee Payment Date, with one copy to each, a report, verified under oath by a duly authorized representative of Franchisee, showing as of December 31 of the immediately preceding calendar year ("Franchise Report Period"), the length of the Franchisee's main lines in highways, the nominal internal diameter of such main lines, the "rate per foot per year," defined as the amount payable per linear foot per year under Section 2,

and the computation of the total amount of the Annual Franchise Fee due to the County, together with such data as is necessary in the opinion of the County Auditor-Controller and/or Public Works to calculate or verify the calculation of the Annual Franchise Fee as required by Section 2, above.

B. Show in the report prepared pursuant to subsection 3.A., above, any change in franchise footage since the end of the most recent Franchise Report Period, segregating such footage as to new main lines laid, old main lines removed, old main lines abandoned in place, including the internal diameter of such main lines laid, removed, and/or abandoned in place; the footage of new conduits laid for wires, cables, telegraph lines or telephone lines, old conduits removed, old conduits abandoned in place; the diameter of such conduits laid, removed, and/or abandoned in place; and the footage and internal diameter of main lines and conduits in territory annexed or incorporated since the last day of the most recent Franchise Report Period.

C. File with Public Works, on or before the Fee Payment Date, a report showing the permit number of each permit obtained, in accordance with Section 16.52.270 of the Los Angeles County Code, for the installation of new main lines and conduits during the most recently completed Franchise Report Period, together with the length and size of such main lines and conduits.

D. Within one year of the operative date of this franchise ordinance:

1. Prepare and submit to Public Works procedures and a schedule for conducting routine and as-needed safety inspections and integrity testing ("Testing") of

Franchisee's inactive pipelines ("Inactive Pipelines"), in compliance with all applicable federal, State, and local pipeline laws and regulations and the Los Angeles County Code (collectively "Pipeline Laws"). Inactive Pipelines are defined as Franchisee's static, idle, inactive, and out-of-service pipelines, excluding any water or wastewater pipelines.

2. Perform Testing of Franchisee's Inactive Pipelines through an independent third-party testing company, with oversight by appropriate agencies, or as may otherwise be requested by Franchisee and approved by Public Works, in compliance with the Pipeline Laws.

3. Provide evidence satisfactory to Public Works that each Pipeline not currently in use, in compliance with the Pipeline Laws, has either undergone required Testing and been approved for active use or been approved for removal or abandoned in place.

E. Comply with the Pipeline Laws, including but not limited to those pertaining to testing, operating, and maintaining, as applicable, with respect to all of Franchisee's pipelines subject to this franchise that are in active use or have been abandoned, throughout the term of the franchise.

#### **Section 4. Late Payments.**

A. In the event Franchisee fails to make any of the payments provided for herein on or before the dates they are due, Franchisee shall pay a late charge of ten

percent (10%) of the amount due, said ten percent (10%) being due on the sixty-first (61st) day after the Fee Payment Date.

B. In the event full payment of any rate, payment, or fee, including the ten percent (10%) late charge, is not received within ninety (90) days after the Fee Payment Date, an assessment of interest shall accrue on the unpaid balance at ten percent (10%) per month, beginning on the ninety-first (91st) day after the Fee Payment Date until full payment is received. Should the franchise payment not be provided to the County, County reserves the right to terminate the franchise. Upon termination of this franchise, operation of the facilities covered by the franchise would no longer be authorized, and Franchisee will be liable for costs associated with such termination, including but not limited to, the costs of abandonment and/or removal of Franchisee's facilities. This term shall survive the expiration of this franchise.

#### **Section 5. Indemnification, Insurance, and Bonding.**

Franchisee shall meet the following indemnification, insurance, and bonding requirements:

A. Franchisee shall indemnify, defend, and hold harmless, the County and its special districts, elected and appointed officers, employees, and agents ("County's Agents") from and against any and all expenses, costs, fees, damages, claims, liabilities, and lawsuits of any nature, including, without limitation, those involving, relating to, or asserting bodily injury, personal injury, death, property damage,

encroachment or encumbrance upon property rights or interests, infringement of property rights or interests, loss of property value, defense costs, attorneys' fees, workers' compensation benefits, expenses, and damages of any other type (collectively "Claims"), that relate to or arise from: (1) the County's grant and/or extension of the franchise; (2) Franchisee's use or exercise of the franchise and/or the operations or services provided by Franchisee, its employees, agents, servants, receivers, contractors, subcontractors, successors, or assignees ("Franchisee's Agents") in connection with the franchise; and/or (3) any acts or omissions of Franchisee, Franchisee's Agents, or any person in connection with activities or work conducted or performed pursuant to the franchise and/or arising out of such activities or work. In furtherance of, and in no way limiting the foregoing, Franchisee shall indemnify, defend, and hold harmless the County and the County's Agents from and against any and all Claims that relate to, arise from, or involve pollution, contamination, degradation, and/or environmental non-compliance, relating to, arising from, or involving the franchise, or Franchisee's use or exercise thereof, including, but not limited to, any Claims arising from or relating to any threatened, actual, or alleged discharge, dispersal, release, or escape of any substance, including, but not limited to, any pollutant or contaminant of any kind, into or upon any person, thing, or place, including the land, soil, atmosphere, man-made structure, and/or any above or below ground watercourse or body of water.

B. Public Works shall be immediately notified by Franchisee of any discharge, release, or escape of any petroleum, oil, gas, gasoline, other liquid

hydrocarbon products, wet gas, industrial gas, chemicals, steam, water, wastewater, mud, or any other substances from Franchisee's pipelines and appurtenances within the franchise area. All actions to investigate, remove, or remediate any substance reasonably demonstrated to be discharged, dispersed, released, or escaped from Franchisee's pipelines, and actions to repair or restore Franchisee's pipelines and appurtenances shall be the sole responsibility of Franchisee and shall be conducted by Franchisee or Franchisee's Agents, in conformance with any and all laws, ordinances, rules, regulations, requirements, and orders whatsoever, present or future, of the federal, State, County, or other applicable local government at Franchisee's sole cost and expense, and shall be immediately undertaken by Franchisee or Franchisee's Agents. If Franchisee fails to take any action required pursuant to this Section, the County may, but shall not be obligated to, take all actions it deems appropriate at Franchisee's sole expense. Upon written demand by the County, Franchisee shall reimburse the County for all County expenses reasonably incurred in connection with the County's actions, including, but not limited to, all direct and indirect costs relating to investigation, remediation, and removal.

C. Without limiting Franchisee's indemnification of the County or the County's Agents, Franchisee shall provide and maintain at its own expense, during the term of this franchise, the following programs of insurance. Such programs and evidence of insurance are required to be satisfactory to the County, and shall be primary to, and not



contributing with, any other insurance or self-insurance programs maintained by the County.

1. Certificate(s) or other evidence of coverage satisfactory to the County shall be delivered to Public Works on or before the operative date of this franchise ordinance, and on or before the expiration date of each term of insurance.

Such certificates or other evidence of coverage shall:

- a. Specifically identify this franchise ordinance;
- b. Clearly evidence all insurance required in this franchise ordinance;
- c. Contain the express condition that the County is to be given written notice by registered mail at least thirty (30) days in advance of any modification, non-renewal, cancellation, expiration, or termination of any program of liability insurance, and at least thirty (30) days in advance of any modification, non-renewal, cancellation, expiration, or termination of any program of Workers' Compensation or other insurance required by this Section;
- d. Include a copy of the additional insured endorsement to the commercial general liability policy, adding the County and County's Agents as additional insureds for all activities arising from this franchise; and
- e. Show Franchisee's insurance as primary to the County's insurance and self-insurance programs. This may be evidenced by adding a statement to the additional insured endorsement required in subsection 5.C.1.d., above, stating:

"It is further agreed that the insurance afforded by this policy is primary to any insurance or self-insurance programs maintained by the additional insureds, and the additional insureds' insurance and self-insurance programs are excess and non-contributing to Named Insured's insurance."

2. The County reserves the right to require copies of Franchisee's insurance policies at the County's request.

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

4. Franchisee shall release the County and the County's Agents and waive its rights of recovery against them under the insurance policies specified in this franchise unless injury, death, loss, damage, or destruction is caused by either willful misconduct or sole negligence of the County.

5. Such insurance shall be endorsed naming the County and the County's Agents as additional insureds, and shall include, but not be limited to:

a. Commercial General Liability insurance written on a commercial general liability form (ISO policy form CG 00 01, or its equivalent, unless otherwise approved by the County), with a combined single limit of not less than fifteen million dollars (\$15,000,000) per occurrence.

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

b. Comprehensive Auto Liability insurance (written on ISO policy form CA 00 01, or its equivalent, unless otherwise approved by the County), endorsed for all owned, non-owned, and hired vehicles with a limit of not less than two million dollars (\$2,000,000) per occurrence.

c. Environmental Impairment Liability insurance, which insures liability for environmental impairment, including cleanup costs endorsed for "Sudden and Accidental" contamination or pollution. Such coverage shall be in an amount and form to meet all applicable State and federal requirements but in no event less than thirty million dollars (\$30,000,000) per occurrence.

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

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

6. A program of Workers' Compensation insurance in an amount and form to meet all applicable requirements of the California Labor Code and the "Longshoreman and Harbor Worker Compensation Act," (33 U.S.C. § 901 et seq.), as it may hereafter be amended, including Employer's Liability with not less than a one million dollar (\$1,000,000) limit, covering all persons providing services on behalf of Franchisee and all persons Franchisee is legally required to cover.

D. Franchisee shall furnish Public Works, within thirty (30) days of the operative date of this franchise ordinance and within thirty (30) days of the expiration date of each term of insurance, either certified copies of the policies required by subsection 5.C., or a certificate of insurance for each of said policies executed by Franchisee's insurance agent, or by the company issuing the policy, certifying that the policy is in force.

E. Notwithstanding anything to the contrary contained in this Section 5, Franchisee may provide evidence of a program of self-insurance with evidence of financial worth of Franchisee by a Certified Public Accountant showing Franchisee has the financial ability to meet the insurance requirements contained herein. The County may allow Franchisee to self-insure provided the self-insurance program complies with the provisions and specified limits contained herein and is approved by County.

F. Within thirty (30) days following the operative date of this franchise ordinance, Franchisee shall provide to Public Works a faithful performance bond in the sum of not less than two hundred thousand dollars (\$200,000), payable to the County of Los Angeles and executed by a corporate surety acceptable to the County and licensed to transact business as a surety in the State of California. Such bond shall be conditioned upon the faithful performance by Franchisee of the terms and conditions of this franchise and shall provide that, in case of the breach of any material condition of this franchise, the whole amount of the penal sum of two hundred thousand dollars

(\$200,000), or any portion thereof, and shall be immediately payable to the County by the principal and surety(ies) of the bond.

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

2. The faithful performance bond shall continue to exist for one (1) year following the expiration or termination of this franchise. The County, in its sole discretion, may release said bond prior to the end of the one-year period upon satisfaction by Franchisee of all its obligations under the franchise.

3. At its sole option, the County may accept Certificates of Deposit, Cash Deposits, irrevocable letters of credit, or U.S. Government Securities in lieu of, or in addition to, commercial bonds to meet the above bonding requirements. Such alternative instruments shall be made payable to the County and shall be deposited with the County's Auditor-Controller and/or Treasurer and/or Treasurer Tax Collector, as applicable.

G. The types and amounts of said insurance coverage and bonding shall be subject to review and reasonable adjustment by the County, in its sole discretion, at any time during the term of the franchise. In the event of such adjustment, Franchisee shall

obtain said adjusted insurance coverage and bonding, in type(s) and amount(s) determined by the County, within thirty (30) days after written notice from the County.

H. Failure on the part of Franchisee to procure or maintain the required insurance and bonding, or to provide evidence of current insurance and bonding, shall constitute a material breach of the terms of this franchise upon which the County may immediately terminate or suspend this franchise.

I. It is the obligation of Franchisee to provide evidence of current insurance policies and bonding. Any franchise operations shall not commence until Franchisee has complied with the provisions of this Section, and any operations shall be suspended during any period that Franchisee fails to obtain or maintain the insurance and bonding required hereunder.

#### **Section 6. Transfers and Assignments.**

A. Franchisee shall not sell, transfer, exchange, assign, lease, or divest itself of this franchise or any part thereof (each of which is hereinafter referred to as an "Assignment"), to any other person or entity ("Transferee"), except as provided in this Section, and after payment of a transfer fee detailed in subsection 6.G., below.

B. Franchisee shall inform Public Works of any pending Assignment, except as excluded in subsection 6.E., below, and shall provide all documents requested by the County, as set forth in subsection 6.F., below. Consent to any such Assignment shall only be refused if the County finds that Franchisee is not in compliance with the terms and conditions of the franchise and/or that the proposed Transferee, as applicable, is

lacking in sufficient experience and/or financial ability to meet the franchise obligations. Consent shall be conditioned upon the terms and conditions set forth in the Assignment documents delivered to Public Works, the assumption by the proposed Transferee, as applicable, of all Franchisee's covenants and obligations under the franchise, and all information provided to the County being true and correct as of completion of the Assignment. Upon receipt of such consent from the County, Franchisee may proceed to consummate the Assignment.

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

D. As a condition to granting consent to such Assignment, the County may impose such additional terms and conditions upon the Franchisee and/or the proposed Transferee as the Board deems to be in the public interest. Nothing contained herein shall be construed to grant Franchisee the right to complete an Assignment except in the manner aforesaid, whether by operation of law, by voluntary act of Franchisee, or otherwise.

E. Notwithstanding the foregoing, shareholders, partners, and/or any other person or entity owning an interest in Franchisee may transfer, sell, exchange, assign, or divest themselves of any interest they may have therein without the consent of the County so long as such sale, transfer, exchange, Assignment, divestment, or other change, including a merger, does not result in giving majority control of Franchisee to any person or persons, corporation, partnership, or legal entity other than the person or entity with the controlling interest in Franchisee on the operative date of the franchise or the effective date of the last approved Assignment. Otherwise, consent thereof shall be required as otherwise provided in this Section.

F. Except for any Assignments made pursuant to subsection 6.E., above, upon notice by Franchisee of any proposed Assignment, the proposed Transferee shall submit an application to Public Works, which shall contain, at a minimum:

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

2. A current financial statement, which has been audited by a certified public accountant, demonstrating conclusively to the satisfaction of the County that the proposed Transferee has all the financial resources necessary to carry out all of the



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

3. A copy of the proposed agreement of sale, letter of understanding, or other documentation, which details the proposed Assignment ("Assignment Documents").

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

G. A transfer fee of ten thousand dollars (\$10,000) shall be submitted with Franchisee's request for the County's consent to any Assignment described in subsection 6.A., above. If the County's actual costs to process the proposed Assignment application, including any consultant fees incurred by the County to assist in evaluating the application, exceed the transfer fee amount of ten thousand dollars (\$10,000), Franchisee and the proposed Transferee, or either, shall pay any additional costs incurred by the County in processing the Assignment application. Such additional costs shall be paid by Franchisee and the proposed Transferee, or either, prior to final consideration of the request for Assignment by the County or the Board, as applicable.

## **Section 7. Removal or Abandonment of Facilities.**

A. At the time of expiration, revocation, or termination of this franchise or of the permanent discontinuance of the use of Franchisee's pipes and appurtenances, Franchisee shall, within sixty (60) days thereafter, make a written application to Public Works for permission to engage in one of the following in accordance with applicable federal, State, and local laws and regulations: (1) abandon all, or a portion, of such pipes and appurtenances in place; or (2) remove all, or a portion, of such pipes and appurtenances. Such application will describe the pipes and appurtenances desired to be abandoned by reference to the map or maps required by this franchise and will describe with reasonable accuracy the relative physical condition of the pipes and appurtenances. Upon receipt of written application, Public Works will determine within ninety (90) days whether any abandonment, removal, or transfer that is proposed may be affected without detriment to the public interest or under what conditions the proposed abandonment, removal, or transfer may be safely effected and will promptly notify the Franchisee of any such requirements. If, for any reason, Franchisee suspends operations of any of the pipes and appurtenances contained in this franchise for a period more than ninety (90) days, Franchisee will notify Public Works. During this period of suspended operations, Franchisee will maintain said pipes and appurtenances in accordance with all applicable federal and/or State standards as directed by the California State Fire Marshal, and/or local laws and regulations.

B. If any pipes and appurtenances to be abandoned in place subject to prescribed conditions are not abandoned in accordance with all such conditions, then

Public Works may make additional appropriate orders at its sole discretion, including, but not limited, to, an order that Franchisee remove all such pipes and appurtenances in accordance with applicable requirements. In the event Franchisee fails to remove any pipes and appurtenances that it is obligated to remove in accordance with applicable requirements within such reasonable time as may be prescribed by Public Works, then the County may remove such pipes and appurtenances at Franchisee's expense and Franchisee will pay to the County within sixty (60) days after delivery of an itemized bill the cost of removal including, but not limited to, reasonable overhead expenses in the sum no greater than an additional thirty percent (30%) of the actual cost of such work.

C. Abandoned pipelines on County highways remain property of Franchisee. Should the abandoned pipelines interfere with other uses in the right-of-way, including future utilities or underground facilities, said pipelines shall be removed by Franchisee, as necessary, at Franchisee's sole cost and expense. Alternatively, the County may remove or cause to be removed said pipelines at Franchisee's sole cost and expense. For the purposes of the payment of fees provisions in Section 2 of this franchise, such facilities shall continue to be included in the calculation of fees until inspection reports prepared by Public Works indicate the work of removal or abandonment has been completed to the County's satisfaction.

D. This Section will survive the termination or expiration of this Franchise.

## **Section 8. Relocation of Pipelines.**

In the event the County provides Franchisee notice to relocate its pipelines, facilities, and appurtenances, should Franchisee, after receipt of any such notice, neglect or fail to relocate its pipelines, facilities, and appurtenances in a timely manner and in accordance with applicable Federal, State, and local laws and regulations, Franchisee shall be solely responsible for, and shall reimburse the County any and all costs or expenses incurred by the County due to, or resulting from, such neglect or failure with respect to relocation of the same.

**Section 9. Pipeline Franchise Ordinance.**

Franchisee acknowledges that it must comply with all applicable Federal, State, and local laws and regulations, including the County Code, as may be amended hereafter, to the extent Franchisee continues to conduct activities within the County's right-of-way, and/or Franchisee's facilities continue to occupy the County's right-of-way, following the termination or expiration of this franchise.

**Section 10. County Addresses.**

All fee payments and reports required hereunder, except those expressly directed to be sent to Public Works, shall be sent to the County and addressed as follows:

Franchise/Concessions Section  
County of Los Angeles  
Office of the Auditor-Controller  
Administrative Services, Room 515  
500 West Temple Street  
Los Angeles, California 90012-2713

Applications, reports, notices, and other documents and information referenced in this franchise shall be sent to the County, at the same address referenced above, with a copy to:

Los Angeles County Public Works  
Attention: Survey/Mapping & Property Management Division  
900 South Fremont Avenue  
Alhambra, California 91803

Any notice, request, instruction, or other document to be given to Franchisee shall be addressed as follows:

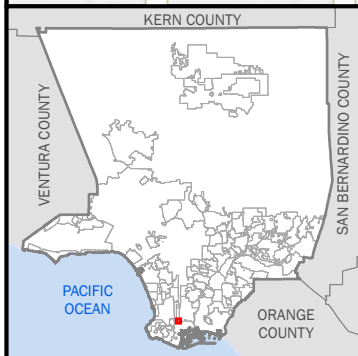
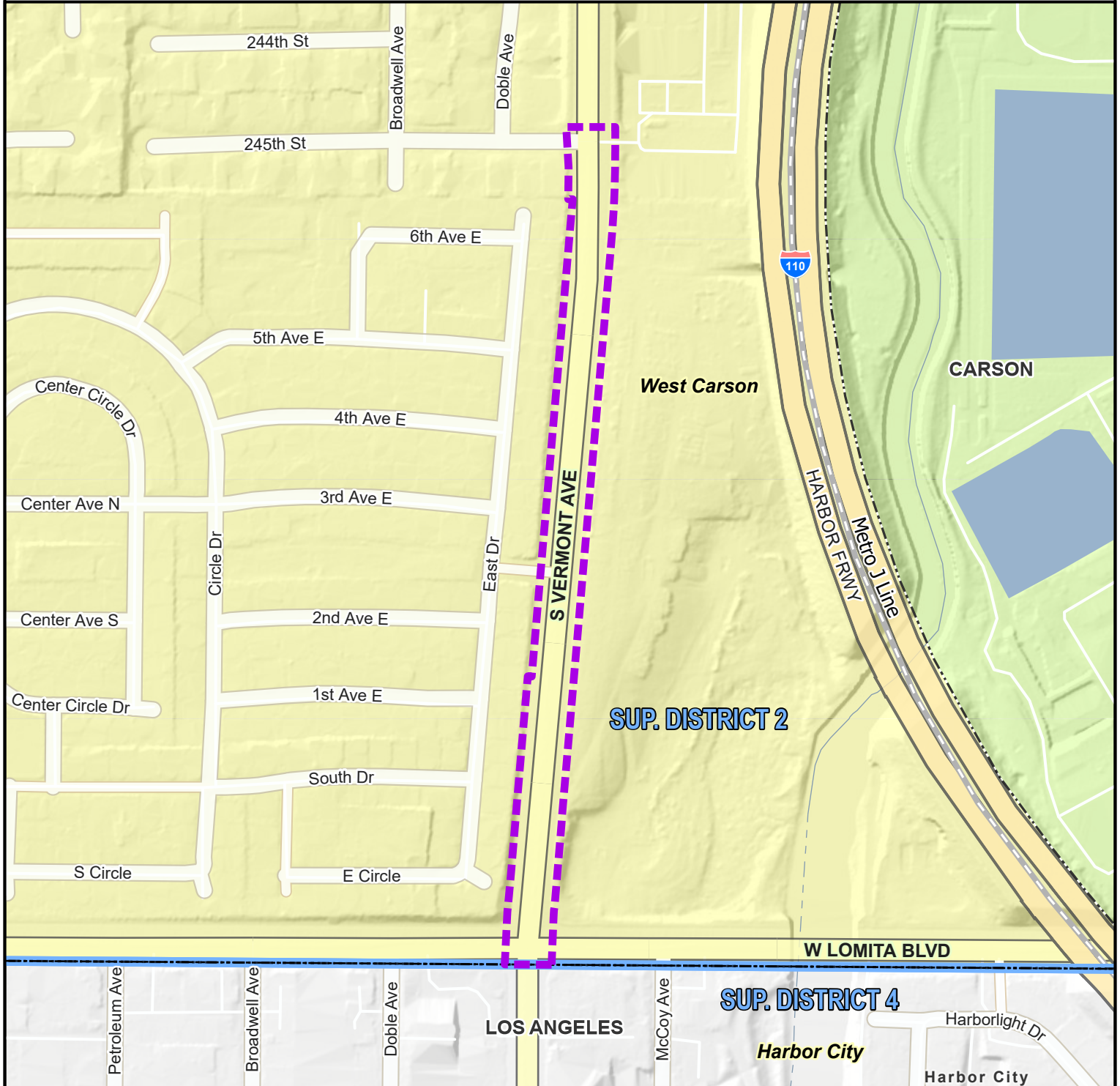
E&B Natural Resources Management Corporation  
Attn: Land Manager  
1608 Norris Road  
Bakersfield, CA 93308

#### **Section 11. Franchise Ordinance Operative Date.**

The operative date of this ordinance shall be

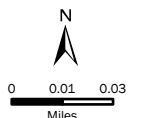
#### **Section 12. Termination.**

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



- Franchise Boundary
- Supervisorial District
- Unincorporated County Area

**Exhibit Map**



Date: 5/19/2025  
SMPM Division, Mapping & GIS Services Section (mthong)  
Data from eGIS Repository and Public Works. This map is for informational purposes only and should not be used for legal, engineering, or surveying.

# **Enclosure B**

## **ANALYSIS**

This ordinance grants a proprietary petroleum pipeline franchise to E&B Natural Resources Management Corporation, a California corporation ("Franchisee"), to operate and maintain its existing petroleum pipeline system existing for a period of five (5) years, beginning on \_\_\_\_\_, and expiring on \_\_\_\_\_. The base annual fee payable to the County of Los Angeles by Franchisee will be determined according to a formula set forth in Section 2 of this franchise ordinance. Franchisee will also pay the County a granting fee of ten thousand dollars (\$10,000).

DAWYN R. HARRISON  
County Counsel

---

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



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

An ordinance granting a proprietary petroleum pipeline franchise to E&B Natural Resources Management Corporation, a California corporation, to operate and maintain its existing petroleum pipeline system for a period of five (5) years, beginning on \_\_\_\_\_, and expiring on \_\_\_\_\_.

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

**Section 1. Franchise Term; Grant.**

A petroleum pipeline franchise is hereby granted to E&B Natural Resources Management Corporation, a California corporation("Franchisee"), and its successors and assigns, for a period of five (5) years, beginning on\_\_\_\_\_, and expiring on \_\_\_\_\_, to operate and maintain its existing pipes and pipelines for collection, transportation, or distribution of petroleum, oil, gas, gasoline, wet gas, industrial gas, chemicals, mud, steam, water, waste water, and other hydrocarbon or liquid substances, excluding any hazardous substances or hazardous waste within the meaning of the Comprehensive Environmental Response Compensation and Liability Act of 1980 (42 U.S.C. § 9601 et seq.), as it may hereafter be amended, and the Federal Water Pollution Control Act (33 U.S.C. § 1251 et seq.), as amended, and as it may hereafter be amended, together with all manholes, valves, cathodic protection systems, appurtenances, and connections necessary or appropriate for the operation of said pipes or pipelines, including poles, conduits, wires, cables, including adjunct communications lines, and other appurtenances and equipment for fiber optic or telephone lines, or both, necessary or appropriate solely for Franchisee's operations in,

under, along, or across any and all highways, as defined in Section 16.36.080 of the Los Angeles County Code, now or hereafter dedicated to public use within the following described franchise areas within the unincorporated territory of the County of Los Angeles ("County"), State of California, as described below and as depicted on the Exhibit Map attached hereto and made a part hereof.

Beginning at the intersection of the westerly boundary line of Vermont Avenue with the northerly boundary line of 245th Street, in the County of Los Angeles, California; thence southerly along the westerly boundary line of Vermont Avenue to the southerly boundary line of Lomita Boulevard; thence easterly along the southerly boundary line of Lomita Boulevard to the easterly boundary line of Vermont Avenue; thence northerly along the easterly boundary line of Vermont Avenue to the northerly boundary line of 245th Street, thence west to the point of beginning, as said streets, highways, centerlines, and boundary lines existed on.

## **Section 2. Consideration; Payment of Fees.**

During such time as Franchisee's operations and rates for transportation are subject to the provisions of section 6231.5 of the California Public Utilities Code, the consideration shall be calculated pursuant to said section or other maximum amount permitted by law.

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

B. Annual Franchise Fee. As additional consideration for the franchise granted or extended, Franchisee shall pay to the County annually in arrears, on or before April 15 following the end of each calendar year ("Fee Payment Date"), for each year during the life of the franchise, to the County, in lawful money of the United States, a franchise fee computed annually ("Annual Franchise Fee"), as set forth below.

C. The Annual Franchise Fee payment by Franchisee shall accrue to the County on January 1 of each year for the highway space occupied by Franchisee's facilities as of December 31 of the calendar year immediately preceding the applicable Fee Payment Date. The Annual Franchise Fee shall be comprised of the base annual fee, which shall be calculated as set forth in subsection 2.E., below ("Base Annual Fee"), which shall be calculated at the rate of two dollars and ten cents (\$2.10) per cubic foot of highway space occupied, as set forth in subsection 2.E., below, and an adjustment to that calculation, adjusted by the ratio of the price index as set forth in subsection 2.F., below, and computed to the nearest one-tenth (1/10) of a cent. The Base Annual Fee shall be calculated according to the highway space occupied by the pipelines and/or conduits, including the protective coverings, pipe casings, pipe connections, and any other appurtenance(s), such as manholes, valves, cathodic protection systems, connections, and any other structure(s).

D. To calculate the volume of highway space occupied by Franchisee's pipes and conduits (metal or plastic), the nominal internal diameter of the pipes and conduits shall be adjusted upward as follows:

1. The adjusted diameter of metal pipes and conduits shall be one (1) inch greater than the nominal internal diameter of such pipes and conduits;
2. The adjusted diameter of plastic pipes and conduits shall be two (2) inches greater than the nominal internal diameter of such pipes and conduits; and
3. In no event shall the adjusted diameter of any pipe or conduit (metal or plastic) be less than six (6) inches.

E. The Base Annual Fee shall be calculated in accordance with the following:

1. The rate set forth in subsection 2.C., above, of two dollars and ten cents (\$2.10) per cubic foot of highway space occupied, shall be used to calculate a Base Annual Fee as provided herein.

