



# Board of Supervisors Community Services Cluster Agenda Review Meeting

**DATE:** February 11, 2026

**TIME:** 12:30 p.m. – 1:00 p.m. [Note the Change in Time]

**MEETING CHAIR:** Guadalupe Duron-Medina, 1st Supervisorial District

**CEO MEETING FACILITATOR:** Bryan Bell

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

This meeting is **VIRTUAL ONLY**.

To participate in the meeting virtually, please call teleconference number 1 (323) 776-6996 and enter the following 645 473 299# or Click here to [Join the meeting now](#)

**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 (Internal Services – Capital Program) for March 03, 2026 Board Agenda:  
DEPARTMENT OF ANIMAL CARE AND CONTROL  
LANCASTER ADMIN BUILDING WATER LINE REFURBISHMENT PROJECT  
CATEGORICAL EXEMPTION  
ESTABLISH AND APPROVE CAPITAL PROJECT NO. 8A106  
APPROVE PROJECT BUDGET AND APPROPRIATION ADJUSTMENT  
AUTHORIZE USE OF JOB ORDER CONTRACT  
(FY 2025-26)

Wednesday, February 11, 2026

- B. Board Letter (Public Works) for March 03, 2026 Board Agenda:  
CONSTRUCTION CONTRACT  
TRANSPORTATION CORE SERVICE AREA  
DELEGATE AUTHORITY TO ADOPT, ADVERTISE, AND AWARD  
JOB ORDER CONTRACT NOS. 6789 THROUGH 6802  
PARKWAY CONCRETE MAINTENANCE AND GUARDRAIL REPAIR  
IN VARIOUS CITIES, UNINCORPORATED COMMUNITIES,  
AND FACILITIES COUNTYWIDE
  
- C. Board Letter (Public Works) for March 03, 2026 Board Agenda:  
CONSTRUCTION CONTRACT  
WATER RESOURCES CORE SERVICE AREA  
DELEGATE AUTHORITY TO ADOPT, ADVERTISE, AND AWARD  
PROJECT ID NO. FCC0001409  
EL DORADO PUMP STATION REHABILITATION  
IN THE CITY OF LONG BEACH
  
- D. Board Letter (Public Works) for March 03, 2026 Board Agenda:  
MUNICIPAL SERVICES CORE SERVICE AREA  
HEARING ON THE UPDATE OF THE  
EASTSIDE BRIDGE AND MAJOR THOROUGHFARE  
CONSTRUCTION FEE DISTRICT  
CITY OF SANTA CLARITA/COUNTY OF LOS ANGELES
  
- E. Board Letter (Public Works) for March 03, 2026 Board Agenda:  
WATER RESOURCES CORE SERVICE AREA  
GRANT OF EASEMENT  
FROM THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT  
TO SOUTHERN CALIFORNIA EDISON COMPANY  
LOS ANGELES RIVER, PARCEL 2292GE  
IN THE CITY OF LONG BEACH
  
- F. Board Letter (Public Works) for March 03, 2026 Board Agenda:  
WATER RESOURCES CORE SERVICE AREA  
LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 36,  
VAL VERDE DETACHMENT 36-03  
LOCAL AGENCY FORMATION COMMISSION DESIGNATION 2022-08  
NEGOTIATED PROPERTY TAX EXCHANGE JOINT RESOLUTION
  
- G. Board Letter (Public Works – Capital Program) for March 03, 2026 Board Agenda: (also  
on 2/11/26 Public Safety Cluster)  
CONSTRUCTION-RELATED CONTRACT  
CONSTRUCTION MANAGEMENT CORE SERVICE AREA  
MEDICAL EXAMINER SERVICE BUILDING AND  
ADMINISTRATION/INVESTIGATIONS BUILDING SEISMIC RETROFIT PROJECTS  
AWARD CONSTRUCTION MANAGER AT RISK AGREEMENT  
SPECS. 7854 AND 7862; CAPITAL PROJECT NOS. 87924 AND 87925  
FISCAL YEAR 2025-26

Wednesday, February 11, 2026

3. **BOARD MOTIONS ITEM(S): NONE**
4. **PRESENTATION/DISCUSSION ITEM(S): NONE**
5. **PUBLIC COMMENTS** (1 minute 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>	2/11/2026	
<b>BOARD MEETING DATE</b>	3/3/2026	
<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>	Department of Animal Care and Control	
<b>SUBJECT</b>	Lancaster Admin Building Water Line Refurbishment Project	
<b>PROGRAM</b>		
<b>AUTHORIZES DELEGATED AUTHORITY TO DEPT</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>SOLE SOURCE CONTRACT</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, please explain why:	
<b>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: \$499,000	Funding source: Capital Project No. 8A106
	TERMS (if applicable):	
	Explanation: Approval of the enclosed appropriation adjustment (Enclosure B) would transfer \$466,000 from the Extraordinary Maintenance budget to the Lancaster Admin Building Water Line Refurbishment Project, Capital Project No. 8A106, to fully fund the proposed Project.	
<b>PURPOSE OF REQUEST</b>	Approval of the recommendations will find the Lancaster Admin Building Water Line Refurbishment Project exempt from the California Environmental Quality Act, establish and approve Capital Project No. 8A106, approve the project budget and appropriation adjustment, and authorize the Director of the Internal Services Department (ISD), or designee, to deliver the proposed project using a Board-approved Job Order Contract.	
<b>BACKGROUND (include internal/external issues that may exist including any related motions)</b>	The proposed Lancaster Admin Building Water Line Refurbishment Project (Project) will address an existing water supply line system that services the Department of Animal Care and Control's (ACC) administrative building located at 5210 W Avenue I Lancaster, CA 93536. The existing water supply lines are over 75 years old and in need of refurbishment.	
<b>EQUITY INDEX OR LENS WAS UTILIZED</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, please explain how:	
<b>SUPPORTS ONE OF THE NINE BOARD PRIORITIES</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, please state which one(s) and explain how:	
<b>DEPARTMENTAL CONTACTS</b>	Name, Title, Phone # & Email: Paige Bruyn, P&PM Section Manager, (323) 267-3196, pbruyn@isd.lacounty.gov	



County of Los Angeles  
**INTERNAL SERVICES DEPARTMENT**

1100 North Eastern Avenue  
Los Angeles, California 90063

**MICHAEL OWH**  
Director

Telephone: (323) 267-2101  
FAX: (323) 264-7135

*Speed. Reliability. Value.*

March 3, 2026

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:

**DEPARTMENT OF ANIMAL CARE AND CONTROL  
LANCASTER ADMIN BUILDING WATER LINE REFURBISHMENT PROJECT  
CATEGORICAL EXEMPTION  
ESTABLISH AND APPROVE CAPITAL PROJECT NO. 8A106  
APPROVE PROJECT BUDGET AND APPROPRIATION ADJUSTMENT  
AUTHORIZE USE OF JOB ORDER CONTRACT  
(FY 2025-26)  
(SUPERVISORIAL DISTRICT 5)  
(3-VOTES)**

**SUBJECT**

Approval of the recommendations will find the Lancaster Admin Building Water Line Refurbishment Project exempt from the California Environmental Quality Act, establish and approve Capital Project No. 8A106, approve the project budget and appropriation adjustment, and authorize the Director of the Internal Services Department (ISD), or designee, to deliver the proposed project using a Board-approved Job Order Contract.

**IT IS RECOMMENDED THAT THE BOARD:**

1. Find the proposed Lancaster Admin Building Water Line Refurbishment Project exempt from the California Environmental Quality Act for the reasons stated in this letter and in the record of the project.
2. Establish and approve the proposed Lancaster Admin Building Water Line Refurbishment Project, Capital Project No. 8A106 with a total budget of \$499,000.

3. Approve an appropriation adjustment to transfer \$466,000 from the Extraordinary Maintenance budget to the Lancaster Admin Building Water Line Refurbishment Project, Capital Project No. 8A106. The Department of Animal Care and Control has previously paid \$33,000 for design services funded through the Extraordinary Maintenance budget.
4. Authorize the Director of the Internal Services Department, or designee, to deliver the Lancaster Admin Building Water Line Refurbishment Project using a Board-approved Job Order Contract.

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

The proposed Lancaster Admin Building Water Line Refurbishment Project (Project) will address an existing water supply line system that services the Department of Animal Care and Control's (ACC) administrative building located at 5210 W Avenue I Lancaster, CA 93536. The existing water supply lines are over 75 years old and in need of refurbishment.

The proposed scope of work includes the refurbishment of the existing casework and plumbing areas to restore functionality and accessibility. The work includes removal of existing casework and the refurbishment and reinstallation of base and wall cabinets with countertops. Plumbing refurbishment will include replacement of accessible fixtures, such as a water closet, lavatory, kitchen sink, garbage disposal, shower, faucets, tiles, plaster, baseboards, and detergent dispenser, all consistent with the existing layout. In addition, identified lead-based paint will be properly abated and disposed of in compliance with applicable regulations.

Mechanical work will involve refurbishment of existing hot and cold-water piping systems, including associated connections, insulation, firestopping, and testing to restore the system to proper working condition. Electrical refurbishment includes reinstallation of an existing switch, installation of two Ground Fault Circuit Interrupter (GFCI) outlets in existing locations, re-routing of conduit, wall patching, and reconnection of power to the garbage disposal to ensure operational continuity.

The estimated project duration is approximately six (6) months which includes construction and project closeout.

### **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 investing in public infrastructure that will improve the operational effectiveness of an existing County asset.

### **Green Building/Sustainable Design Program**

The proposed Project would support the Board's Green Building/Sustainable Design Program by incorporating design features that will optimize energy efficiency.

The project is designed in accordance with and will be constructed to comply with Title 24 of the California Code of Regulations. Title 24 contains building standards to conserve electricity and natural gas in new and existing buildings within the State.

### **FISCAL IMPACT/FINANCING**

The total cost for the proposed Project is currently estimated at \$499,000, which includes design, construction, change order allowance, inspection/testing, and ISD County services (Enclosure A). Pre-construction costs of approximately \$33,000 were previously paid and funded through the Extraordinary Maintenance budget in FY 2024-25 and FY 2025-26.

Approval of the enclosed appropriation adjustment (Enclosure B) would transfer \$466,000 from the Extraordinary Maintenance budget to the Lancaster Admin Building Water Line Refurbishment Project, Capital Project No. 8A106, to fully fund the proposed Project.

### **Operating Budget Impact**

The proposed scope of work consists of refurbishments made to an existing water line and surrounding spaces. Therefore, following the completion of the proposed project, if approved, ISD and ACC do not anticipate any one-time start-up or additional ongoing costs as a result of the proposed project.

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

In accordance with the Board's Local and Targeted Worker Hire Policy, updated on May 17, 2023, the proposed Project budget is less than \$500,000; therefore, the "Local Worker" and "Local Targeted Worker" labor hours are not required as part of the project.

In accordance with the Board's Civic Art Policy, adopted on December 7, 2004, and last amended on August 4, 2020, the proposed Project is exempt from the Civic Art Allocation because the estimated eligible project costs are less than \$500,000.

With respect to the All-Gender Restroom Policy Guidelines approved on November 1, 2022, this project will not be specifically aimed at designating an all-gender restroom because this project does not exceed 50% of the construction cost of building an equivalent new space.

### **ENVIRONMENTAL DOCUMENTATION**

The proposed Project is categorically exempt from the California Environmental Quality Act (CEQA). The scope of work consists of refurbishments made to an existing water line and surrounding space. Therefore, the work is within certain classes of projects that have been determined not to have a significant effect on the environment in that it will meet the criteria set forth in Sections 15301(a) and (d), 15302(c), 15303, and Section 15304(f) of the State CEQA Guidelines and Classes 1(d), 2(e), 3, and 4(k) of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G because it includes repairs and minor alterations to existing public facilities with negligible or no

expansion of use, replacement of features with the same purpose and capacity, placement of small equipment and accessory structures, and minor trenching, backfilling, and surface restoration.

In addition, based on the records of the proposed project, it will comply with all applicable regulations, it is not in a sensitive environment and there are no cumulative impacts, unusual circumstances, damage to scenic highways, listing on hazardous waste site lists compiled pursuant to Government Code section 65962.5, or indications that it may cause a substantial adverse change in the significance of a historic resource that would make the exemptions inapplicable.

Upon the Board's approval of the proposed project, ISD 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**

The proposed Project will be delivered using an ISD Board-approved Job Order Contract (JOC) for the construction. The standard Board-directed clauses, including those that provide for contract termination and consideration of hiring County employees targeted for layoffs or who are on a County re-employment List, are included in all JOCs.

The JOCs contain the Board's required provisions including those pertaining to consideration of qualified County employees targeted for layoffs, as well as qualified Greater Avenues for Independence (GAIN) Program and Skills and Training to Achieve Readiness for Tomorrow (START) Program participants for employment openings, and compliance with the Safely Surrendered Baby Law.

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

For this proposed Project, ISD has made the determination that the use of a JOC is the most appropriate contracting method to perform the tasks involved. Specifically, to the extent the proposed project entails repair, remodeling, refurbishment, or alteration, and the cost of such project exceeds \$125,000, such project would have to be performed via a competitively procured construction contract, such as a JOC, not by county employees, due to the "Force Account" limitations set forth in the Public Contract Code.

ISD will provide strict commissioning guidelines that are to be completed by the installing contractor and signed off by the Maintenance & Operations division to ensure equipment is in optimal operating condition at the time of project turnover.

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

Approval of the recommendations will have minimal impact on current county services. ACC Lancaster will remain operational during construction, with portable restrooms provided for employees and

visitors. New piping will be installed in parallel to the existing system, allowing for a one-day switchover to minimize water service disruptions.

**CONCLUSION**

Please return one adopted copy of the board letter to the following: ISD Operations Service, the Chief Executive Office – Capital Programs Division, and ACC.

Respectfully submitted,

Michael Owh  
Director

MO:QH:ME:kc

Enclosures

C: Executive Office, Board of Supervisors  
Chief Executive Office  
County Counsel  
Department of Animal Care and Control

**PROJECT INFORMATION SHEET  
SCHEDULE AND BUDGET SUMMARY**

<b>PROJECT :</b>	<b>ACC Lancaster Admin Building Water Line Refurb</b>
<b>CAPITAL PROJECT NO. :</b>	<b>8A106</b>

**I. PROJECT SCHEDULE**

<b>Project Activity</b>	<b>Duration</b>	<b>Scheduled Completion Date</b>
Complete Construction Documents	Complete	September 2025
Jurisdictional Approval	Complete	December 2025
Award Construction Contract	1 month following Board approval	April 2026
Substantial Completion	5 months following Board approval	August 2026
Project Acceptance	6 months following Board approval	September 2026

**II. BUDGET SUMMARY**

<b>Budget Category</b>	<b>Proposed Budget</b>
Construction	
Construction	\$ 280,000.00
Change Orders (Contingency)	\$ 33,000.00
<b>Subtotal</b>	<b>\$ 313,000.00</b>
Civic Art (if not exempt)	\$ -
Plans and Specifications	\$ 28,000.00
Jurisdictional Review/Plan Check/Permits	\$ 18,000.00
Project Management	\$ 60,000.00
Overhead	\$ 80,000.00
<b>Total Project Budget</b>	<b>\$ 499,000.00</b>

PINK(1)

BA FORM 10142022

BOARD OF SUPERVISORS  
OFFICIAL COPY

March 3, 2026

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	
EXTRAORDINARY MAINTENANCE A01-CF-2000-12810 SERVICES & SUPPLIES		ANIMAL CARE AND CONTROL LANCASTER ADMIN BUILDING WATER LINE REFURBISHMENT PROJECT A01-CP-6014-65023-8A106 CAPITAL ASSETS - B & I	
<b>DECREASE APPROPRIATION</b>	<b>466,000</b>	<b>INCREASE APPROPRIATION</b>	<b>466,000</b>
<b>SOURCES TOTAL</b>		<b>USES TOTAL</b>	
	<b>\$ 466,000</b>		<b>\$ 466,000</b>

**JUSTIFICATION**

Reflects the transfer of \$466,000 from the Extraordinary Maintenance budget to the Lancaster Admin Building Water Line Refurbishment Project, Capital Project No. 8A106, to fully fund the project.

**AUTHORIZED SIGNATURE**

JAMES YUN, MANAGER, CEO

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

REFERRED TO THE CHIEF EXECUTIVE OFFICER FOR---

ACTION

RECOMMENDATION

APPROVED AS REQUESTED

APPROVED AS REVISED

AUDITOR-CONTROLLER

BY \_\_\_\_\_

CHIEF EXECUTIVE OFFICER

BY \_\_\_\_\_

B.A. NO. \_\_\_\_\_

DATE \_\_\_\_\_

DATE \_\_\_\_\_

**BOARD LETTER/MEMO  
CLUSTER FACT SHEET**

Board Letter

Board Memo

Other

<b>CLUSTER AGENDA REVIEW DATE</b>	2/11/2026	
<b>BOARD MEETING DATE</b>	3/3/2026	
<b>SUPERVISORIAL DISTRICT AFFECTED</b>	<input checked="" type="checkbox"/> All <input type="checkbox"/> 1 <sup>st</sup> <input type="checkbox"/> 2 <sup>nd</sup> <input type="checkbox"/> 3 <sup>rd</sup> <input type="checkbox"/> 4 <sup>th</sup> <input type="checkbox"/> 5 <sup>th</sup>	
<b>DEPARTMENT(S)</b>	Public Works	
<b>SUBJECT</b>	Job Order Contract Nos. 6789 through 6802 Parkway Concrete Maintenance and Guardrail Repair	
<b>PROGRAM</b>	Various	
<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: This is not a sole source contract. California Public Contract Code, Section 3400, allows a product to be designated by specific brand name for several purposes, one of which is to obtain a necessary item that is only available from one source, as is the case here. For more information, please refer to Enclosure D.	
<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: \$21,250,000	Funding source: Various
	TERMS (if applicable): N/A	
	Explanation: N/A	
<b>PURPOSE OF REQUEST</b>	To obtain Board approval to procure 14 separate Job Order Contracts for parkway concrete maintenance and guardrail repair throughout the County and various cities.	
<b>BACKGROUND (include internal/external issues that may exist including any related motions)</b>	The procurement of these Job Order Contracts will augment Public Works' ability to effectively and efficiently repair and maintain County roads and infrastructure.	
<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. 9: Poverty Alleviation. Contract provisions require the contractor to comply with Board-adopted Local and Targeted Worker Hire Policy.	
<b>DEPARTMENTAL CONTACTS</b>	Name, Title, Phone # & Email: Steve Burger, Deputy Director, (626) 458-4018, Cell (626) 476-9847, <a href="mailto:sburger@pw.lacounty.gov">sburger@pw.lacounty.gov</a>	



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

March 3, 2026

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  
DELEGATE AUTHORITY TO ADOPT, ADVERTISE, AND AWARD  
JOB ORDER CONTRACT NOS. 6789 THROUGH 6802  
PARKWAY CONCRETE MAINTENANCE AND GUARDRAIL REPAIR  
IN VARIOUS CITIES, UNINCORPORATED COMMUNITIES,  
AND FACILITIES COUNTYWIDE  
(ALL SUPERVISORIAL DISTRICTS)  
(3-VOTES)**

**SUBJECT**

Public Works is seeking Board approval to adopt the Job Order Contract Unit Price Books and Specifications on file in Public Works' Project Management Division III, along with authorization to procure 14 separate Job Order Contracts for parkway concrete maintenance and guardrail repairs in various cities, unincorporated communities, and County facilities. Public Works also seeks Board approval of 6 parkway concrete and guardrail projects, which may be completed using Job Order Contract.

**IT IS RECOMMENDED THAT THE BOARD:**

1. Find that the 6 parkway concrete and guardrail projects are exempt from the California Environmental Quality Act, and determine that awarding Job Order Contracts Nos. 6789 through 6802 and related actions and the adoption of the

Job Order Contract Unit Price Books and Specifications, do not constitute projects under the California Environmental Quality Act for the reasons stated in this Board letter and in the record of the proposed activities.

2. Adopt the Job Order Contract Unit Price Books and Specifications that are on file in Project Management Division III of Public Works for work involving parkway concrete maintenance and guardrail repair.
3. Delegate authority to the Director of Public Works, acting as the Road Commissioner, or his designee to instruct the Executive Officer of the Board to advertise for bids in accordance with the Instruction Sheet for Publishing Legal Advertisement with the Notice Inviting Bids when ready to advertise the 14 separate Job Order Contracts Nos. 6789 through 6802.
4. Find pursuant to California Public Contract Code, Section 3400 (c) (3), that it is necessary to specify the designated item by specific brand name in order to obtain a necessary item that is only available from one source.
5. Delegate authority to the Director of Public Works, acting as the Road Commissioner, or his designee to make the determination that a bidder is nonresponsive and to reject a bid on that basis; to award to the next 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 satisfied all conditions for contract award. Upon such determination, delegate authority to the Director of Public Works, acting as the Road Commissioner, or his designee to award and execute 14 separate Job Order Contracts, each for a not-to-exceed amount ranging from \$750,000 to \$4,000,000, for a total aggregate amount not to exceed \$21,250,000, in the form previously approved by County Counsel, and to establish the effective date following receipt of approved Faithful Performance and Labor and Material Bonds and insurance certificate filed by the contractors.
6. Delegate to the Director of Public Works, acting as the Road Commissioner, or his designee the following authority in connection with these contracts: (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) accept any project assigned by work order under these contracts upon the project's final

completion; and (d) release retention money withheld consistent with the requirements of California Public Contract Code, Sections 7107 and 9203.