The diameter of pipe and conduit, as adjusted pursuant to subsection 2.D. above, shall be used to determine the applicable linear footage base rate per one (1) foot of highway space occupied as set forth in the schedule of base rates, below:

<b>A</b>	<b>B</b>	<b>C</b>
<b>Adjusted Diameter of Pipe and Conduit (In Inches)</b>	<b>Volume Per Foot (In Cubic Feet)</b>	<b>Base Rate Per Linear Foot (Based on \$2.10 Per Cubic Feet)</b>
6.00	0.1964	\$0.41
7.00	0.2673	\$0.56
8.00	0.3491	\$0.73
9.00	0.4418	\$0.93
10.00	0.5454	\$1.15
11.00	0.6600	\$1.39
12.00	0.7854	\$1.65
13.00	0.9218	\$1.94
14.00	1.0690	\$2.24
15.00	1.2272	\$2.58
16.00	1.3963	\$2.93
17.00	1.5763	\$3.31
18.00	1.7672	\$3.71
19.00	1.9690	\$4.13
20.00	2.1817	\$4.58
21.00	2.4053	\$5.05
22.00	2.6398	\$5.54
23.00	2.8853	\$6.06
24.00	3.1416	\$6.60
25.00	3.4089	\$7.16
26.00	3.6870	\$7.74
27.00	3.9761	\$8.35
28.00	4.2761	\$8.98
29.00	4.5870	\$9.63
30.00	4.9088	\$10.31
31.00	5.2415	\$11.01
32.00	5.5851	\$11.73
33.00	5.9396	\$12.47
34.00	6.3050	\$13.24
35.00	6.6814	\$14.03
36.00	7.0686	\$14.84

2. The linear footage base rate (depicted in column C, above) is derived based on the following:

$$\text{Pi} = 3.1416$$

$$r = \text{radius of pipe or conduit (in inches)} = \text{adjusted diameter (in inches)} / 2$$

$$L = \text{length of pipe or conduit (in inches)}$$

$$L / 12 = \text{length of pipe or conduit (in feet)}$$

$$\text{Volume of pipe or conduit (in cubic inches)} = \text{Pi} \times r^2 \times L$$

$$\text{Volume of pipe or conduit (in cubic feet)} = \text{Pi} \times r^2 \times L / 1,728 \text{ inches}$$

$$\text{Base Annual Fee} = \text{Volume of pipe or conduit (in cubic feet)} \times \$2.10 \text{ per cubic}$$

$$\text{foot} = (\text{Pi} \times r^2 \times L / 1,728 \text{ inches}) \times \$2.10$$

$$\text{Linear footage base rate} = \text{Base Annual Fee per linear foot of pipe} = (\text{Pi} \times r^2) \times (12 \text{ inches} / 1,728 \text{ inches}) \times \$2.10$$

$$\begin{aligned} \text{Base Annual Fee} &= \text{Linear footage base rate} \times \text{Length of pipe or conduit (in feet)} \\ &= (\text{Pi} \times r^2) \times (12 \text{ inches} / 1,728 \text{ inches}) \times \$2.10 \times (L / 12 \text{ inches}) = (\text{Pi} \times r^2 \times L / 1,728 \\ &\text{inches}) \times \$2.10 \end{aligned}$$

3. For pipelines with an adjusted diameter greater than six (6) inches and not listed above, the fees shall be in the same proportion to the fees of a twelve (12) inch diameter pipe as the diameter of the unlisted pipe is to twelve (12) inches.

4. The volume of highway space occupied by any other appurtenance(s), such as manholes, valves, cathodic protection systems, connections, and any other structures, shall be computed using the outside dimensions of the structures.

5. The highway space occupied by overhead communications lines shall be taken as one-fifth ( $1/5$ ) cubic foot per linear foot of highway route occupied, being equivalent to a rate of forty-two cents (\$0.42) per linear foot ( $\$2.10 \times 1/5 = \$0.42$ ).

F. The Base Annual Fee shall be calculated as set forth in subsection 2.E., above, and adjusted each calendar year, including the year of the granting of this franchise, on the applicable Fee Payment Date in accordance with the following formula to derive the Annual Franchise Fee; provided, however, in no event shall the Annual Franchise Fee be less than seven thousand five hundred dollars (\$7,500).

1. The Base Annual Fee shall adjust annually on January 1st of each calendar year by an amount equal to one hundred percent (100%) of the increase in the Consumer Price Index for all Urban Consumers ("CPI-U") for the Los Angeles-Long Beach-Anaheim California Metropolitan Area (1982-84=100). All Items, as published by the United States Department of Labor, Bureau of Labor Statistics/Office of Information ("Bureau"), which shall be defined as the "index," and such index as it stands on December 1, 2021 (i.e., 297.925), shall be defined as the "base index," and the index for the month of September immediately preceding the Fee Payment Date shall be defined as the "current index."

2. If the current index differs from the base index, then the Base Annual Fee shall increase or decrease by the percentage increase or decrease between the current index and the base index, provided that, if the current index drops below the base index, no adjustment shall be made. The Base Annual Fee shall be

multiplied by an adjustment factor determined by dividing the current index by the base index. For example, if the base index is one hundred (100) and the current index is two hundred and ten (210), the Annual Franchise Fee shall be two hundred and ten percent (210%) (i.e.,  $210 / 100 = 2.1 = 210\%$ ) times the Base Annual Fee; provided, however, under no circumstances shall the multiplying factor be less than one, nor shall the Annual Franchise Fee calculated using said factor be less than the Base Annual Fee. If the Bureau revises the index, the parties hereto shall accept the method of revision for conversion recommended by the Bureau.

3. If the Bureau discontinues the preparation or publication of the CPI-U for the area, and if no transposition table prepared by the Bureau is available to the year of 1982, then the amount of each Annual Franchise Fee shall be computed by reference to such other price index as may be chosen by the County, and the County shall be the sole judge of comparability of successive indices and its determination on this point shall be final and conclusive. In no event shall the Annual Franchise Fee adjusted by reference to such other price index be less than the Base Annual Fee as set forth in subsection 2.F., above.

G. In addition to the foregoing Annual Franchise Fee, Franchisee shall also pay to:

1. The Los Angeles County Department of Public Works ("Public Works"), on or before the Fee Payment Date, for each year of the life of the franchise, an initial construction fee calculated at a rate of one hundred dollars (\$100) per mile,



and a prorated fraction thereof for any remainder equaling less than one mile, for all new main lines laid during that preceding calendar year; and

2. The County Auditor-Controller, on or before the Fee Payment Date, for each year during the life of the franchise, an annual fee of twenty-five dollars (\$25) per mile, and a prorated fraction portion thereof for any remainder equaling less than one mile, for aerial or above-ground lines, and twenty-five dollars (\$25) per mile, and a prorated fraction thereof for any remainder equaling less than one mile, for underground conduits, wires, cables, or telephone or telegraph lines maintained under the franchise during the preceding calendar year.

H. Franchisee shall also pay any application fees, administrative fees, processing fees, late charges, accrued interest, and penalties required in connection with this franchise, all of which may be charged at the then-current applicable rates.

### **Section 3. Reports.**

Franchisee shall, during the life of the franchise:

A. File with the County Auditor-Controller and Public Works, on or before the Fee Payment Date, with one copy to each, a report, verified under oath by a duly authorized representative of Franchisee, showing as of December 31 of the immediately preceding calendar year ("Franchise Report Period"), the length of the Franchisee's main lines in highways, the nominal internal diameter of such main lines, the "rate per foot per year," defined as the amount payable per linear foot per year under Section 2,

and the computation of the total amount of the Annual Franchise Fee due to the County, together with such data as is necessary in the opinion of the County Auditor-Controller and/or Public Works to calculate or verify the calculation of the Annual Franchise Fee as required by Section 2, above.

B. Show in the report prepared pursuant to subsection 3.A., above, any change in franchise footage since the end of the most recent Franchise Report Period, segregating such footage as to new main lines laid, old main lines removed, old main lines abandoned in place, including the internal diameter of such main lines laid, removed, and/or abandoned in place; the footage of new conduits laid for wires, cables, telegraph lines or telephone lines, old conduits removed, old conduits abandoned in place; the diameter of such conduits laid, removed, and/or abandoned in place; and the footage and internal diameter of main lines and conduits in territory annexed or incorporated since the last day of the most recent Franchise Report Period.

C. File with Public Works, on or before the Fee Payment Date, a report showing the permit number of each permit obtained, in accordance with Section 16.52.270 of the Los Angeles County Code, for the installation of new main lines and conduits during the most recently completed Franchise Report Period, together with the length and size of such main lines and conduits.

D. Within one year of the operative date of this franchise ordinance:

1. Prepare and submit to Public Works procedures and a schedule for conducting routine and as-needed safety inspections and integrity testing ("Testing") of

Franchisee's inactive pipelines ("Inactive Pipelines"), in compliance with all applicable federal, State, and local pipeline laws and regulations and the Los Angeles County Code (collectively "Pipeline Laws"). Inactive Pipelines are defined as Franchisee's static, idle, inactive, and out-of-service pipelines, excluding any water or wastewater pipelines.

2. Perform Testing of Franchisee's Inactive Pipelines through an independent third-party testing company, with oversight by appropriate agencies, or as may otherwise be requested by Franchisee and approved by Public Works, in compliance with the Pipeline Laws.

3. Provide evidence satisfactory to Public Works that each Pipeline not currently in use, in compliance with the Pipeline Laws, has either undergone required Testing and been approved for active use or been approved for removal or abandoned in place.

E. Comply with the Pipeline Laws, including but not limited to those pertaining to testing, operating, and maintaining, as applicable, with respect to all of Franchisee's pipelines subject to this franchise that are in active use or have been abandoned, throughout the term of the franchise.

#### **Section 4. Late Payments.**

A. In the event Franchisee fails to make any of the payments provided for herein on or before the dates they are due, Franchisee shall pay a late charge of ten

percent (10%) of the amount due, said ten percent (10%) being due on the sixty-first (61st) day after the Fee Payment Date.

B. In the event full payment of any rate, payment, or fee, including the ten percent (10%) late charge, is not received within ninety (90) days after the Fee Payment Date, an assessment of interest shall accrue on the unpaid balance at ten percent (10%) per month, beginning on the ninety-first (91st) day after the Fee Payment Date until full payment is received. Should the franchise payment not be provided to the County, County reserves the right to terminate the franchise. Upon termination of this franchise, operation of the facilities covered by the franchise would no longer be authorized, and Franchisee will be liable for costs associated with such termination, including but not limited to, the costs of abandonment and/or removal of Franchisee's facilities. This term shall survive the expiration of this franchise.

#### **Section 5. Indemnification, Insurance, and Bonding.**

Franchisee shall meet the following indemnification, insurance, and bonding requirements:

A. Franchisee shall indemnify, defend, and hold harmless, the County and its special districts, elected and appointed officers, employees, and agents ("County's Agents") from and against any and all expenses, costs, fees, damages, claims, liabilities, and lawsuits of any nature, including, without limitation, those involving, relating to, or asserting bodily injury, personal injury, death, property damage,

encroachment or encumbrance upon property rights or interests, infringement of property rights or interests, loss of property value, defense costs, attorneys' fees, workers' compensation benefits, expenses, and damages of any other type (collectively "Claims"), that relate to or arise from: (1) the County's grant and/or extension of the franchise; (2) Franchisee's use or exercise of the franchise and/or the operations or services provided by Franchisee, its employees, agents, servants, receivers, contractors, subcontractors, successors, or assignees ("Franchisee's Agents") in connection with the franchise; and/or (3) any acts or omissions of Franchisee, Franchisee's Agents, or any person in connection with activities or work conducted or performed pursuant to the franchise and/or arising out of such activities or work. In furtherance of, and in no way limiting the foregoing, Franchisee shall indemnify, defend, and hold harmless the County and the County's Agents from and against any and all Claims that relate to, arise from, or involve pollution, contamination, degradation, and/or environmental non-compliance, relating to, arising from, or involving the franchise, or Franchisee's use or exercise thereof, including, but not limited to, any Claims arising from or relating to any threatened, actual, or alleged discharge, dispersal, release, or escape of any substance, including, but not limited to, any pollutant or contaminant of any kind, into or upon any person, thing, or place, including the land, soil, atmosphere, man-made structure, and/or any above or below ground watercourse or body of water.

B. Public Works shall be immediately notified by Franchisee of any discharge, release, or escape of any petroleum, oil, gas, gasoline, other liquid

hydrocarbon products, wet gas, industrial gas, chemicals, steam, water, wastewater, mud, or any other substances from Franchisee's pipelines and appurtenances within the franchise area. All actions to investigate, remove, or remediate any substance reasonably demonstrated to be discharged, dispersed, released, or escaped from Franchisee's pipelines, and actions to repair or restore Franchisee's pipelines and appurtenances shall be the sole responsibility of Franchisee and shall be conducted by Franchisee or Franchisee's Agents, in conformance with any and all laws, ordinances, rules, regulations, requirements, and orders whatsoever, present or future, of the federal, State, County, or other applicable local government at Franchisee's sole cost and expense, and shall be immediately undertaken by Franchisee or Franchisee's Agents. If Franchisee fails to take any action required pursuant to this Section, the County may, but shall not be obligated to, take all actions it deems appropriate at Franchisee's sole expense. Upon written demand by the County, Franchisee shall reimburse the County for all County expenses reasonably incurred in connection with the County's actions, including, but not limited to, all direct and indirect costs relating to investigation, remediation, and removal.

C. Without limiting Franchisee's indemnification of the County or the County's Agents, Franchisee shall provide and maintain at its own expense, during the term of this franchise, the following programs of insurance. Such programs and evidence of insurance are required to be satisfactory to the County, and shall be primary to, and not

contributing with, any other insurance or self-insurance programs maintained by the County.

1. Certificate(s) or other evidence of coverage satisfactory to the County shall be delivered to Public Works on or before the operative date of this franchise ordinance, and on or before the expiration date of each term of insurance.

Such certificates or other evidence of coverage shall:

- a. Specifically identify this franchise ordinance;
- b. Clearly evidence all insurance required in this franchise ordinance;
- c. Contain the express condition that the County is to be given written notice by registered mail at least thirty (30) days in advance of any modification, non-renewal, cancellation, expiration, or termination of any program of liability insurance, and at least thirty (30) days in advance of any modification, non-renewal, cancellation, expiration, or termination of any program of Workers' Compensation or other insurance required by this Section;
- d. Include a copy of the additional insured endorsement to the commercial general liability policy, adding the County and County's Agents as additional insureds for all activities arising from this franchise; and
- e. Show Franchisee's insurance as primary to the County's insurance and self-insurance programs. This may be evidenced by adding a statement to the additional insured endorsement required in subsection 5.C.1.d., above, stating:

"It is further agreed that the insurance afforded by this policy is primary to any insurance or self-insurance programs maintained by the additional insureds, and the additional insureds' insurance and self-insurance programs are excess and non-contributing to Named Insured's insurance."

2. The County reserves the right to require copies of Franchisee's insurance policies at the County's request.

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

4. Franchisee shall release the County and the County's Agents and waive its rights of recovery against them under the insurance policies specified in this franchise unless injury, death, loss, damage, or destruction is caused by either willful misconduct or sole negligence of the County.

5. Such insurance shall be endorsed naming the County and the County's Agents as additional insureds, and shall include, but not be limited to:

a. Commercial General Liability insurance written on a commercial general liability form (ISO policy form CG 00 01, or its equivalent, unless otherwise approved by the County), with a combined single limit of not less than fifteen million dollars (\$15,000,000) per occurrence.

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



b. Comprehensive Auto Liability insurance (written on ISO policy form CA 00 01, or its equivalent, unless otherwise approved by the County), endorsed for all owned, non-owned, and hired vehicles with a limit of not less than two million dollars (\$2,000,000) per occurrence.

c. Environmental Impairment Liability insurance, which insures liability for environmental impairment, including cleanup costs endorsed for "Sudden and Accidental" contamination or pollution. Such coverage shall be in an amount and form to meet all applicable State and federal requirements but in no event less than thirty million dollars (\$30,000,000) per occurrence.

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

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

6. A program of Workers' Compensation insurance in an amount and form to meet all applicable requirements of the California Labor Code and the "Longshoreman and Harbor Worker Compensation Act," (33 U.S.C. § 901 et seq.), as it may hereafter be amended, including Employer's Liability with not less than a one million dollar (\$1,000,000) limit, covering all persons providing services on behalf of Franchisee and all persons Franchisee is legally required to cover.

D. Franchisee shall furnish Public Works, within thirty (30) days of the operative date of this franchise ordinance and within thirty (30) days of the expiration date of each term of insurance, either certified copies of the policies required by subsection 5.C., or a certificate of insurance for each of said policies executed by Franchisee's insurance agent, or by the company issuing the policy, certifying that the policy is in force.

E. Notwithstanding anything to the contrary contained in this Section 5, Franchisee may provide evidence of a program of self-insurance with evidence of financial worth of Franchisee by a Certified Public Accountant showing Franchisee has the financial ability to meet the insurance requirements contained herein. The County may allow Franchisee to self-insure provided the self-insurance program complies with the provisions and specified limits contained herein and is approved by County.

F. Within thirty (30) days following the operative date of this franchise ordinance, Franchisee shall provide to Public Works a faithful performance bond in the sum of not less than two hundred thousand dollars (\$200,000), payable to the County of Los Angeles and executed by a corporate surety acceptable to the County and licensed to transact business as a surety in the State of California. Such bond shall be conditioned upon the faithful performance by Franchisee of the terms and conditions of this franchise and shall provide that, in case of the breach of any material condition of this franchise, the whole amount of the penal sum of two hundred thousand dollars

(\$200,000), or any portion thereof, and shall be immediately payable to the County by the principal and surety(ies) of the bond.

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

2. The faithful performance bond shall continue to exist for one (1) year following the expiration or termination of this franchise. The County, in its sole discretion, may release said bond prior to the end of the one-year period upon satisfaction by Franchisee of all its obligations under the franchise.

3. At its sole option, the County may accept Certificates of Deposit, Cash Deposits, irrevocable letters of credit, or U.S. Government Securities in lieu of, or in addition to, commercial bonds to meet the above bonding requirements. Such alternative instruments shall be made payable to the County and shall be deposited with the County's Auditor-Controller and/or Treasurer and/or Treasurer Tax Collector, as applicable.

G. The types and amounts of said insurance coverage and bonding shall be subject to review and reasonable adjustment by the County, in its sole discretion, at any time during the term of the franchise. In the event of such adjustment, Franchisee shall

obtain said adjusted insurance coverage and bonding, in type(s) and amount(s) determined by the County, within thirty (30) days after written notice from the County.

H. Failure on the part of Franchisee to procure or maintain the required insurance and bonding, or to provide evidence of current insurance and bonding, shall constitute a material breach of the terms of this franchise upon which the County may immediately terminate or suspend this franchise.

I. It is the obligation of Franchisee to provide evidence of current insurance policies and bonding. Any franchise operations shall not commence until Franchisee has complied with the provisions of this Section, and any operations shall be suspended during any period that Franchisee fails to obtain or maintain the insurance and bonding required hereunder.

#### **Section 6. Transfers and Assignments.**

A. Franchisee shall not sell, transfer, exchange, assign, lease, or divest itself of this franchise or any part thereof (each of which is hereinafter referred to as an "Assignment"), to any other person or entity ("Transferee"), except as provided in this Section, and after payment of a transfer fee detailed in subsection 6.G., below.

B. Franchisee shall inform Public Works of any pending Assignment, except as excluded in subsection 6.E., below, and shall provide all documents requested by the County, as set forth in subsection 6.F., below. Consent to any such Assignment shall only be refused if the County finds that Franchisee is not in compliance with the terms and conditions of the franchise and/or that the proposed Transferee, as applicable, is

lacking in sufficient experience and/or financial ability to meet the franchise obligations. Consent shall be conditioned upon the terms and conditions set forth in the Assignment documents delivered to Public Works, the assumption by the proposed Transferee, as applicable, of all Franchisee's covenants and obligations under the franchise, and all information provided to the County being true and correct as of completion of the Assignment. Upon receipt of such consent from the County, Franchisee may proceed to consummate the Assignment.

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

D. As a condition to granting consent to such Assignment, the County may impose such additional terms and conditions upon the Franchisee and/or the proposed Transferee as the Board deems to be in the public interest. Nothing contained herein shall be construed to grant Franchisee the right to complete an Assignment except in the manner aforesaid, whether by operation of law, by voluntary act of Franchisee, or otherwise.

E. Notwithstanding the foregoing, shareholders, partners, and/or any other person or entity owning an interest in Franchisee may transfer, sell, exchange, assign, or divest themselves of any interest they may have therein without the consent of the County so long as such sale, transfer, exchange, Assignment, divestment, or other change, including a merger, does not result in giving majority control of Franchisee to any person or persons, corporation, partnership, or legal entity other than the person or entity with the controlling interest in Franchisee on the operative date of the franchise or the effective date of the last approved Assignment. Otherwise, consent thereof shall be required as otherwise provided in this Section.

F. Except for any Assignments made pursuant to subsection 6.E., above, upon notice by Franchisee of any proposed Assignment, the proposed Transferee shall submit an application to Public Works, which shall contain, at a minimum:

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

2. A current financial statement, which has been audited by a certified public accountant, demonstrating conclusively to the satisfaction of the County that the proposed Transferee has all the financial resources necessary to carry out all of the

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

3. A copy of the proposed agreement of sale, letter of understanding, or other documentation, which details the proposed Assignment ("Assignment Documents").

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

G. A transfer fee of ten thousand dollars (\$10,000) shall be submitted with Franchisee's request for the County's consent to any Assignment described in subsection 6.A., above. If the County's actual costs to process the proposed Assignment application, including any consultant fees incurred by the County to assist in evaluating the application, exceed the transfer fee amount of ten thousand dollars (\$10,000), Franchisee and the proposed Transferee, or either, shall pay any additional costs incurred by the County in processing the Assignment application. Such additional costs shall be paid by Franchisee and the proposed Transferee, or either, prior to final consideration of the request for Assignment by the County or the Board, as applicable.

## **Section 7. Removal or Abandonment of Facilities.**

A. At the time of expiration, revocation, or termination of this franchise or of the permanent discontinuance of the use of Franchisee's pipes and appurtenances, Franchisee shall, within sixty (60) days thereafter, make a written application to Public Works for permission to engage in one of the following in accordance with applicable federal, State, and local laws and regulations: (1) abandon all, or a portion, of such pipes and appurtenances in place; or (2) remove all, or a portion, of such pipes and appurtenances. Such application will describe the pipes and appurtenances desired to be abandoned by reference to the map or maps required by this franchise and will describe with reasonable accuracy the relative physical condition of the pipes and appurtenances. Upon receipt of written application, Public Works will determine within ninety (90) days whether any abandonment, removal, or transfer that is proposed may be affected without detriment to the public interest or under what conditions the proposed abandonment, removal, or transfer may be safely effected and will promptly notify the Franchisee of any such requirements. If, for any reason, Franchisee suspends operations of any of the pipes and appurtenances contained in this franchise for a period more than ninety (90) days, Franchisee will notify Public Works. During this period of suspended operations, Franchisee will maintain said pipes and appurtenances in accordance with all applicable federal and/or State standards as directed by the California State Fire Marshal, and/or local laws and regulations.

B. If any pipes and appurtenances to be abandoned in place subject to prescribed conditions are not abandoned in accordance with all such conditions, then



Public Works may make additional appropriate orders at its sole discretion, including, but not limited, to, an order that Franchisee remove all such pipes and appurtenances in accordance with applicable requirements. In the event Franchisee fails to remove any pipes and appurtenances that it is obligated to remove in accordance with applicable requirements within such reasonable time as may be prescribed by Public Works, then the County may remove such pipes and appurtenances at Franchisee's expense and Franchisee will pay to the County within sixty (60) days after delivery of an itemized bill the cost of removal including, but not limited to, reasonable overhead expenses in the sum no greater than an additional thirty percent (30%) of the actual cost of such work.

C. Abandoned pipelines on County highways remain property of Franchisee. Should the abandoned pipelines interfere with other uses in the right-of-way, including future utilities or underground facilities, said pipelines shall be removed by Franchisee, as necessary, at Franchisee's sole cost and expense. Alternatively, the County may remove or cause to be removed said pipelines at Franchisee's sole cost and expense. For the purposes of the payment of fees provisions in Section 2 of this franchise, such facilities shall continue to be included in the calculation of fees until inspection reports prepared by Public Works indicate the work of removal or abandonment has been completed to the County's satisfaction.

D. This Section will survive the termination or expiration of this Franchise.

## **Section 8. Relocation of Pipelines.**

In the event the County provides Franchisee notice to relocate its pipelines, facilities, and appurtenances, should Franchisee, after receipt of any such notice, neglect or fail to relocate its pipelines, facilities, and appurtenances in a timely manner and in accordance with applicable Federal, State, and local laws and regulations, Franchisee shall be solely responsible for, and shall reimburse the County any and all costs or expenses incurred by the County due to, or resulting from, such neglect or failure with respect to relocation of the same.

**Section 9. Pipeline Franchise Ordinance.**

Franchisee acknowledges that it must comply with all applicable Federal, State, and local laws and regulations, including the County Code, as may be amended hereafter, to the extent Franchisee continues to conduct activities within the County's right-of-way, and/or Franchisee's facilities continue to occupy the County's right-of-way, following the termination or expiration of this franchise.

**Section 10. County Addresses.**

All fee payments and reports required hereunder, except those expressly directed to be sent to Public Works, shall be sent to the County and addressed as follows:

Franchise/Concessions Section  
County of Los Angeles  
Office of the Auditor-Controller  
Administrative Services, Room 515  
500 West Temple Street  
Los Angeles, California 90012-2713

Applications, reports, notices, and other documents and information referenced in this franchise shall be sent to the County, at the same address referenced above, with a copy to:

Los Angeles County Public Works  
Attention: Survey/Mapping & Property Management Division  
900 South Fremont Avenue  
Alhambra, California 91803

Any notice, request, instruction, or other document to be given to Franchisee shall be addressed as follows:

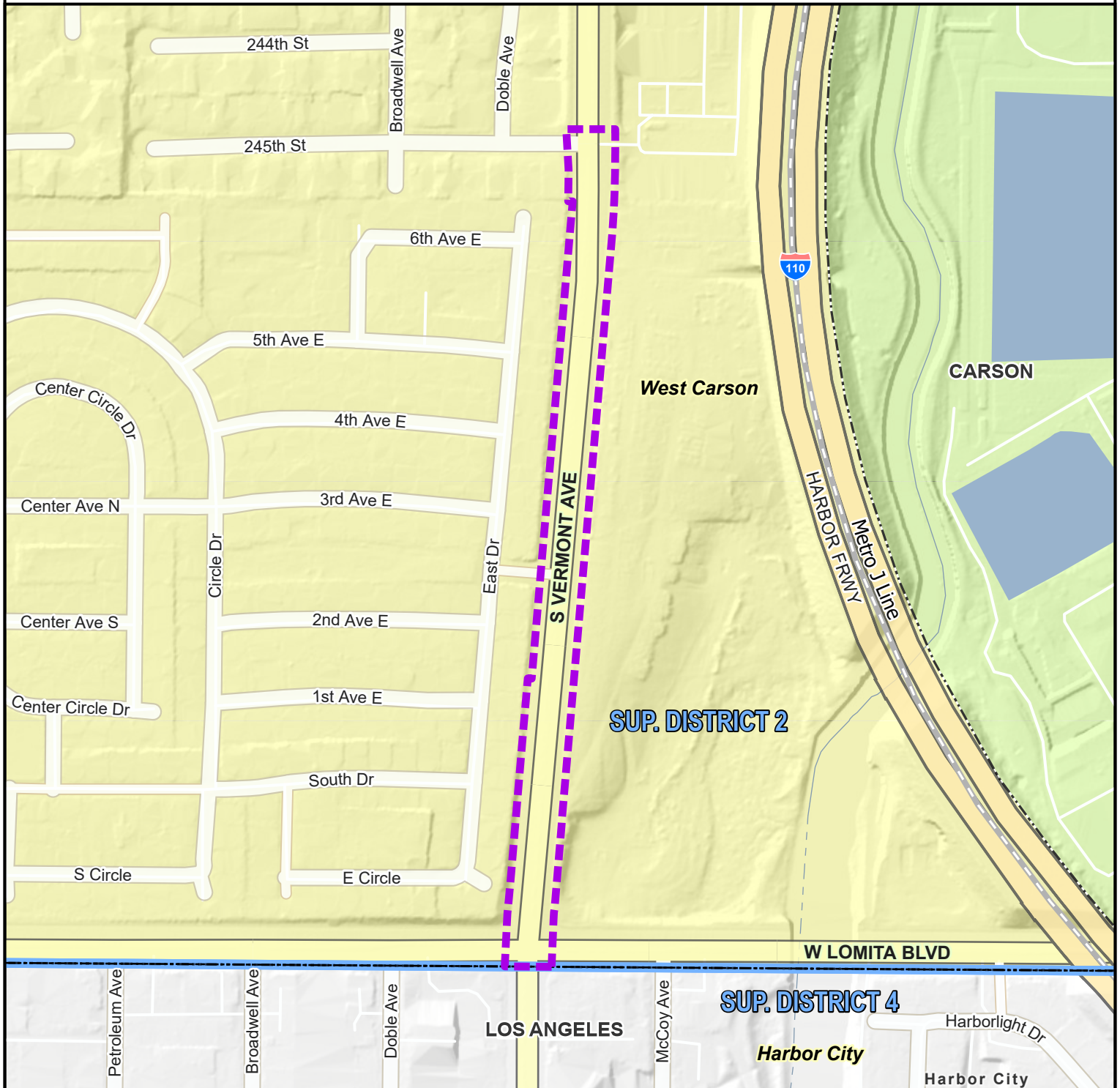
E&B Natural Resources Management Corporation  
Attn: Land Manager  
1608 Norris Road  
Bakersfield, CA 93308

#### **Section 11. Franchise Ordinance Operative Date.**

The operative date of this ordinance shall be

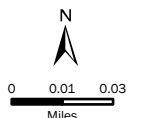
#### **Section 12. Termination.**

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



- Franchise Boundary
- Supervisorial District
- Unincorporated County Area

**Exhibit Map**



Date: 5/19/2025  
SMPM Division, Mapping & GIS Services Section (mthong)  
Data from eGIS Repository and Public Works. This map is for informational purposes only and should not be used for legal, engineering, or surveying.

# BOARD LETTER/MEMO CLUSTER FACT SHEET

☒ Board Letter

☐ Board Memo

☐ Other

<b>CLUSTER AGENDA REVIEW DATE</b>	7/16/2025		
<b>BOARD MEETING DATE</b>	8/5/2025		
<b>SUPERVISORIAL DISTRICT AFFECTED</b>	<input type="checkbox"/> All <input type="checkbox"/> 1 <sup>st</sup> <input checked="" type="checkbox"/> 2 <sup>nd</sup> <input type="checkbox"/> 3 <sup>rd</sup> <input type="checkbox"/> 4 <sup>th</sup> <input type="checkbox"/> 5 <sup>th</sup>		
<b>DEPARTMENT(S)</b>	Public Works		
<b>SUBJECT</b>	El Segundo Boulevard Traffic Signal Synchronization Program - Illinois Street to Vermont Avenue		
<b>PROGRAM</b>	Countywide Traffic Congestion Management Program		
<b>AUTHORIZES DELEGATED AUTHORITY TO DEPT</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
<b>SOLE SOURCE CONTRACT</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, please explain why: N/A		
<b>SB 1439 SUPPLEMENTAL DECLARATION FORM REVIEW COMPLETED BY EXEC OFFICE</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No – Not Applicable  <b>If unsure whether a matter is subject to the Levine Act, e-mail your packet to <a href="mailto:EOLevineAct@bos.lacounty.gov">EOLevineAct@bos.lacounty.gov</a> to avoid delays in scheduling your Board letter.</b>		
<b>DEADLINES/ TIME CONSTRAINTS</b>	There is no urgency.		
<b>COST &amp; FUNDING</b>	Total cost: \$1,942,300		Funding source: Proposition C Discretionary Grant Fund; City Jurisdictional Funding, Highways-Through-Cities Fund; Proposition C Local Return Fund.
	TERMS (if applicable): N/A		
	Explanation: N/A		
<b>PURPOSE OF REQUEST</b>	To obtain Board approval to adopt plans and specifications, advertise, and award and execute a construction contract for the El Segundo Boulevard Traffic Signal Synchronization Program - Illinois Street to Vermont Avenue project.		
<b>BACKGROUND (include internal/external issues that may exist including any related motions)</b>	The project is part of the Countywide Traffic Signal Synchronization Program. Traffic signal improvements will be made along El Segundo Boulevard from Illinois Street to Vermont Avenue to improve traffic flow and safety.		
<b>EQUITY INDEX OR LENS WAS UTILIZED</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, please explain how: N/A		
<b>SUPPORTS ONE OF THE NINE BOARD PRIORITIES</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, please state which one(s) and explain how: Board Priority No. 7: Sustainability. The project would modify, install, and synchronize traffic signals to reduce vehicular stops, fuel consumption, air emissions, and accidents, thereby improving air quality.		
<b>DEPARTMENTAL CONTACTS</b>	Name, Title, Phone # & Email: Steve Burger, Deputy Director, Office (626) 458-4018, Cell (626) 476-9847, <a href="mailto:sburger@pw.lacounty.gov">sburger@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

August 5, 2025

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

Dear Supervisors:

**CONSTRUCTION CONTRACT  
TRANSPORTATION CORE SERVICE AREA  
ADOPT RESOLUTION NO. 4004 FOR HIGHWAYS-THROUGH-CITIES FUNDING  
ADOPT, ADVERTISE, AND AWARD  
PROJECT ID NO. TSM0010254  
EL SEGUNDO BOULEVARD TRAFFIC SIGNAL SYNCHRONIZATION PROGRAM  
ILLINOIS STREET TO VERMONT AVENUE  
IN THE CITIES OF EL SEGUNDO, GARDENA, HAWTHORNE, AND LOS ANGELES  
AND IN THE UNINCORPORATED COMMUNITIES OF DEL AIRE AND WISEBURN  
(SUPERVISORIAL DISTRICT 2)  
(4-VOTES)**

### **SUBJECT**

Public Works is seeking Board approval to adopt Resolution No. 4004 providing Highways-Through-Cities funds to the Cities of El Segundo, Gardena, Hawthorne, and Los Angeles; adopt plans and specifications; advertise for construction bids; and award and execute a construction contract for the El Segundo Boulevard Traffic Signal Synchronization Program - Illinois Street to Vermont Avenue Project in the Cities of El Segundo, Gardena, Hawthorne, and Los Angeles and in the unincorporated communities of Del Aire and Wiseburn.

**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. Adopt Resolution No. 4004 finding that the modification and synchronization of traffic signals in the Cities of El Segundo, Gardena, Hawthorne, and Los Angeles is of general County interest and that Los Angeles County aid in the form of Highways-Through-Cities funds in the amount of \$739,700 shall be provided to the Cities of El Segundo, Gardena, Hawthorne, and Los Angeles to be expended in accordance with all applicable provisions of law relating to funds derived from the Proposition C Discretionary Grant Fund and Proposition C Local Return Fund.
3. Approve the project and adopt the plans and specifications that are on file in Public Works' Project Management Division III for the El Segundo Boulevard Traffic Signal Synchronization Program - Illinois Street to Vermont Avenue project at an estimated construction contract cost between \$245,000 and \$365,000.
4. Instruct the Executive Officer of the Board to advertise for bids in accordance with the Instruction Sheet for Publishing Legal Advertisement that are to be received before 11 a.m. on September 2, 2025, in accordance with the Notice Inviting Bids.
5. Delegate authority to the Director of Public Works or his designee to determine whether the bid of the apparent responsible contractor with the lowest apparent responsive bid is, in fact, responsive and, if not responsive, to determine which apparent responsible contractor submitted the lowest responsive bid.
6. Delegate authority to the Director of Public Works or his designee to award and execute a construction contract for the El Segundo Boulevard Traffic Signal Synchronization Program - Illinois Street to Vermont Avenue Project to the responsible contractor with the lowest responsive bid within or less than the estimated cost range of \$245,000 and \$365,000 or that exceeds the estimated cost range by no more than 15 percent, if additional and appropriate funds have been identified.
7. Delegate authority to the Director of Public Works or his designee the following connection with this contract: (a) extend the date and time for the receipt of bids consistent with the requirements of California Public Contract Code, Section 4104.5; (b) allow substitution of subcontractors and relief of bidders upon demonstration of the grounds set forth in California Public Contract Code, Sections

4100 et seq. and 5100 et seq., respectively; (c) approve and execute change orders within the same monetary limits delegated to the Director of Public Works or his designee under California Public Contract Code 20395; (d) accept the project upon its final completion; and (e) release retention money withheld consistent with the requirements of California Public Contract Code, Sections 7107 and 9203.

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

The purpose of the recommended actions is to find that the proposed project is exempt from the California Environmental Quality Act (CEQA); adopt a resolution that the project is of general County interest and that aid in the form of Highways-Through-Cities (HTC) funds in the amounts of \$489,100, \$219,200, \$23,900, and \$7,500 shall be provided to the Cities of Gardena, Hawthorne, El Segundo, and Los Angeles, respectively; and allow Public Works to construct the El Segundo Boulevard Traffic Signal Synchronization Program - Illinois Street to Vermont Avenue Project in the Cities of El Segundo, Gardena, Hawthorne, and Los Angeles and in the unincorporated communities of Del Aire and Wiseburn (see Enclosure A).

The proposed project includes upgrading traffic signal equipment, pedestrian enhancements, and various other intersection safety improvements along the corridor. The project will modify and synchronize the traffic signals on El Segundo Boulevard between Illinois Street to Vermont Avenue thereby enhancing traffic flow, reducing congestion, and improving safety for the traveling public.

The HTC Program is a County program that was initiated to assist cities in developing a fully coordinated arterial system throughout the County recognizing that many small cities do not have the funds to complete their portion of the County's Highway Plan. Under the HTC Program, cities receive assistance for the construction of specific highway projects. The HTC funds are allocated on a case-by-case basis at the discretion of the Board of Supervisor in whose supervisorial district the project is located.

Board adoption of Resolution No. 4004 approves the County's contributions of HTC funds in the amount of \$739,700 to finance a portion of the Cities of El Segundo, Gardena, Hawthorne, and Los Angeles' jurisdictional shares of the project cost (see Enclosure B).

Sections 1680-1683 of the California Streets and Highways Code provide that the Board of Supervisors of any County may, by a Resolution adopted by a four-fifths vote of its



members, determine that certain types of road improvements are of general County interest and that County aid shall be extended therefore.

It is anticipated that the work will start in July 2026 and be completed in October 2026.

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

These recommendations support the County Strategic Plan: North Star 3, Realize Tomorrow's Government Today, Focus Area Goal F, Flexible and Efficient Infrastructure, Strategy ii, Modernize Infrastructure, by replacing and improving public infrastructure assets that support the quality of life of County residents.

### **FISCAL IMPACT/FINANCING**

There will be no impact to the County General Fund.

The estimated construction contract cost to complete this proposed project is in the range of \$245,000 and \$365,000 with a maximum construction contract cost to be within 15 percent of this range. The total project cost is estimated to be \$1,942,300. In addition to the construction contract cost, the total project cost includes the preparation of plans and specifications, consultant services, survey, right-of-way and utility clearances, inspection, contract administration, change order contingency, and other County services.

The project is located in the Cities of El Segundo, Gardena, Hawthorne, and Los Angeles and in the unincorporated communities of Del Aire and Wiseburn. City Service Requests will provide for the County to perform the preliminary engineering and administer the construction of the project with the Cities of Gardena and Hawthorne to finance a portion of their jurisdictional shares of the project cost, estimated to be \$26,100 and \$7,900, respectively.

The project is financed with \$1,680,000 in grant funds received from the Los Angeles County Metropolitan Transportation Authority 2009 Call for Projects, Proposition C Discretionary Grant Fund for the South Bay Forum Traffic Signal Corridors Project, and \$228,300 from the County Proposition C Local Return Fund.

The \$739,700 in HTC funds consists of funds from the Proposition C Discretionary Grant Fund and the Proposition C Local Return Fund.

The Cities of Gardena and Hawthorne's jurisdictional shares of the County HTC contribution from Proposition C Discretionary Grant funds are \$470,000 and \$141,100,

respectively. The Board has established a \$2,500,000 top-of-pot annual allocation from the Proposition C Local Return Fund Budget from the Countywide Traffic Congestion Management Program. The \$228,300 from the County Proposition C Local Return Fund will be funded from the top-of-pot allocation, of which \$19,100, \$78,100, \$23,900, and \$7,500 will be used for the Cities of El Segundo, Gardena, Hawthorne, and Los Angeles' respective shares in HTC funds and \$99,700 for the County's share of Proposition C Local Return Fund.

Funding for this proposed project is available in the Proposition C Local Return Fund (CN9-Capital Assets-Infrastructure and Services and Supplies) Fiscal Year 2025-26 Budget. Funding for future years will be requested through the annual budget process.

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

This project will be advertised in accordance with Section 20392 of the California Public Contract Code.

California Public Contract Code, Section 3400, allows a product to be designated by specific brand name for several purposes, one of which is to match other products in use on a particular public improvement either completed or in the course of completion, if the awarding authority makes a finding and language is included in the Notice Inviting Bids. The Notice Inviting Bids includes language describing this finding.

The contract award will comply with applicable Federal and State requirements and Board policies and mandates. The contract documents will require the contractor to comply with these same requirements, policies, and mandates. The construction contract will be in the form previously reviewed and approved as to form by County Counsel.

As required by Board Policy No. 5.140, information such as defaulted contracts with the County, complaints filed with the Contractors State License Board, labor violations, and debarment actions will be considered before a contract is awarded.

Documents related to award of this proposed contract will be available at Los Angeles County Public Works, Project Management Division III, 900 South Fremont Avenue, 8th Floor, Alhambra, CA 91803.

### **ENVIRONMENTAL DOCUMENTATION**

The proposed traffic signal synchronization project is exempt from CEQA. The project to upgrade the traffic signal systems at two intersections, with negligible or no expansion of

use, is within a class of projects that have been determined not to have a significant effect on the environment and meets the criteria set forth in Section 15301 (c) of the CEQA Guidelines, and Class 1 (x), Subsections 4, 14, and 22 of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G, which apply to operation, repair, and minor alteration of existing facilities. In addition, based on the proposed project records, it will comply with all applicable regulations, and there are no cumulative impacts, unusual circumstances, damage to scenic highways, listing on hazardous waste site lists compiled pursuant to Government Code Section 65962.5, or indications that it may cause a substantial adverse change in the significance of a historical resource that would make the exemption inapplicable.

### **CONTRACTING PROCESS**

In accordance with the Board's consolidated Local and Targeted Worker Hire Policy, the contract documents will include a best-efforts goal that at least 30 percent of the total California craft worker hours for construction of the project be performed by Local Residents. The "Targeted Worker" component will not be included as part of the project.

To increase contractor awareness of Public Works' program to contract work out to the private sector, this project will be listed on both the County's "Doing Business with Los Angeles County" and "Do Business with Public Works" websites for open bids:

<https://lacounty.gov/business/doing-business-with-la-county/>

<http://pw.lacounty.gov/general/contracts/opportunities>

Additionally, the contract solicitation will be advertised through web-based and social media platforms.

In order to increase opportunities for small businesses, Public Works will be offering preference to Local Small Business Enterprises in compliance with Los Angeles County Code, Chapter 2.204.

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

Minor impacts to adjacent residents, businesses, and motorists may occur while the project is underway. When the project is completed, it will have a positive impact by improving traffic flow, reducing congestion, and improving safety for the traveling public.

The Honorable Board of Supervisors  
August 5, 2025  
Page 7

**CONCLUSION**

Please return one adopted copy of this Board letter and one signed copy of the resolution to Public Works, Project Management Division III.

Respectfully submitted,

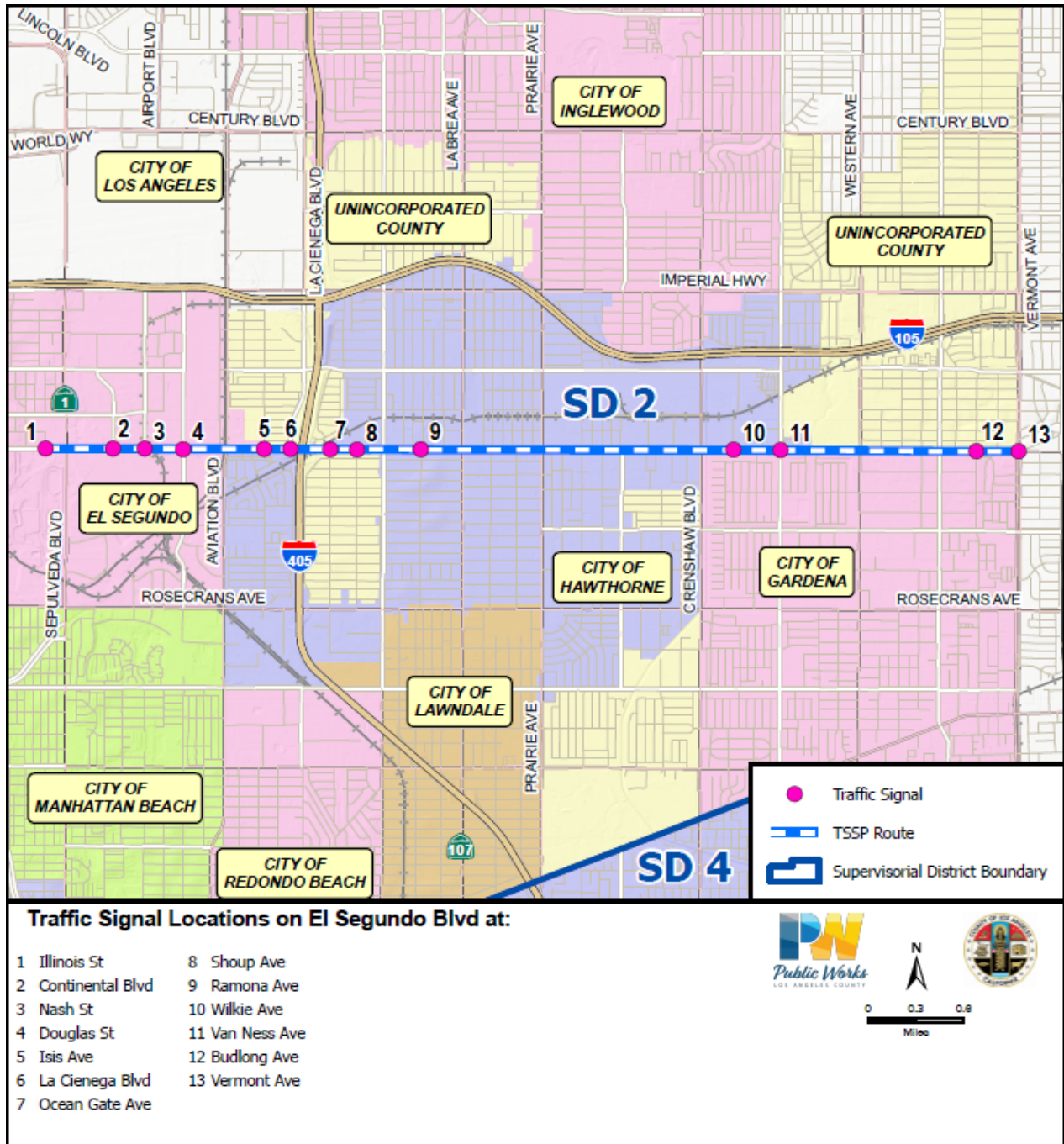
MARK PESTRELLA, PE  
Director of Public Works

MP:KF:ma

Enclosures

c: Chief Executive Office (Christine Frias)  
County Counsel  
Executive Office, Board of Supervisors  
Internal Services (Countywide Contract Compliance)

**EL SEGUNDO BOULEVARD TRAFFIC SIGNAL SYNCHRONIZATION PROGRAM  
ILLINOIS STREET TO VERMONT AVENUE  
PROJECT ID NO. TSM0010254**



**RESOLUTION NO. 4004 OF THE BOARD OF SUPERVISORS OF THE COUNTY OF  
LOS ANGELES, TO EXTEND COUNTY AID TO THE CITIES OF GARDENA,  
HAWTHORNE, EL SEGUNDO, AND LOS ANGELES FOR THE DESIGN AND  
CONSTRUCTION OF TRAFFIC SIGNAL SYNCHRONIZATION IMPROVEMENTS**

WHEREAS, the CITIES OF GARDENA, HAWTHORNE, EL SEGUNDO AND LOS ANGELES (hereinafter referred to as CITIES and the COUNTY OF LOS ANGELES, hereinafter referred to as COUNTY), desire to modify and synchronize the traffic signals along El Segundo Boulevard TSSP – Illinois Street to Vermont Avenue, which work is (hereinafter referred to as TSSP); and

WHEREAS, portions of TSSP are located and will be utilized within the jurisdictional limits of CITIES and COUNTY; and

WHEREAS, TSSP is of general interest to the CITIES and COUNTY; and

WHEREAS, CITIES shares of the total cost of TSSP is currently estimated to be Seven Hundred Seventy-Three Thousand Seven Hundred and 00/100 Dollars (\$773,700.00); and

WHEREAS, COUNTY AND CITIES previously executed a cooperative agreement which outlines the roles and responsibilities associated with the TSSP; and

WHEREAS, the CITIES' shares of the TSSP cost will be financed with Six Hundred Eleven Thousand One Hundred and 00/100 Dollars (\$611,100.00) in Los Angeles County Metropolitan Transportation Authority (METRO) 2009 Call for Projects Grant Funds administered by the COUNTY for the South Bay Forum Traffic Signal Corridors Project and One Hundred Twenty Eight Thousand Six Hundred and 00/100 Dollars (\$128,600.00) in local matching funds and Thirty Four Thousand and 00/100 Dollars (\$34,000.00) in CITY funds; and

WHEREAS, on an annual basis, a Two Million Five Hundred Thousand and 00/100 Dollars (\$2,500,000.00) Top-of-Pot (TOP) allocation from the Proposition C Local Return Fund Budget has been established for COUNTY'S Traffic Congestion Management Program; and

WHEREAS, the local share of the cost of TSSP will be funded from this TOP allocation; and

WHEREAS, TSSP is consistent with the scope of work for traffic improvements within CITIES pursuant to Memorandum of Understanding Number P00F3310 between COUNTY and METRO; and

WHEREAS, such a proposal is authorized and provided for by the provisions of Sections 1680-1683 of the California Streets and Highways Code.

NOW, THEREFORE, it is hereby resolved as follows:

SECTION 1. The TSSP is of general COUNTY interest and COUNTY aid shall be extended therefor.

SECTION 2. Subject to the terms and conditions set forth herein, COUNTY consents, pursuant to the provisions of Streets and Highways Code Sections 1680-1683, to extend aid to CITIES in the amount of Seven Hundred Thirty-Nine Thousand Seven Hundred and 00/100 Dollars (\$739,700.00) for TSSP from the Proposition C Discretionary Grant Fund and Proposition C Local Return Fund, to be expended in accordance with all applicable provisions of law relating to funds derived from the Proposition C local sales tax.

SECTION 3. The financial obligations of the COUNTY are expressly conditioned upon obtaining reimbursement from METRO pursuant to Memorandum of Understanding Number P00F3310 between COUNTY and METRO.

SECTION 4. If any provision of this Resolution is held or declared to be invalid, the Resolution shall be void and the consent granted hereunder shall lapse.

The foregoing Resolution was adopted on the \_\_\_\_ day of \_\_\_\_\_, 2025, by the Board of Supervisors of the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts.

EDWARD YEN  
Executive Officer of the  
Board of Supervisors of the  
County of Los Angeles

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

APPROVED AS TO FORM:

DAWYN R. HARRISON  
County Counsel

By Katherine Hardy  
Deputy

# BOARD LETTER/MEMO CLUSTER FACT SHEET

☒ Board Letter

☐ Board Memo

☐ Other

<b>CLUSTER AGENDA REVIEW DATE</b>	7/16/2025		
<b>BOARD MEETING DATE</b>	8/5/2025		
<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>	Annexation and Levying of Assessments for County Lighting Districts Negotiated Exchange of Property Tax Revenues, L 024-2020, Lake Los Angeles		
<b>PROGRAM</b>	County Lighting Districts		
<b>AUTHORIZES DELEGATED AUTHORITY TO DEPT</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
<b>SOLE SOURCE CONTRACT</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, please explain why:		
<b>SB 1439 SUPPLEMENTAL DECLARATION FORM REVIEW COMPLETED BY EXEC OFFICE</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No – Not Applicable		
<b>DEADLINES/ TIME CONSTRAINTS</b>	The September 23, 2025, public hearing date is needed to support completion of the annexation process by the end of 2025. This is required before we can issue a certificate of occupancy for the commercial development.		
<b>COST &amp; FUNDING</b>	Total cost:	Funding source: County Lighting Maintenance District 1687 (Fund F46)	
	TERMS (if applicable):		
	Explanation: The estimated annual cost for the operation and maintenance of the new streetlights in the annexed territory is \$333. Sufficient funding will be included in the Fiscal Year 2025-26 Budget to cover operating costs.		
<b>PURPOSE OF REQUEST</b>	The proposed annexation of the territory to the County Lighting Districts will provide funding for the operation and maintenance of streetlights.		
<b>BACKGROUND (include internal/external issues that may exist including any related motions)</b>	<p>Public Works administers County Lighting Districts serving the unincorporated County area. The County Code requires the annexation and installation of a street lighting system by a developer as a condition of development.</p> <p>The proposed annexation and levy of assessments, as well as exchange of property tax with other taxing agencies, will provide funding for the operation and maintenance of streetlights.</p> <p>Proposition 218 assessment ballots and notices of the public hearing will be mailed to the affected property owner 45 days in advance of the public hearing in September.</p> <p>Provided there is no majority protest the Board may approve the annexation and levying of assessments in Fiscal Year 2025-26 upon conclusion of the public hearing.</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: Board Priority 7, Sustainability by approving the annexation it will provide the funding necessary for the operation and maintenance of streetlights.		
<b>DEPARTMENTAL CONTACTS</b>	Name, Title, Phone # & Email: Steve Burger, Deputy Director, (626) 458-4018, <a href="mailto:sburger@pw.lacounty.gov">sburger@pw.lacounty.gov</a>		





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:

August 5, 2025

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

Dear Supervisors:

**TRANSPORTATION CORE SERVICE AREA  
ANNEXATION AND LEVYING OF ASSESSMENTS FOR  
COUNTY LIGHTING DISTRICTS  
NEGOTIATED EXCHANGE OF PROPERTY TAX REVENUES  
L 024-2020, LAKE LOS ANGELES  
(SUPERVISORIAL DISTRICT 5)  
(3-VOTES)**

**SUBJECT**

Public Works is seeking Board approval and authorization to annex the single-lot project known as L 024-2020 located in the unincorporated community of Lake Los Angeles to County Lighting Maintenance District 1687 and County Lighting District Landscaping and Lighting Act-1, Unincorporated Zone; order the levying of assessments for street lighting purposes; and approve the negotiated exchange of property tax revenues among those nonexempt taxing agencies whose service area are subject to the jurisdictional changes.

**IT IS RECOMMENDED THAT THE BOARD:**

1. Find that the proposed project is categorically exempt from the provisions of the California Environmental Quality Act for the reasons stated in this letter and record of the action.

2. Adopt the Resolution of Intention to Annex Single-lot Territory to County Lighting Maintenance District 1687 and County Lighting District Landscaping and Lighting Act-1, Unincorporated Zone, and order the levying of assessments within the annexed territory for Fiscal Year 2026-27 whose area and boundaries are identified on the diagram included in the resolution.
3. Set a date for a public hearing regarding the proposed annexation of territory and levying of annual assessments based on the Fiscal Year 2026-27 Annual Engineer's Report, which establishes assessments based on land use type for all zones within County Lighting District Landscaping and Lighting Act-1 for street lighting purposes with an annual base assessment rate for a single-family residence of \$5 for the Unincorporated Zone.
4. Instruct the Executive Officer of the Board to cause notice of the public hearing by mail at least 45 days prior to the scheduled public hearing date of September 23, 2025, pursuant to Section 53753 of the California Government Code. The mailed notice will include assessment ballots.

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

1. Find that the annexation and assessments are for the purposes of meeting operating expenses; purchasing supplies, equipment, or materials; meeting financial reserve needs and requirements; and obtaining funds for capital projects, including the operation and maintenance of streetlight(s) necessary to maintain service within the proposed annexation territory.
2. Order the tabulation of assessment ballots submitted and not withdrawn in support of or in opposition to the proposed assessments.
3. Determine whether a majority protest against the proposed annexation or assessment exists.
4. Make a finding terminating the annexation, levying of assessments, and property tax transfer proceedings in this single-lot territory where the proposed annexation and levying of assessments has been rejected, if any, as a result of a majority protest and refer the matter back to Public Works.
5. If there is no majority protest against the proposed annexation or assessment:

- a. Adopt the Resolution Ordering Annexation of Single-lot Territory to County Lighting Maintenance District 1687 and County Lighting District Landscaping and Lighting Act-1, Unincorporated Zone, confirming a Diagram and Assessment and Levying of Assessments within the Annexed Territory for Fiscal Year 2026-27 either as proposed or as modified by the Board. The annexation, levy of assessments, and the exchange of property tax revenues shall not become effective unless the legal description for the annexed territory is approved as to definiteness and certainty by the Assessor. The adoption of the resolution ordering annexation shall constitute the levying of assessments in Fiscal Year 2026-27.
- b. Adopt the joint resolutions between the Board and other taxing agencies approving and accepting the negotiated exchange of property tax revenues resulting from the annexation of the single-lot territory to County Lighting Maintenance District 1687 as approved by the nonexempt taxing agencies.