7. Approve each of the 6 parkway concrete and guardrail projects for an aggregate total cost estimate not to exceed \$12,020,000, including an aggregate construction cost estimate not to exceed \$10,000,000.
8. Authorize the Director of Public Works, acting as the Road Commissioner, or his designee to deliver the proposed projects using Job Order Contracts.
9. Authorize the Director of Public Works, acting as the Road Commissioner, or his designee, subject to a finding of exemption under the California Environmental Quality Act to issue work orders under the 14 Job Order Contracts to the selected contractors in an aggregate per Job Order Contract amount not to exceed the maximum amount of each Job Order Contract for each of the proposed parkway concrete and guardrail projects.
10. Authorize the Director of Public Works, acting as the Road Commissioner, or his designee, to issue work orders under the 14 Job Order Contracts provided the projects are found exempt under the California Environmental Quality Act. This authority applies to projects not governed by the California Public Contract Code, including applicable maintenance work, and allows issuance of work orders up to the maximum amount permitted under each Job Order. The total value of all work orders issued under a single Job Order Contract may not exceed that contract's maximum amount, and all work orders require prior funding authorization from the Chief Executive Officer or the appropriate funding source.

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

The purpose of the recommended actions is to find that adoption of the Job Order Contract Unit Price Books and Specifications on file with Public Works' Project Management Division III, the award of the 14 Job Order Contracts (JOCs) and approval of the 6 parkway and guardrail projects identified herein are exempt from the California Environmental Quality Act (CEQA), determine that the other recommended actions are not a project under CEQA, and allow Public Works to procure contractors through JOCs to enhance Public Works' ability to effectively and efficiently perform parkway concrete maintenance and guardrail repairs. The proposed JOCs would primarily be used on State-approved pavement projects that are being funded through the Road Maintenance and Rehabilitation Account (Senate Bill 1). The work to be approved through issuance of work orders will be performed in various unincorporated

communities, as well as various city streets and County facilities in support of ongoing operations (see Enclosure A).

JOC is a flexible and cost-effective unit price contracting method for performing maintenance work. The California Public Contract Code (PCC) allows JOCs to be valid for 1 year. This process reduces administrative requirements and lowers administrative costs, while meeting State and County procurement requirements.

Public Works utilizes parkway concrete JOCs to repair curb, gutter, sidewalk, and curb ramps. This contracting method has helped improve the mobility and access for constituents within unincorporated County areas, while reducing approximately one-third of Public Works' parkway concrete backlog.

Public Works utilizes guardrail JOCs to perform as-needed repairs to damaged guardrails and end-treatment replacements. JOCs provide an alternative method of performing repairs to augment the use of our County force account labor. Due to heavily competing priorities for the use of these force account resources, JOCs provide a good alternative for equitable and timely repair of these necessary roadway safety items.

Public Works recommends that the Board authorize Public Works to award the JOCs following bid review and determination of the lowest responsive and responsible bidders. The 14 JOCs are for a not-to-exceed aggregate amount ranging from \$750,000 to \$4,000,000 each, with an aggregate amount of \$21,250,000 (see Enclosure B).

Public Works also recommends that the Board approve the proposed projects listed in Enclosure C and authorize Public Works to use JOCs to deliver these projects. These projects may be delivered using JOCs approved in this Board letter or JOCs that may be Board-approved in the future.

The majority of the proposed work orders to be issued utilizing these JOCs are anticipated to be constructed in Fiscal Years 2026-27 and 2027-28.

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

These recommendations support the County Strategic Plan: North Star 2, Foster Vibrant and Resilient Communities, Focus Area Goal D, Sustainability, Strategy i, Climate Health; and North Star 3, Realize Tomorrow's Government Today, Focus Area Goal D, Streamlined and Equitable Contracting and Procurement, Strategy ii, Modernize Contracting and Procurement, by improving public infrastructure assets, providing

sustainable enhancing of roadway conditions and safety in our communities, and streamlining procedures for transportation projects.

### **FISCAL IMPACT/FINANCING**

Projects that are authorized under JOCs 6789 through 6802 and the 6 listed projects (Enclosure C) may be ordered for, and subsequently funded by, various funds administered by Public Works. The largest expenditure is anticipated to be derived from the Road Fund (B03–Services and Supplies, Capital Assets-Infrastructure). Sufficient funds for each JOC work order will be made available in the appropriate fund prior to authorizing the work. For projects within cities, the costs will be collected through the provisions of the General Service Agreement.

The 14 JOCs for potential future projects are for a not-to-exceed amount ranging from \$750,000 to \$4,000,000 each, with an aggregate amount of \$21,250,000.

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

Public Works will instruct the Executive Officer of the Board to advertise the JOCs for bids in accordance with Section 20392 of the PCC. It is anticipated that the JOCs will advertise for bids within the next 12 to 18 months.

PCC, Section 3400 (c) (3), allows a product to be designated by specific brand name for several purposes, one of which is in order to obtain a necessary item that is only available from one source, 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.

A list of specific brand names and qualified purposes in accordance with the PCC is provided in Enclosure D.

The contract awards 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 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.

The JOC Unit Price Books and Specifications include the contractual provisions, methods, and material requirements necessary for these contracts and are on file with Public Works.

The six listed projects would be carried out through Board-approved JOCs and/or JOCs that may be subsequently approved by the Board. Public Works will use the Board-approved Unit Price Books and Specifications, including the contractual provisions, methods, and material requirements necessary for these projects that are on file with Public Works.

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

Public Works is authorized to issue JOC work orders for projects that are subject to the PCC, including repair, remodeling, and refurbishment work in an amount not to exceed \$330,000 pursuant to PCC, Sections 20128.5 and 20145, and delegated to the Director of Public Works or his designee under Los Angeles County Code, Section 2.18.042, subject to the limitation that the aggregate amount of all work orders issued under the JOC does not exceed the \$6,200,000 maximum contract amount of the JOC. For projects subject to the PCC that exceed \$330,000, Public Works will seek advance approval from the Board to issue JOC work orders for any such projects.

Approval of the recommended actions will delegate authority to the Director of Public Works, acting as the Road Commissioner or his designee to issue work orders for projects that are not subject to the PCC, including maintenance, demolition, or procurement and installation of equipment, as applicable, in an amount not to exceed the maximum contract amount of the JOC per work order, subject to the limitation that the aggregate amount of all work orders issued under the JOC does not exceed the maximum contract amount of the JOC. In accordance with the October 31, 2017, Board Motion, Public Works will provide notification to the Board one week prior to issuance of work orders in excess of \$150,000 for projects not subject to PCC. In the case of emergency or critically needed deferred maintenance projects, Public Works will provide notification to the Board no later than 24 hours after the issuance of such work orders.

### **ENVIRONMENTAL DOCUMENTATION**

The 6 proposed projects are categorically exempt from CEQA. Each of these separate projects consist of work involving parkway concrete maintenance and guardrail repairs on existing streets, highways, alleys, and access roads. Each of the projects fall under a

class of projects that have been determined not to have a significant effect on the environment in that they meet the criteria set forth in Section 15301 (c) of the CEQA Guidelines and Class 1 (x) of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G, which apply to repair, maintenance or minor alteration of existing public facilities. In addition, based on the records of each of the 6 proposed projects, they will comply with all applicable regulations, and there are no cumulative impacts, unusual circumstances, damage to scenic highways, listing on hazardous waste site lists compiled pursuant to Government Code, Section 65962.5, or indications that it may cause a substantial adverse change in the significance of a historical resource that would make the exemption inapplicable.

The recommended actions to award the 14 JOCs and take related actions and to adopt the JOC Unit Price Books and Specifications are not projects pursuant to CEQA because they are excluded from the definition of a project under California Public Resources Code, Section 21065, and are an organizational or administrative activity of government that will not result in direct or indirect physical changes to the environment pursuant to Section 15378 (b) of the CEQA Guidelines; or, in the alternative, they are exempt because it can be seen with certainty that they will not have a significant adverse impact on the environment.

Approval and adoption of the JOC Contract Unit Price Books and Specifications and related actions do not constitute a project under CEQA because they are excluded from the definition of a project under Section 21065 of the California Public Resources Code and are administrative activity of government pursuant to CEQA guidelines Section 15378 (b).

Approval of the recommended actions would not approve any projects under the 14 JOCS. The implementation of work orders under the JOCs would be subject to prior determination and documentation by Public Works that the proposed work is exempt from CEQA. The type of work to be performed under these JOCs is generally anticipated to be exempt under Section 15301, Class 1, of the CEQA Guidelines, as well as Class 1 of the County Environmental Document Reporting Procedures.

In the event the work under the JOCs is not exempt, the Board will be requested to approve the appropriate environmental finding and documentation for that work, as applicable, prior to issuance of the work order.

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 Planning and Research in accordance with California Public Resources Code, Section 21152, and will post the notice to its website pursuant to Section 21092.2.

### **CONTRACTING PROCESS**

These contracts will be contracted on an open-competitive bid basis.

The Director, acting as the Road Commissioner, or his designee will award each of the fourteen JOCs upon review of the bids. Each JOC will be awarded to a responsible contractor who submits the lowest responsive bid and meets the criteria established by the Board and the PCC.

To ensure the JOCs are awarded to responsible contractors with a satisfactory performance history, bidders will be required to report violations of the False Claims Act, their civil litigation history, and information regarding prior criminal convictions. The information reported by the lowest responsive and responsible bidders will be considered before awarding the JOCs.

Contract provisions require the contractors to comply with the Board-adopted Local and Targeted Worker Hire Policy.

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://www.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)**

The use of these contracts will expedite the completion of parkway concrete maintenance and guardrail repair on streets, highways, alleys, and access roads throughout various

The Honorable Board of Supervisors  
March 3, 2026  
Page 9

cities and unincorporated communities in Los Angeles County. Work from these contracts will improve mobility and access for constituents while maintaining safety.

**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

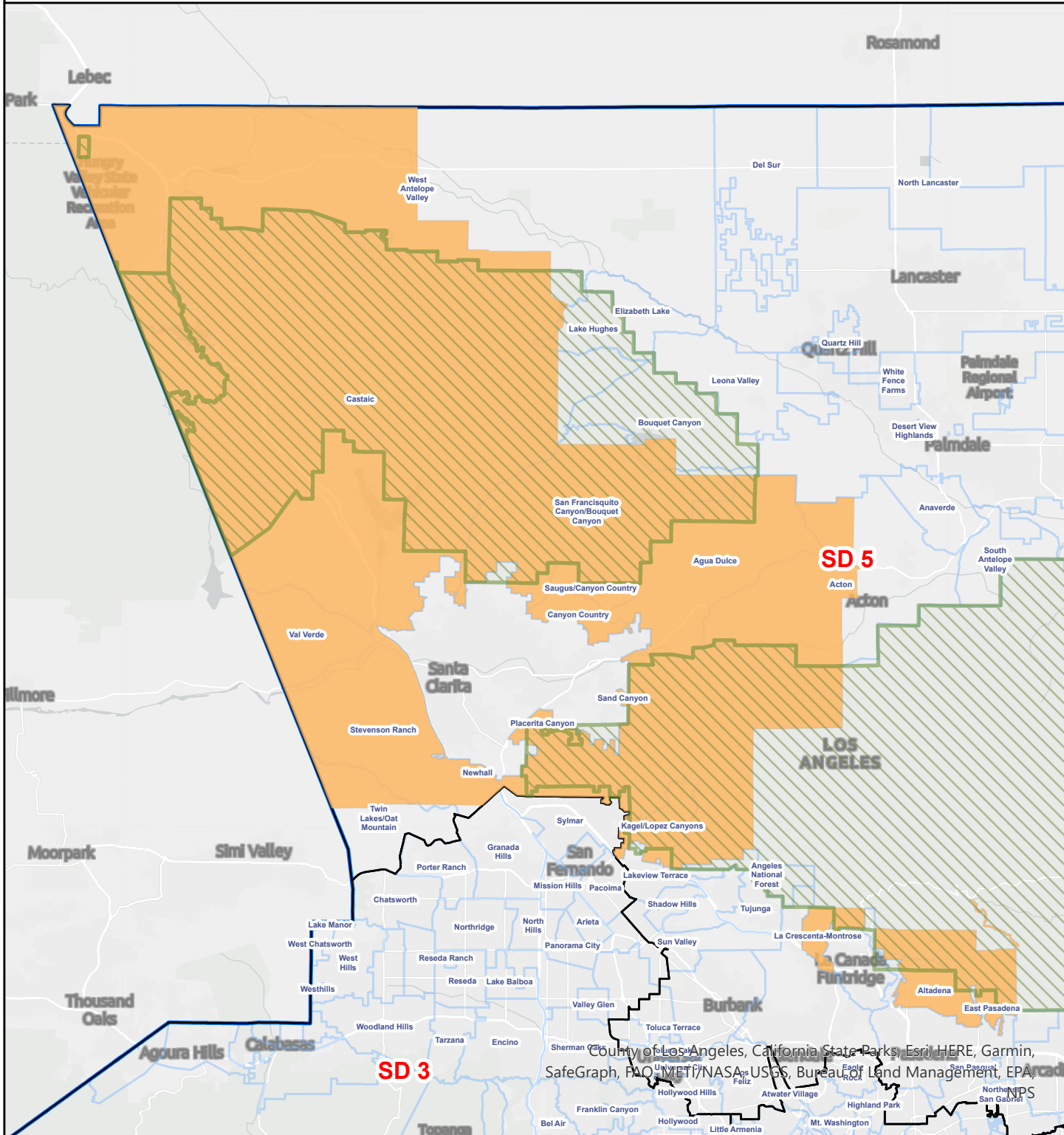
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Enclosures

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



# JOB ORDER CONTRACT PARKWAY CONCRETE MAINTENANCE MAINTENANCE DISTRICT 2



	Maintenance District 2
	Community Boundaries (CSA)
	Supervisorial Districts
	National Forest

N



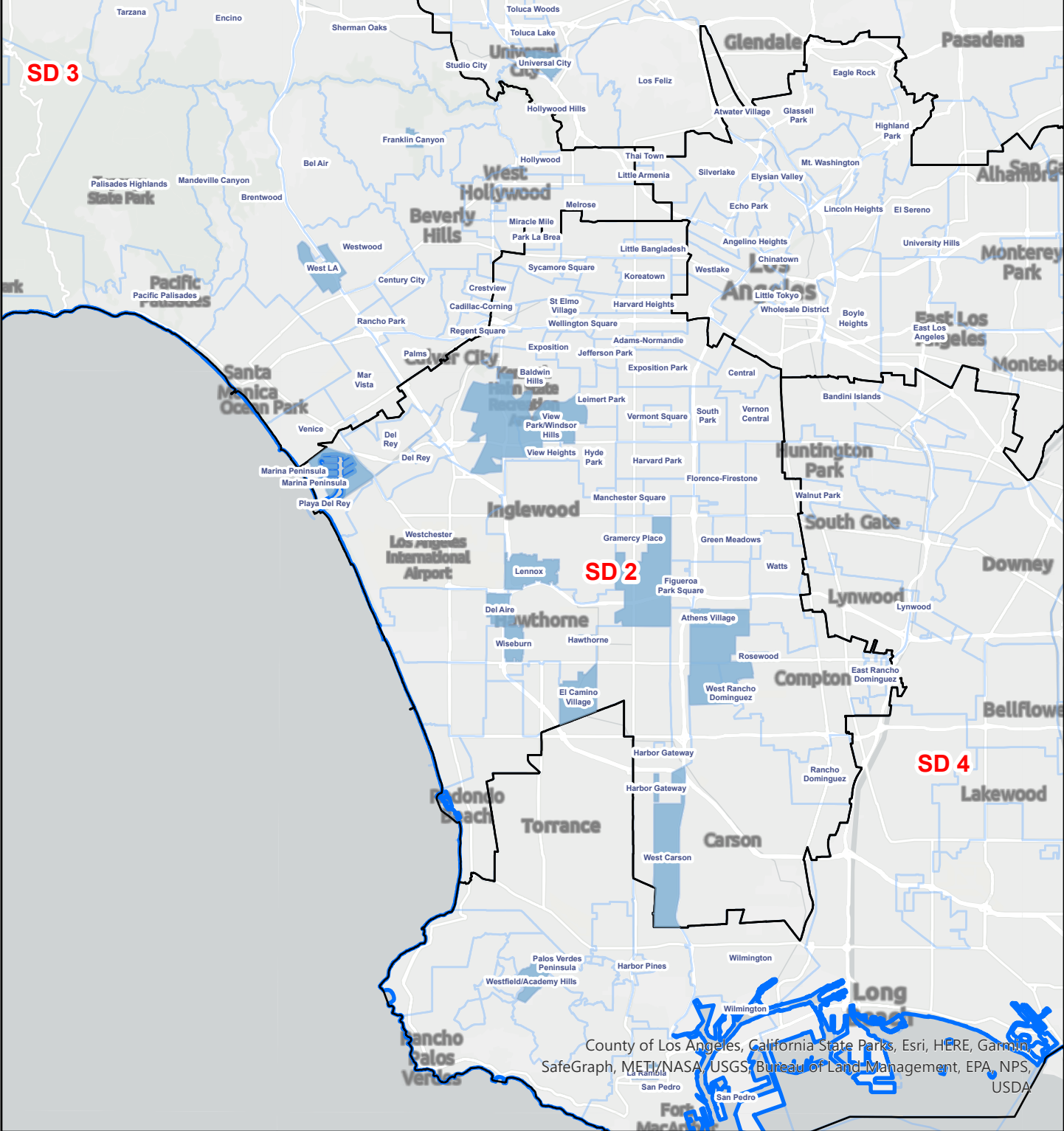
0 2.75 5.5 11 Miles



Data contained in this map is produced in whole or in part from the Los Angeles County Public Works' digital database.



# JOB ORDER CONTRACT PARKWAY CONCRETE MAINTENANCE MAINTENANCE DISTRICT 3



County of Los Angeles, California State Parks, Esri, HERE, Garmin, SafeGraph, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA

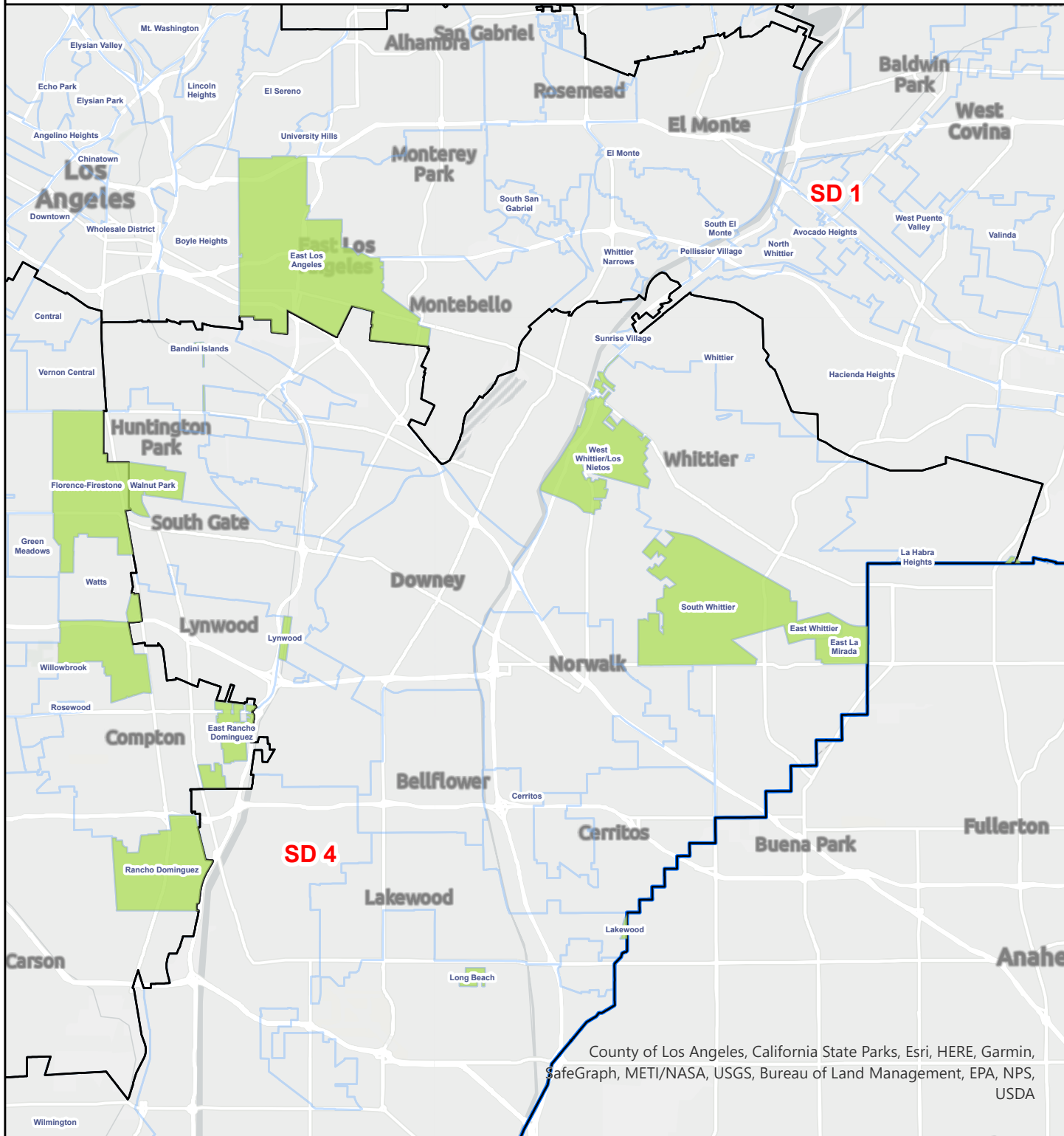
- Maintenance District 3
- Community Boundaries (CSA)
- Supervisory Districts

0 1.5 3 6  
Miles

Data contained in this map is produced in whole or in part from the Los Angeles County Public Works' digital database.



# JOB ORDER CONTRACT PARKWAY CONCRETE MAINTENANCE MAINTENANCE DISTRICT 4



County of Los Angeles, California State Parks, Esri, HERE, Garmin, SafeGraph, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA

Maintenance District 4

Community Boundaries (CSA)

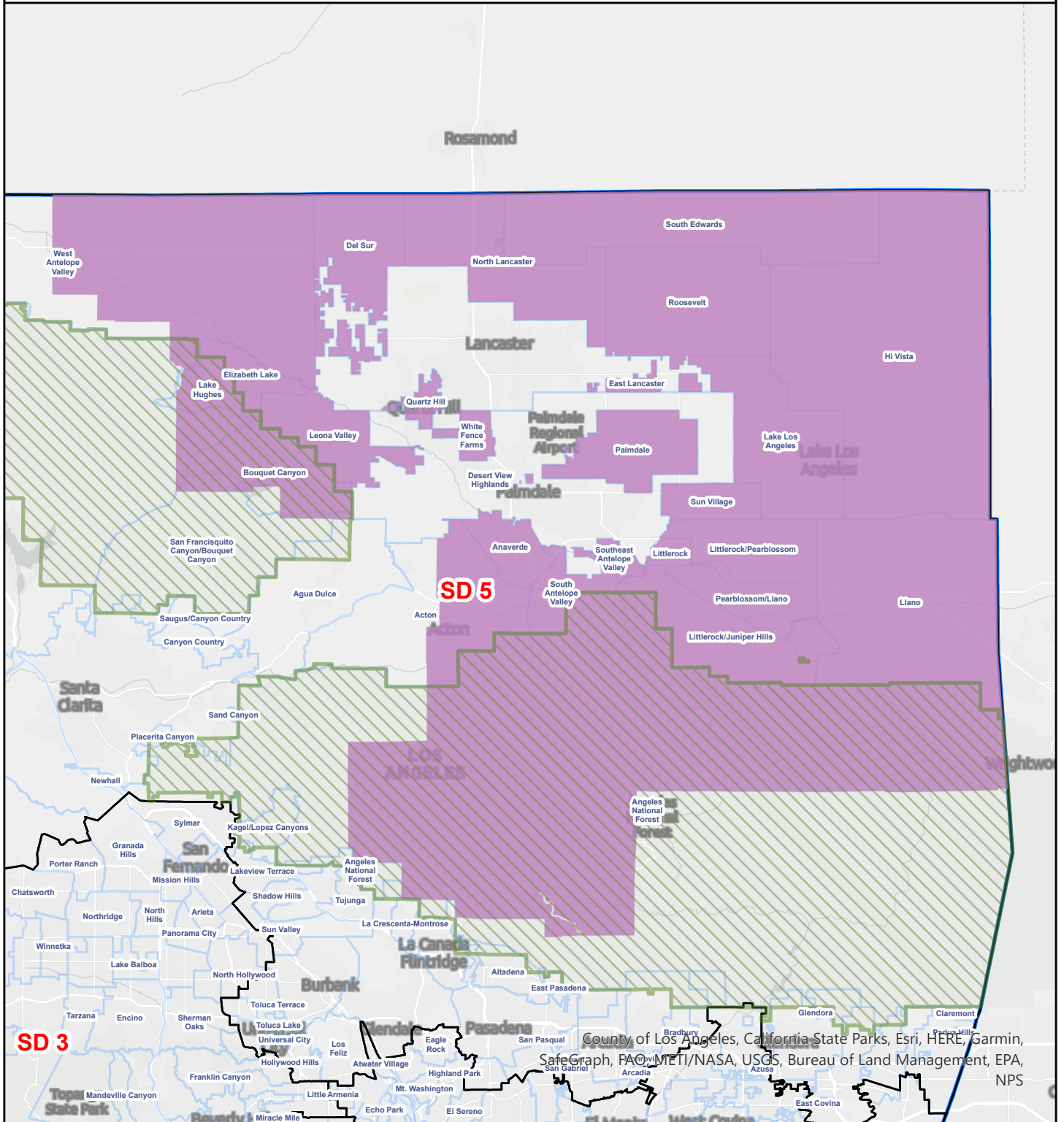
Supervisorial Districts

0 1 2 4 Miles

Data contained in this map is produced in whole or in part from the Los Angeles County Public Works' digital database.



# JOB ORDER CONTRACT PARKWAY CONCRETE MAINTENANCE MAINTENANCE DISTRICT 5



Maintenance District 5  
 Community Boundaries (CSA)  
 Supervisorial Districts  
 National Forest

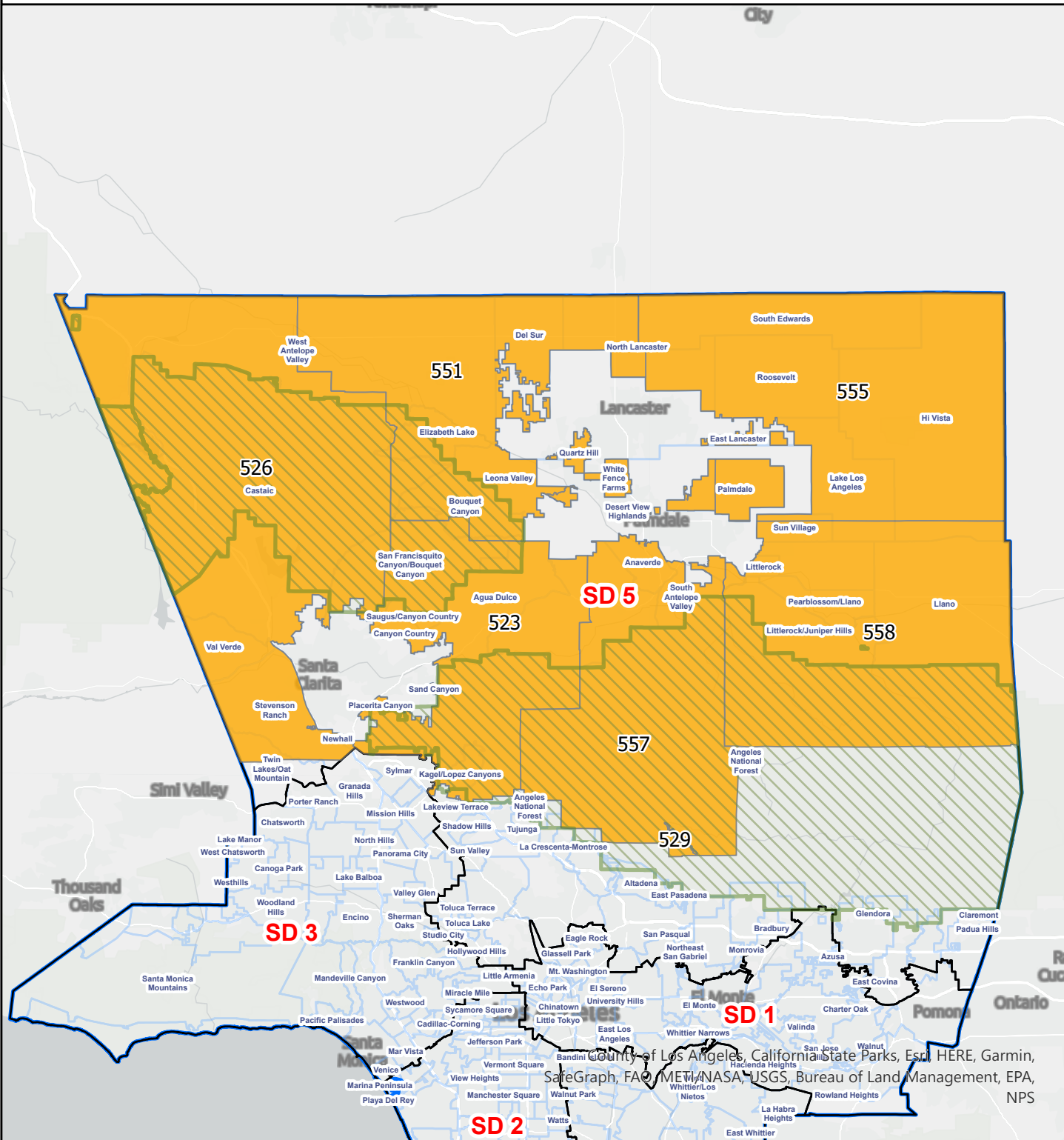
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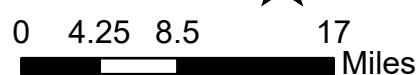
Data contained in this map is produced in whole or in part from the Los Angeles County Public Works' digital database.



# JOB ORDER CONTRACT GUARDRAIL REPAIR NORTH COUNTY

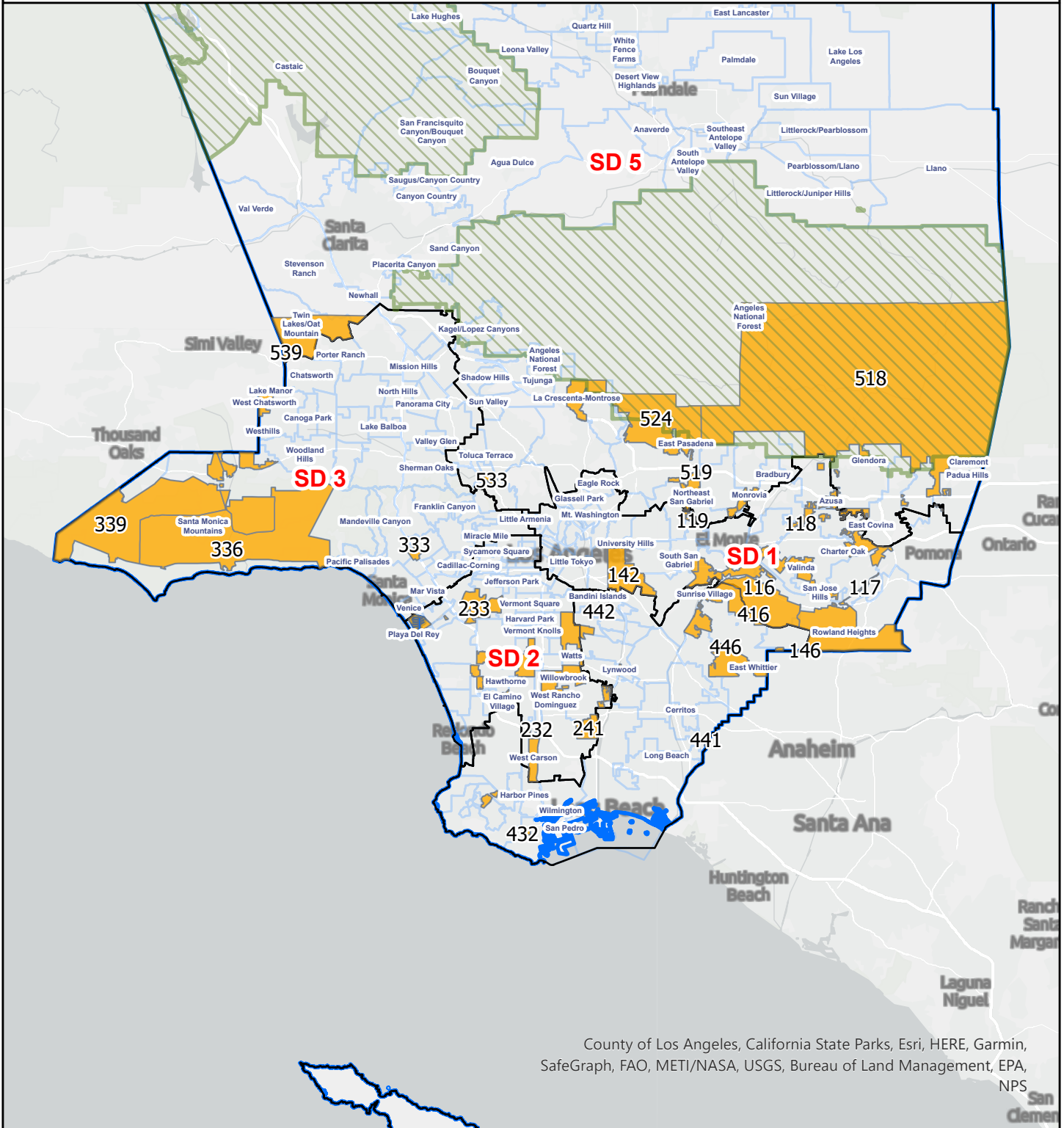


Data contained in this map is produced in whole or in part from the Los Angeles County Public Works' digital database.





# JOB ORDER CONTRACT GUARDRAIL REPAIR SOUTH COUNTY



County of Los Angeles, California State Parks, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS

Community Boundaries (CSA)	 
Supervisorial Districts	
National Forest	
South County Included Areas	

Data contained in this map is produced in whole or in part from the Los Angeles County Public Works' digital database.

**JOB ORDER CONTRACT NOS. 6789 THROUGH 6802  
PARKWAY CONCRETE MAINTENANCE AND GUARDRAIL REPAIR**

<b>Project ID No.</b>	<b>JOC No.</b>	<b>Supervisory District</b>	<b>Scope of Work</b>	<b>Amount</b>
RMDJOC6789	6789	5	Parkway Concrete Maintenance, Maintenance District No. 2	\$1,000,000
RMDJOC6790	6790	5	Parkway Concrete Maintenance, Maintenance District No. 2	\$750,000
RMDJOC6791	6791	2,3,4	Parkway Concrete Maintenance, Maintenance District No. 3	\$1,500,000
RMDJOC6792	6792	2,3,4	Parkway Concrete Maintenance, Maintenance District No. 3	\$4,000,000
RMDJOC6793	6793	1,2,4	Parkway Concrete Maintenance, Maintenance District No. 4	\$1,000,000
RMDJOC6794	6794	1,2,4	Parkway Concrete Maintenance, Maintenance District No. 4	\$1,500,000
RMDJOC6795	6795	1,2,4	Parkway Concrete Maintenance, Maintenance District No. 4	\$2,000,000
RMDJOC6796	6796	5	Parkway Concrete Maintenance, Maintenance District No. 5	\$1,500,000
RMDJOC6797	6797	5	Guardrail Repair and Replacement, North Los Angeles County	\$1,000,000
RMDJOC6798	6798	5	Guardrail Repair and Replacement, North Los Angeles County	\$1,500,000
RMDJOC6799	6799	5	Guardrail Repair and Replacement, North Los Angeles County	\$1,500,000
RMDJOC6800	6800	1,2,3,4,5	Guardrail Repair and Replacement, South Los Angeles County	\$1,000,000
RMDJOC6801	6801	1,2,3,4,5	Guardrail Repair and Replacement, South Los Angeles County	\$1,500,000
RMDJOC6802	6802	1,2,3,4,5	Guardrail Repair and Replacement, South Los Angeles County	\$1,500,000
<b>TOTAL:</b>				<b>\$21,250,000</b>

**JOB ORDER CONTRACT NOS. 6789 THROUGH 6802  
PARKWAY CONCRETE MAINTENANCE AND GUARDRAIL REPAIR**

<b>Project Name</b>	<b>Supervisory District</b>	<b>Type of Project</b>	<b>Estimated Construction Cost</b>	<b>Total Project Cost Estimate</b>
42nd Street West, et al. Quartz Hill Concrete Repair	5	Concrete Repair	\$1,000,000	\$1,200,000
Angeles Forest Highway - Bridge Number 822	5	Guardrail Repair	\$400,000	\$500,000
Avenida Del Canada, et al. Rowland Heights Concrete Repair	1	Concrete Repair	\$1,000,000	\$1,200,000
Barrydale Street, et al. West Puente Valley Concrete Repair	1	Concrete Repair	\$2,500,000	\$3,000,000
Nearbank Drive, et al. Rowland Heights Concrete Repair	1	Concrete Repair	\$4,000,000	\$4,800,000
Pinecone Road, et al. La Crescenta - Montrose Concrete Repair	5	Concrete Repair	\$1,100,000	\$1,320,000
<b>TOTALS:</b>			<b>\$10,000,000</b>	<b>\$12,020,000</b>

**PROJECT NAME: GUARDRAIL REPLACEMENT, NORTH AND  
SOUTH LOS ANGELES COUNTY**

**PROJECT ID NOS.: RMDJOC6797 - 6802**

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

<b>Item/Category</b>	<b>Manufacturer</b>	<b>Model</b>	<b>Public Contract Code 3400 Justification*</b>	<b>Detailed Justification</b>
Galvanized Surface Colorant	Natina Products, LLC	N/A	(3)	This item is only available from one source.

\*(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>	2/11/2026	
<b>BOARD MEETING DATE</b>	3/3/2026	
<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>	El Dorado Pump Station Rehabilitation	
<b>PROGRAM</b>	Flood Control District Fund	
<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>	The critical equipment required to maintain pump station operations must be replaced. Timely Board approval is necessary to allow sufficient time for contract award and procurement of long-lead items so that construction can occur during the dry weather season.	
<b>COST &amp; FUNDING</b>	Total cost: \$11,000,000	Funding source: Flood Control District Fund (B07-Capital Assets-Infrastructure) Fiscal Year 2025-26 Budget
	TERMS (if applicable): N/A	
	Explanation: N/A	
<b>PURPOSE OF REQUEST</b>	To obtain Board approval for delegated authority to adopt plans and specification, advertise for bids, and award and execute a construction contract for the El Dorado Pump Station Rehabilitation project in the City of Long Beach.	
<b>BACKGROUND (include internal/external issues that may exist including any related motions)</b>	This project will include replacing pumps and updating electrical, mechanical, and telemetry systems for improved maintenance and continued function.	
<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 improve resiliency, longevity, and operational effectiveness of existing infrastructure.	
<b>DEPARTMENTAL CONTACTS</b>	Name, Title, Phone # & Email: Jolene Guerrero, Deputy Director, (626) 458-4012, Cell (626) 632-1308, <a href="mailto:jguerrer@pw.lacounty.gov">jguerrer@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

March 3, 2026

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  
DELEGATE AUTHORITY TO ADOPT, ADVERTISE, AND AWARD  
PROJECT ID NO. FCC0001409  
EL DORADO PUMP STATION REHABILITATION  
IN THE CITY OF LONG BEACH  
(SUPERVISORIAL DISTRICT 4)  
(3-VOTES)**

**SUBJECT**

Public Works is seeking Board approval to carry out the accelerated delivery of the El Dorado Pump Station Rehabilitation project, including delegated authority to adopt plans and specifications, advertise for bids, and award and execute a construction contract in the City of Long Beach.

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

1. Find that the proposed project, 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 delegate authority to the Chief Engineer of the Los Angeles County Flood Control District or his designee to adopt the plans and specifications and advertise for bids at an estimated construction contract cost between \$6,250,000 and \$9,500,000 for the El Dorado Pump Station Rehabilitation project.
3. Delegate authority to the Chief Engineer of the Los Angeles County Flood Control District or his designee to instruct the Executive Officer of the Board to advertise for bids in accordance with the Instruction Sheet for Publishing Legal Advertisement with the Notice Inviting Bids when ready to advertise this project.
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 Chief Engineer of the Los Angeles County Flood Control District 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 Chief Engineer of the Los Angeles County Flood Control District or his designee to award and execute a construction contract for the El Dorado Pump Station Rehabilitation project with the responsible contractor with the lowest responsive bid within or less than the estimated cost range of \$6,250,000 and \$9,500,000.
7. Delegate to the Chief Engineer of the Los Angeles County Flood Control District 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 Chief Engineer of the Los Angeles County Flood Control District or his designee under California Public Contract Code, Section 20998; (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 project, and related actions, are exempt from the California Environmental Quality Act (CEQA) and allow Public Works to replace and rehabilitate major mechanical, electrical, and structural equipment at the El Dorado Pump Station in the City of Long Beach (see Enclosure A).