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

The purpose of this action is to annex the future development into the County Lighting Maintenance District in order to add new streetlights along the streets, improve the lighting levels of the community, and ensure that the property owners of the future development are contributing their fair share of the funding for the operation and maintenance of the new streetlights. This action benefits future residents by ensuring that the County Lighting Maintenance District will maintain the streetlights with the funding from those benefiting properties.

Approval of the recommended actions will find that the project is exempt from the California Environmental Quality Act Guidelines (CEQA) and allow the Board to: (1) annex specified single-lot territory known as L 024-2020 to County Lighting Maintenance District (CLMD) 1687 and County Lighting District (CLD) Landscaping and Lighting Act-1 (LLA-1), Unincorporated Zone (collectively, County Lighting Districts); (2) levy assessments in Fiscal Year 2026-27 on each lot or parcel lying within the proposed annexation territory based on land use categories that designate usage units on the basis of benefits received; and (3) approve the exchange of property tax revenue between CLMD 1687 and other nonexempt taxing entities whose service area are subject to the jurisdictional changes.

The proposed annexation, levy of assessments, and exchange of property tax revenues are required to provide the necessary funding for the operation and maintenance of new

streetlights benefitting L 024-2020. The proposed assessment rate for the single-lot development will be an annual assessment of \$5 per single-family residence within the Unincorporated Zone with proportionately higher rates for other land uses.

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

These recommendations support the County Strategic Plan: North Star 2, Foster Vibrant and Resilient Communities, Focus Area Goal C, Public Safety, Strategy i, Prevention, Protection & Security; and County Strategic Plan: North Star 3, Realize Tomorrow's Government Today, Focus Area Goal F, Flexible and Efficient Infrastructure, Strategy ii, Modernize Infrastructure, by public infrastructure assets that support the quality of life of County residents. The recommended actions will allow for the continued operation of streetlights in the community and provide funding for their operation and maintenance. Maintaining lighting services provides for the convenience and safety of the motoring public, as well as the safety and security of people and property, which improves the quality of life in the County.

### **FISCAL IMPACT/FINANCING**

The estimated annual costs for operation and maintenance of the streetlights within the annexed territory is \$333 for CLMD 1687 (Fund F46). Sufficient funding will be included in the Fund F46 Fiscal Year 2026-27 Budget.

In subsequent years, the ongoing operation and maintenance costs within the annexed territory will be funded by the CLMDs share of ad valorem property taxes supplemented by assessments annually approved by the Board from property owners within this annexed territory. Adoption of the Joint Resolutions will result in a minimal property tax growth transfer from the affected taxing entities, including those taxing entities governed by the Board: the County General Fund, the Los Angeles County Public Library, Los Angeles County Road Maintenance District 5, Los Angeles County Flood Control Drainage Improvement Maintenance District, Los Angeles County Flood Control District, and the Consolidated Fire Protection District of Los Angeles County.

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

The County Code, and applicable subdivision, planning, and zoning ordinances require the installation of a street lighting system by a developer as a condition of development. The single-lot development must comply with the terms of these ordinances and provide street lighting as a condition of development. The purpose of the recommended action

is to annex the territory into the County Lighting Districts to comply with these ordinances and the California Streets and Highways Code Sections 5821.3 and 22608.2.

The Landscaping and Lighting Act of 1972 (California Streets and Highways Code Section 22573) provides for the assessment of street lighting costs against the benefited properties within CLD LLA-1 by any formula or method that fairly distributes the costs among all assessable lots or parcels in proportion to the estimated benefits to be received by each lot or parcel. A method of distributing the street lighting costs based on land use was approved by the Board on May 22, 1979, and amended on July 22, 1997, to include government-owned or -leased parcels. The same distribution method was used to compute the Fiscal Year 2024-25 base assessment rates for each zone within CLD LLA-1 as shown in the Fiscal Year 2024-25 Annual Engineer's Report on file with Public Works.

The procedures for levying of assessments previously authorized by the Board under California Government Code Section 53753, including the distribution, receipt, and tabulation of ballots at a public hearing are required and will be followed for the single-lot annexation project. The assessments are subject to the results of ballot tabulation at the conclusion of the public hearing. Failure to annex a territory, levy assessments, and collect property tax revenues will result in the inability to operate and maintain the streetlight(s) as part of the County administered street lighting districts and will result in no issuance of a Certificate of Occupancy. The assessments will not be levied if the weighted majority of ballots returned are opposed to the assessment.

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

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

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

#### **ENVIRONMENTAL DOCUMENTATION**

The proposed project is exempt from CEQA. Adoption of the proposed resolution annexing territory to CLMD 1687 and CLD LLA-1, Unincorporated Zone, will provide the necessary funding for the operation and maintenance of streetlight(s) for the purpose of meeting operating expenses and is exempt from CEQA pursuant to Section 21080(b)(8) of the California Public Resource Code and Section 15273(a) of the State CEQA Guidelines based upon the written findings incorporated in the record setting forth the basis of the exemption with specificity.

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

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

**CONCLUSION**

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

Respectfully submitted,

MARK PESTRELLA, PE  
Director of Public Works

MP:EK:wm

Enc.

- c: Assessor, Ownership Services Section (Sonia Carter Baltazar)  
Auditor-Controller, Tax Division (Linda Santillano)  
Chief Executive Office (Christine Frias)  
County Counsel  
Executive Office, Board of Supervisors

**COUNTY OF LOS ANGELES BOARD OF SUPERVISORS  
RESOLUTION OF INTENTION TO ANNEX  
SINGLE-LOT TERRITORY TO COUNTY LIGHTING MAINTENANCE DISTRICT 1687  
AND COUNTY LIGHTING DISTRICT LANDSCAPING AND LIGHTING ACT-1,  
UNINCORPORATED ZONE, AND ORDER  
THE LEVYING OF ASSESSMENTS  
WITHIN THE ANNEXED TERRITORY FOR  
FISCAL YEAR 2025-26  
L 024-2020**

WHEREAS, the Board of Supervisors of the County of Los Angeles (Board of Supervisors) established County Lighting Maintenance District 1687 under the Improvement Act of 1911 (California Streets and Highways Code Section 5000 et seq.), to fund the installation, operation, and maintenance of street lighting systems within its boundaries; and

WHEREAS, the Board of Supervisors subsequently approved the formation of County Lighting District Landscaping and Lighting Act-1 (LLA-1), under the Landscaping and Lighting Act of 1972 (California Streets and Highways Code Section 22500 et seq.) to provide supplemental funds for the operation of streetlights within various County Lighting Maintenance Districts, including County Lighting Maintenance District 1687; and

WHEREAS, the Board of Supervisors adopted the Fiscal Year 2024-25 Annual Engineer's Report that shows estimated operating costs and recommended assessments for Unincorporated Zone within County Lighting District LLA-1; and

WHEREAS, the Improvement Act of 1911 (California Streets and Highways Code Section 5821.3) provides that a territory owned by a developer may be annexed to an existing lighting district, without notice or hearing, in the event an ordinance requires installation of a street lighting system; and

WHEREAS, the Landscaping and Lighting Act of 1972 (California Streets and Highways Code Section 22608.2) provides that in the event an ordinance requires installation of improvements, such as a street lighting system by a developer, the territory may be annexed to an existing lighting district without notice and hearing or filing of an Engineer's Report, or both; and

WHEREAS, by the County Code, the single-lot development is required to install a street lighting system, which may be accomplished by annexing to County Lighting Maintenance District 1687, and County Lighting District LLA-1, Unincorporated Zone (collectively, County Lighting Districts); and

WHEREAS, upon annexation to the County Lighting Districts, the annexed territory known as single-lot L 024-2020 located in the unincorporated area of Lake Los Angeles, will become subject to new assessment; and



WHEREAS, California Government Code Section 53753 provides notice, protest, and hearing requirements applicable to the levying of the new assessments, which supersede any other such statutory requirements.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Supervisors of the County of Los Angeles, State of California, that:

SECTION 1. The public interest and convenience require, and it is the intention of the Board of Supervisors to authorize, the annexation of the territory to County Lighting Maintenance District 1687, as applicable, pursuant to California Streets and Highways Code Section 5837.

SECTION 2. The public interest and convenience require, and it is the intention of the Board of Supervisors to authorize the annexation of the territory to County Lighting District LLA-1, Unincorporated Zone, pursuant to California Streets and Highways Code Section 22605.

SECTION 3. The public interest and convenience require, and it is the intention of the Board of Supervisors to authorize, the expense necessary for the operation, maintenance, repairs, replacement, electric current, care, supervision, and all other items necessary for proper operation and maintenance of proposed streetlights within the proposed annexation territory and located within the County Lighting Districts. The needed amounts shall be assessed, levied, and collected in Fiscal Year 2025-26 upon each lot or parcel of land lying within the annexed territory based on land use categories that designate usage units on the basis of benefits received, as defined in the Assessor's report dated May 22, 1979, and amended on July 22, 1997, to include government-owned or -leased parcels, and which should be assessed to pay the expenses of the operation and maintenance of said improvements. The base assessment rates for a single-family residence, along with proportional increases for other land uses, are shown in the Fiscal Year 2024-25 Annual Engineer's Report for each zone within County Lighting District LLA-1. The same annual base assessment rate established for the Unincorporated Zone are proposed for all benefited properties within the proposed annexation territory.

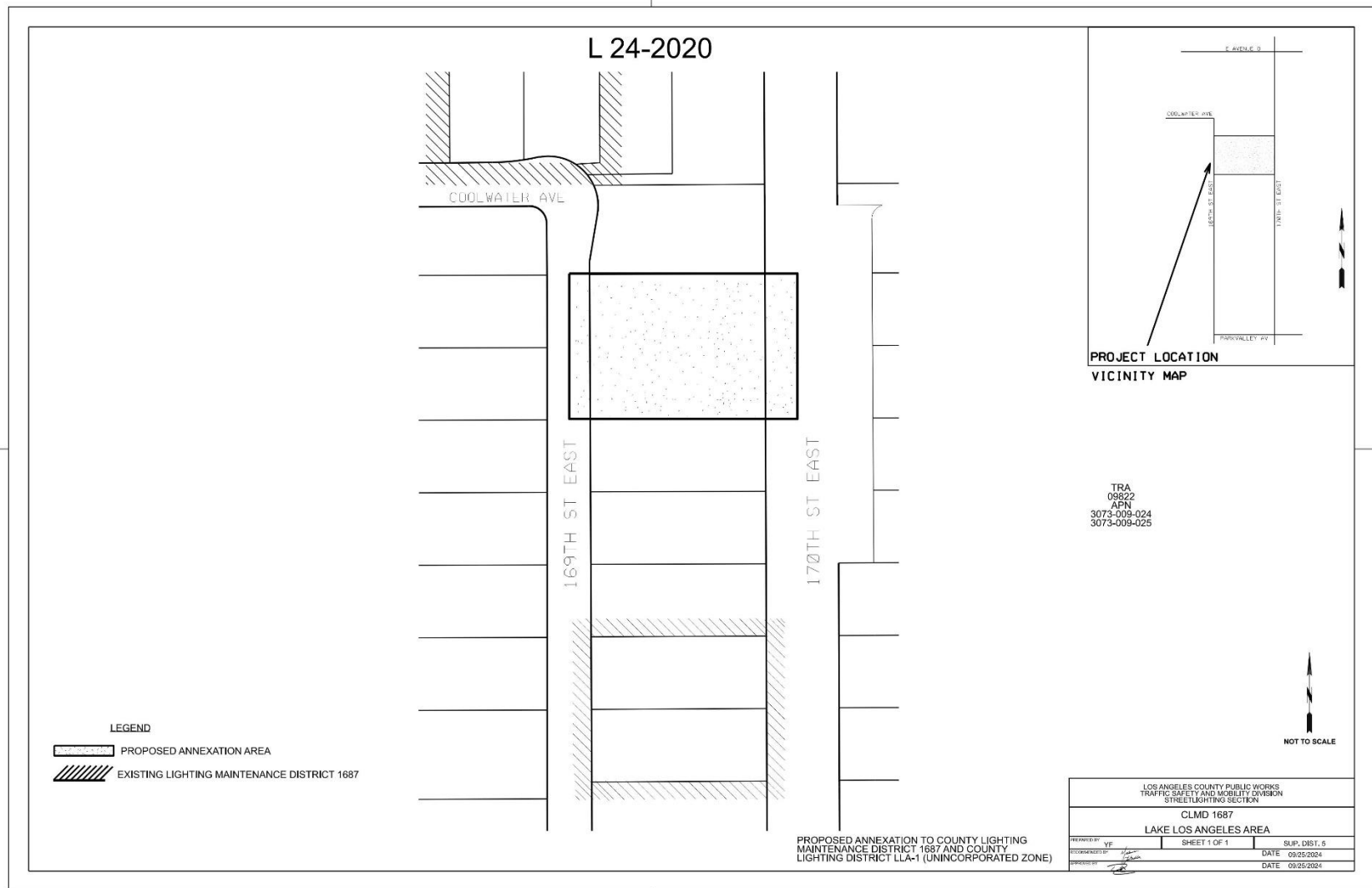
SECTION 4. The boundary of the territory proposed to be annexed is shown on the attached diagram.

SECTION 5. The proposed assessments are subject to approval by the affected property owner(s). A ballot and public hearing notice will be sent to the property owner(s) within the territory proposed for annexation at least 45 days prior to the date of the public hearing. The ballots will be weighted by the amount of assessment to be paid by each property owner. A territory will not be annexed, and the proposed assessment will be abandoned, if the weighted majority of the ballots returned are opposed to the assessment.

SECTION 6. The amounts to be assessed for the expense of such operation and maintenance of the work or improvements described above shall be levied and collected in the same manner and by the same officers as taxes for County purposes.

SECTION 7. Proceedings for levying of assessments shall be taken in accordance with California Streets and Highways Code Section 22500 et seq. and California Government Code Section 53753.

SECTION 8. Tuesday, September 23, 2025, at 9:30 a.m., is the day and hour of the public hearing, at the Chambers of the Board of Supervisors of the County of Los Angeles, in Room 381B of the Kenneth Hahn Hall of Administration, 500 West Temple Street (corner of Temple Street and Grand Avenue), Los Angeles, California 90012, the place fixed by said Board of Supervisors when and where any and all interested persons may hear the proposal and be heard regarding the proposed street lighting assessments in the territory proposed for annexation to County Lighting District LLA-1, Unincorporated Zone.



The foregoing resolution was adopted on the \_\_\_\_\_ day of \_\_\_\_\_, 2025, by the Board of Supervisors of the County of Los Angeles and ex-officio the governing body of all other special assessment and taxing district, agencies, and authorities for which said Board so acts.

EDWARD YEN  
Executive Officer of the  
Board of Supervisors of the  
County of Los Angeles

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

APPROVED AS TO FORM:

DAWYN R. HARRISON  
County Counsel

By Talin Halabi  
Senior Deputy County Counsel

**COUNTY OF LOS ANGELES BOARD OF SUPERVISORS  
RESOLUTION ORDERING ANNEXATION OF  
SINGLE-LOT TERRITORY TO COUNTY LIGHTING MAINTENANCE DISTRICT  
1687 AND COUNTY LIGHTING DISTRICT LANDSCAPING AND LIGHTING ACT-1,  
UNINCORPORATED ZONE, AND ORDER THE LEVYING OF ASSESSMENTS  
WITHIN THE ANNEXED TERRITORY FOR  
FISCAL YEAR 2025-26  
L 024-2024**

WHEREAS, the Board of Supervisors of the County of Los Angeles on Tuesday, August 5, 2025 adopted a Resolution of Intention to Annex Tentative Single-lot Territory to County Lighting Maintenance District 1687 and County Lighting District Landscaping and Lighting Act-1, Unincorporated Zone (collectively, County Lighting Districts), and Order the Levying of Assessments within the Annexed Territory for Fiscal Year 2025-26 to provide funds for the operation of streetlights in the annexed territory pursuant to provisions of the Improvement Act of 1911 and the Landscaping and Lighting Act of 1972; and

WHEREAS, the Executive Officer of the Board caused the notice of public hearing to be mailed to all property owners within the territory subject to the proposed annexation and levying of assessments at least 45 days prior to the date set for public hearing; and

WHEREAS, the Los Angeles County Public Works mailed assessment ballots and notices to all property owner of identified parcels within the territory proposed for annexation, pursuant to California Government Code Section 53753, to indicate support of or opposition to the matter of an assessment; and

WHEREAS, said Board of Supervisors has heard all testimony and evidence with regard to the annexation and levying of assessments, has tabulated the returned assessment ballots concerning the proposed assessments for the single-lot territory shown in Appendix A, and has made a determination on whether a majority protest exists.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Supervisors of the County of Los Angeles that:

SECTION 1. The Board of Supervisors hereby finds that the public interest and convenience require the operation and maintenance of the street lighting improvements within the territory proposed for annexation to the County Lighting Districts, provided that no majority protest exists within a proposed annexation territory.

SECTION 2. The Board of Supervisors hereby orders the annexation of single-lot territory listed in Appendix A to the County Lighting Districts, with the exception where a majority protest exists.

SECTION 3. The Board of Supervisors hereby determines that the territory identified will be benefited by the annexation to the County Lighting Districts and hereby authorizes the boundary of said County Lighting Districts be altered to include said benefited territory.

SECTION 4. The County Lighting Districts assessments and diagrams, as set forth in Sections 3 and 4 of the Resolution of Intention, are hereby approved, confirmed, and adopted by the Board for all parcels of land within the annexed territory, as proposed or as modified by the Board.

SECTION 5. The adoption of this resolution constitutes the levying of assessments for all lots and parcels within the area annexed to County Lighting District Landscaping and Lighting Act-1, Unincorporated Zone, for the fiscal year commencing July 1, 2025, and ending June 30, 2026.

SECTION 6. The amounts to be assessed for the expense of the operation and maintenance of streetlights shall be levied and collected in the same manner and by the same officers as taxes for County purposes and shall be disbursed and expended for operation, maintenance, and service of said County Lighting Districts, all as described in the Resolution of Intention.

SECTION 7. The Executive Officer of the Board is hereby authorized and directed to file a certified copy of this resolution upon their adoption with the Assessor, Ownership Services Section and with the Auditor-Controller, Tax Division.

SECTION 8. Notwithstanding the foregoing, the above annexation of the single-lot territory listed in Appendix A to the County Lighting Districts, is conditioned upon, and shall not become effective unless the legal description for an annexed territory is approved as to definiteness and certainty by the Assessor, and when legally required, the final single-lot map is approved and recorded with Registrar-Recorder/County Clerk.

**APPENDIX A**

**PROPOSED ANNEXATION OF  
SINGLE-LOT TERRITORY  
AND LEVYING OF ASSESSMENTS  
LOS ANGELES COUNTY PUBLIC WORKS**

Single-lot	LLA-1 Zone	CLMD	Sup Dist	County Area or City	Location	Majority Protest (Yes or No)
L 024-2020	Unincorporated Zone	1687	5	Lake Los Angeles	40303 170th Street E Palmdale, CA 93591	

The foregoing resolution was adopted on the \_\_\_\_\_ day of \_\_\_\_\_, 2025, by the Board of Supervisors of the County of Los Angeles and ex-officio the governing body of all other special assessment and taxing district, agencies, and authorities for which said Board so acts.

EDWARD YEN  
Executive Officer of the  
Board of Supervisors of the  
County of Los Angeles

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

APPROVED AS TO FORM:

DAWYN R. HARRISON  
County Counsel

By *Talin Halabi*  
Senior Deputy County Counsel



R-24-26 11/2/24

ENCLOSURE C

**JOINT RESOLUTION OF  
THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES,  
THE BOARD OF DIRECTORS OF ANTELOPE VALLEY CEMETERY DISTRICT,  
THE BOARD OF DIRECTORS OF THE ANTELOPE VALLEY EAST KERN WATER  
AGENCY, AND THE BOARD OF DIRECTORS OF THE ANTELOPE VALLEY  
RESOURCE CONSERVATION DISTRICT APPROVING AND ACCEPTING THE  
NEGOTIATED EXCHANGE OF  
PROPERTY TAX REVENUES RESULTING FROM  
ANNEXATION OF L 024-2020  
TO COUNTY LIGHTING MAINTENANCE DISTRICT 1687**

WHEREAS, pursuant to Section 99.01 of the California Revenue and Taxation Code, prior to the effective date of any jurisdictional change that will result in a special district providing one or more services to an area where those services have not previously been provided by any local agency, the special district and each local agency that receives an apportionment of property tax revenue from the area must negotiate an exchange of property tax increment generated in the area subject to the jurisdictional change and attributable to those local agencies; and

WHEREAS, the Board of Supervisors of the County of Los Angeles, acting on behalf of the County Lighting Maintenance District (CLMD) 1687, Los Angeles County General Fund, Los Angeles County Public Library, Los Angeles County Road District 5, the Consolidated Fire Protection District of Los Angeles County, Los Angeles County Flood Control Drainage Improvement Maintenance District, and Los Angeles County Flood Control District; the Board Of Directors Of the Antelope Valley East Kern Water Agency; and the Board Of Directors of the Antelope Valley Resource Conservation District have determined that the amount of property tax revenue to be exchanged between their respective agencies as a result of the annexation proposal identified as L 024-2020 to CLMD 1687 is as shown on the attached Property Tax Transfer Resolution Worksheet.

//  
//  
//  
//  
//  
//  
//  
//  
//  
//  
//  
//  
//

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The negotiated exchange of property tax revenues between CLMD 1687, Los Angeles County General Fund, Los Angeles County Public Library, Los Angeles County Road District 5, the Consolidated Fire Protection District of Los Angeles County, Los Angeles County Flood Control Drainage Improvement Maintenance District, Los Angeles County Flood Control District, the Antelope Valley East Kern Water Agency, and the Antelope Valley Resource Conservation District resulting from the annexation of L 024-2020 to CLMD 1687 is approved and accepted.

2. For fiscal years commencing on or after July 1, 2025, or the July 1 after the effective date of this jurisdictional change, whichever is later, the property tax revenue increment generated from the area within L 024-2020, Tax Rate Area 09822, shall be allocated to the affected agencies as indicated on the Property Tax Transfer Resolution Worksheet.

3. No transfer of property tax revenues other than those specified in Paragraph 2 shall be made as a result of the annexation of L 024-2020.

4. If at any time after the effective date of this resolution, the calculations used herein to determine initial property tax transfers or the data used to perform those calculations are found to be incorrect, thus, producing an improper or inaccurate property tax transfer, the property tax transfer shall be recalculated and the corrected transfer shall be implemented for the next fiscal year.

PASSED, APPROVED, AND ADOPTED this 12<sup>th</sup> day of November 2024,  
by the following vote:

AYES: 7  
NOES: 0  
ABSENT: 0  
ABSTAIN: 0

ANTELOPE VALLEY EAST KERN  
WATER AGENCY

By [Signature]  
Chairperson, Board of Directors

ATTEST:

[Signature]  
Secretary R-24-26 > 11/12/24  
11-12-2024  
Date

**JOINT RESOLUTION OF  
THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES,  
THE BOARD OF DIRECTORS OF ANTELOPE VALLEY CEMETERY DISTRICT,  
THE BOARD OF DIRECTORS OF THE ANTELOPE VALLEY EAST KERN WATER  
AGENCY, AND THE BOARD OF DIRECTORS OF THE ANTELOPE VALLEY  
RESOURCE CONSERVATION DISTRICT APPROVING AND ACCEPTING THE  
NEGOTIATED EXCHANGE OF  
PROPERTY TAX REVENUES RESULTING FROM  
ANNEXATION OF L 024-2020  
TO COUNTY LIGHTING MAINTENANCE DISTRICT 1687**

WHEREAS, pursuant to Section 99.01 of the California Revenue and Taxation Code, prior to the effective date of any jurisdictional change that will result in a special district providing one or more services to an area where those services have not previously been provided by any local agency, the special district and each local agency that receives an apportionment of property tax revenue from the area must negotiate an exchange of property tax increment generated in the area subject to the jurisdictional change and attributable to those local agencies; and

WHEREAS, the Board of Supervisors of the County of Los Angeles, acting on behalf of the County Lighting Maintenance District (CLMD) 1687, Los Angeles County General Fund, Los Angeles County Public Library, Los Angeles County Road Maintenance District 5, the Consolidated Fire Protection District of Los Angeles County, Los Angeles County Flood Control Drainage Improvement Maintenance District, and Los Angeles County Flood Control District; the Board Of Directors Of the Antelope Valley East Kern Water Agency; and the Board Of Directors of the Antelope Valley Resource Conservation District have determined that the amount of property tax revenue to be exchanged between their respective agencies as a result of the annexation proposal identified as L 024-2020 to CLMD 1687 is as shown on the attached Property Tax Transfer Resolution Worksheet.

//  
//  
//  
//  
//  
//  
//  
//  
//  
//  
//  
//  
//  
//

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The negotiated exchange of property tax revenues between CLMD 1687, Los Angeles County General Fund, Los Angeles County Public Library, Los Angeles County Road Maintenance District 5, the Consolidated Fire Protection District of Los Angeles County, Los Angeles County Flood Control Drainage Improvement Maintenance District, Los Angeles County Flood Control District, the Antelope Valley East Kern Water Agency, and the Antelope Valley Resource Conservation District resulting from the annexation of L 024-2020 to CLMD 1687 is approved and accepted.

2. For fiscal years commencing on or after July 1, 2025, or the July 1 after the effective date of this jurisdictional change, whichever is later, the property tax revenue increment generated from the area within L 024-2020, Tax Rate Area 09822, shall be allocated to the affected agencies as indicated on the Property Tax Transfer Resolution Worksheet.

3. No transfer of property tax revenues other than those specified in Paragraph 2 shall be made as a result of the annexation of L 024-2020.

4. If at any time after the effective date of this resolution, the calculations used herein to determine initial property tax transfers or the data used to perform those calculations are found to be incorrect, thus, producing an improper or inaccurate property tax transfer, the property tax transfer shall be recalculated and the corrected transfer shall be implemented for the next fiscal year.