The proposed replacement of the aged equipment will ensure the pump station can continue to provide reliable flood protection to residents of the City of Long Beach.

It is anticipated that construction work will start in May 2027 and be completed in March 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 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 \$6,250,000 and \$9,500,000. The total project cost is estimated to be \$11,000,000. 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 available in the Flood Control District Fund (B07–Capital Assets-Infrastructure) Fiscal Year 2025-26 Budget.

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

California Public Contract Code, Section 20995, allows the Board to delegate approval of plans and specifications to the Chief Engineer of the Los Angeles County Flood Control District, on a project-by-project basis. Once plans are approved, the Chief Engineer will instruct the Executive Officer of the Board to advertise the project for bids in accordance

with Section 20991 of the California Public Contract Code. It is anticipated that the project will advertise for bids within the next month.

California Public Contract Code, Section 3400 (c) (2), 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. The Notice Inviting Bids includes language describing this finding.

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 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 by County Counsel.

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

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

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 jobs coordinator who will facilitate the implementation of the targeted hiring requirement of the policy.

Effective June 7, 2023, Countywide Community Workforce Agreement (CWA) applies to projects with an estimated construction contract value of \$5,000,000 or greater. Therefore, CWA will apply to this project. The contractor and all subcontractors must comply with all terms and conditions of the Countywide CWA 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**

The proposed project is exempt from CEQA. The project, to rehabilitate a stormwater pump station with no expansion in use, is within certain classes of projects that have been determined not to have a significant effect on the environment and which meets the criteria set forth in Sections 15301 (a), (b), and (d); 15302 (c); and 15303 (d) of the CEQA Guidelines; and Classes 1 (d), (e), (l), and (n); 2 (c) and (e); and 3 (a) of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G, which applies to minor alteration of existing public facilities, replacement of facilities with the same purpose and capacity, installation of new equipment and accessory structures. 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 for each project 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 the County's website in accordance with Section 21092.2.

## **CONTRACTING PROCESS**

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)**

When the project is completed, it will have a positive impact by extending the service life of the facility and ensuring continued flood protection operations at the El Dorado Pump Station in the City of Long Beach.

**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)

EL DORADO PUMP STATION REHABILITATION  
PROJECT ID NO. FCC0001409



**PROJECT NAME:** EI Dorado Pump Station Rehabilitation

**PROJECT ID NO.:** FCC0001409

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

	<b>Item/Category</b>	<b>Manufacturer</b>	<b>Model</b>	<b>Public Contract Code 3400 Justification*</b>	<b>Detailed Justification</b>
1.	Engine Controller	Murcal	800	(2)	In order to match other products in use on a particular public improvement either completed or in the course of completion.
2.	Central Controller	Murcal	800	(2)	In order to match other products in use on a particular public improvement either completed or in the course of completion.
3.	Annunciator Panel	Automation Direct	DL205	(2)	In order to match other products in use on a particular public improvement either completed or in the course of completion.
4.	Telemetry Panel	Motorola	ACE3600	(2)	In order to match other products in use on a particular public improvement either completed or in the course of completion.

\*(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>	2/11/2026	
<b>BOARD MEETING DATE</b>	3/3/2026	
<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>	Eastside Bridge and Major Thoroughfare Construction Fee District Update	
<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>	None.	
<b>COST &amp; FUNDING</b>	Total cost: \$0.00	Funding source: N/A
	TERMS (if applicable): N/A	
	Explanation: N/A	
<b>PURPOSE OF REQUEST</b>	<p>The purpose of the recommended actions is to approve the Eastside Bridge and Major Thoroughfare Construction Fee District (District) to remove the improvements that have been completed since it was last updated in June 2022 and add new improvements or update the existing improvements consistent with the latest County of Los Angeles and the City of Santa Clarita's mobility elements. The District update will also provide increased fee rates to provide an equitable financing mechanism by which new developments within the District will share the costs to finance the construction of the proposed District improvements.</p>	
<b>BACKGROUND (include internal/external issues that may exist including any related motions)</b>	<p>The District, adopted on July 21, 1987, is jurisdictionally within the City and the County. On July 30, 1991, the Board of Supervisors approved a Cooperative Agreement between the City and the County to work together on all District matters and establish the District's fees within their respective jurisdictions. The City approved the updated District within its jurisdictional boundaries at its Council meeting on November 26, 2024. Both agencies will cooperate with each other in the collection of fees and the construction of the proposed highway improvements to serve the areas. The District is expected to provide \$228.9 million to fund the construction of bridge and highway improvements needed by new developments.</p>	

	<p>On June 25, 2002, the Board approved fee revisions to the District. Since then, some originally planned District improvements have been completed while Public Works and the City have determined that additional improvements should be added and certain listed projects be deleted or updated to align with City and County mobility elements. Public works and the City have also determined that areas previously excluded should be incorporated into the District and that existing fee rates are no longer sufficient to fully fund the revised project list. The updated District fees will fully finance the construction of the proposed improvements, which will help mitigate traffic impacts from new development by funding the construction of new bridges and major thoroughfares and improvements to existing facilities.</p> <p>The updated District also proposes to allow for a yearly change up to 5 percent in the fee rate based on the Construction Cost Index (CCI) for the Los Angeles region, as reported by the Engineering News Record. This will allow the fee to better keep pace with the construction costs. Previously, the District had a built-in escalation clause that limited the yearly fee increase to a maximum of 2 percent based on the local CCI. However, the CCI indicates that since 2002, construction costs in the Los Angeles region have increased by an average of 3.6 percent per year.</p> <p>Adoption of the enclosed Resolution will authorize the fee revisions. The Resolution defines the improvements; sets the method of fee apportionments; and provides for annual fee increases tied to the Los Angeles Regional CCI to help ensure full funding of projects and a separate biennial review to reassess development trends, construction costs, and refinements of the project scope. The Resolution also complies with the requirements of the California Government Code, Section 66000, et seq., regarding development fees.</p> <p>Once adopted, a certified copy of the Resolution will be recorded with the Registrar-Recorder/County Clerk's office.</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: <p>These recommendations support Board Priority 7, Sustainability, by ensuring that resources are expended in a responsible, efficient, and strategic manner, thereby helping to make County communities healthier, more livable, and economically stronger.</p>
<b>DEPARTMENTAL CONTACTS</b>	Name, Title, Phone # & Email: <p>Luis Ramirez, Deputy Director, Office (626) 458-4004, cell (626) 434-5219  <a href="mailto:luramire@pw.lacounty.gov">luramire@pw.lacounty.gov</a>.</p>



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

March 3, 2026

IN REPLY PLEASE  
REFER TO FILE:

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

Dear Supervisors:

**MUNICIPAL SERVICES CORE SERVICE AREA  
HEARING ON THE UPDATE OF THE  
EASTSIDE BRIDGE AND MAJOR THOROUGHFARE  
CONSTRUCTION FEE DISTRICT  
CITY OF SANTA CLARITA/COUNTY OF LOS ANGELES  
(SUPERVISORIAL DISTRICT 5)  
(3-VOTES)**

**SUBJECT**

Public Works is seeking Board approval for the Eastside Bridge and Major Thoroughfare Construction Fee District to remove, add, and/or update highway infrastructure improvements and increase fee rates. The fee increase will provide for sufficient revenue to fully finance the construction of the proposed improvements.

**IT IS RECOMMENDED THAT THE BOARD:**

1. Instruct the Executive Officer of the Board to file the Eastside Bridge and Major Thoroughfare Construction Fee District report with the Director of Public Works and set the public hearing for March 24, 2026, for the proposed update of the District.

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

1. If written protests represent less than 50 percent of the assessable area within the District:

- a. Find that the proposed District update is exempt from the provisions of the California Environmental Quality Act for the reasons stated in this Board letter, pursuant to the California Environmental Quality Act guidelines, Section 21080, subsections (8)(D).
  - b. Adopt the proposed Resolution revising the Eastside Bridge and Major Thoroughfare Construction Fee District list of improvements and construction fees, and authorize the Director of Public Works or his designee to review and annually adjust the fees in relation to increases in the Los Angeles Regional Construction Cost Index.
  - c. Authorize the Director of Public Works or his designee to continue administering the Eastside Bridge and Major Thoroughfare Construction Fee District.
  - d. Instruct the Director of Public Works or his designee to record a certified copy of the adopted Resolution with the Registrar-Recorder/County Clerk's office.
2. If a written majority protest exists, refer this matter back to Public Works.

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

The purpose of the recommended actions is to update the Eastside Bridge and Major Thoroughfare Construction Fee District (District) to remove the improvements that have been completed since it was last updated in June 2002 and add new improvements or update the existing improvements consistent with the latest County of Los Angeles and the City of Santa Clarita's mobility elements. The District update will also provide increased fee rates to provide an equitable financing mechanism by which new developments within the District will share the costs to finance the construction of the proposed District improvements.

The District, adopted on July 21, 1987, is jurisdictionally within the City and the County. On July 30, 1991, the Board of Supervisors approved a Cooperative Agreement between the City and the County to work together on all District matters and establish the District's fees within their respective jurisdictions. The City approved the updated District within its jurisdictional boundaries at its Council meeting on November 26, 2024. Both agencies will cooperate with each other in the collection of fees and the construction of the proposed highway improvements to serve the areas. The District is expected to provide \$228.9 million to fund the construction of bridge and highway improvements needed by new developments.

On June 25, 2002, the Board approved fee revisions to the District. Since then, some originally planned District improvements have been completed while Public Works and the City have determined that additional improvements should be added and certain listed projects be deleted or updated to align with City and County mobility elements. Public Works and the City have also determined that areas previously excluded should be incorporated into the District and that existing fee rates are no longer sufficient to fully fund the revised project list. The updated District fees will fully finance the construction of the proposed improvements, which will help mitigate traffic impacts from new development by funding the construction of new bridges and major thoroughfares and improvements to existing highway facilities.

The updated District also proposes to allow for a yearly change up to 5 percent in the fee rate based on the Construction Cost Index (CCI) for the Los Angeles region, as reported by the Engineering News Record. This will allow the fee to better keep pace with construction costs. Previously, the District had a built-in escalation clause that limited the yearly fee increase to a maximum of 2 percent based on the local CCI. However, the CCI indicates that since 2002, construction costs in the Los Angeles region have increased by an average of 3.6 percent per year.

Adoption of the enclosed Resolution will authorize the fee revisions. The Resolution defines the improvements; sets the method of fee apportionments; and provides for annual fee increases tied to the Los Angeles Regional CCI to help ensure full funding of projects and a separate biennial review to reassess development trends, construction costs, and refinements of the project scope. The Resolution also complies with the requirements of the California Government Code, Section 66000, et seq., regarding development fees.

### **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 allowing the County to update the District to provide improved transportation circulation for residents that improve the quality of life in the County of Los Angeles.

### **FISCAL IMPACT/FINANCING**

All revenue generated from the updates of the District will be expended on the proposed District improvements. There will be no fiscal impact on the County's General Fund.

Sufficient funds will be available from the District's updated fees to finance the proposed improvements. The proposed fee increases will not affect Public Works' current fiscal year budget. This will have no impact on net County cost for the current or future fiscal years.

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

Public Works has determined that the District update is statutorily exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to CEQA guidelines, Section 21080, subsections (8)(D), in that the District is only obtaining funds for capital projects necessary to maintain services within existing service areas.

A public hearing must be held, under the provisions of the California Government Code, Section 66484, and notice thereof must be given pursuant to the California Government Code, Section 65091, prior to approval of the update. According to the California Government Code, Section 66484, subsections (a)6, the fee revision must be rejected in the event of a majority protest (based on the area of developable land). The proposed Resolution, approved as to form by County Counsel and containing the necessary information, is enclosed for your Board's use following conclusion of the hearing. Once adopted, a certified copy of the Resolution will be recorded with the Registrar-Recorder/County Clerk's office.

### **ENVIRONMENTAL DOCUMENTATION**

The proposed project is statutorily exempt from CEQA. Adoption of the proposed Resolution revising the District's boundaries, list of projects, and fees is only for the purpose of obtaining funds for capital projects necessary to maintain services within existing service areas and, therefore, is exempt from CEQA, pursuant to Section 21080, subsections (b)(8), of the California Public Resources Code and Section 15273, subsection (a), of the CEQA guidelines.

The Honorable Board of Supervisors  
March 3, 2026  
Page 5

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

Approval of the requested update by your Board will ensure the timely completion of the much-needed roadway and bridge improvements to serve the current circulation needs created by new developments within the District. The District improvements will help mitigate the additional traffic congestion impacts generated by approved subdivisions and building permits within the District.

**CONCLUSION**

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

Respectfully submitted,

MARK PESTRELLA, PE  
Director of Public Works

MP:YH:la

Enclosure

c: Chief Executive Office (Christine Frias)  
County Counsel  
Executive Office, Board of Supervisors

**RESOLUTION OF THE BOARD OF SUPERVISORS FOR THE  
COUNTY OF LOS ANGELES RELATING TO THE REVISION OF FEES  
AND IMPROVEMENT PROJECTS FOR THE  
EASTSIDE BRIDGE AND MAJOR THOROUGHFARE  
CONSTRUCTION FEE DISTRICT**

**WHEREAS**, the Board of Supervisors of the County of Los Angeles adopted the Eastside (formerly named Route 126) Bridge and Major Thoroughfare (B&T) Construction Fee District (District) on July 21, 1987, for the funding of certain highway improvements (District improvements); and

**WHEREAS**, on June 25, 2002, the Board approved the update of the District, including the fee escalation per the Los Angeles Regional Construction Cost Index (CCI) but not more than 2 percent annually. The current fees are as follows:

Residential Property:

Single-Family	\$21,600/unit
Townhouse/Condo	\$17,280/unit
Apartment	\$15,120/unit

Non-Residential Property:

Commercial	\$108,000/gross acre
Industrial	\$64,800/gross acre

**WHEREAS**, the District fees established by the Board at the time of District formation and the prior update were based upon the estimated total improvement costs and the estimated potential development within the District at that time; and

**WHEREAS**, the estimated total improvement costs for the District have increased substantially since the last District update due to the increases in the scope of the projects and the addition of projects identified in the Los Angeles County Santa Clarita Valley Area Plan and the City of Santa Clarita Circulation Element; and

**WHEREAS**, as a result of the above facts, the projected revenue from collection of District fees at the existing fee rates will be insufficient to fully finance the proposed District improvements; and

**WHEREAS**, there is a need to revise the District fees to provide for sufficient revenue to fully finance the proposed District improvements as is demonstrated in the Eastside B&T Construction Fee District Update Report presented to the Board; and

**WHEREAS**, the District is within the jurisdictions of the County of Los Angeles and the City of Santa Clarita; and

**WHEREAS**, the revisions to the District fees contained in this Resolution will apply in both City and County jurisdictions; and

**WHEREAS**, the requirements for notice and public hearing in relation to the proposed fee revisions have been met in accordance with California Government Code Section 65091; and

**WHEREAS**, Public Works has determined that the District update is statutorily exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to CEQA guidelines, Section 21080, subsections (8)(D), in that the District is only obtaining funds for capital projects necessary to maintain services within existing service areas; and

**WHEREAS**, the City and County will be responsible for preparation of any subsequent environmental documentation that may be required for the District improvement projects, the preparation of the construction plans, the acquisition of any needed right of way, and the construction of the improvements; and

**WHEREAS**, applicable requirements regarding revision of development fees, as set forth in California Government Code Section 66000, et. seq., have been satisfied; and

**WHEREAS**, developers will be given the option of paying the existing fee rate or the proposed rate between the effective date of the proposed fee and April 1, 2026; and

**WHEREAS**, in addition to the generally adopted fee rate categories, Public Works has developed and has on file a rate sheet for nontypical land uses that are based on specific traffic impacts.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Supervisors:

- A. Considered the District update is statutorily exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to CEQA guidelines, Section 21080, subsections (8)(D).
- B. Finds that the estimated total cost of the District improvements is \$228.9 million.
- C. Approves the construction fees shown in the report and the construction fees are as follows:

Residential Property:

Single-Family	\$23,980/unit
Townhouse/Condo	\$19,190/unit
Apartment	\$16,790/unit

Non-Residential Property:

Commercial	\$119,900/gross acre
Industrial	\$71,940/gross acre

- D. Hereby delegates authority to the Director of Public Works to use the developed rate sheet and calculate the specific fee rates for nontypical land uses.
- E. The approved revised District fees will be implemented within both the City and County jurisdiction areas.
- F. The method of fee apportionment for the revised District fees is set forth in the Eastside Bridge and Major Thoroughfare Construction Fee District Update Report, attached hereto as Exhibit A.
- G. The revised District fees are to finance completion of the District Improvements as generally identified in Exhibit A, Attachment B.
- H. The revised District fees collected pursuant to this Resolution shall be used to finance, or where appropriate, to provide reimbursement for financing of, the District Improvements.
- I. Hereby approves the automatic annual increase of District fees pursuant to the method of calculation indicated in the District Report in Exhibit A.
- J. The County and possibly other governmental agencies may contribute or make loans to the Eastside B&T Construction Fee District Fund (District Fund).
- K. Advancement of funds by developers to the District Fund for early completion of District projects may be accepted and later reimbursed by the District Fund or be compensated with credit against future fees.
- L. There is reasonable relationship between the proposed revised District fees use for the District Improvements and the affected subdivision and building permit approvals to which the fees apply since this new development will directly benefit from the improved traffic circulation provided for by the completion of the District Improvements.
- M. There continues to be a reasonable relationship between the need for the District Improvements and the affected subdivision and building permit approvals because the District Improvements will help mitigate the additional traffic congestion impacts generated by those approvals.
- N. That developers will be given the option of paying the existing fee rate or the proposed rate during the time period between the effective date of the proposed fee and July 1, 2026 (assuming the effective date is prior to July 1). Developers paying the lower rate will receive credits based on the existing rate structure.

//  
//  
//

The foregoing Resolution was adopted on the \_\_\_\_\_ day of \_\_\_\_\_, 2026 by the Board of Supervisors of the County of Los Angeles and ex-officio of 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 County Counsel

# EASTSIDE BRIDGE AND MAJOR THOROUGHFARE CONSTRUCTION FEE DISTRICT UPDATE REPORT

Prepared for:



**LOS ANGELES COUNTY**  
**DEPARTMENT OF PUBLIC WORKS**  
900 South Fremont Ave. Alhambra, CA 91803-1331

and



**CITY OF SANTA CLARITA**  
**TRAFFIC AND TRANSPORTATION PLANNING**  
23920 Valencia Blvd  
Santa Clarita, CA 91355

November 2024

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## **I. SUMMARY**

The Eastside Bridge and Major Thoroughfare Construction Fee District Report presents to the Los Angeles County Board of Supervisors and the City of Santa Clarita City Council an update for their approval to an existing area of benefit for financing specific improvements in the Eastside area of the Santa Clarita Valley, within the County Los Angeles and City of Santa Clarita jurisdictions. Improvements include, but are not limited to, new and improved roadways, bridges, intersections, and interchanges.

Updating the Eastside Bridge and Major Thoroughfare Construction Fee District, hereinafter referred to as “District”, will provide an equitable financing mechanism by which new development within an identified area will share the costs of providing full mitigation improvements.

State Subdivision Law and both the Los Angeles County and City of Santa Clarita Codes authorize the use of bridge and major thoroughfare construction fee districts for the funding and construction of improvements, provided these facilities are identified on the local agency’s adopted transportation element of its General Plan. Based on the transportation needs in this area of the Santa Clarita Valley, and the limitations of other funding sources, this funding method has been determined to be the best alternative to provide needed improvements.

This report describes the concept and mechanics of the District. Information included in this report will enable subject property owners to determine the fee to be assessed against their property if and when it is developed. A map of the District including proposed and existing developments is included as Figure 1.

### **A. NEED FOR DISTRICT UPDATE**

Some major highway infrastructure improvements have been completed in the Eastside District since it was last updated in 2002. Some of these improvements include: completion of the Golden Valley Road extension and widening (except sidewalk and street lights), Via Princessa improvements, Soledad Canyon Road street lights, Sierra Highway streetlights and improvement, Sand Canyon Road widening, Skyline Ranch Road, and numerous intersection upgrades. District improvements for Vasquez Canyon Road, Davenport Road, and Placerita Canyon Road have been removed, and improvements for Shadow Pines Boulevard have been reduced to two lanes as these highways have been removed or revised in the City and County highway plans. Skyline Ranch Road, Vista Canyon Boulevard, and Humphreys Parkway are new roadway improvements for the District, and have been partially constructed. Skyline Ranch Road replaces the extension of Whites Canyon Road, and Vista Canyon Boulevard and Humphreys Parkway now replace portions of Lost Canyon Road. Skyline Ranch Road has been completed.