PASSED, APPROVED, AND ADOPTED this 17<sup>th</sup> day of Dec 20 24,  
by the following vote:

AYES: Deason, Rankin, Munz  
NOES: 0  
ABSENT: 0  
ABSTAIN: 0

ANTELOPE VALLEY RESOURCE  
CONSERVATION DISTRICT

By 

Chairperson, Board of Directors

ATTEST

  
Secretary

12/17/24  
Date

# BOARD LETTER/MEMO CLUSTER FACT SHEET

☒ Board Letter

☐ Board Memo

☐ Other

<b>CLUSTER AGENDA REVIEW DATE</b>	7/16/2025		
<b>BOARD MEETING DATE</b>	8/5/2025		
<b>SUPERVISORIAL DISTRICT AFFECTED</b>	<input type="checkbox"/> All <input type="checkbox"/> 1 <sup>st</sup> <input type="checkbox"/> 2 <sup>nd</sup> <input checked="" type="checkbox"/> 3 <sup>rd</sup> <input type="checkbox"/> 4 <sup>th</sup> <input type="checkbox"/> 5 <sup>th</sup>		
<b>DEPARTMENT(S)</b>	Public Works		
<b>SUBJECT</b>	Lower Encinal Pump Station Improvements		
<b>PROGRAM</b>	Los Angeles County Waterworks District No. 29, Malibu		
<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>SB 1439 SUPPLEMENTAL DECLARATION FORM REVIEW COMPLETED BY EXEC OFFICE</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No – Not Applicable  <b>If unsure whether a matter is subject to the Levine Act, e-mail your packet to <a href="mailto:EOLevineAct@bos.lacounty.gov">EOLevineAct@bos.lacounty.gov</a> to avoid delays in scheduling your Board letter.</b>		
<b>DEADLINES/ TIME CONSTRAINTS</b>	There is no urgency.		
<b>COST &amp; FUNDING</b>	Total cost: \$5,900,000	Funding source: Los Angeles County Waterworks District No. 29, Malibu, Accumulative Capital Outlay Fund (N33-Capital Assets-Infrastructure) Fiscal Year 2025-26 Budget. The United States Federal Emergency Management Agency will reimburse up to \$437,988 to the District from the Hazard Mitigation Grant Program.	
	TERMS (if applicable): N/A		
	Explanation: In July 2021, the Federal Emergency Management Agency awarded \$437,988 in grant funding to the District. In June 2024, a grant extension was approved and will expire in January 2026.		
<b>PURPOSE OF REQUEST</b>	To obtain Board approval to adopt plans and specifications, advertise, and award and execute a construction contract for the Lower Encinal Pump Station Improvements project in the City of Malibu.		
<b>BACKGROUND (include internal/external issues that may exist including any related motions)</b>	As a response to the 2018 Woolsey Fire, the Board of Supervisors authorized Public Works to repair water supply facilities and construct new facilities in areas affected by the fire. The proposed upgrade will improve system reliability, water quality, and protect the health and safety of existing customers. The scope of this project will include the removal of the existing pump station building, construction of a new pump station building and electrical room, and modification and reinstallation of existing pumps, along with related upgrades and associated equipment.		
<b>EQUITY INDEX OR LENS WAS UTILIZED</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, please explain how: N/A		
<b>SUPPORTS ONE OF THE NINE BOARD PRIORITIES</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, please state which one(s) and explain how: Board Priority No. 7: Sustainability. This project will increase water system reliability for domestic use and fire protection. This infrastructure investment will better enable the water system to adapt to changing demands and climate stresses.		
<b>DEPARTMENTAL CONTACTS</b>	Name, Title, Phone # & Email: Adam Ariki, Deputy Director, Office (626) 458-4012, Cell (626) 476-6703, <a href="mailto:aariki@pw.lacounty.gov">aariki@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

August 5, 2025

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  
WATER RESOURCES CORE SERVICE AREA  
ADOPT, ADVERTISE, AND AWARD  
PROJECT ID NO. WWD2900091  
LOWER ENCINAL PUMP STATION IMPROVEMENTS  
IN THE CITY OF MALIBU  
(SUPERVISORIAL DISTRICT 3)  
(4-VOTES)**

**SUBJECT**

Public Works is seeking Board approval to adopt plans and specifications, advertise for construction bids, and award and execute a construction contract for the Lower Encinal Pump Station Improvements project in the City of Malibu.

**IT IS RECOMMENDED THAT THE BOARD ACTING AS THE GOVERNING BODY OF THE LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 29, MALIBU:**

1. Find that the proposed project, and related actions, are exempt from the California Environmental Quality Act for the reasons stated in this Board letter and in the record of the project.
2. Approve the project and adopt the plans and specifications that are on file with Public Works' Project Management Division III for the Lower Encinal Pump Station

Improvements project at an estimated construction contract cost between \$2,300,000 and \$3,500,000.

3. Instruct the Executive Officer of the Board to advertise for bids in accordance with the Instruction Sheet for Publishing Legal Advertisement that are to be received before 11 a.m. on September 9, 2025, in accordance with the Notice Inviting Bids.
4. Find pursuant to California Public Contract Code, Section 3400 (c) (2), that it is necessary to specify designated items by specific brand name in order to match other products in use on a particular public improvement either completed or in the course of completion.
5. Delegate authority to the Director of Public Works or his designee to determine whether the bid of the apparent responsible contractor with the apparent lowest responsive bid is, in fact, responsive and, if not responsive, to determine which apparent responsible contractor submitted the apparent lowest responsive bid.
6. Delegate authority to the Director of Public Works or his designee to award and execute a construction contract for the Lower Encinal Pump Station Improvements project with the apparent responsible contractor with the apparent lowest responsive bid within or less than the estimated cost range of \$2,300,000 and \$3,500,000 or that exceeds the estimated cost range by no more than 15 percent, if additional funds have been identified.
7. Delegate to the Director of Public Works or his designee the following authority in connection with this contract: (a) extend the date and time for the receipt of bids consistent with the requirements of California Public Contract Code, Section 4104.5; (b) allow substitution of subcontractors and relief of bidders upon demonstration of the grounds set forth in California Public Contract Code, Sections 4100 et seq. and 5100 et seq., respectively; (c) approve and execute change orders within the same monetary limits delegated to the Director of Public Works or his designee under California Public Contract Code, Section 20614; (d) accept the project upon its final completion; and (e) make required findings and release retention money withheld consistent with the requirements of California Public Contract Code, Sections 7107 and 9203.

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

The purpose of the recommended actions is to find that the proposed project, and related actions, are exempt from the California Environmental Quality Act (CEQA) and allow Public Works to replace the existing pump station building, modify existing pumps, and

construct improvements for the connection of a portable generator. The site is operated and maintained by the Los Angeles County Waterworks District, No. 29, Malibu and is in the City of Malibu (see Enclosure A).

The proposed project was initiated in response to the 2018 Woolsey Fire as part of the resolution passed by the Board on December 4, 2018, which authorized Public Works to repair water supply facilities and construct new facilities to maintain and safeguard services essential to life, public health, safety, and welfare. The pump station upgrades will directly benefit the customers of the District by increasing the efficiency of the pump station and allowing for a more effective and reliable water supply.

It is anticipated the work will start in the third quarter of 2026 and be completed in the first quarter of 2028.

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

These recommendations support the County Strategic Plan: North Star 3, Realize Tomorrow's Government Today, Focus Area Goal F, Flexible and Efficient Infrastructure, Strategy ii, Modernize Infrastructure, by replacing and improving public infrastructure assets that support the quality of life of Los Angeles County residents.

### **FISCAL IMPACT/FINANCING**

There will be no impact to the County General Fund.

The estimated construction contract cost to complete this project is in the range of \$2,300,000 to \$3,500,000 with a maximum construction contract cost to be within 15 percent above this range. The total project cost is estimated to be \$5,900,000. In addition to the construction contract cost, the total project cost includes the preparation of plans and specifications, construction engineering, inspection, contract administration, change order contingency, environmental compliance, and other County services.

Funding for this project is included in the Los Angeles County Waterworks District No. 29, Malibu, Accumulative Capital Outlay Fund (N33-Capital Assets-Infrastructure) Fiscal Year 2025-26 Budget. Funding for future costs will be requested through the annual budget process.

The United States Federal Emergency Management Agency (FEMA) will reimburse up to \$437,988 to the District from the Hazard Mitigation Grant Program.



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

This project will be advertised in accordance with Section 20602 of the California Public Contract Code.

California Public Contract Code, Section 3400, allows a product to be designated by specific brand name for several purposes, one of which is in order to match other products in use on a particular public improvement either completed or in the course of completion, if the awarding authority makes a finding to the same effect and language is included in the Notice Inviting Bids.

A list of specific brand names and qualified purposes in accordance with the California Public Contract Code is provided in Enclosure B.

The contract award will comply with applicable Federal and California requirements and Board policies and mandates. The contract documents will require the contractor to comply with these same requirements, policies, and mandates. The construction contract will be in the form previously reviewed and approved by County Counsel.

As required by Board Policy No. 5.140, information, such as defaulted contracts with the County, complaints filed with the Contractors State License Board, labor violations, and debarment actions will be considered before a contract is awarded.

Documents related to award of this proposed contract will be available at Los Angeles County Public Works, Project Management Division III, 900 South Fremont Avenue, 8th Floor, Alhambra, CA 91803.

Effective June 7, 2023, Countywide Community Workforce Agreement applies to projects with an estimated construction contract value of \$5,000,000 or greater. Provisions of the Countywide Community Workforce Agreement will not be applied to this contract as the estimated construction contract value is below the threshold.

On July 11, 2000, the Board approved guidelines for the acceptance of grants of \$100,000 or more. These guidelines include a requirement that County departments prepare a grant management statement for review before they carry out the activities covered under the grant.

On July 13, 2021, the United States acting by and through FEMA awarded \$437,988 to the District for the backup generator for the project. FEMA agreed to cost-share 75 percent of all approved budget period costs incurred, up to, and not exceeding, total

Federal funding of \$437,988. On June 25, 2024, a grant extension was approved and will expire on January 3, 2026.

## **ENVIRONMENTAL DOCUMENTATION**

The proposed project is exempt from CEQA. The project to replace the existing pump station building and modify existing pumps is within a class of projects that has been determined not to have a significant effect on the environment and are statutorily exempt from CEQA pursuant to California Public Resources Code, Section 21080 (b) (2) and (4); and State CEQA Guidelines, Section 15269 (b) and (c); because the project is in response to the damage caused by the Woolsey Fire and the resolution passed by the Board on December 4, 2018, which authorized Public Works to repair water supply facilities and construct new facilities to maintain and safeguard services essential to life, public health, safety, and welfare. Additionally, the proposed project is categorically exempt from CEQA pursuant to Sections 15301 (a) and (b); 15302 (c); and 15303 (d) and (e) of the State CEQA Guidelines; and Classes 1 (d), (e), and (l); 2 (c) and (e); and 3 (c) of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G, which apply to repair and minor alteration of existing facilities, replacements to the existing Lower Encinal Pump Station, a water system facility, and installation of new equipment. The proposed work will result in negligible expansion of use, and replacement features at the site will have the same purpose and capacity. In addition, based on the proposed project records, it will comply with all applicable regulations, and there are no cumulative impacts, unusual circumstances, damage to scenic highways, listing on hazardous waste site lists compiled pursuant to Government Code, Section 65962.5, or indications that it may cause a substantial adverse change in the significance of a historical resource that would make the exemption inapplicable.

Upon the Board's approval of the recommended actions, Public Works will file a Notice of Exemption with the Registrar-Recorder/County Clerk and with the State Clearinghouse at the Office of Land Use and Climate Innovation in accordance with California Public Resources Code, Section 21152, and will post the notice to its website in accordance with Section 21092.2.

## **CONTRACTING PROCESS**

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

To increase contractor awareness of Public Works' program to contract work out to the private sector, this project will be listed on both the County's "Doing Business with Los Angeles County" and "Do Business with Public Works" websites for open bids:

<https://lacounty.gov/business/doing-business-with-la-county/>

<http://pw.lacounty.gov/general/contracts/opportunities>

Also, contract solicitations will be advertised through web-based and social media platforms.

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

When the project is completed, it will have a positive impact by strengthening water supply reliability and mitigating emergencies, thereby, protecting the health and safety of existing customers.

### **CONCLUSION**

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

Respectfully submitted,

MARK PESTRELLA, PE  
Director of Public Works

MP:KF:ma

Enclosures

c: Chief Executive Office (Christine Frias)  
County Counsel  
Executive Office, Board of Supervisors  
Internal Services (Countywide Contract Compliance)

**ENCLOSURE A**  
August 5, 2025

**LOWER ENCINAL PUMP STATION IMPROVEMENTS  
PROJECT IN NO. WWD2900091**



**PROJECT NAME:** Lower Encinal Pump Station Improvement

**PROJECT ID NO.:** WWD2900091

**List of specific brand names in accordance with California Public Contract Code Section 3400:**

Item/Category	Manufacturer	Model	Public Contract Code 3400 Justification*	Detailed Justification
Mobile Generator	HIPOWER	HRIW-70 T4F	2	Sole source required for consistency with existing equipment, replacement parts, and institutional knowledge regarding repairs and maintenance. Alternate products would negatively impact overall efficiency, system reliability, and operation and maintenance costs.

\*(1) In order that a field test or experiment may be made to determine the product's suitability for future use. (2) In order to match other products in use on a particular public improvement either completed or in the course of completion. (3) In order to obtain a necessary item that is only available from one source. (4) (a) In order to respond to an emergency declared by a local agency, but only if the declaration is approved by a four-fifths vote of the governing board of the local agency issuing the Invitation for Bid or Request for Proposals; and (b) In order to respond to an emergency declared by the State, a State agency, or political subdivision of the State, but only if the facts setting forth the reasons for the finding of the emergency are contained in the public records of the authority issuing the Invitation for Bid or Request for Proposals.

**BOARD LETTER/MEMO  
CLUSTER FACT SHEET**

☒ Board Letter

☐ Board Memo

☐ Other

<b>CLUSTER AGENDA REVIEW DATE</b>	7/16/2025		
<b>BOARD MEETING DATE</b>	8/5/2025		
<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 checked="" type="checkbox"/> 4 <sup>th</sup> <input type="checkbox"/> 5 <sup>th</sup>		
<b>DEPARTMENT(S)</b>	Public Works		
<b>SUBJECT</b>	Exchange of Properties and Grant of Easements between the Los Angeles County Flood Control District and the City of Long Beach		
<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>SB 1439 SUPPLEMENTAL DECLARATION FORM REVIEW COMPLETED BY EXEC OFFICE</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No – Not Applicable  <b>If unsure whether a matter is subject to the Levine Act, email your packet to <a href="mailto:EOLevineAct@bos.lacounty.gov">EOLevineAct@bos.lacounty.gov</a> to avoid delays in scheduling your Board Letter.</b>		
<b>DEADLINES/ TIME CONSTRAINTS</b>	To meet the City of Long Beach's funding deadline.		
<b>COST &amp; FUNDING</b>	Total cost:	Funding source:	
	N/A	N/A	
	TERMS (if applicable): N/A		
	<p>Explanation: There will be no monetary consideration for the exchange of real property related to Project No. 275-451 - West Long Beach since the City of Long Beach will grant the Los Angeles Flood Control District its real property (City Land) and construct a new pump station and related site improvements (New Facility) in exchange for the District's real property (District Land).</p> <p>The City of Long Beach will deposit fair market value for the permanent easement and temporary construction easements in an amount not less than \$512,700. This amount is for the District's grant of easement for railroad bridge widening purposes, for the grant of temporary construction easements related to Dominguez Channel in the Wilmington community of the City of Los Angeles, and for the grant of temporary construction easement for the demolition of the Shoemaker Bridge. These amounts will be deposited into the Flood Control District Fund (B07, Revenue Source Code 9906-Sale of Capital Assets-Easements).</p>		
<b>PURPOSE OF REQUEST</b>	<p>The City of Long Beach offered the City Land as a replacement site to the District and will build the New Facility on the City Land. The City of Long Beach will then convey to the District fee title to the City Land, including the New Facility, in exchange for the District conveying the District Land to the City of Long Beach. The terms for the construction of the New Facility will be outlined in a construction agreement to be executed by the District and the City of Long Beach.</p> <p>In addition, the City of Long Beach requested a permanent easement and temporary construction easements to widen its railroad bridge over Dominguez Channel in the Wilmington community of the City of Los Angeles and a temporary construction easement for the demolition of the Shoemaker Bridge related to the Los Angeles River in the City of Long Beach for its Pier B On-Dock Rail Support Facility Project.</p>		

	The recommended actions will benefit the City of Long Beach and County residents as the project will improve the Port of Long Beach's on-dock rail network by enabling a shift from truck to train transportation, which will support the goal of moving 35 percent of all Port of Long Beach's cargo by on-dock rail and will reduce the Port of Long Beach's carbon footprint.
<b>BACKGROUND</b> (include internal/external issues that may exist including any related motions)	The project proposes to modernize its on-dock rail support infrastructure to enhance on-dock rail capacity at the Port of Long Beach's shipping terminals increasing the movement speed of cargo. The project will impact the following three Los Angeles County Flood Control District facilities: (1) Project No. 275-451 - West Long Beach (drain and pump station), (2) Dominguez Channel, and (3) Los Angeles River.
<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: Priority No. 7: Sustainability–The 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: Geetha Shan, Deputy Director, (626) 458-4008, <a href="mailto:gshan@pw.lacounty.gov">gshan@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:

August 5, 2025

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  
EXCHANGE OF REAL PROPERTY AND EXECUTE AGREEMENTS  
AND GRANT PERMANENT AND TEMPORARY EASEMENTS  
FROM THE LOS ANGELES COUNTY FLOOD  
CONTROL DISTRICT TO THE CITY OF LONG BEACH  
(SUPERVISORIAL DISTRICT 4)  
(3-VOTES)**

**SUBJECT**

Public Works is seeking Board approval for the Los Angeles County Flood Control District to acquire real property owned by the City of Long Beach referred to as Parcel 7F in exchange for real property referred to as Parcels 3EXF and 4EXF related to Project No. 275-451 - West Long Beach in the City of Long Beach; to grant a permanent easement for railroad bridge purposes affecting Parcel 27GE and temporary construction easements affecting Parcels 27T and 316T all related to Dominguez Channel in the Wilmington community of the City of Los Angeles; and to grant a temporary construction easement affecting Parcels 2091T, 2178T, and 2180T related to the Los Angeles River in the City of Long Beach from the Los Angeles Flood Control District to the City of Long Beach for the Pier B On-Dock Rail Support Facility Project.

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

1. Acting as a responsible agency for the Pier B On-Dock Rail Support Facility Project, consider the Final Environmental Impact Report/Environmental Impact Statement prepared and certified by the City of Long Beach as the lead agency



for the Pier B On-Dock Rail Support Facility Project; certify that the Board has independently reviewed and considered the information contained in the Environmental Impact Report and reached its own conclusions regarding the environmental effects of the Los Angeles County Flood Control District's approvals related to the Pier B On-Dock Rail Support Facility Project as shown in the Environmental Impact Report; adopt the Mitigation Monitoring and Reporting Program finding that it is adequately designed to ensure compliance with the mitigation measures during project implementation; determine that the significant adverse effects of the project have either been reduced to an acceptable level or are outweighed by the specific considerations of the project as outlined in the Findings of Fact and Statement of Overriding Considerations, which findings and statement are adopted and incorporated herein by reference; and find that the proposed acquisition of property, grant of easements, and the Los Angeles County Flood Control District's agreements are covered by the City of Long Beach's certified Environmental Impact Report.

2. Approve the acquisition of property referred to as Parcel 7F related to Project No. 275-451 - West Long Beach in the City of Long Beach from the City of Long Beach to the Los Angeles County Flood Control District.
3. Find that the fee interest in the Los Angeles County Flood Control District's real property referred to as Parcels 3EXF and 4EXF related to Project No. 275-451 - West Long Beach in the City of Long Beach is no longer required for the purposes of the Los Angeles County Flood Control District.
4. Find that the Los Angeles County Flood Control District's real property referred to as Parcels 3EXF and 4EXF related to Project No. 275-451 - West Long Beach is exempt surplus land under the provisions of the Surplus Land Act pursuant California Government Code, Section 54221 (f)(1)(C), because the Los Angeles County Flood Control District's surplus land is being exchanged for another property necessary for the Los Angeles County Flood Control District's use upon the construction of a replacement facility on Parcel 7F related to Project No. 275-451 - West Long Beach in the City of Long Beach by the City of Long Beach.
5. Find that the grant of easement for railroad bridge purposes affecting Parcel 27GE related to Dominguez Channel, the grant of temporary construction easements affecting Parcels 27T and 316T both related to Dominguez Channel in the Wilmington community of the City of Los Angeles, the grant of temporary

construction easement affecting Parcels 2091T, 2178T, and 2180T related to the Los Angeles River in the City of Long Beach, and the subsequent use of said easements will not interfere with the use of the affected parcels for any purposes of the Los Angeles County Flood Control District.

6. Approve the grant of permanent easement for railroad bridge purposes affecting Parcel 27GE related to Dominguez Channel, the grant of temporary construction easements affecting Parcels 27T and 316T related to Dominguez Channel in the Wilmington community of the City of Los Angeles, and the grant of temporary construction easement affecting Parcels 2091T, 2178T, and 2180T related to the Los Angeles River in the City of Long Beach from the Los Angeles Flood Control District to the City of Long Beach.
7. Delegate authority to the Chief Engineer of the Los Angeles County Flood Control District or his designee to negotiate and execute agreements, easement documents, and any other documents necessary to carry out the construction and property transactions between the Los Angeles County Flood Control District and the City of Long Beach for the Pier B On-Dock Rail Support Facility Project.

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

The purpose of the recommended actions is to allow the Los Angeles County Flood Control District to act as a responsible agency to the City of Long Beach's Environmental Impact Report (EIR); to find that the proposed acquisition of property, grant of easements, and the District's agreements are covered in the City of Long Beach's certified EIR; and to adopt the Mitigation Monitoring and Reporting Program as applicable, Findings and a Statement of Overriding Considerations for the recommended actions herein.

The City of Long Beach's Pier B On-Dock Rail Support Facility Project proposes to modernize its on-dock rail support infrastructure to enhance on-dock rail capacity at the Port of Long Beach's shipping terminals increasing the movement speed of cargo. The Pier B On-Dock Rail Support Facility Project will impact the following three Los Angeles County Flood Control District facilities: (1) Project No. 275-451 - West Long Beach (drain and pump station), (2) Dominguez Channel, and (3) Los Angeles River. The enclosed maps show all the recommended real estate transactions between the District and the City of Long Beach.

First, the purpose of the recommended actions is to mitigate the impacts of the Pier B On-Dock Rail Support Facility Project to the District's facilities by the City of Long Beach's relocation of the District's pump station to a new location

(Project 275-451 - West Long Beach). As a result of the relocation of these facilities, the District will acquire real property owned by the City of Long Beach referred to as Parcel 7F (City Land) in exchange for the District's real property referred to as Parcels 3EXF and 4EXF related to Project No. 275-451 - West Long Beach (District Land) in the City of Long Beach. The recommended actions will find that the transfer of the District Land is exempt surplus land under the provisions of the Surplus Land Act pursuant to California Government Code, Section 54221 (f)(1)(C).

The City of Long Beach offered the City Land as a replacement site to the District and will build a new pump station and related site improvements (New Facility) on the City Land. The City of Long Beach will then convey to the District fee title to the City Land, including the New Facility, in exchange for the District conveying the District Land to the City of Long Beach. The terms for the construction of the New Facility will be outlined in a construction agreement to be executed by the District and the City of Long Beach.

Secondly, the purpose of the recommended actions is to approve the grant of easement for widening the railroad bridge over Dominguez Channel affecting Parcel 27GE and to grant temporary construction easements affecting Parcels 27T and 316T related to Dominguez Channel in the Wilmington community of the City of Los Angeles.

Finally, the purpose of the recommended action is to approve the District's grant of temporary construction easement along the Los Angeles River for the demolition of the Shoemaker Bridge affecting Parcels 2091T, 2178T, and 2180T related to the Los Angeles River in the City of Long Beach.

The recommended actions will benefit the City of Long Beach and County residents as the Pier B On-Dock Rail Support Facility Project will improve the Port of Long Beach's on-dock rail network by enabling a shift from truck to train transportation, which will support the goal of moving 35 percent of all Port of Long Beach's cargo by on-dock rail and will reduce the Port of Long Beach's carbon footprint.

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

These recommendations support the County Strategic Plan: North Star 3, Realize Tomorrow's Government Today, Focus Area Goal G, Internal Controls and Processes, Strategy ii, Manage and Maximize County Assets, by providing accessible funds for the District's programs, which will help to promote fiscal responsibility. The recommended actions will allow the City of Long Beach to complete its Pier B On-Dock Rail Support Facility Project, which will improve the Port of Long Beach's infrastructure.

### **FISCAL IMPACT/FINANCING**

There will be no impact to the County General Fund.

There will be no monetary consideration for the exchange of real property related to Project No. 275-451 - West Long Beach since the City of Long Beach will grant the District the City Land and construct the New Facility in exchange for the District Land.

The City of Long Beach will deposit fair market value for the permanent easement and temporary construction easements in an amount not less than \$512,700. This amount is for the District's grant of easement for railroad bridge widening purposes, for the grant of temporary construction easements related to Dominguez Channel, and for the grant of temporary construction easement for the demolition of the Shoemaker Bridge. These amounts will be deposited into the Flood Control District Fund (B07, Revenue Source Code 9906-Sale of Capital Assets-Easements).

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

As required by California Government Code, Section 65402 (b) and (c), a notification of the proposed acquisition and sale was submitted by the City of Long Beach to its Planning Department for its report as to conformance with the City of Long Beach's adopted General Plan. Since no comments were received within the 40-day period as stipulated in this section, it was deemed by the City of Long Beach Planning Department that the proposed sale conforms with its General Plan.

The District's Land is exempt surplus land pursuant to California Government Code, Section 54221 (f)(1)(C), because the District's Land is being exchanged for another property necessary for the District's use.

The proposed exchange and grant of permanent and temporary construction easements are authorized by Section 2, Subsection 13, of the Los Angeles County Flood Control Act. This section states the following: "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, or may be leased for any purpose without interfering with the use of the same for the purposes of the district..."

County Counsel will approve the agreements and easement documents as to form prior to execution and they will be recorded.

### **ENVIRONMENTAL DOCUMENTATION**

The District is acting as a responsible agency for the Pier B On-Dock Rail Support Facility Project. The City of Long Beach, as the lead agency, has prepared an Initial Study, consulted with the District, and certified a Final EIR for the Pier B On-Dock Rail Support Facility Project on January 22, 2018. The recommended action's significant adverse effects of the Pier B On-Dock Rail Support Facility Project have either been reduced to an acceptable level or are outweighed by the specific considerations of the Pier B On-Dock Rail Support Facility Project.

The location of the documents and other materials constituting the record of the proceedings upon which the Board's decision is based in this matter is at Public Works, 900 South Fremont Avenue, 10th Floor, Alhambra, California 91803. The custodian of such documents and materials is Survey/Mapping and Property Management Division, Real Estate Services Section, and they are also available at the following Public Works' website:

<https://pw.lacounty.gov/core-service-areas/transportation/ceqa-documents/>

Upon the Board's approval of the recommended actions, Public Works will file a Notice of Determination with the Registrar-Recorder/County Clerk and with the State Clearinghouse at the Office of Land Use and Climate Innovation in accordance with Section 21152 of the California Public Resources Code and will post the notice on the District's website in accordance with Section 21092.2 of the California Public Resources Code.

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

There will be no impact on current services or projects.

The Honorable Board of Supervisors  
August 5, 2025  
Page 7

**CONCLUSION**

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

Respectfully submitted,

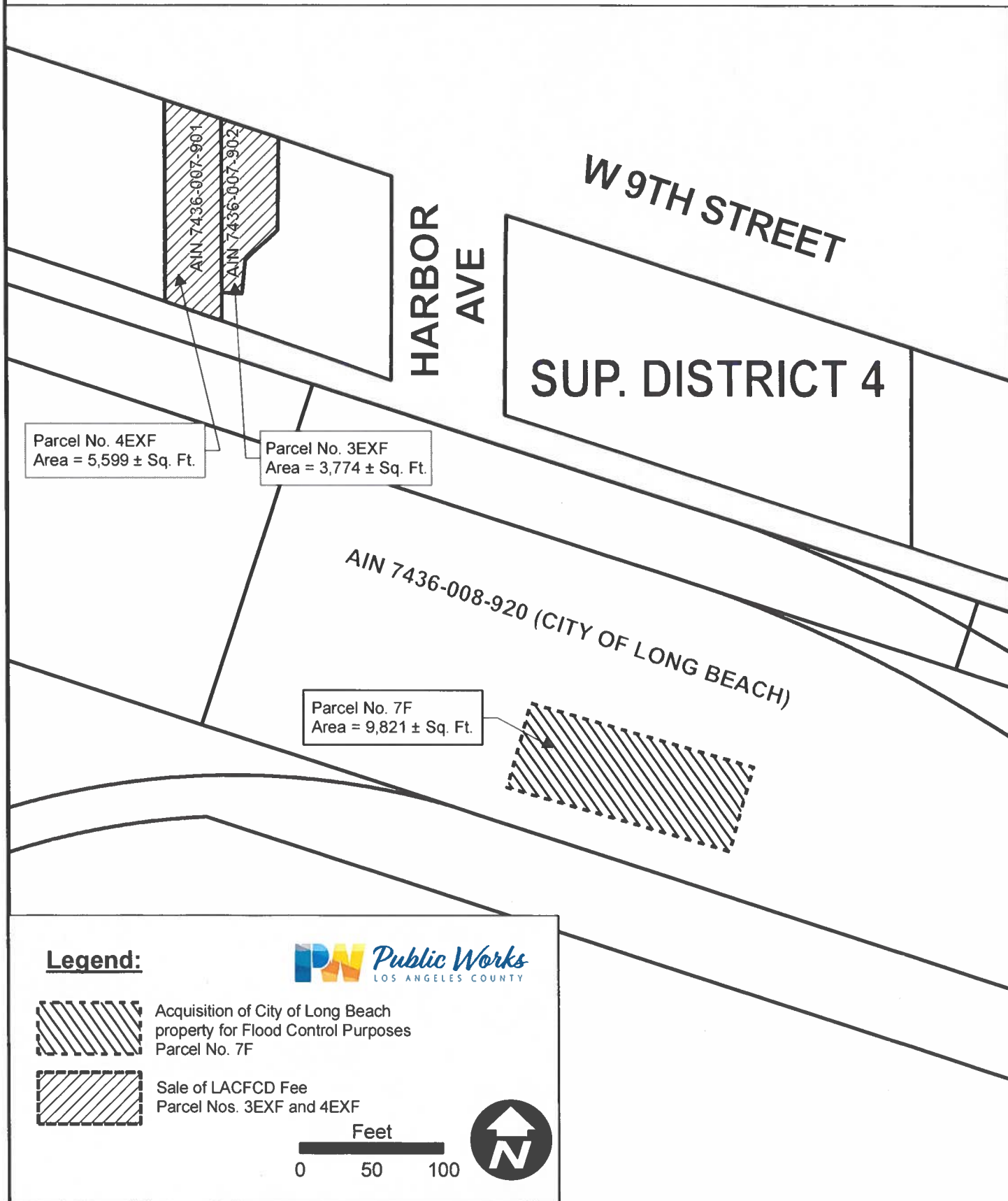
MARK PESTRELLA, PE  
Director of Public Works

MP:GE:st

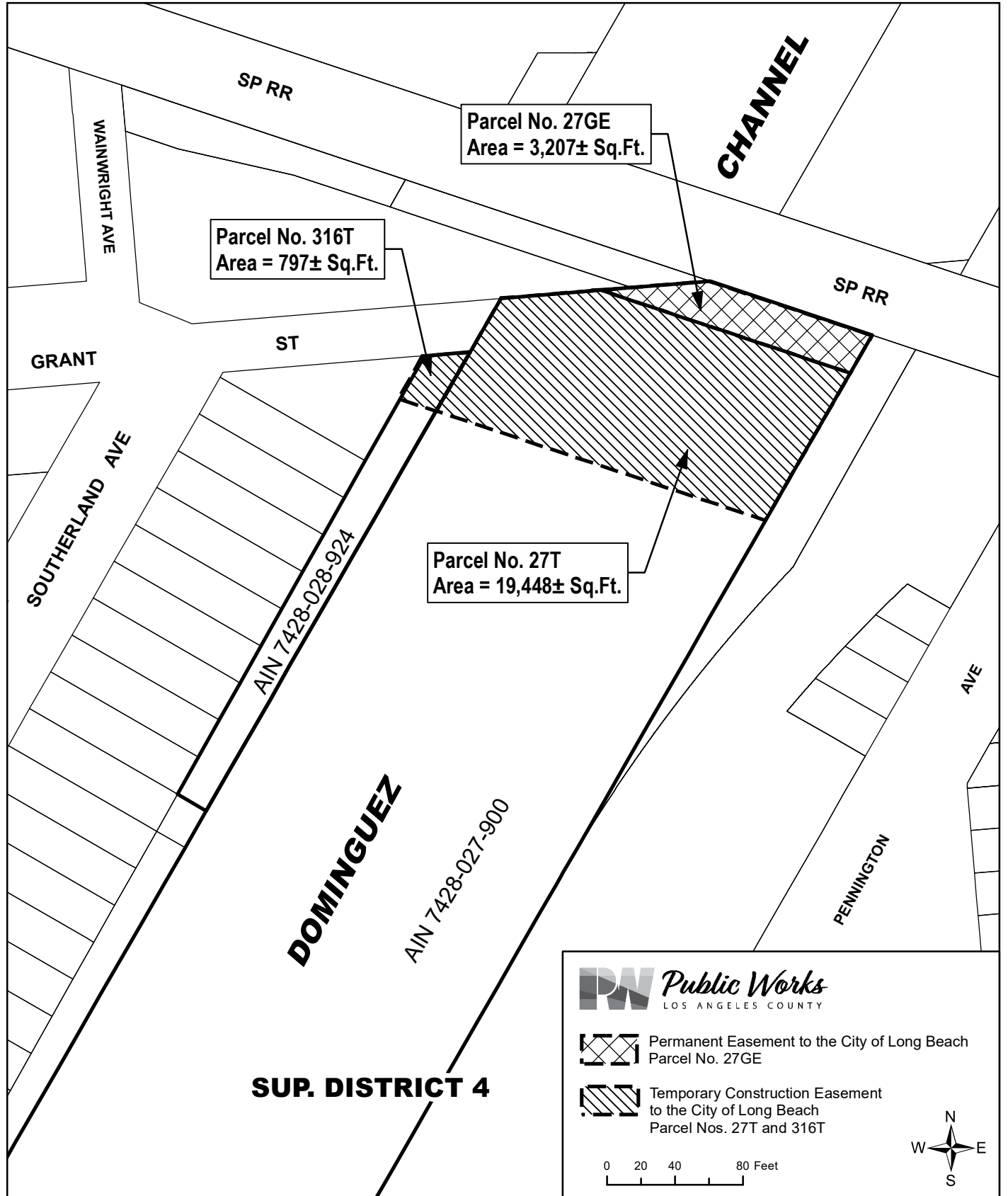
Enclosure

c: Auditor-Controller (Accounting Division–Asset Management)  
Chief Executive Office (Christine Frias)  
County Counsel  
Executive Office, Board of Supervisors

# ACQUISITION AND SALE OF FEE IN PROJECT NO. 275-451 - WEST LONG BEACH CITY OF LONG BEACH

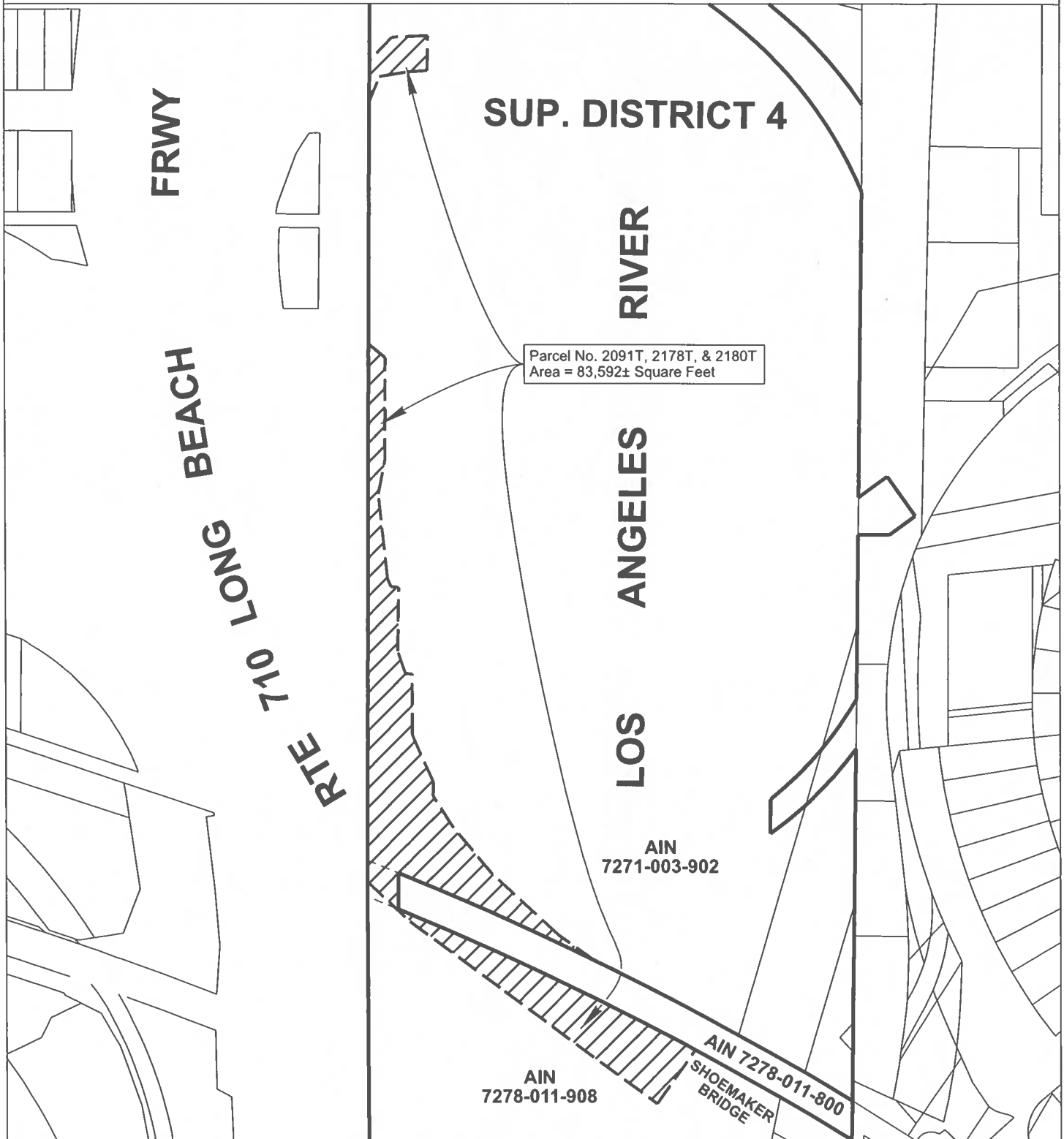


**GRANT OF PERMANENT EASEMENT AND  
TEMPORARY CONSTRUCTION EASEMENT  
IN DOMINGUEZ CHANNEL  
WILMINGTON COMMUNITY OF THE CITY OF LOS ANGELES**





# TEMPORARY CONSTRUCTION EASEMENT IN LOS ANGELES RIVER CITY OF LONG BEACH



**Legend:**



Temporary Construction Easement to the City of Long Beach  
Parcel Nos. 2091T, 2178T, & 2180T



0 FEET 200

# BOARD LETTER/MEMO CLUSTER FACT SHEET

☒ Board Letter

☐ Board Memo

☐ Other

<b>CLUSTER AGENDA REVIEW DATE</b>	7/16/2025	
<b>BOARD MEETING DATE</b>	8/5/2025	
<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>	Los Angeles County Waterworks District No. 40, Antelope Valley, Annexation 40-168 (4-224), Local Agency Formation Commission Designation 2024-10, Negotiated Property Tax Exchange Joint Resolution	
<b>PROGRAM</b>	County General Fund	
<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>SB 1439 SUPPLEMENTAL DECLARATION FORM REVIEW COMPLETED BY EXEC OFFICE</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No – Not Applicable  <b>If unsure whether a matter is subject to the Levine Act, email your packet to <a href="mailto:EOLevineAct@bos.lacounty.gov">EOLevineAct@bos.lacounty.gov</a> to avoid delays in scheduling your Board Letter.</b>	
<b>DEADLINES/ TIME CONSTRAINTS</b>		
<b>COST &amp; FUNDING</b>	Total cost: Fees paid by applicant	Funding source: Transfer of funds from the County General Fund and each of the affected County taxing entities to the District.
	TERMS (if applicable):	
	Explanation:  The Joint Resolution for the annexation will transfer a portion of the annual property tax increment from the County General Fund and each of the affected County taxing entities to the District.	
<b>PURPOSE OF REQUEST</b>	Public Works is seeking Board approval to adopt the Joint Resolution associated with the annexation of territory into the District.	
<b>BACKGROUND (include internal/external issues that may exist including any related motions)</b>	The purpose of the recommended actions is to reapportion the ad valorem property tax that is shared by the affected taxing entities as a result of Annexation 40-168 (4-224) into the District to fund operation and maintenance expenses and capital projects within the existing service area 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: Board Priority #7: Sustainability. In moving toward a more livable, economically stronger, and more resilient County, the recommended actions will respond to public needs by providing property owners and future businesses within the District a more reliable water supply system and water service to territory for development.
<b>DEPARTMENTAL CONTACTS</b>	Name, Title, Phone # & Email: Adam Ariki, Deputy Director, (626) 458-4012, cell (626) 476-6703, <a href="mailto:aariki@pw.lacounty.gov">aariki@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:

WW-3

August 5, 2025

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:

**WATER RESOURCES CORE SERVICE AREA  
LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 40, ANTELOPE VALLEY  
ANNEXATION 40-168 (4-224)  
LOCAL AGENCY FORMATION COMMISSION DESIGNATION 2024-10  
NEGOTIATED PROPERTY TAX EXCHANGE JOINT RESOLUTION  
(SUPERVISORIAL DISTRICT 5)  
(3-VOTES)**

**SUBJECT**

Public Works is seeking Board approval to adopt the Negotiated Property Tax Exchange Joint Resolution associated with the annexation of territory into the Los Angeles County Waterworks District No. 40, Antelope Valley.

**IT IS RECOMMENDED THAT THE BOARD ACTING AS THE GOVERNING BODY OF THE COUNTY OF LOS ANGELES, THE LOS ANGELES COUNTY LIBRARY, THE CONSOLIDATED FIRE PROTECTION DISTRICT OF LOS ANGELES COUNTY, AND THE LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 40, ANTELOPE VALLEY:**

1. Find that the adoption of the Negotiated Property Tax Exchange Joint Resolution for Annexation 40-168 (4-224) and the resulting share of the ad valorem property tax do not constitute a project under the California Environmental Quality Act pursuant to Section 21065 of the California Public Resources Code and Sections 15378(b) and 15061 of the California Environmental Quality Act Guidelines since the activities do not constitute a project and are administrative in nature or, in the

alternative, find that the activities herein are statutorily exempt from the California Environmental Quality Act pursuant to Section 21080(b)(8) of the California Public Resources Code and Section 15273 of the California Environmental Quality Act Guidelines since they are for the purpose of meeting the operation, maintenance, and capital project expenses of the Los Angeles County Waterworks District No. 40, Antelope Valley, for the reasons stated in this Board letter and in the record of the proposed activities.

2. Adopt the Negotiated Property Tax Exchange Joint Resolution approving and accepting the negotiated exchange of property tax revenue resulting from Annexation 40-168 (4-224), Local Agency Formation Commission Designation 2024-10, on behalf of the County of Los Angeles.
3. Adopt the Negotiated Property Tax Exchange Joint Resolution approving and accepting the negotiated exchange of property tax revenue resulting from Annexation 40-168 (4-224), Local Agency Formation Commission Designation 2024-10, on behalf of the Los Angeles County Library.
4. Adopt the Negotiated Property Tax Exchange Joint Resolution approving and accepting the negotiated exchange of property tax revenue resulting from Annexation 40-168 (4-224), Local Agency Formation Commission Designation 2024-10, on behalf of the Consolidated Fire Protection District of Los Angeles County.
5. Adopt the Negotiated Property Tax Exchange Joint Resolution approving and accepting the negotiated exchange of property tax revenue resulting from Annexation 40-168 (4-224), Local Agency Formation Commission Designation 2024-10, on behalf of the Los Angeles County Waterworks District No. 40, Antelope Valley.
6. Authorize the Director of Public Works, the Director of the Los Angeles County Library, and the Chief of the Consolidated Fire Protection District, or their designees, on behalf of the County of Los Angeles; the Los Angeles County Waterworks District No. 40, Antelope Valley; the Los Angeles County Library; and the Consolidated Fire Protection District of Los Angeles County, respectively, to take all actions necessary to effectuate the Negotiated Property Tax Exchange Joint Resolution.

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

The purpose of the recommended actions is to adopt the enclosed Negotiated Property Tax Exchange Joint Resolution and find that the recommended actions are not a project under the California Environmental Quality Act (CEQA) or, in the alternative, find that they are exempt from CEQA, and to reapportion the ad valorem property tax that is shared by the affected local agencies as a result of pending Annexation 40-168 (4-224) into the Los Angeles County Waterworks District No. 40, Antelope Valley (District). The annexation area (Exhibits A and B) is comprised of one parcel, approximately 10.13 acres, including an existing mobile home park development, located at the northeast corner of East Avenue I and 25th Street East, all within the City of Lancaster. This annexation will impact Tax Rate Area 05870.

Approval of the recommended actions is necessary to support an application for annexation into the District to supply the domestic and fire suppression water for the proposed annexed area. The existing development is served by a single private well that is at risk and will be abandoned. There are no other practical alternatives for water services in the area. The application for annexation is anticipated to be considered by the Local Agency Formation Commission (LAFCO) for the County of Los Angeles at a future date.

Pursuant to Section 99.01 of the Revenue and Taxation Code, in the case of any jurisdictional change that will result in a special district providing one or more services to an area where those services have not previously been provided by any local agency, the special district and each local agency receiving property tax revenue from the area must negotiate an exchange of property tax revenue subject to the jurisdictional change and attributable to those local agencies.

The governing bodies of the respective local agencies in the affected areas have adopted the enclosed Joint Resolution based on the negotiated exchange of ad valorem property tax revenue related to the proposed annexation to the District.

In order for LAFCO to proceed with the required hearings on the proposed annexation, the Board, as the governing body of the County of Los Angeles and as the governing body of the County of Los Angeles Special Districts, acting on behalf of the Los Angeles County Library, Consolidated Fire Protection District of Los Angeles County, and the District, must also adopt the enclosed Joint Resolution. The Joint Resolution would transfer a portion of the annual property tax increment attributable to the proposed annexation area from the County of Los Angeles and other local agencies to the District.

according to ratios listed in Exhibits C and D. Each of the affected agencies' share of the annual property tax increment will be adjusted accordingly.

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

These recommendations support the County Strategic Plan: North Star 3, Realize Tomorrow's Government Today, Focus Area Goal G, Internal Controls and Processes, Strategy i, Maximize Revenue, by collecting the applicable tax revenue to provide effective and efficient delivery of water to future customers within the annexed area.

### **FISCAL IMPACT/FINANCING**

The Joint Resolution for Annexation 40-168 (4-224) will transfer to the District a portion of the annual property tax increment from the County General Fund and each of the affected local agencies, which include the County of Los Angeles, the Los Angeles County Library, the Consolidated Fire Protection District of Los Angeles County, together with the Antelope Valley Cemetery District, the Antelope Valley Mosquito and Vector Control District, the Los Angeles County Sanitation District No. 14, the Antelope Valley Resource Conservation District, City Council of the City of Lancaster, and the Antelope Valley-East Kern Water Agency. The tax-sharing ratios listed in Exhibits C and D were calculated using a formula approved by the County Auditor-Controller. In this instance, revenues to the County General Fund from the ad valorem property tax on the affected properties would result in a Property Tax Reduction of 0.24 percent for Tax Rate Area 05870.

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

Section 99.01 of the Revenue and Taxation Code requires that prior to the effective date of any jurisdictional change, the governing bodies of all agencies whose service areas or service responsibilities will be altered by such change must negotiate a reallocation of property tax revenue between the affected agencies and approve and accept such reallocation by resolution.

Adoption of the Joint Resolution by the Board will allow LAFCO to schedule the required public hearing to consider testimony on the proposed annexation. LAFCO will subsequently take action to approve, approve with changes, or disapprove the proposal. The Joint Resolution has also been approved as to form by County Counsel.

## **ENVIRONMENTAL DOCUMENTATION**

The recommended actions, including adoption of the Joint Resolution for Annexation 40-168 (4-224) and the resulting shares of the ad valorem property tax, do not constitute approval of a project under Section 21065 of the California Public Resources Code and are excluded from the definition of a project pursuant to Sections 15378(b)(4) and 15378(b)(5) of the CEQA Guidelines since the activities involve the creation of a government funding mechanism or other government fiscal activity, which does not involve any commitment to any specific project that may result in a potentially significant physical impact on the environment and are organizational or administrative activities of government that will not result in direct or indirect physical changes in the environment. In the alternative, approval of the recommended actions is statutorily exempt pursuant to Sections 21080(b)(8), 15273 (a)(1), and 15273(a)(4) of the CEQA Guidelines, which exempt the establishment, modification, structuring, restructuring, or approval of rates, tolls, fares, or other charges by public agencies, which the public agency finds are for the purpose of meeting operating expenses, including employee wage rates and fringe benefits, and obtaining funds for capital projects necessary to maintain service within existing service areas. The standby charges and a portion of the property taxes will go toward the District's Accumulated Capital Outlay Fund, which is exclusively dedicated to funding capital improvement projects. Further, the activity is exempt under Section 15061(b)(3) of the CEQA Guidelines because it can be seen with certainty that the proposed actions will not have a significant adverse impact on the environment.

Approval of the tax resolution does not approve or authorize any project under CEQA. Prior to proceeding with any activity that would constitute a project, appropriate findings under CEQA and approval of the proposed project activities would be necessary. Upon the Board's approval of the recommended actions, Public Works will file a Notice of Exemption with the Registrar-Recorder/County Clerk in accordance with Section 21152 of the California Public Resources Code and also with the State Clearinghouse at the State Office of Planning and Research and will post the Notice to the County's website in accordance with Section 21092.2 of the California Public Resources Code.

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

This action will allow the District to provide water service to the annexed area and will not have any negative impact on existing services or other planned projects.



The Honorable Board of Supervisors  
August 5, 2025  
Page 6

## **CONCLUSION**

Please return one adopted copy of this Board letter and signed Joint Resolution to Public Works, Waterworks Division.

Respectfully submitted,

MARK PESTRELLA, PE  
Director of Public Works

MP:CH:jc

Enclosures

c: Assessor  
Auditor-Controller  
Chief Executive Office (Christine Frias)  
County Counsel  
Executive Office, Board of Supervisors  
Fire  
LA County Library  
Los Angeles County Sanitation District No. 14  
Local Agency Formation Commission  
City Council of City of Lancaster  
Antelope Valley-East Kern Water Agency  
Antelope Valley Cemetery District  
Antelope Valley Mosquito and Vector Control District  
Antelope Valley Resource Conservation District

**JOINT RESOLUTION OF THE BOARD OF SUPERVISORS OF THE  
COUNTY OF LOS ANGELES, ACTING ON BEHALF OF THE COUNTY AND OTHER  
COUNTY ENTITIES, THE BOARD OF DIRECTORS OF THE  
ANTELOPE VALLEY CEMETERY DISTRICT, THE BOARD OF TRUSTEES OF  
THE ANTELOPE VALLEY MOSQUITO AND VECTOR CONTROL DISTRICT, THE  
BOARD OF DIRECTORS OF COUNTY SANITATION DISTRICT NO. 14 OF  
LOS ANGELES COUNTY, THE BOARD OF DIRECTORS OF THE ANTELOPE  
VALLEY RESOURCE CONSERVATION DISTRICT, THE CITY COUNCIL OF THE  
CITY OF LANCASTER, AND THE BOARD OF DIRECTORS OF THE ANTELOPE  
VALLEY-EAST KERN WATER AGENCY APPROVING AND ACCEPTING THE  
NEGOTIATED EXCHANGE OF PROPERTY TAX REVENUES RESULTING FROM  
ANNEXATION OF PROPERTY DESIGNATED AS ANNEXATION 40-168 (4-224),  
LOCAL AGENCY FORMATION COMMISSION DESIGNATION 2024-10, TO THE LOS  
ANGELES COUNTY WATERWORKS DISTRICT NO. 40, ANTELOPE VALLEY**

**WHEREAS**, pursuant to section 99.01 of the Revenue and Taxation Code, in the case of any jurisdictional change that will result in a special district providing one or more services to an area where those services have not previously been provided by any local agency, the special district and each local agency that receives an apportionment of property tax revenue from the area may negotiate an exchange of property tax revenue generated in the area subject to the jurisdictional change and attributable to those local agencies; and

**WHEREAS**, the Board of Supervisors of the County of Los Angeles, acting as the governing body of the County of Los Angeles, the Los Angeles County Waterworks District No. 40, Antelope Valley, the Los Angeles County Library, and the Consolidated Fire Protection District of Los Angeles County, together with the Board of Directors of the Antelope Valley Cemetery District, the Board of Trustees of the Antelope Valley Mosquito and Vector Control District, the Board of Directors of County Sanitation District No. 14, the Board of Directors of the Antelope Valley Resource Conservation District, the City Council of the City of Lancaster, and the Board of Directors of the Antelope Valley-East Kern Water Agency, have determined that the amount of property tax revenue to be exchanged between their respective agencies as a result of the annexation proposal identified as Annexation 40-168 (4-224) to the Los Angeles County Waterworks District No. 40, Antelope Valley, is as set forth herein.

NOW, THEREFORE, BE IT **RESOLVED** as follows:

1. The County of Los Angeles, the Los Angeles County Waterworks District No. 40, Antelope Valley, the Los Angeles County Library, the Consolidated Fire Protection District of Los Angeles County, together with the Antelope Valley Cemetery District, the Antelope Valley Mosquito and Vector Control District,

Los Angeles County Sanitation District No. 14, the Antelope Valley Resource Conservation District, the City of Lancaster and the Antelope Valley-East Kern Water Agency, have determined that the amount of property tax revenue to be exchanged between their respective agencies as a result of the annexation proposal identified as Annexation 40-168 (4-224) is approved and accepted.

2. For fiscal years commencing on or after July 1, 2025, or the July 1 after the effective date of this jurisdictional change, whichever is later, the property tax revenue increment generated from the area within Annexation 40-168 (4-224) shall be allocated to the affected agencies as indicated in the enclosed worksheets (Exhibits C and D).
3. No transfer of property tax revenues other than those specified in paragraph 2 shall be made as a result of Annexation 40-168 (4-224).
4. If at any time after the effective date of this Joint Resolution, the calculations used herein to determine initial property tax transfers, or the data used to perform those calculations, are found to be incorrect, thus producing an improper or inaccurate property tax transfer, the property tax transfer shall be recalculated and the corrected transfer shall be implemented for the next fiscal year.

//

//

//

//

//

//

//

//

//

//

//

The foregoing resolution was adopted on the \_\_\_\_\_ day of \_\_\_\_\_, 2024, by the Board of Supervisors of the County of Los Angeles as the governing body of the County of Los Angeles and as the governing body of the Los Angeles County Library, the Consolidated Fire Protection District of Los Angeles County, and the Los Angeles County Waterworks District No. 40, Antelope Valley.