The major improvements that still remain to be completed in the district are: District-wide bus turnouts, portions of Vista Canyon Boulevard and Humphreys Parkway, Golden Valley Road sidewalk and streetlights, Via Princessa extension and widening, Soledad Canyon Road median, Santa Clarita Parkway, Sand Canyon Road widening, Lost Canyon Road, plus numerous intersection upgrades.

The District documentation is also being revised to allow for a yearly change ranging from plus 5% to minus 5% in the fee rate based on the Construction Cost Index (Los Angeles region as reported by the *Engineering News Record*). This should allow the fee to better keep pace when there are fluctuations in construction costs. Previously, the District had a built-in escalation clause that limits the yearly fee increase to a maximum of 2% based on the local Construction Cost Index. However, over the years the construction cost increase has exceeded 2% in several instances.

#### **B. UPDATED DISTRICT FEE RATES**

The remaining District improvements to roadways, bridges, and intersections total an estimated \$228.9 million. The Summary of Cost Estimates for District Improvements is included as Attachment B. The scope of work has increased on some improvements, and construction costs have gone up. Thus, the overall District estimate to complete the improvements has not significantly since the last update. However, changes in the scope of work for some of the projects have occurred as a result of changes in road classifications due to County and City Circulation Element updates. In order for projects to be adequately funded, the District fee needs to be updated to keep pace with the significant changes in construction costs and project scope.

The cost of the remaining District improvements is less than the 2002 costs (approximately \$228.9 million versus \$236.9 million) as many of the improvements that were identified back then have been built.

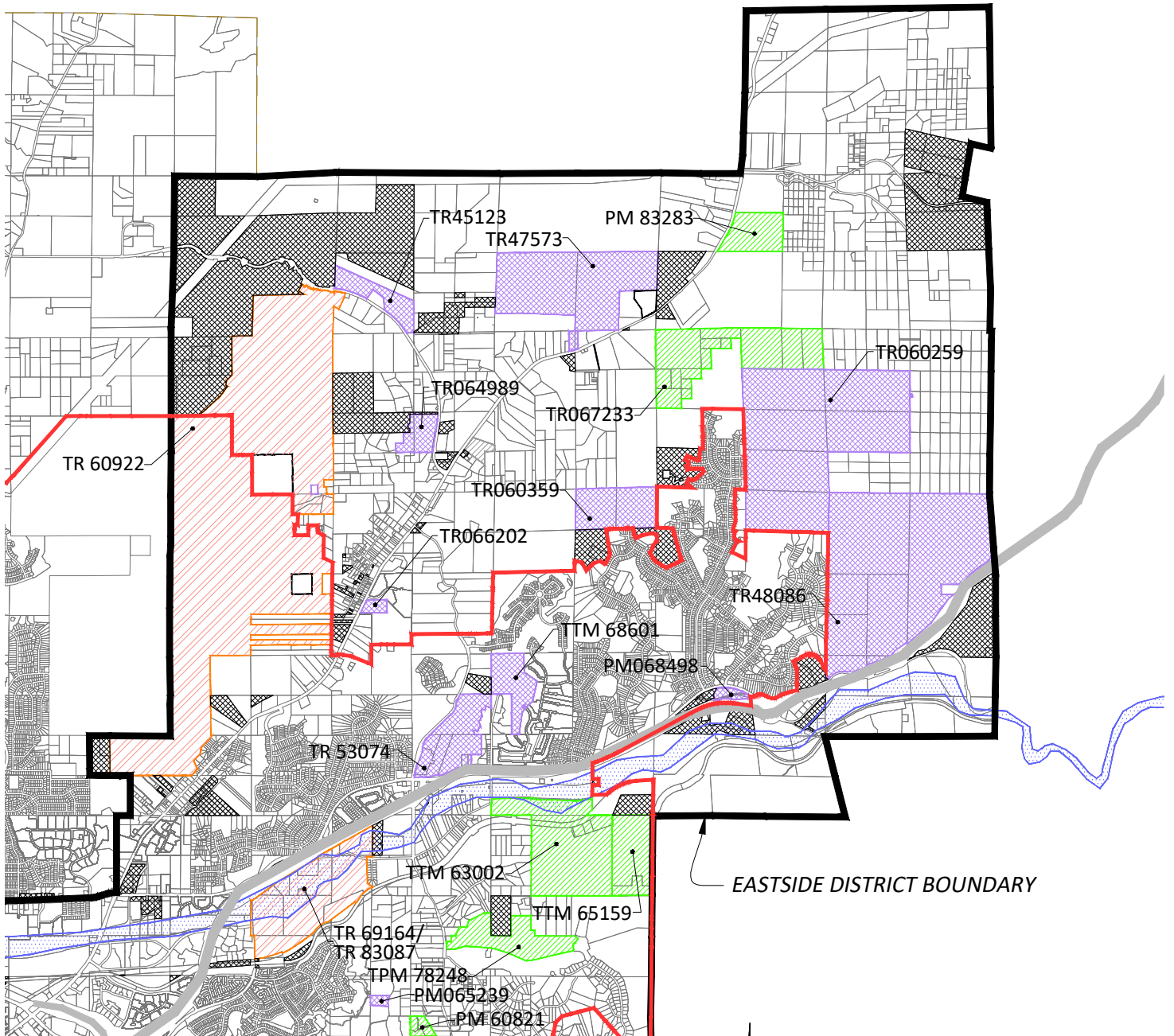
To determine District build-out, a development analysis based on filed tentative maps and the Santa Clarita Valley Area Plan was performed. This analysis indicated that the amount of remaining development is estimated at 7,972.7 factored development units (FDUs). The remaining District developable area was analyzed for vacant land for which there is no previously-recorded map. The Development Analysis is included as Attachment C. The estimated FDUs are 56% of the factored developments units in the previously-updated District (14,238 FDUs versus 7,972.7 FDUs).

Taking the potential funding and the cash in District into account, the proposed District fee is proposed to be \$23,980 per FDU. The analysis concludes that a District fee increase would reflect the funding necessary to complete the remaining improvements in light of

the construction costs versus the remaining development. The proposed District fees are shown in Table 1.









**Table 1: Proposed District Fee**

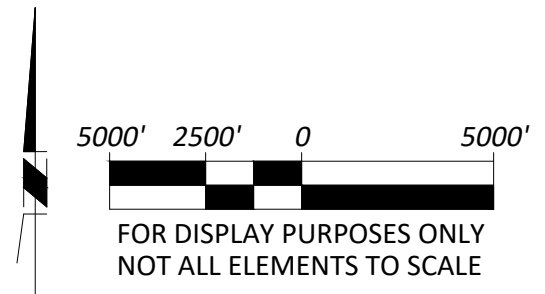
<b>Land Use Category</b>	<b>Factor</b>	<b>Proposed District Fee per Unit or Gross Acre</b>
Residential:		
Single Family (per unit)	1.0 per unit	\$23,980
Townhome/Condo (per unit)	0.8 per unit	\$19,190
Apartment (per unit)	0.7 per unit	\$16,790
Non-Residential:		
Commercial (per gross acre)	5.0 per acre	\$119,900
Industrial (per gross acre)	3.0 per acre	\$71,940



SEE SHEET 2

**LEGEND:**

-  EASTSIDE DISTRICT BOUNDARY
-  OTHER DISTRICT
-  CITY BOUNDARY
-  WATER FEATURE
-  APPROVED PROJECT
-  PENDING PROJECT
-  VACANT (NO FILED MAP)
-  RECORDED



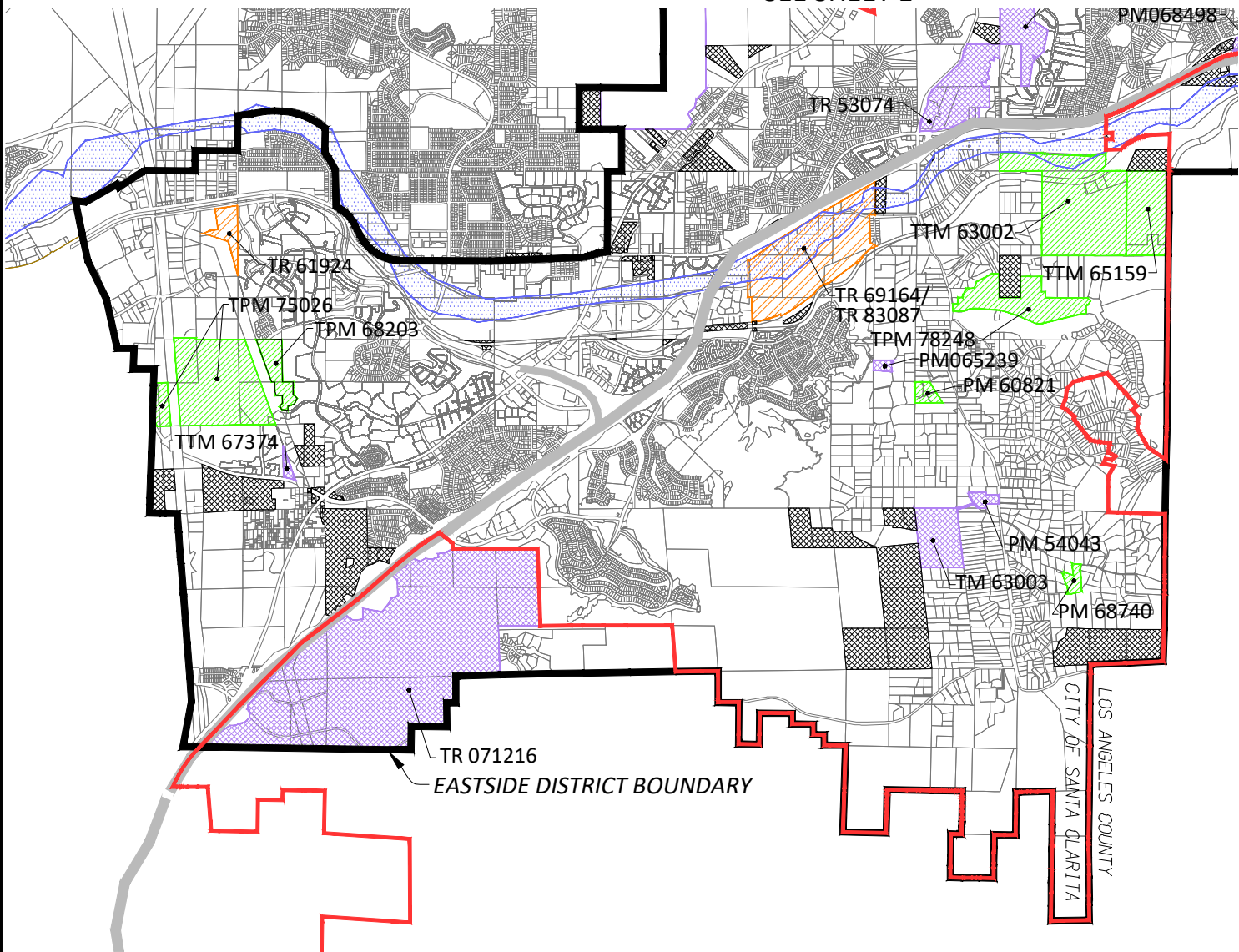
**FIGURE 1**  
**DISTRICT MAP**  
 EASTSIDE B&T DISTRICT  
 COUNTY OF LOS ANGELES

MAP DATA PROVIDED BY PLANNING & BUILDING SERVICES  
 GIS DIVISION (LA COUNTY & CITY OF SANTA CLARITA)










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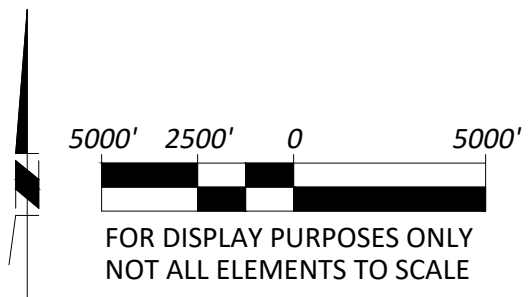
DATE: 10/01/2024  
 SHEET 1 OF 2

SEE SHEET 1



**LEGEND:**

-  EASTSIDE DISTRICT BOUNDARY
-  OTHER DISTRICT
-  CITY BOUNDARY
-  WATER FEATURE
-  APPROVED PROJECT
-  PENDING PROJECT
-  VACANT (NO FILED MAP)
-  RECORDED / NOT BUILT (B&T FEES DEFERRED)
-  RECORDED



**FIGURE 1**  
**DISTRICT MAP**  
 EASTSIDE B&T DISTRICT  
 COUNTY OF LOS ANGELES

MAP DATA PROVIDED BY PLANNING & BUILDING SERVICES  
 GIS DIVISION (LA COUNTY & CITY OF SANTA CLARITA)

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DATE: 05/13/2024  
 SHEET 2 OF 2

G:\Eastside B and T District 0141-001-001\Exam\HEB 001-01 Eastside B&T District-02.dwg Plotted On May 13, 2024 - 6:02pm by jongs

## **II. THE BRIDGE AND MAJOR THOROUGHFARE CONSTRUCTION FEE DISTRICT**

### **A. AUTHORITY**

The State of California Government Code Section 66484, regarding Subdivisions, gives local agencies the authority to adopt local ordinances that “may require the payment of a fee as a condition of approval of a final map or as a condition of issuing a building permit for purposes of defraying the actual or estimated cost of constructing bridges over waterways, railways, freeways, and canyons, or constructing major thoroughfare.” The local adopted ordinance must refer to the circulation element of its General Plan, provide for a public hearing, provide for the establishment of boundaries of an area of benefit, and provide for the identification of the costs, a fair method of allocation of costs to the area of benefit and a fair fee apportionment (to be disclosed at the public hearing). Further, the local ordinance must provide that the payment of fees shall not be required unless the major thoroughfares are in addition to or a reconstruction of any existing thoroughfares serving the area at the time of district adoption. It must further provide that if owners of more than one-half of the area of property to be benefited by the improvement(s) file proper written protests, the district proceedings as proposed shall be abandoned for at least one year. The local ordinance allows acceptance of considerations in lieu of the payment of fees, permits a local agency to advance money from its general fund or road fund to be reimbursed from bridge and major thoroughfare funds, permits a local agency to incur an interest bearing indebtedness for the construction of bridge or major thoroughfare facilities, and does not preclude an agency from providing funds for the construction of bridge or major thoroughfare facilities to defray costs not allocated to the District.

The Los Angeles County Board of Supervisors adopted Ordinance No. 82-0050 on March 2, 1982, adding Section 21.32.200 to the Los Angeles County Code, providing for the establishment of bridge and major thoroughfare construction fees to be paid by subdivider or building permit applicants (County Code Section 21.32.200 is included as Attachment D). Within the City of Santa Clarita, payment of such fees was established by City of Santa Clarita Subdivision Code Section 16.21.190 established on November 24, 1992 (now Section 17.51.010D). These codes are consistent with the requirements and provisions of the State law.

### **B. PURPOSE**

The District has been designed to accommodate the needs of future development anticipated by the Los Angeles County Area Wide General Plan and the City of Santa Clarita General Plan. Since the last District update, the Santa Clarita Valley Area Plan was updated and adopted by the Board of Supervisors on November 27, 2012, and the City of Santa Clarita General Plan was adopted by the City Council on June 14, 2011. The District will provide local and regional benefits. Many of the District

improvements will be eligible for local, state and federal funding. The District intends to pursue all potential sources of out-of-district funding for these improvements including, but not limited to, State and Federal Gas Taxes, Propositions A and C Sales Tax, Transportation Planning and Development Sales Tax on Gasoline, County Transportation Tax, State Transportation Improvement Program funding, Federal Transportation Efficiency Act for the 21<sup>st</sup> Century funds, State and Federal Highway Trust Funds, special grants, and other sources that may be available. The District will provide the matching funds necessary to pursue greater funding from the aforementioned sources.

### **C. CONCEPT**

As authorized by statutes cited above, the adoption of a specific area of benefit permits the County of Los Angeles and the City of Santa Clarita to levy a fee against future development located within the area of benefit. This funding method appropriately assesses developments, which create the need for additional improvements, for the additional public facility costs. The charge is levied in proportion to the estimated number of trips generated by the development which is translated into FDUs. FDUs are described in more detail in “Development Analysis”, Section IV. B, of this report.

The adoption of this type of funding district does not charge existing development. The District fee is collected at the time of recordation of a final map or just prior to the issuance of a building permit.

## **III. EASTSIDE AREA ACCESS**

### **A. BACKGROUND**

Historically, access to new development has been provided cooperatively by the County, the City, and land developers. The County and City funded their share with Gas Tax Funds. Land development was primarily concentrated in flatter areas, expanding away from urban centers. Public facilities were constructed to accommodate this expansion.

Much of the development in recent years and that which is expected to occur in the future is and will be in outlying areas where topography is more rugged and restrictive. As a result, the cost of providing necessary public facilities, including roadways will continue to increase.

## **B. EXISTING CIRCULATION AND PROPOSED IMPROVEMENTS**

The primary road network for the District consists of eleven arterials which are classified as Major, Secondary, or Limited Secondary Highways on the Los Angeles County Santa Clarita Valley Area Wide Circulation Plan and the City of Santa Clarita General Plan.

This report analyzes build-out development of the District and identifies the scope of District improvements. The District proposes to provide full mitigation for many of the roadways identified on the Los Angeles County and City of Santa Clarita Plans including intersections and interchanges.

Full mitigation improvements will include full-width grading, base, pavement, curb, gutter, sidewalks, medians, striping for capacity enhancement, bus turnouts or bus pads (where applicable), bike lanes (where applicable), fully improved and signalized intersections, signal interconnect (where applicable), street lighting, roadway-related utility relocation, drainage structures within road right-of-way, full improvements for bridges and interchanges, and slope stabilization landscape for roadway-related cut/fill slopes.

Right-of-way is assumed to be dedicated by individual development projects, except for State highway projects and roadway widening or roadway construction that are unrelated to private development projects.

The City of Santa Clarita General Plan Circulation Element, dated June 2011, changed the classification of some of the major thoroughfares in the District. Los Angeles County also updated their Circulation Element in 2012 with the update of the Santa Clarita Valley Area Plan. The road classification changes included:

1. Vasquez Canyon Road from Bouquet Canyon Road to Sierra Highway is reclassified from secondary highway to limited secondary highway. (Improvements are no longer required)
2. Sand Canyon Road from City of Santa Clarita boundary to Sierra Highway, is reclassified from a major highway to secondary highway along the existing alignment.
3. Shadow Pines Boulevard/Tick Canyon Road from Grandifloras Road to Davenport Road is reclassified from secondary highway to a limited secondary highway.
4. Lost Canyon Road from Jakes Way to Sand Canyon Road is reclassified from a major highway to a secondary highway, re-alignment, and a new bridge.
5. Skyline Ranch Road from Plum Canyon Road to Sierra Highway – Reclassify planned major highway to a limited secondary highway (replaces previous alignment of Whites Canyon Road).

6. Davenport Road was reclassified from a secondary highway to a limited secondary highway. No further improvements are currently necessary for this highway.
7. Jakes Way was added as a limited secondary highway. No further improvements are currently necessary for this highway.
8. Placerita Canyon Road was revised to a secondary highway from a limited secondary highway. No roadway improvements are proposed for Placerita Canyon Road at this time.

Below is a list of proposed District improvements. The proposed improvements consist of links, bridges, and interchanges and are depicted in Figure 2. These Improvements have been planned to accommodate forecasted traffic growth occurring both within the District and cumulative traffic from outside the District. The extents of improvements are described in Table 2 below, and the estimated costs are included in Attachment B.