EDWARD YEN  
Executive Officer of the  
Board of Supervisors of the  
County of Los Angeles

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

APPROVED AS TO FORM:

DAWYN R. HARRISON  
County Counsel

By *Misti Jia*  
Deputy *for Grace Chang*

PASSED, APPROVED, AND ADOPTED this 23<sup>rd</sup> day of December, 2024,  
by the following vote:

AYES: 5  
NOES: 0  
ABSENT: 2  
ABSTAIN: 0



*George R. Lane*  
Chairperson, Board of Directors  
Antelope Valley—East Kern Water Agency

ATTEST:

*Paula H. Hays*  
Secretary  
R-24-28

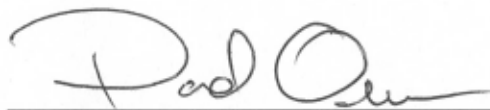
PASSED, APPROVED, AND ADOPTED this 6th day of January, <sup>2025</sup>~~2024~~,  
by the following vote:

AYES: 3

NOES:

ABSENT: 1

ABSTAIN:



Chairperson, Board of Directors  
Antelope Valley Cemetery District

ATTEST:



Secretary

40-168

PASSED, APPROVED, AND ADOPTED this 14 day of January, 2025,  
by the following vote:

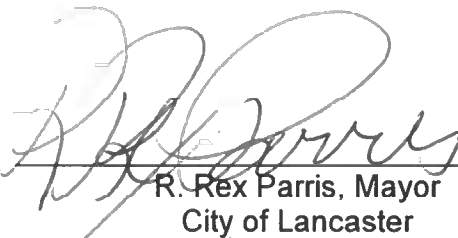
AYES: Council Members

Hughes-Leslie, Malhi, Mann, Crist, Parris

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE



R. Rex Parris, Mayor  
City of Lancaster

ATTEST:



Andrea Alexander  
Secretary

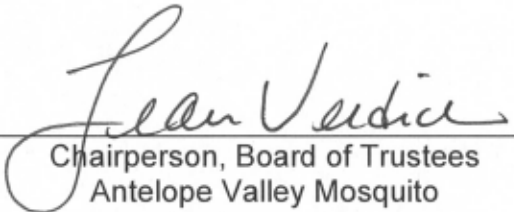
PASSED, APPROVED, AND ADOPTED this 13 day of January, ~~2024~~, 2025  
by the following vote:

AYES: 4


NOES: 0

ABSENT: 1

ABSTAIN: 0

  
Chairperson, Board of Trustees  
Antelope Valley Mosquito  
and Vector Control District

ATTEST:

  
Secretary



PASSED, APPROVED, AND ADOPTED this 17 day of Dec, 2024,  
by the following vote:

AYES: Deagon, Rankin, Munn, Weisenburg

NOES: 0

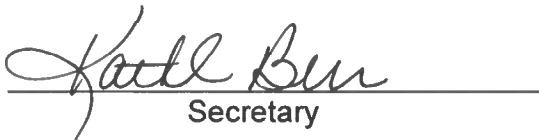
ABSENT: 0

ABSTAIN: 0



Chairperson, Board of Directors  
Antelope Valley Resource  
Conservation District

ATTEST:

  
Secretary

PASSED, APPROVED, AND ADOPTED this 23 day of January, 2025,  
by the following vote:

AYES: Directors Barger, Bishop, and Crist


NOES: None

ABSENT: None

ABSTAIN: None

  
\_\_\_\_\_  
Chairperson, Board of Directors  
Los Angeles County Sanitation District No. 14

ATTEST:

  
\_\_\_\_\_  
Secretary

**EXHIBIT "A"**

**ANNEXATION NO. 2024-10  
TO THE LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 40,  
ANTELOPE VALLEY (DESERT PALMS MOBILE HOME PARK)**

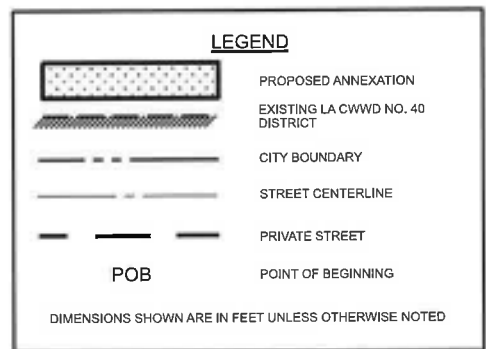
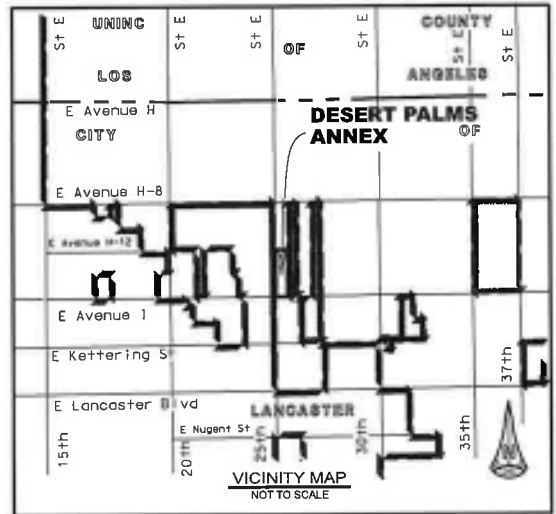
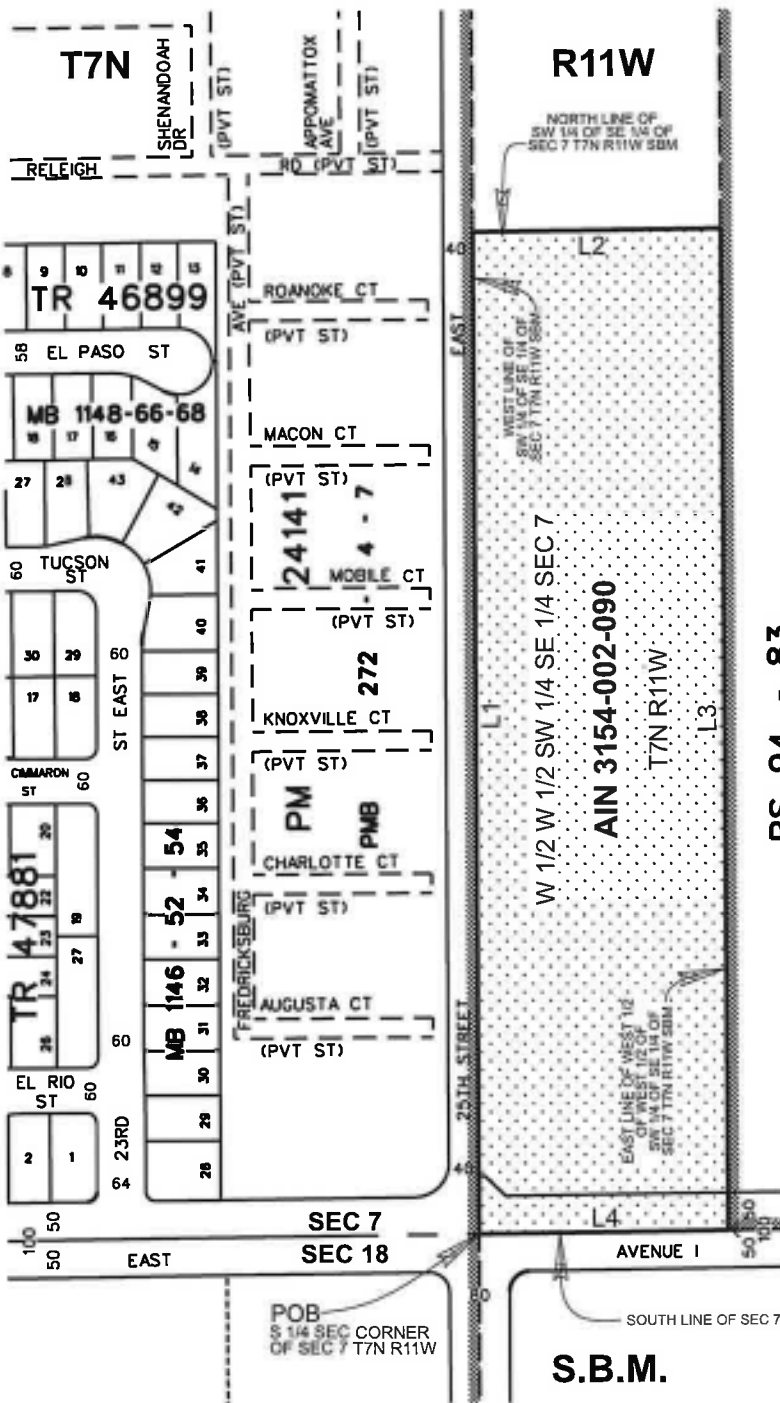
All that certain real property, situate in a portion of Section 7, Township 7 North, Range 11 West, S.B.M., in the County of Los Angeles, State of California, lying within the following described boundaries:

BEGINNING at the intersection of the centerline of AVENUE I, as shown on map filed in Book 94, page 83, of Record of Surveys, in the office of the Registrar-Recorder/County Clerk of said county, and the centerline of 25<sup>th</sup> STREET EAST, as shown on said map, said intersection being the south quarter section corner of said Section 7; thence along the boundary of the west half of the west half of the southwest quarter of the southeast quarter of said Section 7, the following courses:

- (L1) North 0°21'04" West 1327.25 feet,
- (L2) North 89°06'34" East 332.38 feet,
- (L3) South 0°21'37" East 1327 and
- (L4) South 89°08'34" West 332.59 feet to the POINT OF BEGINNING.

Containing: 10.13± acres

*For assessment purposes only. This description of land is not a legal property description as defined in the Subdivision Map Act and may not be used as the basis for an offer for sale of the land described.*



**NOTE:**

THIS MAP IS BASED UPON INFORMATION FROM PUBLIC AND QUASI-PUBLIC RECORDS. IT DOES NOT SHOW EXACT BOUNDARY LOCATIONS WHICH MUST BE DETERMINED BY CURRENT FIELD MEASUREMENTS.

DATA CONTAINED IN THIS MAP WAS PRODUCED IN WHOLE OR PART FROM THE LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS' DIGITAL LANDBASE.

THIS CADASTRAL MAP DOES NOT DELINEATE LEGAL PROPERTY BOUNDARIES AS DEFINED IN THE SUBDIVISION MAP ACT AND MAY NOT BE USED FOR CONVEYANCE PURPOSES.

THIS MAP IS FOR REFERENCE ONLY.

APN	DESCRIPTION
3154-002-090	W 1/2 OF W 1/2 OF SW 1/4 OF SE 1/4 OF SEC 7 T7N R11W SBM

LINE DATA		
LINE	BEARING	DISTANCE
L1	N 0°21'04" W	1327.25
L2	N 89°06'34" E	332.38
L3	S 0°21'37" E	1327.44
L4	S 89°08'34" W	332.59

ANNEXATION NO. 2024-10  
TO THE LOS ANGELES COUNTY WATERWORKS DISTRICT  
NO. 40, ANTELOPE VALLEY (DESERT PALMS MOBILE HOME PARK)

PORTION OF SECTION 7, TOWNSHIP 7 NORTH, RANGE 11 WEST, S.B.M.				
LOS ANGELES COUNTY PUBLIC WORKS				
WATERWORKS DIVISION				
DESERT PALMS MOBILE HOME PARK				
CITY OF LANCASTER				
PREPARED BY:	KEVIN TE	CHECKED BY:	RAYMOND JANCENA	S.D. 5
WWD NO.:	48	LM NO.:	354-257, 369-257	DATE: 8/19/24
		AREA:	10.13± ACS	SHEET: 1 OF 1

PROPERTY TAX TRANSFER RESOLUTION WORKSHEET

Annexation To: **Waterworks District # 40 ANTELOPE VALLEY GENERAL FUND**  
 Account No. **047.04**  
 TRA: **05870**  
 Effective Date: **7/1/2025**  
 Annexation Number: **40-168**

**Waterworks District # 40 GENERAL FUND** **0.004944520**  
 Based on their 2023-24 Tax Sharing Ratios

Accnt No. Taxing Agency	(1) Current Tax Share	(2) = (1) / Total Percent	(3) Proposed Dist Share	(4) = (2) * (3) Alloc of Dist Share	(5) Allocation Adjustments	(6) = (1) + (5) New Net Share
1.05 LOS ANGELES COUNTY GENERAL	0.245569615	24.5570%	0.004944520	0.001214233	-0.001244907	0.244324708
<b>1.20 L.A. COUNTY ACCUM CAP OUTLAY</b>	0.000112884	<b>0.0113%</b>	<b>0.004944520</b>	<b>0.000000558</b>	<b>0.000000000</b>	<b>0.000112884</b>
3.01 L A COUNTY LIBRARY	0.023074676	2.3075%	0.004944520	0.000114093	-0.000114093	0.022960583
7.30 CONSOL. FIRE PRO.DIST.OF L.A.CO.	0.173609386	17.3609%	0.004944520	0.000858415	-0.000858415	0.172750971
<b>7.31 L A C FIRE-FFW</b>	0.006090809	<b>0.6091%</b>	<b>0.004944520</b>	<b>0.000030116</b>	<b>0.000000000</b>	<b>0.006090809</b>
53.30 ANTELOPE VY CEMETERY DISTRICT	0.001346200	0.1346%	0.004944520	0.000006656	-0.000006656	0.001339544
61.05 ANTELOPE VLY MOSQ & VECTOR CONTR	0.001690858	0.1691%	0.004944520	0.000008360	-0.000008360	0.001682498
66.45 CO SANIT DIST NO 14 OPERATING	0.026580530	2.6581%	0.004944520	0.000131427	-0.000131427	0.026449103
68.05 ANTELOPE VY RESOURCE CONSER DIST	0.000935660	0.0936%	0.004944520	0.000004626	-0.000004626	0.000931034
186.01 CITY-LANCASTER FOXFIELD RP	0.063636425	6.3636%	0.004944520	0.000314651	-0.000314651	0.063321774
300.10 ANTELOPE VY.-EAST KERN WATER AGY	0.018968627	1.8969%	0.004944520	0.000093790	-0.000093790	0.018874837
400.00 EDUCATIONAL REV AUGMENTATION FD	0.065863278	6.5863%	0.004944520	0.000325662	Exempt	0.065863278
400.01 EDUCATIONAL AUG FD IMPOUND	0.130825866	13.0826%	0.004944520	0.000646871	Exempt	0.130825866
400.15 COUNTY SCHOOL SERVICES	0.001400525	0.1401%	0.004944520	0.000006924	Exempt	0.001400525
400.21 CHILDREN'S INSTIL TUITION FUND	0.002779558	0.2780%	0.004944520	0.000013743	Exempt	0.002779558
464.01 EASTSIDE UNION SCHOOL DISTRICT	0.054943149	5.4943%	0.004944520	0.000271667	Exempt	0.054943149
464.06 CO.SCH.SERV.FD.- EASTSIDE UNION	0.010525309	1.0525%	0.004944520	0.000052042	Exempt	0.010525309
464.07 DEV CTR HDCPD MINOR EASTSIDE UN	0.000834184	0.0834%	0.004944520	0.000004124	Exempt	0.000834184
717.02 ANTELOPE VALLEY UNION HIGH SCH.	0.096661062	9.6661%	0.004944520	0.000477942	Exempt	0.096661062
717.06 CO.SCH.SERV.FD.- ANTELOPE VALLEY	0.000355165	0.0355%	0.004944520	0.000001756	Exempt	0.000355165
717.07 ANTELOPE VY.UN.HI.-ELEM SCH FD.	0.047356090	4.7356%	0.004944520	0.000234153	Exempt	0.047356090
792.04 ANTELOPE VY.JT. COMMUNITY COLL.	0.026840144	2.6840%	0.004944520	0.000132711	Exempt	0.026840144
<b>047.04 Waterworks Dist # 40 ANTELOPE VALLEY</b>	0.000000000	0.0000%	0.004944520	0.000000000	0.000000000	<b>0.002776925</b>
<b>Total</b>	<b>1.000000000</b>	<b>100.0000%</b>		<b>0.004944520</b>	<b>-0.002776925</b>	<b>1.000000000</b>

- (1) Current share as reflected in the Auditor's ATI distribution in AF 49. Must total 1.000000000.  
 (2) Must total 100%.  
 (3) Weighted average waterworks district share as verified by Auditor.  
 (4) Must total share reflected in Column (3). 3/3/16 - truncated by 9 places after the decimal per LACO Auditor-Controller.  
 (5) Reflects exemption for school entities and County general fund obligation for debt service and FFW.  
 (6) Final share distributions to be reflected in tax transfer resolution.

PROPERTY TAX TRANSFER RESOLUTION WORKSHEET

Annexation To: **Waterworks District # 40 ACO FUND**  
 Account No. **051.75**  
 TRA: **05870**  
 Effective Date: **7/1/2025**  
 Annexation Number: **40-168**

**Waterworks District # 40, ACO FUND**                      **0.004578586**  
 Based on their 2023-24 Tax Sharing Ratios

Accnt No. Taxing Agency	(1) Current Tax Share	(2) = (1) / Total Percent	(3) Proposed Dist Share	(4) = (2) * (3) Alloc of Dist Share	(5) Allocation Adjustments	(6) = (1) + (5) New Net Share
1.05 LOS ANGELES COUNTY GENERAL	0.245569615	24.5570%	0.004578586	0.001124374	-0.001152777	0.244416838
<b>1.20 L.A. COUNTY ACCUM CAP OUTLAY</b>	0.000112884	<b>0.0113%</b>	<b>0.004578586</b>	<b>0.000000516</b>	<b>0.000000000</b>	<b>0.000112884</b>
3.01 L A COUNTY LIBRARY	0.023074676	2.3075%	0.004578586	0.000105649	-0.000105649	0.022969027
7.30 CONSOL. FIRE PRO.DIST.OF L.A.CO.	0.173609386	17.3609%	0.004578586	0.000794885	-0.000794885	0.172814501
<b>7.31 L A C FIRE-FFW</b>	0.006090809	<b>0.6091%</b>	<b>0.004578586</b>	<b>0.000027887</b>	<b>0.000000000</b>	<b>0.006090809</b>
53.30 ANTELOPE VY CEMETERY DISTRICT	0.001346200	0.1346%	0.004578586	0.000006163	-0.000006163	0.001340037
61.05 ANTELOPE VLY MOSQ & VECTOR CONTR	0.001690858	0.1691%	0.004578586	0.000007741	-0.000007741	0.001683117
66.45 CO SANIT DIST NO 14 OPERATING	0.026580530	2.6581%	0.004578586	0.000121701	-0.000121701	0.026458829
68.05 ANTELOPE VY RESOURCE CONSER DIST	0.000935660	0.0936%	0.004578586	0.000004283	-0.000004283	0.000931377
186.01 CITY-LANCASTER FOXFIELD RP	0.063636425	6.3636%	0.004578586	0.000291364	-0.000291364	0.063345061
300.10 ANTELOPE VY.-EAST KERN WATER AGY	0.018968627	1.8969%	0.004578586	0.000086849	-0.000086849	0.018881778
400.00 EDUCATIONAL REV AUGMENTATION FD	0.065863278	6.5863%	0.004578586	0.000301560	Exempt	0.065863278
400.01 EDUCATIONAL AUG FD IMPOUND	0.130825866	13.0826%	0.004578586	0.000598997	Exempt	0.130825866
400.15 COUNTY SCHOOL SERVICES	0.001400525	0.1401%	0.004578586	0.000006412	Exempt	0.001400525
400.21 CHILDREN'S INSTIL TUITION FUND	0.002779558	0.2780%	0.004578586	0.000012726	Exempt	0.002779558
464.01 EASTSIDE UNION SCHOOL DISTRICT	0.054943149	5.4943%	0.004578586	0.000251561	Exempt	0.054943149
464.06 CO.SCH.SERV.FD.- EASTSIDE UNION	0.010525309	1.0525%	0.004578586	0.000048191	Exempt	0.010525309
464.07 DEV CTR HDCPD MINOR EASTSIDE UN	0.000834184	0.0834%	0.004578586	0.000003819	Exempt	0.000834184
717.02 ANTELOPE VALLEY UNION HIGH SCH.	0.096661062	9.6661%	0.004578586	0.000442570	Exempt	0.096661062
717.06 CO.SCH.SERV.FD.- ANTELOPE VALLEY	0.000355165	0.0355%	0.004578586	0.000001626	Exempt	0.000355165
717.07 ANTELOPE VY.UN.HI.-ELEM SCH FD.	0.047356090	4.7356%	0.004578586	0.000216823	Exempt	0.047356090
792.04 ANTELOPE VY.JT. COMMUNITY COLL.	0.026840144	2.6840%	0.004578586	0.000122889	Exempt	0.026840144
<b>051.75 Waterworks Dist # 40 ACO FUND</b>	0.000000000	0.0000%	0.004578586	0.000000000	0.000000000	<b>0.002571412</b>
<b>Total</b>	<b>1.000000000</b>	<b>100.0000%</b>		<b>0.004578586</b>	<b>-0.002571412</b>	<b>1.000000000</b>

(1) Current share as reflected in the Auditor's ATI distribution in AF 49. Must total 1.000000000.

(2) Must total 100%.

(3) Weighted average waterworks district share as verified by Auditor.

(4) Must total share reflected in Column (3). 3/3/16 - truncated by 9 places after the decimal per LACO Auditor-Controller.

(5) Reflects exemption for school entities and County general fund obligation for debt service and FFW.

(6) Final share distributions to be reflected in tax transfer resolution.

# BOARD LETTER/MEMO CLUSTER FACT SHEET

☒ Board Letter

☐ Board Memo

☐ Other

<b>CLUSTER AGENDA REVIEW DATE</b>	7/16/2025		
<b>BOARD MEETING DATE</b>	8/5/2025		
<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>	Quitclaim of Easements in the City of Duarte		
<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>SB 1439 SUPPLEMENTAL DECLARATION FORM REVIEW COMPLETED BY EXEC OFFICE</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No – Not Applicable  <b>If unsure whether a matter is subject to the Levine Act, email your packet to <a href="mailto:EOLevineAct@bos.lacounty.gov">EOLevineAct@bos.lacounty.gov</a> to avoid delays in scheduling your Board Letter.</b>		
<b>DEADLINES/ TIME CONSTRAINTS</b>	N/A		
<b>COST &amp; FUNDING</b>	Total cost:	Funding source:	
	N/A	N/A	
	TERMS (if applicable): N/A		
	Explanation: There will be no monetary consideration for the quitclaim of easements since the Duarte Unified School District (DUSD) granted the Los Angeles County Flood Control District (LACFCD) a replacement easement in exchange for the quitclaim of easements.		
<b>PURPOSE OF REQUEST</b>	Quitclaim of easements for covered storm drain and appurtenant structures to DUSD.		
<b>BACKGROUND (include internal/external issues that may exist including any related motions)</b>	<p>In 1960, LACFCD acquired easements to construct, operate, and maintain a covered storm drain and appurtenant structures related to Project No. 275-429 - Central Duarte and Duarte Park Drain. In 2024, the covered storm drain was relocated and DUSD granted a new easement to LACFCD along a new alignment resulting in the original easements no longer being required by LACFCD.</p> <p>The quitclaim of easements was requested by DUSD and they will benefit from the quitclaim as it will allow them to develop their property.</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: Priority No. 7: Sustainability–The recommended actions will allow LACFCD to relinquish the easement since a replacement easement has been granted over the new alignments. This action will optimize operational efficiencies.		
<b>DEPARTMENTAL CONTACTS</b>	Name, Title, Phone # & Email: Geetha Shan, Deputy Director, (626) 458-4008, <a href="mailto:gshan@pw.lacounty.gov">gshan@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

August 5, 2025

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:

**WATER RESOURCES CORE SERVICE AREA  
QUITCLAIM OF EASEMENTS  
FROM THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT  
TO DUARTE UNIFIED SCHOOL DISTRICT  
PROJECT NO. 275-429 - CENTRAL DUARTE AND DUARTE PARK DRAIN  
PARCELS 1EXE, 2EXE, 19EXE, 20EXE, AND 21EXE  
IN THE CITY OF DUARTE  
(SUPERVISORIAL DISTRICT 5)  
(3-VOTES)**

**SUBJECT**

Public Works is seeking Board approval to quitclaim its easements for a covered storm drain and appurtenant structures affecting Parcels 1EXE, 2EXE, 19EXE, 20EXE, and 21EXE related to Project No. 275-429 - Central Duarte and Duarte Park Drain, in the City of Duarte, from the Los Angeles County Flood Control District to the underlying fee property owner, Duarte Unified School District.

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

1. Acting as a responsible agency, find that the proposed project is exempt from the California Environmental Quality Act for the reasons stated in the Board letter and in the record of the project.



2. Find that the easements for a covered storm drain and appurtenant structures affecting Parcels 1EXE, 2EXE, 19EXE, 20EXE, and 21EXE related to Project No. 275-429 - Central Duarte and Duarte Park Drain, in the City of Duarte, are no longer required for the purposes of the Los Angeles County Flood Control District.
3. Approve the quitclaim of easements for a covered storm drain and appurtenant structures affecting Parcels 1EXE, 2EXE, 19EXE, 20EXE, and 21EXE related to Project No. 275-429 - Central Duarte and Duarte Park Drain, in the City of Duarte, from the Los Angeles County Flood Control District to the underlying fee property owner, Duarte Unified School District.
4. Delegate 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 the Duarte Unified School District.

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

The purpose of the recommended actions is to find that the project is exempt from the California Environmental Quality Act (CEQA) and allow the Los Angeles County Flood Control District (LACFCD) to quitclaim its easements for a covered storm drain and appurtenant structures affecting Parcels 1EXE, 2EXE, 19EXE, 20EXE, and 21EXE related to Project No. 275-429 - Central Duarte and Duarte Park Drain, in the City of Duarte, as shown on the enclosed map, to the underlying property owner, Duarte Unified School District (DUSD).

In 1960, LACFCD acquired easements to construct, operate, and maintain a covered storm drain and appurtenant structures related to Project No. 275-429 - Central Duarte and Duarte Park Drain. In 2024, the covered storm drain was relocated and DUSD granted a new easement to LACFCD along a new alignment resulting in the original easements no longer being required by LACFCD.

The quitclaim of easements was requested by DUSD and they will benefit from the quitclaim as it will allow them to develop their property.

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

These recommendations support the County Strategic Plan: North Star 3, Realize Tomorrow's Government Today, Focus Area Goal G, Internal Controls and Processes, Strategy ii, Manage and Maximize County Assets, by allowing LACFCD to quitclaim its easements, which will eliminate potential liability to LACFCD.

### **FISCAL IMPACT/FINANCING**

There will be no impact on the County General Fund.

There will be no monetary consideration for the quitclaim of easements since DUSD granted LACFCD a replacement easement in exchange for the quitclaim of easements.

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

The proposed quitclaim of easements is authorized by Section 2, Subsection 13, of the Los Angeles County Flood Control Act. This section states the following: "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, or may be leased for any purpose without interfering with the use of the same for the purposes of the district..."

County Counsel will approve the Quitclaim of Easements document as to form prior to execution and it will be recorded.

### **ENVIRONMENTAL DOCUMENTATION**

The project is exempt from CEQA. The project, which is the quitclaim of easements of the subject property due to the minor realignment work of stormwater and sewer line segments, is within a class of projects that has been determined not to have a significant effect on the environment in that it meets the criteria set forth in Sections 15301 (b), 15302 (c), and 15304 of the CEQA Guidelines and Classes 1(e), 2(e), and 4 of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G. This applies to the operation, repair, minor alteration, replacement, or reconstruction of existing public structures, facilities, or mechanical equipment involving negligible or no expansion of use. In addition, based on the proposed project records, it will comply with all applicable regulations; and it is not in a sensitive environment; there are no cumulative impacts, unusual circumstances, damage to scenic highways, or listing on hazardous waste site lists compiled pursuant to Government Code, Section 65962.5; or indications that it may cause a substantial adverse change in the significance of a historical resource that would make the exemption inapplicable.

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

There will be no impact on current services or projects.

The Honorable Board of Supervisors  
August 5, 2025  
Page 5

**CONCLUSION**

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

Respectfully submitted,

MARK PESTRELLA, PE  
Director of Public Works

MP:GE:mr

Enclosure

c: Auditor-Controller (Accounting Division–Asset Management)  
Chief Executive Office (Christine Frias)  
County Counsel  
Executive Office, Board of Supervisors

**QUITCLAIM OF EASEMENTS IN  
PROJECT NO. 275-429 - CENTRAL DUARTE AND DUARTE PARK DRAIN  
CITY OF DUARTE**

**SUP. DISTRICT 5**

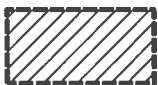
Parcel Nos. 1EXE and 20EXE  
Area = 4,974 ± Sq. Ft.

**AIN 8530-021-905**

Parcel Nos. 2EXE,  
19EXE and 21EXE  
Area = 1,174 ± Sq. Ft.



**Legend:**



Quitclaim of LACFCD Easements to the  
Duarte Unified School District  
Project No. 275-429 Parcel Nos. 1EXE and 2EXE  
Duarte Park Drain Parcel Nos. 19EXE, 20EXE, & 21EXE

Feet  
0 40 80



**CENTRAL AVE**

DUNCANNON AVE →

# BOARD LETTER/MEMO CLUSTER FACT SHEET

☒ Board Letter

☐ Board Memo

☐ Other

<b>CLUSTER AGENDA REVIEW DATE</b>	7/16/2025	
<b>BOARD MEETING DATE</b>	8/5/2025	
<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>	AAA CP Former High Desert Hospital Site Demolition Project	
<b>PROGRAM</b>	N/A	
<b>AUTHORIZES DELEGATED AUTHORITY TO DEPT</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>SOLE SOURCE CONTRACT</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, please explain why: N/A	
<b>SB 1439 SUPPLEMENTAL DECLARATION FORM REVIEW COMPLETED BY EXEC OFFICE</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No – Not Applicable  <b>If unsure whether a matter is subject to the Levine Act, e-mail your packet to <a href="mailto:EOLevineAct@bos.lacounty.gov">EOLevineAct@bos.lacounty.gov</a> to avoid delays in scheduling your Board letter.</b>	
<b>DEADLINES/ TIME CONSTRAINTS</b>	The High Desert Hospital is vacant and experiences security issues, such as trespassing and vandalism, and the costs for security are unsustainable.	
<b>COST &amp; FUNDING</b>	Total cost: \$13,500,000	Funding source: Capital Project No. 87868
	TERMS (if applicable): N/A	
	Explanation: N/A	
<b>PURPOSE OF REQUEST</b>	Public Works is seeking Board approval to establish and approve the project; adopt the Mitigated Negative Declaration; adopt plans and specifications, advertise for bids, and authorize Public Works to execute a construction contract for the Former High Desert Hospital Site Demolition Project.	
<b>BACKGROUND (include internal/external issues that may exist including any related motions)</b>	The former High Desert Hospital was constructed in 1961 and stopped all services in 2008. The site has experienced several security issues, including vandalism, property damage, and trespassing. The security and maintenance costs associated with these security issues are not sustainable, and the complete demolition of the site is recommended.	
<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 recommendations support Board Priority No. 5 – Environmental Health Oversight and Monitoring, by restoring the land to a less disturbed state and removing a high-risk, deteriorating facility from an underserved community.	
<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>	



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:

August 5, 2025

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  
FORMER HIGH DESERT HOSPITAL SITE DEMOLITION PROJECT  
ADOPT MITIGATED NEGATIVE DECLARATION  
ESTABLISH AND APPROVE CAPITAL PROJECT AND BUDGET  
ADOPT, ADVERTISE, AND AWARD  
CAPITAL PROJECT NO. 87868  
FISCAL YEAR 2025-26  
(SUPERVISORIAL DISTRICT 5)  
(3-VOTES)**

### **SUBJECT**

Public Works is seeking Board approval of the proposed Former High Desert Hospital Site Demolition Project; to adopt plans and specifications, advertise for construction bids, and authorize the award of the construction contract; and to adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.