**Table 2: List of Improvements**

<b>LINKS</b>		
<b>LINK#</b>	<b>LOCATION</b>	<b>IMPROVEMENT</b>
<b>GOLDEN VALLEY ROAD</b>		
E-100	Via Princessa to south side of SR-14 bridge	Link Complete
E-101	North side of SR-14 bridge to Green Mountain Drive	Link Complete
E-102	Green Mountain Drive to Sierra Highway	Link Complete
E-0103	Sierra Highway to Via Princessa (City)	Construct sidewalk both sides Street lights

<b>LINKS</b>		
<b>LINK#</b>	<b>LOCATION</b>	<b>IMPROVEMENT</b>
E-0104	Via Princessa to Soledad/ Golden Valley Grade Separation	Construct sidewalk one side and south of Sheriff's Station to Via Princessa (remaining sidewalk complete) Street lights one side (complete one side)
E-105	Interchange at Soledad Canyon Road to Northerly District Boundary	Improvements complete
<b>WHITES CANYON ROAD</b>		
e-202	Westerly District Boundary to Vasquez Canyon Road	Link eliminated. Now Skyline Ranch Road (Link E-1400 and E-1401)
<b>VASQUEZ CANYON ROAD</b>		
E-0300 E-0301	Westerly District Boundary to Sierra Hwy (County)	No Improvements Needed
<b>SANTA CLARITA PARKWAY</b>		
E-0402	Westerly District Boundary to Sierra Hwy (City)	Grading 6 Lane Street Construction
<b>VIA PRINCESSA</b>		
E-0501	Santa Clarita Pkwy to Golden Valley Road (City)	Grading 6 Lane Street Construction

<b>LINKS</b>		
<b>LINK#</b>	<b>LOCATION</b>	<b>IMPROVEMENT</b>
E-0502	Golden Valley Road to Rainbow Glen Drive (City)	Grading 6 Lane Street Construction (cost and scope of improvements per PSRE)
E-0503	Rainbow Glen Drive to May Way (City)	Bus Turnouts Street Lights Signing and striping from 4 to 6 lanes Median Construction
E-0504	May Way to Whites Canyon Road(City)	Signing and striping Bus Turnouts
E-0505	Whites Canyon Road to Weyerhaeuser Way (City)	Signing and striping Median Bus turnouts
E-0506	Weyerhaeuser Way to Sierra Highway (City)	Bus Turnouts
E-0507	Sierra Hwy to Antelope Valley Freeway (City)	Bus Turnouts
E-0508	Antelope Valley Freeway to Golden Valley Road (City)	Median Signing and striping 4 to 6 lanes Bus Pads
<b>SOLEDAD CANYON ROAD</b>		
E-0600	Westerly District Boundary to Ruether Ave (City)	Bus Turnouts
E-0601	Ruether Ave to Rainbow Glen Drive (City)	Bus Turnouts
E-0602	Rainbow Glen Drive to Langside Avenue (City)	Bus Turnouts

<b>LINKS</b>		
<b>LINK#</b>	<b>LOCATION</b>	<b>IMPROVEMENT</b>
E-0603	Langside Avenue to Camp Plenty Road (City)	Bus Turnouts
E-0604	Camp Plenty Road to Whites Canyon Road (City)	Bus Turnouts
E-0605	Whites Canyon Road to Crossglade Avenue (City)	Median Bus Turnouts
E-0606	Crossglade Avenue to Luther Drive (City)	Partial Median Bus Turnouts
E-0607	Luther Drive to Shangri-la Drive (City)	Bus Turnouts
E-0608	Shangri-la Drive to Sierra Hwy (City)	Median Bus Turnouts
E-0609	Sierra Hwy to Solemint Road (City)	Bus Turnouts
E-0610	Solemint Road to Galeton Road (City)	Median (approximately 700 feet) Bus Turnouts Signing and striping 4 to 6 lanes
E-0611	Galeton Road to Anne Freda Street (City)	Bus Turnouts Signing and striping 4 to 6 lanes
E-0612	Anne Freda Street to Kenroy Avenue (City)	Bus Turnouts Signing and striping 4 to 6 lanes
E-0613	Kenroy Avenue to Sand Canyon Road (City)	Bus Turnouts Signing and striping 4 to 6 lanes
E-0614	Sand Canyon Road to SR-14 WB Ramps (City)	Signing and striping 4 to 6 lanes

<b>LINKS</b>		
<b>LINK#</b>	<b>LOCATION</b>	<b>IMPROVEMENT</b>
E-0615	SR-14 Westbound Ramps to Oak Spring Canyon Road (City)	Bus Turnouts Signing and striping 4 to 6 lanes
E-0616	Oak Spring Canyon Road to Flowerpark Drive (City)	Bus Turnouts Signing and striping 4 to 6 lanes
E-0617	Flowerpark Drive to Poppy Meadow Street (City)	Bus Turnouts Signing and striping 4 to 6 lanes
E-0618	Poppy Meadow Street to Shadow Pines Boulevard (City)	Bus Turnouts Signing and striping 4 to 6 lanes
E-0619	Shadow Pines Boulevard to SR-14 Ramps (County)	Bus Pads Signing and striping 4 to 6 lanes
E-0620	SR-14 Ramps to Easterly District Boundary (County)	Street Widening to 6 Lanes Grading Signing and Striping
E-0620B	Bridge over Bee Canyon Creek (County)	Widen Bridge from 2 to 6 lanes
<b>SIERRA HIGHWAY</b>		
E-0700	Southerly District Boundary to Placerita Canyon Road (City)	Bus Turnouts Signing and striping 4 to 6 lanes
E-0701	Placerita Canyon Road to Golden Valley Road (City)	Bus Turnouts Signing and striping 4 to 6 lanes
E-0702	Golden Valley Road to Rainbow Glen Drive (City)	Bus Turnouts Signing and striping 4 to 6 lanes
E-0703	Rainbow Glen Drive to Friendly Valley Parkway (City)	Bus Turnouts Signing and striping 4 to 6 lanes

<b>LINKS</b>		
<b>LINK#</b>	<b>LOCATION</b>	<b>IMPROVEMENT</b>
E-0704	Friendly Valley Parkway to Whispering Leaves Drive (City)	Bus Turnouts Signing and striping 4 to 6 lanes
E-0705	Whispering Leaves Drive to Via Princessa (City)	Bus Turnouts Signing and striping 4 to 6 lanes
E-0708	SR-14 off ramps to Canyon Park Blvd./Jake's Way (City)	Bus Turnouts
E-0709	Jakes Way to Sandy Drive (City)	Bus Turnouts
E-0710	Sandy Drive to Soledad Canyon Road (City)	Bus Turnouts
E-0711	Soledad Canyon Road to Scherzinger Lane (City)	Median Bus Turnouts Signing and striping 4 to 6 lanes Interconnect
E-0712	Scherzinger Lane to Sierra Cross Road (City)	Median Bus Turnouts Signing and striping 4 to 6 lanes Interconnect
E-0713	Sierra Cross Road to City Limit (City)	Street Widening to 6 lanes Median Sidewalk- 2 Sides Bus Turnouts Signing and striping Street Lights Interconnect Right-of-way acquisition

<b>LINKS</b>		
<b>LINK#</b>	<b>LOCATION</b>	<b>IMPROVEMENT</b>
E-0714	City Limit to Sand Canyon Road (County)	Street Widening to 6 lanes Median Sidewalk-2 Sides Street Lights Bus Pads Signing and striping Interconnect
E-0715	Sand Canyon Road to Vasquez Canyon Road (County)	Street Widening to 6 lanes Median Sidewalk- 2 sides Street Lights Bus Pads Signing and striping Interconnect Right-of-way acquisition
E-715B	Sierra Highway Bridge over creek	Due to the location of this bridge it has been renamed E-716B and is included below.
E-0716	Vasquez Canyon Road to Davenport Road (County)	Street Widening to 6 lanes Median Sidewalk-2 sides Street Lights Bus Pads Signing and striping Interconnect Right-of-way acquisition
E-0716B	Bridge Over Creek (County)	Bridge Widening from 2 to 6 lanes
E-0717	Davenport Road to Northerly District Boundary (County)	Street Widening to 6 lanes Median Sidewalk-2 sides Street Lights Bus Pads Signing and striping Interconnect

<b>LINKS</b>		
<b>LINK#</b>	<b>LOCATION</b>	<b>IMPROVEMENT</b>
<b>DAVENPORT ROAD</b>		
E-0800-801	Sierra Highway to Easterly District Boundary (County)	No improvements necessary
<b>SHADOW PINES BLVD</b>		
E-0900	Soledad Canyon Road to Begonias Lane (City)	Interconnect
E-0901	Begonias Lane to Grandifloras Road (City)	Sidewalk-two sides Curb and gutter (one side) Street Lights (one side) Interconnect
E-0902	Grandifloras Road to Davenport Road (County)	Grading Construct 2-lane limited secondary highway
E-902B	Bridge over Creek (County)	Construct Bridge – 2 lanes
<b>SAND CANYON ROAD</b>		
E-1001	Soledad Canyon Road to SR-14 Eastbound Ramps (City)	Median Signing and striping Interconnect
E-1002	SR-14 Eastbound Ramps to Lost Canyon Road (City)	Street Widening to 6 lanes Median Sidewalk-two sides Street Lights Bus Turnouts Signing and striping Interconnect
E-1002B	Bridge over Santa Clara River (City)	Widen Bridge

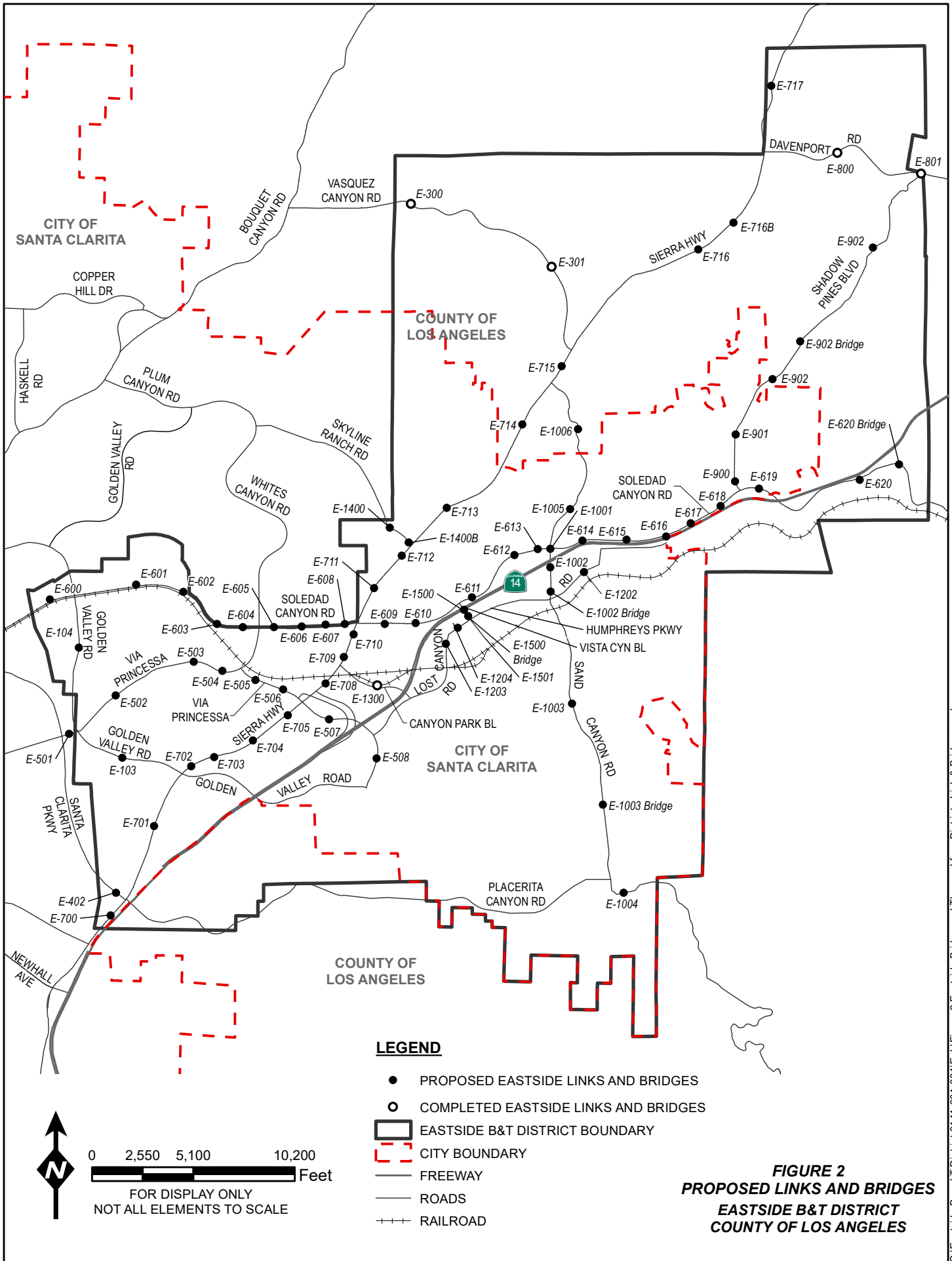
<b>LINKS</b>		
<b>LINK#</b>	<b>LOCATION</b>	<b>IMPROVEMENT</b>
E-1003	Lost Canyon Road to Placerita Canyon Road (City)	Street Widening to 2 lanes Construct storm drain
E-1003B	Bridge over Iron Canyon Creek (City)	Widen Bridge
E-1004	Placerita Canyon Road to Easterly District Boundary (City)	Street Widening to 2 lanes
E-1005	Soledad Canyon Road to City Limit (City)	Roadway realignment Class I Bike Lane Signing and striping Retaining Wall Bus Turnouts 2 Roundabouts
E-1006	City Limit to Sierra Highway (County)	4 Lane Street Construction (No Bike Lane) Grading Right-of-way acquisition
<b>LOST CANYON ROAD</b>		
E-1200	Canyon Park Boulevard to City Limit	Replaced by Links E1203 and E-1204
E-1201	City Limit to Sand Canyon Road (City)	Replaced by E-1500
E-1202	Sand Canyon Road to Oak Spring Canyon Road (City)	Street widening to 2 lanes Signing and Striping
E-1203	Jakes way to Canyon Park Blvd. (City)	Signing and Striping

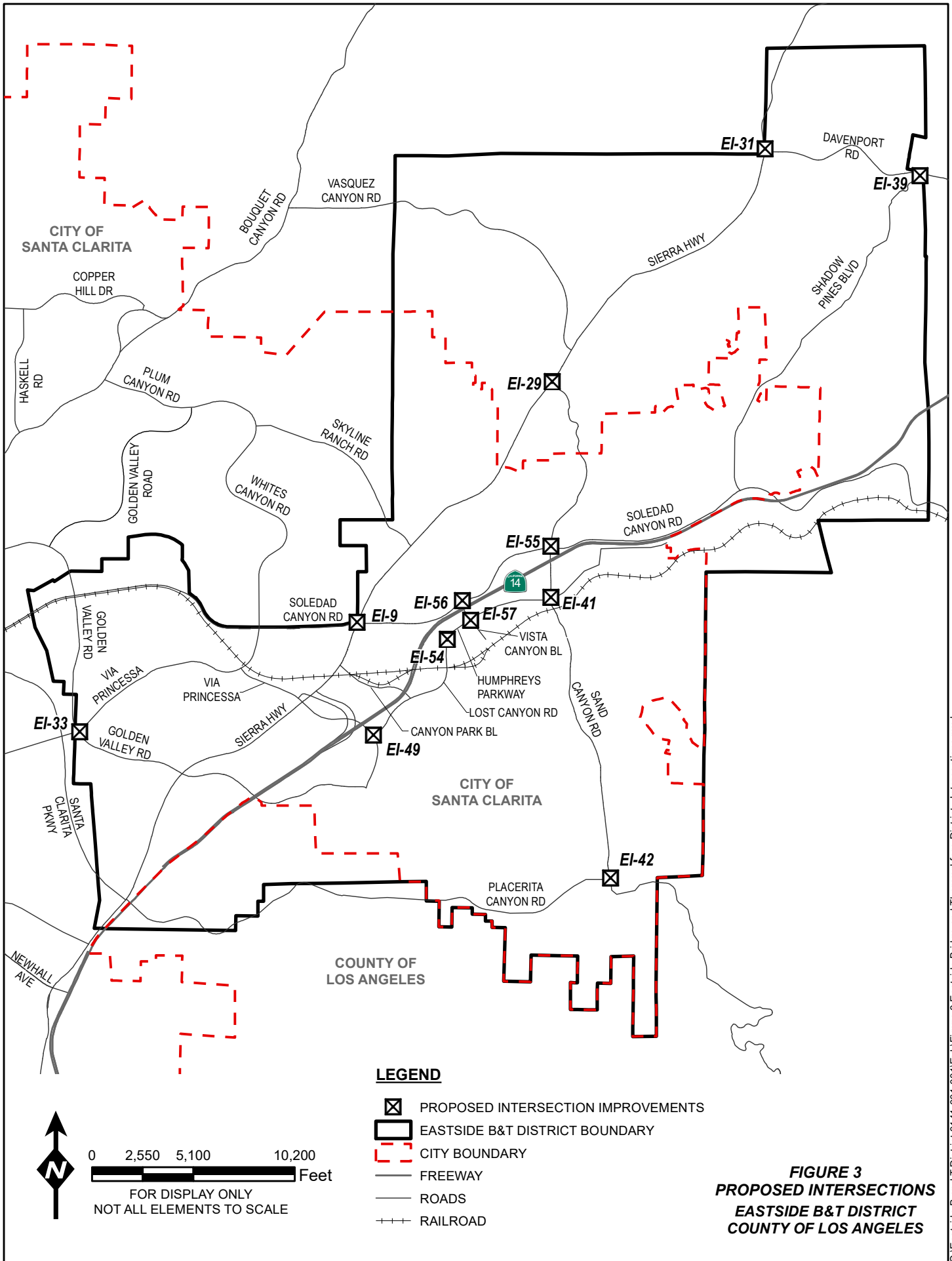
<b>LINKS</b>		
<b>LINK#</b>	<b>LOCATION</b>	<b>IMPROVEMENT</b>
<b>HUMPHREYS PARKWAY (PREVIOUSLY KNOWN AS LOST CANYON ROAD)</b>		
E-1204	Jakes Way to Vista Canyon Blvd. (City)	4-Lane Street Construction (No Bike Lane) – Complete from Jakes Way tie in to Lincoln Place
<b>CANYON PARK BOULEVARD</b>		
E-1300	Railroad Tracks to Lost Canyon Road (County)	Complete
<b>SKYLINE RANCH ROAD</b>		
E-1400	West District Boundary to Sierra Highway (County)	Complete
E-1400B	Skyline Ranch Road Bridge over Mint Canyon Creek	Complete
<b>VISTA CANYON BLVD.</b>		
E-1500	Bridge to Soledad Canyon Road (City)	Grading 2 Lane Street Construction
E-1500B	Vista Canyon Bridge over Santa Clara River (City)	Bridge Construction Bank Stabilization
E-1501	Vista Canyon Bridge south to transit station	Grading 2 Lane Street Construction
<b>PLACERITA CANYON ROAD</b>		
E-1601	Antelope Valley Freeway to Easterly County Line (County)	No improvements proposed at this time.

<b>LINKS</b>		
<b>LINK#</b>	<b>LOCATION</b>	<b>IMPROVEMENT</b>
E-1602	County Line to Sand Canyon Road (City)	No improvements proposed at this time.

<b>INTERSECTIONS</b>		
<b>INTERSECTION #</b>	<b>LOCATION</b>	<b>IMPROVEMENT</b>
EI-9	Sierra Highway and Soledad Canyon Road	Intersection augmentation for additional turn movements
EI-29	Sierra Highway and Sand Canyon Road (County)	Intersection augmentation Signal modification Right-of-way acquisition
EI-31	Sierra Highway and Davenport Road (County)	New 3-way signal
EI-33	Via Princessa and Golden Valley Road (City)	New 4-way signal
EI-39	Davenport Road and Shadow Pines Boulevard (County)	New 3-way signal
EI-42	Sand Canyon Road and Placerita Canyon Road (City)	New 3-way signal
EI-49	Via Princessa and Lost Canyon Road (City)	Intersection augmentation for additional turn movements
EI-54	Lost Canyon Road and Jakes Way (City)	Intersection augmentation Roundabout
EI-55	Soledad Canyon Road and Sand Canyon Road (City)	Intersection augmentation Signal modification

<b>INTERSECTIONS</b>		
<b>INTERSECTION #</b>	<b>LOCATION</b>	<b>IMPROVEMENT</b>
EI-56	Soledad Canyon Road and Vista Canyon Blvd. (City)	Intersection augmentation
EI-57	Humphreys Parkway and Vista Canyon Blvd. (City)	Construct roundabout intersection





**FIGURE 3  
PROPOSED INTERSECTIONS  
EASTSIDE B&T DISTRICT  
COUNTY OF LOS ANGELES**

## **IV. THE EASTSIDE BRIDGE AND MAJOR THOROUGHFARE CONSTRUCTION FEE DISTRICT**

### **A. THE DISTRICT BOUNDARY**

The legal description of the District (Area of Benefit) is included as Attachment A. It encompasses those properties which have yet to be developed and which will receive benefit from the improvements funded by the District. A map showing the location of the District is included as Figure 1. The boundaries were determined by the topographical features in the Eastside area, ownership/parcel lines, national forest land boundaries, and existing and future access.

#### *General Boundary Description*

The District includes the existing Canyon Country community and lies generally within the Friendly Valley, Mint Canyon, Sand Canyon, and Vasquez Canyon areas of the Santa Clarita Valley. Generally, the District's northern, eastern, and southern boundary lines follow the Angeles National Forest and private ownership boundary lines. The westerly District boundary is shared with the Via Princessa and Bouquet Canyon Bridge and Major Thoroughfare Districts along a north-south ridgeline approximately through and northerly of the intersection of Sierra Highway with Soledad Canyon Road and along the first and second Los Angeles Aqueducts.

### **B. DEVELOPMENT ANALYSIS**

Considerable future development is expected within the District and can be measured in terms of FDUs. The quantity of FDUs was estimated for all vacant land within the District. Where a subdivision map has been filed, but not recorded, to develop vacant land, the FDUs were calculated from the residential development units and non-residential acreage specified in the filed map. Where no map has been filed, FDUs for vacant land was estimated based on the General Plan designations for each vacant parcel.

Table 3, Development Analysis, depicts the calculation of FDUs, including applicable land use categories, estimated number of units/acres, and trip factors.

**Table 3: Development Analysis**

LAND USE CATEGORY	Estimated Number of Units/Acres	FACTOR	FDUs
Single Family	3,478.8	1.0	3,478.8
Condominium	554.0	0.8	443.2
Apartment	3,773.7	0.7	2,641.6
<b>Total Residential</b>	<b>7,806.5</b>	-	<b>6,563.6</b>
Commercial	247.4	5.0	1,236.8
Industrial	57.5	3.0	172.4
<b>Total Non-Residential</b>	<b>304.8</b>	-	<b>1,416.1</b>
<b>TOTAL</b>			<b>7,972.7</b>

**C. PROPOSED IMPROVEMENTS AND ESTIMATED COSTS**

Improvements to be funded by the District are based on a determination of the traffic needs of future development anticipated by the County and City General Plans, and analysis of the improvements designated on the adopted City and County highway plans. Improvements and associated costs have been estimated for purposes of determining the District fee rates. Actual scope of work and costs may change as the improvements approach the final design stage. The proposed improvements in the District are estimated to cost approximately \$228.9 million and are shown in Table 2.

The estimated costs of District improvements include construction costs based on “prevailing wage”, cost of materials, design costs and permitting fees (considered “soft costs”, shown in Table 4 below), and an administrative/management fee equal to 5% of the wage, materials and soft costs.

**Table 4: Soft Cost Percentages**

Description	Intersection	Storm Drain	Road	Bridge	State Hwys.	
					Road	Interchanges
Engineering-Design	9.5%	6%	4%	7%	8%	7%
Plan Check	3%	2.5%	2%	2%	3%	3%
Engineering-Field	3%	1%	2%	2%	7%	3%
Survey	3%	3%	2%	2%	8%	2.5%
Soils	1%	1%	3%	2%	7%	1%
Geology	0%	0%	0.5%	0.5%	0.5%	0%
Bonds/Fees	1%	8%	8%	5.5%	10%	1%
Erosion Control (SWPPP)	0.5%	0%	0.5%	0%	0.5%	0.5%
Army Corps Wildlife Env. Inspections	0%	3%	3%	4%	3%	3%
<b>TOTAL :</b>	<b>21.0%</b>	<b>24.5%</b>	<b>25.0%</b>	<b>25.0%</b>	<b>47.0%</b>	<b>21.0%</b>

Several interchanges have been identified as “regional” improvements that will be impacted by the developments in each of the Districts. Therefore, each District being updated at this time will pay a portion of each regional improvement based on the respective District’s percent share of projected vehicle trips that encounter the improvement.

Regional improvements, along with a description, percent share according to District, total estimated cost, and estimated cost to the District, are included in Attachment E.

**D. IMPROVEMENT PHASING**

Generally, the timing and phasing of construction of District improvements will be determined by when and where development occurs, as well as how many units. The amount of funds received may also determine the timing of improvements.

**E. TRAFFIC AND LAND USE ANALYSIS**

The existing highway system generally handles the traffic generated by existing development located within the District. As such, existing development would not require the additional highway improvements if additional development did not occur. Therefore, the improvements identified in this report are intended to accommodate the

circulation needs of future development within the District and are expected to improve circulation for future development within the District. Regional improvements within, or funded by, this District are expected to improve circulation for future development on a Valley-wide basis.

It is estimated that an additional 7,972.7 residential units and 304.8 acres of non-residential area will be developed within the District. The anticipated development quantified in the Development Analysis section and categorized above will require an expanded circulation system.

**F. THE DISTRICT FEE**

The District fee is calculated by dividing the estimated net cost of the remaining improvements by the estimated number of FDUs. The net cost is the total estimated cost of improvements less anticipated grant funding and funds available. The calculated District fee is shown below:

**Table 5: District Fee Calculation**

<b>DISTRICT FEE CALCULATION</b>		
A	LINKS	\$205,162,224
B	INTERSECTIONS	\$7,772,799
C	INTERCHANGES	\$ -
D	REGIONAL IMPROVEMENTS - DISTRICT'S SHARE OF COSTS (ATTACHMENT E)	\$15,962,224
<b>E</b>	<b>TOTAL DISTRICT COSTS (ROW A+B+C+D)</b>	<b>\$228,897,247</b>
F	EXISTING FUNDS IN DISTRICT - LA COUNTY	\$11,259,953
G	EXISTING CREDITS IN DISTRICT - LA COUNTY	\$4,727,023
H	EXISTING FUNDS IN DISTRICT - SANTA CLARITA	\$649,521
I	EXISTING CREDITS IN DISTRICT - SANTA CLARITA	\$11,927,890
J	APPROXIMATE GRANT FUNDING	\$42,491,219
	<b>TOTAL NET COST OF DISTRICT (ROW E-F+G-H+I-J)</b>	<b>\$191,151,467</b>
	TOTAL FDUS	7,972.7
	<b>TOTAL COST PER FDU</b>	<b>\$ 23,980</b>

To ensure fairness in the method of allocating fees to each land use category within the District boundaries, the fee amount is based on the number of trips measured in FDUs that are generated by each land use category. Therefore, the proportionate share of fees take into account the impacts of peak-hour vehicle trips on the system as identified in the Los Angeles County Circulation Plan and the City of Santa Clarita Circulation element. The peak hour vehicle trips are based on land use and for residential land uses peak hour trips

are based on type of unit, and not unit square footage. The traffic model used as the basis for the City and County’s circulation elements for this area do not factor in residential square footage to determine peak hour trips, but instead base trips on the type of residential unit. The traffic models make assumptions on type of units based on zoning. Square footage of future units cannot be discerned based on zoning and is usually not known until a development proposal gets submitted by a landowner. Therefore, in order to develop a traffic mitigation fee for Bridge and Thoroughfare Districts, the appropriate manner would be to use unit type rather than square footage, as the square footage is not known at the time the mitigation fee is calculated. As summarized above, consistent with Assembly Bill 602, square footage is not an appropriate metric to calculate such fee. Therefore, the City has identified other policies for equitably calculating the traffic impacts and corresponding fees for developments with lesser impacts, as described in the “Special Cases” at the end of this section IV(F).

Each of the six major land use categories have been assigned FDUs based on the average impact for that category relative to a single-family residence as shown below:

- Single Family .....1.0 FDU
- Condo/Townhome .....0.8 FDU
- Apartment.....0.7 FDU
- Commercial (per gross acre)..... 5.0 FDUs
- Industrial (per gross acre) ..... 3.0 FDUs
- Mixed Use ..... 0.7/DU res& 5.0/AC (com)

Future development units and/or acres are multiplied by the assigned FDUs and multiplied by the District’s adopted District fee per FDU resulting in a project’s proportionate share of District fees. The District fees for each of the six major land use categories are included in Table 1.

The adoption of this type of funding district does not levy any fees against existing development. FDUs for recorded subdivisions, which are located within the District, were not included in the District fee calculation, as it has been assumed that District fees were paid at recordation. If District fees were not paid at recordation for non-residential land uses, then District fees may be collected for the issuance of a building permit.

## **SPECIAL CASES**

### Governmental Uses

Governmental improvements, such as those for schools, police, fire protection, and libraries, specifically needed to support benefited development, have been excluded from the development analysis as these uses are assumed to be exempt from District payment.

### Lands with Physical Development Constraints

Lands with physical development constraints such as landslides, faults, or other restricted use areas, were considered for future development according to their County or City-assigned land use. This assumption was made since, in many cases, these types of constraints can be mitigated. Furthermore, these restricted use areas can often be used to accommodate development features such as parking lots and setbacks, and residential densities or non-residential square footage can often be transferred from landslide areas to other developable portions of a site.

### Mixed Use (Residential and Commercial)

Within the District there are proposed development areas that include both residential and commercial uses on the same lot. These “mixed use” areas cannot collect fees based on a single use of the lot as is typical for fee collection in most all other cases. Therefore, fee collection for these uses shall be as outlined henceforth. Fees for residential uses on mixed use lots shall be based on number of units multiplied by the appropriate factor (e.g. 0.8 FDU/unit for condos, 0.7 FDU/unit for apartments), then multiplied by the fee in effect at the time of the project’s map recordation. Fees for the non-residential area shall be based on the building square footage divided by 43,560, then multiplied by a factor of 5, then multiplied by the fee in effect at the time of the project’s map recordation.

### Assisted Living Facilities

In the event that the District includes assisted-living facility uses, fees for this type of use are to be collected at a commercial rate, based on the gross acreage of the associated lot(s), as opposed to number of units.

### Non-Residential Land Development not including a Land Division

The County code regarding bridge and major thoroughfare fee payment allows for the collection of B&T fees at either the map recordation or building permit phases of a project. It is the County’s policy to collect only at the map recordation unless no land division is proposed. District fees for land development not including a land division shall be paid prior to the issuance of a building permit. The City requires fees to be paid at recordation of a subdivision map, unless a project falls under a City ordinance which defers fee payment to the building permit phase, or unless a subdivision map is not required for the project.

District fees for non-residential uses that are part of a land division will be calculated based on the gross acreage of each non-residential lot.

District fees for non-residential uses on a vacant parcel that does not include a land division will be calculated based on the gross acreage within the vacant parcel's boundary.

District fees for non-residential uses on an under-utilized parcel that does not include a land division will be calculated, at the discretion of the City and County, based on one of the following calculations:

*Retail Commercial*

$$\text{Total District Fee Obligation} = \frac{\text{Gross building square footage}}{16,335} \quad *5 * \text{District Fee per FDU}$$

A typical fee calculation of FDUs for a retail commercial development involving a land division would assume gross commercial lot acreage times 5 FDUs times the District fee per FDU. However, the above calculation determines the District fee obligation by estimating the gross project acreage based on a proposed building's gross square footage and an assumed Floor Area Ratio (FAR). For example, using an FAR of 0.375:1, a retail commercial building on a one-acre (43,560 square feet) parcel would yield a building square footage of 16,335 ( $43,560 \times 0.375 = 16,335$ ). Therefore, if a lease project is submitted for District fee payment, an assumed gross acreage can be determined by taking the building's gross square footage and dividing it by 16,335, which has previously been established as generally being one acre of retail development.

*Office Commercial/Business Park*

$$\text{Total District Fee Obligation} = \frac{\text{Gross building square footage}}{43,560} \quad *5 * \text{District Fee per FDU}$$

Using an FAR of 1.0:1, an office commercial or business park building on a one-acre (43,560 square feet) parcel would yield a building square footage of 43,560 ( $43,560 * 1 = 43,560$ ). Again, if a lease project is submitted for District fee payment, an assumed gross acreage can be determined by taking the building's gross square footage and dividing it by 43,560, essentially one acre of commercial office development.

*Industrial*

$$\text{Total District Fee Obligation} = \frac{\text{Gross building square footage}}{29,403} * 3 * \text{District Fee per FDU}$$

Using an FAR of 0.675:1, industrial buildings on a one-acre parcel would yield a building square footage of 29,403 ( $43,560 * 0.675 = 29,403$ ). Again, if a lease project is submitted for District fee payment, an assumed gross acreage can be determined by taking the building's gross square footage and dividing it by 29,403, essentially one acre for industrial development.

District fees for a lease building are not required if the underlying land paid District fees based on gross acreage, including the land on which the lease building is to be sited. It should be noted that if a project proposes an upgraded use from that which was paid for the underlying parcel (e.g. commercial use proposed by fees at recordation were paid based on industrial rate), that project would be subject to the difference in fees between that which was paid and the proposed use. Underutilized parcels such as those that may accommodate a future lease structure were not assumed in the development analysis, as these parcels are difficult to identify at this stage.

Non-Typical Cases

If either Agency (City or County) determines in their discretion that a proposed development project in their respective jurisdiction does not fit into one of the land use categories identified on Table 1, that Agency may develop and have on file a rate sheet for non-typical land uses based on the estimated number of trips generated by the development project. Development projects that include accessory dwelling units (under Government Code Section 66324), or housing development within a transit priority area or within one-half mile of a convenience retail store (under Government Code Section 66005.1), will be considered non-typical "Special Case" land uses due to a lesser impact on the transportation systems funded by the District Fee, and those uses will be the subject of a special non-typical land use fee calculation.

**G. CONSTRUCTION OF DISTRICT IMPROVEMENTS IN LIEU OF PAYING FEES**

If a developer constructs District-identified improvements prior to map recordation, that developer becomes eligible for District credit which can be used to offset District fee payments. If the cost of the completed and accepted improvements, along with the soft costs and 5% administrative/management fee, exceeds the District fee obligation, the developer would be given a credit, after improvement completion and acceptance, which can be used to offset future District fee obligations within the District.

If adequate funds are available, the developer may receive a cash reimbursement, as outlined in Section H below.

Thus, a developer has the following options with regard to construction of District-identified improvements:

- Construct District-identified improvements for District credit.
- Construct District-identified improvements and receive cash reimbursement from the District, if adequate funds are available. Implementation of “prevailing wages” labor is required for the construction of District improvements in order for a developer to receive cash reimbursement from the District.<sup>1</sup>

#### **H. CREDIT AWARD AND CASH REIMBURSEMENT**

Credit is awarded upon review and approval of the costs to implement a District project based on supporting documentation submitted by the developer. Generally, credit is awarded after project completion and acceptance. However, the City or County may issue credits at an earlier stage (nearly complete) if the cost documentation is acceptable.

The City or County, in their discretion, may elect to provide cash reimbursement for District credits. The determination of whether or not to provide cash reimbursement for District credits will generally be made in accordance with the below guidelines.

1. The City and County may determine to make loans to a particular District from non- District sources (e.g. County General Fund) or from other Districts. If a loan has been made to a particular District, no reimbursement of District credits will be made from that District until the loan(s) have been repaid by that District.
2. The City and County may determine to set aside previously collected funds or earmark funds to be collected for the construction of a particular B&T project or projects within a District. District funds that have been set aside or earmarked for a particular B&T project will be excluded from consideration as a source of funds for reimbursement of District credits.
3. In general, credits will be reimbursed according to the chronological order in which credits were granted, i.e. older outstanding credits will generally be reimbursed prior to credits that were granted more recently.

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<sup>1</sup> Prevailing wages is defined as the commonly accepted rate paid to workers practicing in the same or similar locality under the same or similar circumstances.

4. The City and County may elect to reimburse a block of credit holders at the same time. In this case, all outstanding credit holders with the same or earlier credit dates will be reimbursed an equal amount.
5. Where a particular District has previously loaned funds to another District, the City and County will generally attempt to make all funds repaid to the lending District available for credit reimbursement in accordance with Item Nos. 1, 2, 3, and 4 above.
6. In general, reimbursement in the form of cash will only be issued when the appropriate B&T District has a cash surplus in unobligated funds; however, it is the sole discretion of the City and/or County to determine whether developers/property owners will be issued reimbursement in the form of cash or credit for B&T-eligible improvements.
7. Nothing in Items Nos. 1 to 5 above should be interpreted as requiring the City or County to provide reimbursement at any given time. The City or County may elect to continue to accumulate funds in order to fund planned projects.
8. Reimbursement in the form of cash requires prior approval by the City or County and must be specified in the conditions of approval for the project.

If a developer constructs improvements beyond its conditioned obligation, District credit and/or cash may be given subsequent to the improvement's completion and acceptance as long as the improvement has been described in this report as a District improvement.

#### **I. RIGHT-OF-WAY ACQUISITION**

If a condition of project approval requires a landowner to dedicate property as right of way for a State improvement, then the landowner will receive credit at fair market value for the property dedicated. If any local improvement requires land acquisitions from a third party, the cost of the property will be added to the estimated cost of the improvement for District credit. However, if right-of-way is required to be dedicated for a County improvement, as a condition of project approval, the landowner receives no credit for the value of the dedicated property. Therefore, the cost estimates prepared for District improvement reflect costs for right-of-way as described above.

#### **J. PROVISIONS FOR UPDATING COSTS AND UNIT INFORMATION**

Projections for build-out development and the cost of the improvements located within the area of benefit may change over time. Project scope may change due to refinement and the need to comply with requirements imposed by other agencies, including, but not limited to, the California Department of Transportation (Caltrans). A reasonable

amount of outside funding has been anticipated and formulated into the proposed District fees. Outside funding, not anticipated in the District formation analysis or update, may be received or funds anticipated may not be received. Therefore, in order to equitably assess future development as well as collect sufficient funds to complete the improvements, it will be necessary to periodically re-evaluate the net cost of the improvements, the remaining land to be developed and the type of development being constructed within the District and to adjust the fee accordingly.

On July 1 of every year the District fees shall be adjusted as follows: calculate the percentage movement for the previous year in the Los Angeles Regional Construction Cost Index (CCI) based on Engineering News Record data for that period. Then, if the percentage movement equals or exceeds a five percent increase, the District fee per FDU will be increased by five percent and rounded up to the nearest \$10. If the percentage movement increases less than five percent, the District fee per FDU will be increased by the same percent as the percentage movement and rounded up to the nearest \$10. In the event that there is a negative adjustment in the CCI, then the fee shall be adjusted downward by up to five percent.

A separate biennial review to reassess development trends, construction costs, grant funding success, and refinement of project scope will also be conducted.

#### **K. PROPOSAL FOR DISTRICT CLOSURE**

In the event that District fees collected from developers exceed the cost of improvements, the surplus funds, less administrative costs, will be refunded at District closure by the City and/or County to current owners in proportion to District fees paid.

#### **L. DISTRICT FUNDS**

The County or City will maintain a separate District Fund for the Eastside District. Funds may be loaned to or from the Eastside District provided that the loans are properly recorded by no less than a Resolution approved by the County Board of Supervisors. The County or City shall make all funds or credits available to the District, as necessary, for the purpose of reimbursing or providing credit to developers/landowners, as outlined in this report, once the improvements are completed, accepted, and the proper documentation filed with the reimbursement request.

Upon annexation, any assets held in the B&T District under the ownership of the County of Los Angeles, but located within the City of Santa Clarita, will be transferred to City of Santa Clarita ownership; and any assets held in the District under the ownership of the City of Santa Clarita, but located within unincorporated Los Angeles County, will be transferred to County of Los Angeles ownership.

To receive credit for constructed and approved improvements, the proper documentation must be submitted to the County or City. No documentation for soft costs is necessary as they are already accounted for in the District fees.

Improvements will be accepted for maintenance by the County or City upon completion and field acceptance. After field acceptance of constructed improvements, credit withdrawal of District funds will be authorized. Along with the “B&T Cash/Credit Request Form” included as Attachment F, copies of contracts, change orders, and purchase orders which detail construction costs will be provided to the County or City. Upon submittal of a request for the withdrawal of credits due, review and determination by the County or City will be completed within 30 days.

#### **M. THE ENVIRONMENTAL ANALYSIS**

The County of Los Angeles and the City of Santa Clarita finds the establishment of the proposed District Fees to be statutorily exempt from the California Environmental Quality Act under Public Resource Code Section 21080 (b)(8)(D).