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

1. Consider the Mitigated Negative Declaration for the Former High Desert Hospital Site Demolition Project, together with any comments received during the public review process; find that the Mitigated Negative Declaration reflects the independent judgement and analysis of the Board of Supervisors; adopt the Mitigation Monitoring and Reporting Plan, finding that the Mitigation Monitoring and Reporting Plan is adequately designed to ensure compliance with the mitigation measures during project implementation; find on the basis of the whole

record before the Board that there is no substantial evidence the project may have a significant effect on the environment; and adopt the Mitigated Negative Declaration.

2. Establish and approve the proposed Former High Desert Hospital Site Demolition Project, Capital Project No. 87868, with a total project budget of \$13,500,000.
3. Adopt plans and specifications that are on file with Los Angeles County Public Works for the construction of the Former High Desert Hospital Demolition Project, Capital Project No. 87868.
4. Instruct the Executive Officer of the Board to advertise the Former High Desert Hospital Site Demolition Project for bids to be received and opened on October 6, 2025, in accordance with the Instruction Sheet for Publishing Legal Advertisements.
5. Authorize the Director of Public Works or his designee to execute a consultant services agreement with the apparent lowest responsive and responsible bidder to prepare a baseline schedule for a \$2,000 not-to-exceed amount funded by the project funds.
6. Delegate authority to the Director of Public Works or his designee to make the determination that a bid is nonresponsive and to reject a bid on that basis; to award to the next apparent lowest responsive and responsible bidder; to waive inconsequential and nonmaterial deficiencies in bids submitted; and to determine, in accordance with the applicable contract and bid documents, whether the apparent lowest responsive and responsible bidder has timely prepared a satisfactory baseline construction schedule and satisfied all conditions for contract award. Upon such determination, authorize the Director of Public Works or his designee to award and execute a construction contract, in the form previously approved by County Counsel, to the apparent lowest responsive and responsible bidder, if the low bid can be awarded within the Board-approved budget for the Former High Desert Hospital Demolition Project, to establish the effective date of the contract upon receipt by Public Works of acceptable performance and payment bonds and evidence of required contractor insurance, and to take all other actions necessary and appropriate to deliver the project.
7. Delegate authority to the Director of Public Works or his designee to execute any easements, permits, and utility connection agreements necessary for the completion of the project, provided that the costs related to these easements, permits, and agreements are included in the project budget.



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

The purpose of the recommended actions is to adopt the Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Plan (MMRP); approve the proposed project and project budget; adopt plans and specifications and advertise for construction bids; and authorize Public Works to award and execute a construction contract and easements, permits and utility connection agreements, as necessary, for the project.

### **Background**

The High Desert Hospital was constructed in 1961 and stopped all services in 2008. The proposed project includes the demolition of the former High Desert Hospital and surrounding ancillary structures located at 44900 60th Street West in Lancaster. The Medical Examiner's Antelope Valley Regional Office currently occupies a building that is slated for demolition at the former High Desert Hospital site; however, prior to the start of demolition, these services will be relocated to a renovated modular building at the former Challenger Memorial Youth Center at 5300 West Avenue I in Lancaster, which was previously approved by the Board on January 23, 2024.

Since the closure of the former High Desert Hospital, the site has experienced several security issues, including vandalism, property damage, and trespassing. The security and maintenance costs associated with addressing posed threats to the County staff, equipment, and buildings are not sustainable, and the complete demolition of the site is recommended.

The proposed project scope includes the demolition of 22 structures on the 14.2-acre site, encompassing the former High Desert Hospital, Medical Examiner Antelope Regional Office, and all ancillary structures. The existing utilities, including water, sewer, gas, and electricity, will be abandoned in place and capped outside of the project site. Existing parking lots, perimeter curbs, and access roads will be retained. Site improvements include the construction of two stormwater detention basins and grading to optimize the site for potential future development and effective drainage.

Plans, specifications, and jurisdictional approvals have been completed. It is recommended that the Board adopt and advertise plans and specifications for construction bids as required by the California Public Contract Code.

In order to expedite construction, it is recommended that the Board authorize Public Works to award and execute a construction contract with the apparent lowest responsive and responsible bidder if the low bid can be awarded within the Board-approved budget noted in Enclosure A.

The proposed consultant services agreement requires the apparent lowest responsive and responsible bidder to prepare a baseline construction schedule that conforms to the County's schedule specification.

If approved, the project is anticipated to begin in January 2026 and be substantially completed in November 2026.

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

These recommendations support the County Strategic Plan: North Star 1, Make Investments that Transform Lives, Focus Area Goal B, Employment and Sustainability, Strategy iii, Job Creation, driving economic and workforce development in the County; North Star 2, Foster Vibrant and Resilient Communities, Focus Area Goal E, Economic Health, Strategy ii, Small Businesses, by removing an obsolete County facility; and North Star 3, Realize Tomorrow's Government Today, Focus Area Goal G, Internal Controls and Processes, Strategy ii, Manage and Maximize County Assets.

### **FISCAL IMPACT/FINANCING**

The total project budget is \$13,500,000 and includes plans and specifications, permit fees, construction, change order contingency, consultant services, inspection services, and County services. The Project Schedule and Budget Summary are included in Enclosure A.

A total of \$13,500,000 was previously allocated for this proposed project, including \$9,000,000 in the Fiscal Year 2021-22 supplemental budget and an additional \$4,500,000 in the Fiscal Year 2024-25 supplemental budget to fully fund the proposed project.

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

In accordance with the Board's Civic Art Policy, amended on August 4, 2020, the proposed project consists of site work and paving and, therefore, is exempt from the policy.

The plans and specifications include the contractual provisions, methods, and material requirements necessary for the project and are on file with Public Works' Business Relations and Contracts Division.

In accordance with Board Policy 5.270, Countywide Local and Targeted Worker Hiring, the project will require that at least 30 percent of the California construction labor hours be performed by qualified Local Residents and at least 10 percent be performed by

Targeted Workers facing employment barriers. The project will also include a job coordinator who will facilitate the implementation of the targeted hiring requirement of the policy.

On February 28, 2023, the Board approved the execution of the Countywide Community Workforce Agreement, which will apply to projects with an estimated construction contract value of \$5,000,000 or greater. Therefore, the contractor and all subcontractors must comply with all terms and conditions of the Countywide Community Workforce Agreement which, among other things, increases work opportunities for those seeking to start a new career in the construction industry and promotes the hiring of underrepresented individuals on the project.

### **ENVIRONMENTAL DOCUMENTATION**

An Initial Study (Enclosure B) was prepared for this project in compliance with the California Environmental Quality Act. The Initial Study identified the following potential significant environmental effects of the proposed project: Biological Resources, Cultural Resources, and Geology and Soils. However, prior to the release of the proposed MND for public view, revisions to the project were made or agreed to that would avoid these effects or mitigate them to a point where clearly no significant effects would occur, as follows:

1. Biological Resources: Preconstruction surveys will be conducted and documented for Federal and State cited, nesting birds, mammals, and terrestrial reptiles by qualified biologists. If any impacts to any biological resources cannot be avoided, the appropriate measures set forth in the MND will be implemented.
2. Cultural Resources: Should cultural resources be encountered during construction activities, a qualified archaeologist will follow the measures set forth in the MND to treat the discovery. Should human remains be encountered, Public Works will be notified of the discovery and comply with California Health and Safety Code Section 7050.5 and California Public Resources Code Section 5097.98.
3. Geology and Soils: Erosion control, sediment control, and tracking control Best Management Practices will be implemented as part of the Storm Water Pollution Prevention Plan as required under the State Water Resources Control Board's Construction General Permit.

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

Public Notice was published in *Acton-Agua Dulce News*, *Los Angeles Daily News*, and *Antelope Valley Press* on November 7, 2023, pursuant to California Public Resources Code Section 21092 and posted at the Registrar-Recorder/County Clerk and with the State Clearinghouse in the Office of Land Use and Climate Innovation pursuant to California Public Resources Code Section 21092.3. The draft MND was posted online on the Public Works webpage at: <https://ceganet.opr.ca.gov/2023100652>. Hard copies of the draft MND were made available for public viewing at the Lancaster Library; Quartz Hill Library; and at Public Works, Project Management Division I. A copy of the Notice of Intent was posted at the Los Angeles County Clerk, and a banner was posted at the main entrance to the project site along 60th Street West. The Notice of Intent was also mailed as a hard copy to responsible agencies in accordance with Section 21092 of the California Public Resources Code and to Native American tribes and individuals who may have knowledge regarding Native American tribal cultural resources.

During the 30-day public review period, a total of three comment letters were received, one from a California Native American tribe and two from public agencies. Fernandeño Tataviam Band of Mission Indians requested update to the language in the Tribal Cultural Resources section to reflect the Tribal Cultural Resource language. The California Department of Fish and Wildlife suggested that the County take steps to protect the burrowing owl, legless lizards, and bats. The County responded by incorporating additional surveys and protections in the MMRP, where appropriate. California Department of Transportation recommended that the County work with that agency for a designated truck route for construction trucks and reminding the County of its transportation permits. The County responded by incorporating an additional project design feature in the MMRP.

Responses to the comments were sent to the commenting agencies and are included in the final MND at Appendix H (Enclosure B). Notice to commenting public agencies was completed in accordance with Section 21092.5 of the California Public Resources Code. Other than the comments submitted by the California Native American tribe and the public agencies noted above, the County received no other comments regarding the MND.

In addition, all tribal cultural resources requirements of California Environmental Quality Act have been met and will be documented. Public Works contacted the Native American Heritage Commission to request a review of the Sacred Lands File database regarding the possibility of Native American cultural resources and/or sacred places in the project

vicinity that are not documented in other databases. The Native American Heritage Commission provided a list of Native American tribes and individuals who may have knowledge regarding Native American tribal cultural resources. Public Works subsequently contacted the following Native American tribes requesting any information they might have regarding cultural resources in the area: Fernandefio Tataviam Band of Mission Indians, Gabrieleño Band of Mission Indians—Kizh Nation, Gabrieleño/Tongva San Gabriel Band of Mission Indians, Morongo Band of Mission Indians, Quechan Tribe of the Fort Yuma Reservation, San Fernando Band of Mission Indians, San Manuel Band of Mission Indians, Serrano Nation of Mission Indians, and the Tejon Indian Tribe. In addition, five tribes requested the County in writing to be informed of all project notifications pursuant to California Public Resource Code Section 21080.3.1. The five tribes are the Fernandefio Tataviam Band of Mission Indians, Gabrieleño Band of Mission Indians—Kizh Nation, Gabrieleño/Tongva San Gabriel Band of Mission Indians, San Manuel Band of Mission Indians, and the Tejon Indian Tribe. No tribe requested consultation related to this project under Assembly Bill 52. However, the County will notify the five tribes if unknown subsurface tribal cultural resources are uncovered during construction-related ground disturbance and conduct construction activities in accordance with Section 7050.5 of the California Health and Safety Code as stipulated in a project design feature.

The location of the documents and other materials constituting the record of the proceedings upon which the Board's decision is based in this matter is at Los Angeles County Public Works, Project Management Division I, 900 South Fremont Avenue, 5th Floor, Alhambra, CA 91803. A copy of the MND and MMRP is also available at the following link <https://ceqanet.opr.ca.gov/2023100652>.

The project is not exempt from payment of a fee to the California Department of Fish and Wildlife pursuant to Section 711.4 of the Fish and Game Code to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Wildlife.

Upon the Board's adoption of the MND, Public Works will file a Notice of Determination with the Registrar-Recorder/County Clerk in accordance with Section 21152 of the California Public Resources Code and pay the required filing and processing fees with the Registrar Recorder/County Clerk.

### **CONTRACTING PROCESS**

Advertising for construction bids will be in accordance with the County's standard Instruction Sheet for Publishing Legal Advertisements (Enclosure C).

The contract opportunity will be listed on the "Doing Business with the County" and "Do Business with Public Works" websites. Public Works will also inform the local small business enterprises about this opportunity for those certified by the County of Los Angeles Department of Consumers and Business Affairs.

Participation by Community Business Enterprises (CBE) for the project is encouraged through Public Works' CBE Outreach Program and by monitoring the good faith efforts of bidders to utilize CBE.

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

Approval of the recommended actions will have no impact on services provided to the public. The Medical Examiner's Antelope Valley Regional Office will be relocated prior to the start of the demolition work.

**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:HA:cg

Enclosures

c: Chief Executive Office (Capital Programs Division)  
County Counsel  
Executive Office, Board of Supervisors

**ENCLOSURES A-C**

August 5, 2025

**CONSTRUCTION CONTRACT  
CONSTRUCTION MANAGEMENT CORE SERVICE AREA  
FORMER HIGH DESERT HOSPITAL SITE DEMOLITION PROJECT  
ADOPT MITIGATED NEGATIVE DECLARATION  
ESTABLISH AND APPROVE CAPITAL PROJECT AND BUDGET  
ADOPT, ADVERTISE, AND AWARD  
CAPITAL PROJECT NO. 87868  
FISCAL YEAR 2025-26  
(SUPERVISORIAL DISTRICT 5)  
(3-VOTES)**

This Board letter has large enclosures.

Click on link to access:

[Former High Desert Hospital Site Project \(Enclosures-FTP Link\)](#)

Board meeting date: August 5, 2025

Community Services Cluster meeting date: July 16, 2025

Health and Mental Health Services Cluster meeting date: July 16, 2025

# BOARD LETTER/MEMO CLUSTER FACT SHEET

☒ Board Letter

☐ Board Memo

☐ Other

<b>CLUSTER AGENDA REVIEW DATE</b>	7/16/2025		
<b>BOARD MEETING DATE</b>	8/5/2025		
<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>	DAAA CP Medical Examiner Crypt Expansion Project		
<b>PROGRAM</b>	N/A		
<b>AUTHORIZES DELEGATED AUTHORITY TO DEPT</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
<b>SOLE SOURCE CONTRACT</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, please explain why: N/A		
<b>SB 1439 SUPPLEMENTAL DECLARATION FORM REVIEW COMPLETED BY EXEC OFFICE</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No – Not Applicable  <b>If unsure whether a matter is subject to the Levine Act, e-mail your packet to <a href="mailto:EOLevineAct@bos.lacounty.gov">EOLevineAct@bos.lacounty.gov</a> to avoid delays in scheduling your Board letter.</b>		
<b>DEADLINES/ TIME CONSTRAINTS</b>	N/A		
<b>COST &amp; FUNDING</b>	Total cost: \$6,450,000	Funding source: Net County cost	
	TERMS (if applicable): N/A		
	Explanation: N/A		
<b>PURPOSE OF REQUEST</b>	Approve the capital project, project budget, and associated appropriation adjustment; authorize Public Works to adopt plans and specifications; instruct the Executive Office of the Board to advertise the project for construction bids; and award and execute a construction contract for the project.		
<b>BACKGROUND (include internal/external issues that may exist including any related motions)</b>	<p>The Medical Examiner headquarters facility is located at the Los Angeles General Medical Campus and includes administrative offices, a service building, and a crypt. The crypt was built over a decade ago with a decedent capacity of 525. The current decedent population averages approximately 650 decedents demonstrating an urgent need for additional refrigerated decedent storage capacity. As an interim solution to the capacity issue, the Medical Examiner operates a total of 14 unitized cold storage facilities at the headquarters facility. These unitized cold storage facilities are inefficient and pose a challenge when facilitating the storage and movement of decedents.</p> <p>The project will consist of replacing the unitized cold storage facilities with an efficient prefabricated crypt building that can store an additional 462 decedents.</p>		
<b>EQUITY INDEX OR LENS WAS UTILIZED</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, please explain how: N/A		
<b>SUPPORTS ONE OF THE NINE BOARD PRIORITIES</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, please state which one(s) and explain how: The project supports Board Priority No. 7, Sustainability, by investing in County facilities 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>		





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

August 5, 2025

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  
MEDICAL EXAMINER CRYPT EXPANSION PROJECT  
APPROVE CAPITAL PROJECT AND BUDGET  
APPROVE APPROPRIATION ADJUSTMENT  
DELEGATED AUTHORITY TO ADOPT, ADVERTISE, AND AWARD  
SPECS. 7935; CAPITAL PROJECT NO. 6A017  
FISCAL YEAR 2025-26  
(SUPERVISORIAL DISTRICT 1)  
(3-VOTES)**

**SUBJECT**

Public Works is seeking Board approval of the proposed Medical Examiner Crypt Expansion Project and associated appropriation adjustment to fully fund the project, and authorization to procure a construction contract for the proposed project using the County's competitive low bid process.

**IT IS RECOMMENDED THAT THE BOARD:**

1. Find the proposed Medical Examiner Crypt Expansion Project exempt from the California Environmental Quality Act for the reasons stated in this letter and in the record of the project.
2. Approve the Medical Examiner Crypt Expansion Project, Capital Project No. 6A017, with a total project budget of \$6,450,000.
3. Approve an appropriation adjustment transferring \$2,450,000 from the Provisional Financing Uses budget to the Medical Examiner Crypt Expansion Project, Capital Project No. 6A017, to fully fund the proposed project.

4. Delegate authority to the Director of Public Works or his designee to adopt plans and specifications for the Medical Examiner Crypt Expansion Project.
5. Delegate authority to the Director of Public Works or his designee to instruct the Executive Officer of the Board to advertise the Medical Examiner Crypt Expansion Project for bids in accordance with the Instruction Sheet for Publishing Legal Advertisements with the Notice Inviting Bids when the project is ready to be advertised.
6. Authorize the Director of Public Works or his designee to execute a consultant services agreement with the apparent lowest responsive and responsible bidder to prepare a baseline construction schedule for a \$5,000 not-to-exceed amount funded by the existing project funds.
7. Authorize the Director of Public Works or his designee to make a determination that a bid is nonresponsive and to reject a bid on that basis; to waive inconsequential and nonmaterial deficiencies in bids submitted; and to determine, in accordance with applicable contract and bid documents, whether the apparent lowest responsive and responsible bidder has satisfied all conditions in a timely manner for contract award. Upon such determination, authorize the Director of Public Works or his designee to award and execute the construction contract, in the form previously approved by County Counsel, to the apparent lowest responsive and responsible bidder if the low bid can be awarded within the approved total project budget, and to take all other actions necessary and appropriate to deliver the project.

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

The purpose of the recommended actions will find the proposed Medical Examiner (ME) Crypt Expansion Project exempt from the California Environmental Quality Act (CEQA); approve the capital project, project budget, and associated appropriation adjustment; authorize Public Works to adopt plans and specifications; instruct the Executive Office of the Board to advertise for construction bids; and award and execute a construction contract for the proposed project.

The ME headquarters facility is located at 1104 North Mission Road, Los Angeles, CA 90033. The facility includes administrative offices, a service building, and a crypt. The current crypt was built over a decade ago and has a decedent capacity of 525. The current decedent population averages at approximately 650 decedents, with fluctuations at various intervals throughout the year, demonstrating an urgent need for additional refrigerated decedent storage capacity. As an interim solution to the capacity issue, the ME operates a total of 14 unitized cold storage facilities located behind the service building at the headquarters facility. These unitized cold storage facilities are inefficient and have limited

space to maneuver, which can pose a challenge when facilitating the storage and movement of decedents. Furthermore, these unitized cold storage facilities do not have shelving and can pose risks for staff responsible for the movement of decedents in the unitized cold storage facilities. Repair costs for the unitized cold storage facilities are expensive. The last round of repairs for four of the unitized cold storage facilities cost approximately \$27,000. The unitized cold storage facilities also have challenges with maintaining stabilized temperature controls, a requirement of the National Association of Medical Examiners Accreditation.

The proposed project would consist of replacing 13 of the 14 unitized cold storage facilities with installation of a new singular efficient 3,760-square-foot prefabricated crypt building that can store an additional 462 decedents within approximately the same footprint as the existing unitized cold storage facilities. Additionally, the proposed project would construct the associated concrete foundation system and install the underground utilities for the new prefabricated crypt building. One existing unitized cold storage facility would remain and be strictly used for bone storage.

It is recommended that the Board authorize Public Works to adopt plans and specifications and instruct the Executive Office of the Board to advertise the project for construction bids as set forth in the California Public Contract Code, using the County's competitive low bid process.

In order to expedite construction of the proposed project, Public Works is recommending that the Board authorize Public Works to award and execute a construction contract with the lowest responsive and responsible bidder if the low bid can be awarded within the approved total budget of \$6,450,000.

The proposed consultant services agreement would require the apparent lowest responsive and responsible bidder to prepare a baseline construction schedule that conforms to the County's schedule specification.

If approved, the proposed project is anticipated to be advertised for bids within the next 3 months and construction would begin in March 2026 and be substantially completed by December 2026.

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

These recommendations support the County Strategic Plan: North Star 3, Realize Tomorrow's Government Today, Focus Area Goal F, Flexible and Efficient Infrastructure, Strategy ii, Modernize Infrastructure, by renovating and modernizing public infrastructure assets that will improve the operational effectiveness of existing County assets.

### **FISCAL IMPACT/FINANCING**

The total project cost is estimated at \$6,450,000, including plans and specifications, plan check, consultant services, construction, contingency, equipment, miscellaneous expenditures, and County services. The project schedule and budget summaries are included in Enclosure A.

A total of \$4,000,000 in one-time net County cost was previously approved by the Board in the Fiscal Year 2023-24 supplemental budget for the ME Crypt Expansion Project, Capital Project No. 6A017. Approval of the appropriation adjustment (Enclosure B) will transfer \$2,450,000 in one-time net County cost from the Provisional Financing Uses budget to the ME Crypt Expansion Project, Capital Project No. 6A017, to fully fund the project.

#### **Operating Budget Impact**

The ME does not anticipate any initial one-time, start-up, or appreciable increases in ongoing maintenance and operational costs as a result of the proposed project.

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

In accordance with the Board's Civic Arts Policy, amended on August 4, 2020, the proposed project is exempt from the Civic Art Allocation as the project involves the installation of a prefabricated structure and underground foundation and utility work.

In accordance with Board Policy 5.270, Countywide Local and Targeted Worker Hiring, the proposed project will require that at least 30 percent of the California construction labor hours be performed by qualified Local Residents and at least 10 percent be performed by Targeted Workers facing employment barriers. The project will also include a jobs coordinator who will facilitate the implementation of the targeted hiring requirement of the policy.

The proposed project would support the Board's Green Building/Sustainable Design Program by utilizing energy-efficient lighting and mechanical equipment in the prefabricated crypt building.

California Public Contract Code Section 20124 allows the Board to delegate approval of plans and specifications to the Director of Public Works or his designee on a project-by-project basis.

A standard construction contract will be used for the project that contains terms and conditions supporting the Board's ordinances and policies including, but not limited to, the County's contract language to Assist in Placement of Displaced County Workers and

Notice of Employees Regarding the Federal Earned Income Credit (Federal Income Tax Law, Internal Revenue Service Notice 1015).

The plans and specifications including the contractual provisions and material requirements necessary for the project will be on file with Public Works Business Relations and Contracts Division.

### **ENVIRONMENTAL DOCUMENTATION**

The proposed project is categorically exempt from CEQA. It consists of replacing existing unitized cold storage facilities within an existing developed area of the property with a more efficient crypt building. The project is within certain classes of projects that have been determined not to have a significant effect on the environment in that it meets the criteria set forth in Sections 15302 (b) and (c); and 15303 (e) of the CEQA Guidelines and Classes 2 (a) and (e); 3 (b) and (d); and 11 of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G. The project includes replacing the existing unitized cold storage facilities with a more efficient crypt facility at negligible or no expansion of use, replacement of features at the same site and with the same purpose and capacity, and accessory structures.

Additionally, the proposed project will comply with all applicable regulations, is not located in a sensitive environment, and there are no cumulative impacts, unusual circumstances, damage to scenic highways, listing on hazardous waste sites complied pursuant to Government Code Section 65962.5, or indications that the project may cause a substantial adverse change in the significance of a historical resource that would make the exemptions inapplicable based on the record of the proposed project.

Upon the Board's approval of the recommended actions, Public Works will file a Notice of Exemption with the Registrar-Recorder/County Clerk and with the State Clearinghouse in the Office of Land Use and Climate Innovation in accordance with Section 21152 of the California Public Resources Code and will post the notice to its website in accordance with Section 21092.2.

### **CONTRACTING PROCESS**

Public Works is completing the plans and specifications for the proposed project using a Board-approved, on-call architectural/engineering firm.

Once the plans and specifications for the proposed project are completed and approved, Public Works, under delegated authority from the Board, will adopt these documents and instruct the Executive Office of the Board to advertise the project for bids in accordance with Section 20125 of the California Public Contract Code.

The Honorable Board of Supervisors  
August 5, 2025  
Page 6

As requested by the Board on February 3, 1998, this contract opportunity will be listed on the "Doing Business with the County" and "Do Business with Public Works" websites.

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

Approval of the recommended actions will have no impact on other current County services or projects. Thirteen existing unitized cold storage facilities will be relocated to another location by the ME through Internal Services Department and remain in operation during construction, and the contractor will be required to coordinate construction activities with the County to minimize disruption of facility operations.

**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:HA:sl

Enclosures

c: Arts and Culture (Civic Art Division)  
Chief Executive Office (Capital Programs Division)  
County Counsel  
Executive Office, Board of Supervisors  
Internal Services  
Medical Examiner

August 5, 2025

**CONSTRUCTION CONTRACT  
CONSTRUCTION MANAGEMENT CORE SERVICE AREA  
MEDICAL EXAMINER CRYPT EXPANSION PROJECT  
APPROVE CAPITAL PROJECT AND BUDGET  
APPROVE APPROPRIATION ADJUSTMENT  
DELEGATED AUTHORITY TO ADOPT, ADVERTISE, AND AWARD  
SPECS. 7935; CAPITAL PROJECT NO. 6A017  
FISCAL YEAR 2025-26  
(SUPERVISORIAL DISTRICT 1)  
(3-VOTES)**

**I. PROJECT SCHEDULE SUMMARY**

<b>Project Activity</b>	<b>Scheduled Completion Date</b>
Construction Documents	06/30/2025*
Jurisdictional Approvals	08/28/2025
Construction Award	11/04/2025
Construction Start	03/02/2026
Substantial Completion	12/14/2026
Final Acceptance	02/08/2027

\*Completed Activity

**II. PROJECT BUDGET SUMMARY**

<b>Project Activity</b>	<b>Proposed Project Budget</b>
Construction Contract	\$3,700,000
Unitized Cold Storage Facilities Relocation	\$ 250,000
Contingency	\$ 780,000
Plans and Specifications	\$ 280,000
Consultant Services	\$ 230,000
Miscellaneous Expenditures	\$ 125,000
Jurisdictional Review/Plan Check/Permits	\$ 130,000
County Services	\$ 955,000
<b>TOTAL</b>	<b>\$6,450,000</b>

PINK

BA FORM 10142022

BOARD OF SUPERVISORS  
OFFICIAL COPY

August 5, 2025

COUNTY OF LOS ANGELES

REQUEST FOR APPROPRIATION ADJUSTMENT

DEPARTMENT OF CHIEF EXECUTIVE OFFICER

AUDITOR-CONTROLLER:

THE FOLLOWING APPROPRIATION ADJUSTMENT IS DEEMED NECESSARY BY THIS DEPARTMENT. PLEASE CONFIRM THE ACCOUNTING ENTRIES AND AVAILABLE BALANCES AND FORWARD TO THE CHIEF EXECUTIVE OFFICER FOR HER RECOMMENDATION OR ACTION.

ADJUSTMENT REQUESTED AND REASONS THEREFORE  
FY 2025-26  
3 - VOTES

SOURCES		USES	
PFU-VARIOUS A01-CB-2000-13749-13760 SERVICES & SUPPLIES DECREASE APPROPRIATION		CORONER MEDICAL EXAMINER CRYPT EXPANSION PROJECT A01-CP-6014-65029-6A017 CAPITAL ASSETS - B & I INCREASE APPROPRIATION	
2,450,000		2,450,000	
SOURCES TOTAL		USES TOTAL	
\$ 2,450,000		\$ 2,450,000	

JUSTIFICATION

Reflects an appropriation adjustment to transfer \$2.45M from the Provisional Financing Uses budget to the Medical Examiner Crypt Expansion Project, Capital Project Number 6A017, to fully fund the proposed Project.

AUTHORIZED SIGNATURE JAMES YUN, MANAGER, CEO

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

REFERRED TO THE CHIEF EXECUTIVE OFFICER FOR---	<input type="checkbox"/> ACTION	<input type="checkbox"/> APPROVED AS REQUESTED
	<input type="checkbox"/> RECOMMENDATION	<input type="checkbox"/> APPROVED AS REVISED
AUDITOR-CONTROLLER	BY	CHIEF EXECUTIVE OFFICER
B.A. NO.	DATE	BY
		DATE