**ATTACHMENT A: LEGAL DESCRIPTION**

**LEGAL DESCRIPTION  
THE AREA OF BENEFIT KNOWN AS EASTSIDE BRIDGE  
AND MAJOR THOROUGHFARE CONSTRUCTION FEE  
DISTRICT**

THAT PORTION OF THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND THAT PORTION OF THE CITY OF SANTA CLARITA WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:

BEGINNING AT THE NORTHEASTERLY CORNER OF SECTION 16, TOWNSHIP 4 NORTH, RAGE 15 WEST, SAN BERNARDINO MERIDIAN;

THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID SECTION 16 TO THE SOUTHERLY LINE OF THE NORTH HALF OF SAID SECTION 16;

THENCE WESTERLY ALONG SAID SOUTHERLY LINE TO THE WESTERLY LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION;

THENCE SOUTHERLY ALONG SAID WESTERLY LINE TO THE NORTHERLY LINE OF THE SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER;

THENCE EASTERLY AND SOUTHERLY ALONG THE NORTHERLY AND EASTERLY LINES OF SAID SOUTHWEST QUARTER TO THE SOUTHERLY LINE OF SAID SECTION 16;

THENCE WESTERLY ALONG SAID LAST MENTIONED SOUTHERLY LINE TO THE NORTHWESTERLY CORNER OF LOT 1 IN SECTION 21, SAID LAST MENTIONED TOWNSHIP AND RANGE;

THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT 1 AND THE WESTERLY LINE OF LOT 4 IN SAID LAST MENTIONED SECTION TO THE NORTHWESTERLY BOUNDARY OF SIERRA HIGHWAY, 120 FEET WIDE, AS SAME EXISTED ON MARCH 4, 2002;

THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY BOUNDARY TO THE NORTHERLY BOUNDARY OF SOLEDAD CANYON ROAD, AS SAME EXISTED ON SAID DATE;

THENCE WESTERLY AND NORTHWESTERLY ALONG THE NORTHERLY AND NORTHEASTERLY BOUNDARY OF SOLEDAD CANYON ROAD TO A LINE 50 FEET EASTERLY OF AND PARALLEL WITH, MEASURED AT RIGHT ANGLE TO,

THE EASTERLY BOUNDARY OF TRACT NO. 23365, AS SHOWN ON MAP FILED IN BOOK 760 PAGES 29 AND 30, OF MAPS, IN THE OFFICE OF THE REGISTRAR- RECORDER OF SAID COUNTY;

THENCE NORTHERLY ALONG SAID LAST MENTIONED PARALLEL LINE TO THE MOST SOUTHERLY CORNER OF LOT 82 OF TRACT NO. 30317 AS SHOWN ON MAP FILED IN BOOK 740, PAGES 97 TO 100, INCLUSIVE, OF SAID MAPS;

THENCE NORTHERLY, NORTHWESTERLY AND WESTERLY ALONG THE EASTERLY, NORTHEASTERLY AND NORTHERLY BOUNDARIES OF SAID LAST MENTIONED LOT AND FOLLOWING THE SAME ALONG ALL ITS VARIOUS COURSES AND CURVES TO THE NORTHEASTERLY CORNER OF LOT 57 OF TRACT NO. 30319 AS SHOWN ON MAP FILED IN BOOK 757 PAGES 43, 44 AND 45, OF SAID MAPS;

THENCE WESTERLY AND SOUTHERLY ALONG THE NORTHERLY AND WESTERLY LINES OF SAID LAST MENTIONED LOT TO THE NORTHWESTERLY CORNER OF LOT 55 OF SAID LAST MENTIONED TRACT;

THENCE SOUTHERLY ALONG THE WESTERLY BOUNDARY OF SAID LAST MENTIONED TRACT TO THE NORTHEASTERLY CORNER OF TRACT NO. 8575 AS SHOWN ON MAP FILED IN BOOK 117 PAGES 64, 65 AND 66, OF SAID MAPS;

THENCE WESTERLY AND SOUTHERLY ALONG THE NORTHERLY RND WESTERLY BOUNDARIES OF SAID LAST MENTIONED TRACT AND FOLLOWING THE SAME ALONG ALL ITS VARIOUS COURSES TO THE MOST WESTERLY, NORTHWESTERLY CORNER OF SAID LAST MENTIONED TRACT;

THENCE SOUTHERLY ALONG THE WESTERLY BOUNDARY OF SAID LAST MENTIONED TRACT TO ITS INTERSECTION WITH THE NORTHERLY BOUNDARY OF LOT 2 AS SHOWN ON LICENSED SURVEYOR'S MAP RECORDED IN BOOK 27 PAGE 40, OF RECORDS OF SURVEYS, IN SAID OFFICE OF THE REGISTRAR-RECORDER;

THENCE WESTERLY ALONG SAID LAST MENTIONED NORTHERLY BOUNDARY TO ITS INTERSECTION WITH THE NORTHEASTERLY PROLONGATION OF THE NORTHWESTERLY BOUNDARY OF PARCEL 4 OF PARCEL MAP NO. 6449 PER MAP FILED IN BOOK 69 PAGES 8 TO 10, INCLUSIVE, OF PARCEL MAPS, IN SAID OFFICE OF THE REGISTRAR-RECORDER;

THENCE SOUTHWESTERLY ALONG SAID LAST MENTIONED NORTHEASTERLY PROLONGATION TO THE NORTHEASTERLY CORNER OF SAID PARCEL 4;

THENCE SOUTHWESTERLY, NORTHWESTERLY AND WESTERLY ALONG THE NORTHWESTERLY, NORTHEASTERLY AND NORTHERLY LINES OF SAID PARCEL 4 TO THE NORTHWESTERLY CORNER OF SAID PARCEL 4;

THENCE SOUTHERLY ALONG SAID WESTERLY LINE AND ITS SOUTHERLY PROLONGATION, AND ALONG THE CENTERLINE OF THE FIRST LOS ANGELES AQUEDUCT AS SHOWN ON SAID PARCEL MAP NO. 6449 FOLLOWING THE SAME IN ALL ITS VARIOUS COURSES TO THE NORTHERLY LINE OF LOT 62 OF ST. JOHN SUBDIVISION PER MAP RECORDED IN BOOK 196 PAGES 306 TO 309, INCLUSIVE, OF MISCELLANEOUS RECORDS, IN THE OFFICE OF SAID REGISTRAR-RECORDER;

THENCE EASTERLY ALONG SAID NORTHERLY LINE TO THE WESTERLY BOUNDARY OF THE LAND DESCRIBED IN DEED RECORDED JUNE 9, 1997, AS INSTRUMENT NO. 97- 855038 OF OFFICIAL RECORDS, IN THE OFFICE OF SAID REGISTRAR RECORDER;

THENCE SOUTHERLY AND EASTERLY ALONG THE WESTERLY AND SOUTHERLY LINES OF SAID LAND TO THE EASTERLY LINE OF SAID LOT 62;

THENCE SOUTHERLY ALONG SAID EASTERLY LINE TO THE SOUTHERLY LINE OF FRACTIONAL SECTION 25, TOWNSHIP 4 NORTH, RANGE 16 WEST, SAN BERNARDINO MERIDIAN;

THENCE EASTERLY ALONG LAST SAID SOUTHERLY LINE AND THE SOUTHERLY LINE OF SECTION 30, TOWNSHIP 4 NORTH, RANGE 15 WEST, SAN BERNARDINO MERIDIAN TO THE WESTERLY BOUNDARY OF THE SECOND LOS ANGELES AQUEDUCT;

THENCE SOUTHERLY ALONG SAID WESTERLY BOUNDARY TO THE NORTHEASTERLY PROLONGATION OF THE SOUTHEASTERLY BOUNDARY OF THE FIRST LOS ANGELES AQUEDUCT WITHIN SECTION 6, TOWNSHIP 3 NORTH, RANGE 15 WEST, SAN BERNARDINO MERIDIAN;

THENCE SOUTHWESTERLY ALONG LAST SAID PROLONGATION AND LAST SAID SOUTHEASTERLY BOUNDARY TO THE EAST-WEST CENTER LINE OF SECTION 6, TOWNSHIP 3 NORTH, RANGE 15 WEST, SAN BERNARDINO MERIDIAN;

THENCE EASTERLY ALONG SAID EAST -WEST CENTER LINE TO THE WEST QUARTER CORNER OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 15 WEST;

THENCE EASTERLY ALONG THE SOUTHERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 5 TO THE SOUTHEAST CORNER THEREOF; THENCE NORTHERLY ALONG THE WESTERLY LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 5 TO THE SOUTHERLY LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 5;

THENCE EASTERLY ALONG SAID SOUTHERLY LINE TO THE EAST LINE OF THE WEST 15 ACRES OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 5;

THENCE NORTHERLY ALONG SAID EAST LINE TO THE SOUTHERLY LINE OF LOT 2 OF SAID SECTION 5;

THENCE EASTERLY ALONG SAID SOUTHERLY LINE TO THE SOUTHEAST CORNER OF LOT 2;

THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT 2 TO THE NORTHERLY LINE OF SAID SECTION 5;

THENCE EASTERLY ALONG SAID NORTHERLY LINE TO THE NORTHWEST CORNER OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 15 WEST, SAN BERNARDINO MERIDIAN;

THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID SECTION 4 TO THE NORTHWEST CORNER OF SECTION 3, TOWNSHIP 3 NORTH, RANGE 15 WEST, SAN BERNARDINO MERIDIAN;

THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID SECTION 3 TO THE NORTHWEST CORNER OF LOT 3 OF SAID SECTION 3;

THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT 3 TO THE SOUTHWEST CORNER THEREOF;

THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 3 TO THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 3;

THENCE SOUTHERLY ALONG SAID WEST LINE TO THE SOUTHERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3;

THENCE EASTERLY ALONG SAID SOUTHERLY LINE TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 3;

THENCE NORTHERLY ALONG THE EASTERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3 A DISTANCE OF 15.00 CHAINS;

THENCE EAST 15.00 CHAINS;

THENCE SOUTH 5.00 CHAINS;

THENCE EAST 10.00 CHAINS;

THENCE SOUTH 5.00 CHAINS;

THENCE EAST 5.00 CHAINS;

THENCE SOUTH 5.00 CHAINS TO THE SOUTHERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3;

THENCE EASTERLY ALONG SAID SOUTHERLY LINE 10.00 CHAINS MORE OR LESS TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 3;

THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID SECTION 3 TO THE SOUTHWEST CORNER OF SECTION 2, TOWNSHIP 3 NORTH, RANGE 15 WEST, SAN BERNARDINO MERIDIAN;

THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID SECTION 2 TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2;

THENCE NORTHERLY AND EASTERLY ALONG THE WESTERLY AND NORTHERLY LINES OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2 TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 2;

THENCE EASTERLY ALONG THE NORTHERLY LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 2 TO THE NORTHWEST CORNER OF THE EAST-HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 2;

THENCE SOUTHERLY ALONG THE WESTERLY LINE OF THE EAST-HALF OF THE EAST-HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 2 TO THE SOUTHERLY LINE OF SAID SECTION 2;

THENCE EASTERLY ALONG SAID SOUTHERLY LINE TO THE SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 15 WEST, SAN BERNARDINO MERIDIAN;

THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID SECTION 1 TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 1;

THENCE EASTERLY AND SOUTHERLY ALONG THE NORTHERLY AND EASTERLY LINES OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 1 TO THE SOUTHERLY LINE OF SAID SECTION 1;

THENCE EASTERLY ALONG SAID SOUTHERLY LINE TO THE SOUTH-QUARTER CORNER OF SAID SECTION 1;

THENCE NORTHERLY ALONG THE NORTH-SOUTH CENTER LINE OF SAID SECTION 1 TO THE NORTHWEST CORNER OF LOT 2 OF SAID SECTION 1;

THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID SECTION 1 TO THE SOUTHWEST CORNER OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN;

THENCE NORTHERLY ALONG THE WESTERLY LINES OF SECTIONS 31, 30 AND 19 OF TOWNSHIP 4 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN TO THE NORTHWEST CORNER OF SAID SECTION 19;

THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID SECTION 19 TO THE SOUTHWEST CORNER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN;

THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID SECTION 17 TO THE WEST QUARTER CORNER THEREOF;

THENCE EASTERLY ALONG THE SOUTHERLY LINE OF THE NORTH-HALF OF SAID SECTION 17 TO THE EAST-QUARTER CORNER THEREOF;

THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID SECTION 17 TO THE SOUTHEAST CORNER OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 14 WEST; SAN BERNARDINO MERIDIAN;

THENCE NORTHERLY ALONG THE EASTERLY LINES OF SECTIONS 8 AND 5 OF TOWNSHIP 4 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN TO THE NORTHEAST CORNER OF SAID SECTION 5 AND THE SOUTHEAST CORNER OF SECTION 32, TOWNSHIP 5 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN;

THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID SECTION 32 TO THE SOUTHEAST CORNER OF SECTION 29, TOWNSHIP 5 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN;

THENCE NORTHERLY AND WESTERLY ALONG THE EASTERLY AND NORTHERLY LINES OF SAID SECTION 29 TO THE NORTHEAST CORNER OF SECTION 30, TOWNSHIP 5 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN;

THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID SECTION 30 TO THE NORTH-QUARTER CORNER THEREOF;

THENCE SOUTHERLY ALONG THE NORTH-SOUTH CENTER LINE OF SAID SECTION 30 TO THE SOUTH-QUARTER CORNER THEREOF;

THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID SECTION 30 TO THE NORTHEAST CORNER OF SECTION 36, TOWNSHIP 5 NORTH, RANGE 15 WEST, SAN BERNARDINO MERIDIAN;

THENCE WESTERLY ALONG THE NORTHERLY LINES SECTION 36, 35 AND 34 OF TOWNSHIP 5 NORTH, RANGE 15 WEST, SAN BERNARDINO MERIDIAN TO THE NORTHWEST CORNER OF SAID SECTION 34;

THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID SECTION 34 TO THE NORTHWEST CORNER OF SECTION 3, TOWNSHIP 4 NORTH, RANGE 15 WEST, SAN BERNARDINO MERIDIAN;

THENCE SOUTHERLY ALONG WESTERLY LINES OF SECTIONS 3 AND 10 OF TOWNSHIP NORTH, RANGE 15 WEST, SAN BERNARDINO MERIDIAN TO THE POINT OF BEGINNING.

**ATTACHMENT B: SUMMARY OF COST ESTIMATES FOR DISTRICT IMPROVEMENTS**

<b>LINK – INTERSECTION</b>	<b>Year 2002</b>	<b>Year 2024</b>	<b>Status</b>
	<b>Cost Estimates</b>	<b>Cost Estimates</b>	
E-0100	\$5,052,790		Complete
E-0101	\$5,450		Complete
E-0102	\$7,382,620		Complete
E-0103	\$2,931,680	\$1,442,347	Not Complete
E-0104	\$13,000,140	\$712,672	Not Complete
E-105	\$585,640		Complete
E-202	\$5,545,380		Complete
E-0300	\$3,466,560		Improvements no longer necessary
E-0301	\$18,410,020		Improvements no longer necessary
E-0402	\$1,270,380	\$3,597,667	Not Complete
E-0501	\$2,820,400	\$9,065,133	Not Complete
E-0502	\$20,117,140	\$27,156,811	Not Complete
E-0503	\$2,098,490	\$954,378	Partially Complete
E-0504	\$77,430	\$69,027	Partially Complete
E-0505	\$290,350	\$1,413,451	Partially Complete
E-0506	\$32,180	\$69,027	Not Complete
E-0507	\$58,800	\$138,054	Partially Complete
E-0508	\$435,590	\$1,706,281	Not Complete
E-0600	\$85,200	\$207,080	Not Complete
E-0601	\$58,800	\$138,054	Not Complete
E-0602	\$28,400	\$69,027	Not Complete
E-0603	\$71,000	\$172,567	Partially Complete
E-0604	\$28,400	\$69,027	Not Complete
E-0605	\$278,730	\$1,114,800	Not Complete
E-0606	\$53,600	\$199,028	Not Complete
E-0607	\$28,400	\$69,027	Not Complete
E-0608	\$307,630	\$555,994	Not Complete
E-0609	\$16,930	\$34,513	Not Complete

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LINK – INTERSECTION	Year 2002	Year 2024	Status
	Cost Estimates	Cost Estimates	
E-0610	\$261,170	\$493,794	Partially Complete
E-0611	\$224,930	\$269,676	Not Complete
E-0612	\$67,020	\$157,495	Not Complete
E-0613	\$15,560	\$37,106	Not Complete
E-0615	\$49,420	\$565,021	Not Complete
E-0616	\$64,350	\$152,418	Not Complete
E-0617	\$48,850	\$115,421	Not Complete
E-0618	\$64,650	\$152,986	Not Complete
E-0619	\$14,260	\$40,022	Not Complete
E-0620	\$6,965,810	\$11,654,392	Not Complete
E-0620B	\$532,000	\$1,333,500	Not Complete
E-0700	\$48,170	\$114,125	Partially Complete
E-0701	\$162,320	\$383,773	Partially Complete
E-0702	\$33,140	\$78,045	Partially Complete
E-0703	\$48,640	\$115,016	Partially Complete
E-0704	\$47,370	\$112,613	Partially Complete
E-0705	\$33,519	\$78,747	Partially Complete
E-0708	\$14,200	\$34,513	Not Complete
E-0709	\$14,200	\$34,513	Not Complete
E-0710	\$28,400	\$69,027	Partially Complete
E-0711	\$468,420	\$2,195,249	Partially Complete
E-0712	\$487,660	\$1,848,546	Partially Complete
E-0713	\$3,776,930	\$5,451,406	Not Complete
E-0714	\$2,148,280	\$8,940,716	Not Complete
E-0715	\$1,509,850	\$3,229,689	Not Complete
E-0715B			Now 716B
E-0716	\$8,227,460	\$23,701,588	Not Complete
E-0716B	\$0	\$1,200,150	Not Complete
E-0717	\$2,267,710	\$9,098,990	Not Complete
E-0800	\$6,950,350		Roadway downgraded. Improvements no longer necessary
E-0801	\$1,858,810		Roadway downgraded. Improvements no longer necessary

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LINK – INTERSECTION	Year 2002	Year 2024	Status
	Cost Estimates	Cost Estimates	
E-0900	\$13,120	\$24,386	Partially Complete
E-0901	\$2,562,900	\$597,583	Not Complete
E-0902	\$10,148,600	\$16,164,187	Not Complete
E-0902B	\$518,700	\$1,300,163	Not Complete
E-1001	\$86,070	\$294,509	Not Complete
E-1002	\$764,750	\$2,512,052	Not Complete
E-1002B	\$4,256,000	\$10,668,000	Not Complete
E-1003	\$15,634,550	\$2,532,188	Not Complete
E-1003B	\$124,490	\$312,039	Not Complete
E-1004	\$174,750	\$481,977	Not Complete
E-1005	\$1,081,540	\$1,960,234	Not Complete
E-1006	\$9,906,520	\$17,565,843	Not Complete
E-1200	\$7,843,200		Complete
E-1200B	\$11,970,000		Complete
E-1201			Replaced by E-1500
E-1202	\$215,640	\$775,636	Not Complete
E-1203		\$1,217,646	Not Complete
E-1204		\$0	Complete
E-1300	\$345,200		Complete
E-1400		\$0	Complete
E-1400B		\$0	Complete
E-1500		\$3,202,500	Not Complete
E-1500B		\$22,932,656	Not Complete
E-1501		\$2,008,125	Not Complete
E-1601		\$0	Complete
E-1602		\$0	Complete
<b>LINKS SUBTOTAL</b>	<b>\$186,617,609</b>	<b>\$205,162,224</b>	
EI-5	\$1,215,500		Complete
EI-9	\$624,170	\$632,625	Partially Complete
EI-19	\$771,150		Complete
EI-21	\$180,600		Complete
EI-29	\$709,500	\$1,437,514	Not Complete
EI-31	\$154,800	\$449,923	Not Complete
EI-33	\$180,600	\$594,541	Not Complete

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<b>LINK – INTERSECTION</b>	<b>Year 2002</b>	<b>Year 2024</b>	<b>Status</b>
	<b>Cost Estimates</b>	<b>Cost Estimates</b>	
EI-38	\$154,500		Complete
EI-39	\$154,500	\$449,923	Not Complete
EI-41	\$923,640	\$0	Not Complete
EI-42	\$154,500	\$449,923	Not Complete
EI-46	\$224,980		Complete
EI-49	\$154,500	\$129,961	Partially Complete
EI-50	\$154,500	\$0	Complete
EI-53	\$180,600		Complete
EI-54	\$154,800	\$0	Not Complete
EI-55		\$363,596	Not Complete
EI-56		\$1,240,393	Not Complete
EI-57		\$2,024,400	Not Complete
<b>INTERSECTION SUBTOTAL</b>	<b>\$6,802,340</b>	<b>\$9,210,313</b>	
<b>TOTAL</b>	<b>\$193,419,949</b>	<b>\$228,897,247</b>	<b>115%</b>

**ATTACHMENT C: DEVELOPMENT ANALYSIS**

**Table 6: Development Analysis of Filed Maps**

Map Number	Jurisdiction	Map Status	Single Family		Condos/Town houses		Multi Family		Commercial /Business Park			Industrial			Total FDU's
			Units	FDUs @ 1	Units	FDUs @ 0.8	Units	FDUs @ 0.7	SF	Acres	FDUs @ 5.00	SF	Acres	FDUs @ 3	
<i>PM 54043</i>	<i>City of Santa Clarita</i>	<i>Approved</i>	4	4	0	0	0	0	0	0.00	0.00	0	0.00	0	4.0
<i>PM 60821</i>	<i>City of Santa Clarita</i>	<i>Recorded-Fees Deferred</i>	3	3	0	0	0	0	0	0.00	0.00	0	0.00	0	3.0
<i>PM 68740</i>	<i>City of Santa Clarita</i>	<i>Recorded</i>	4	4	0	0	0	0	0	0.00	0.00	0	0.00	0	4.0
<i>PM068498</i>	<i>City of Santa Clarita</i>	<i>Recorded</i>	0	0	0	0	0	0	63,960	8.23	41.15	0	0.00	0	41.2
<i>PM65239</i>	<i>City of Santa Clarita</i>	<i>Approved</i>	2	2	0	0	0	0	0	0.00	0.00	0	0.00	0	2.0
<i>TR 53074</i>	<i>City of Santa Clarita</i>	<i>Approved</i>	119	119	0	0	461	323	0.0	10.60	53.00	0	0.00	0	494.7
<i>TR 63003</i>	<i>City of Santa Clarita</i>	<i>Approved</i>	18	18	0	0	0	0		0.00	0.00	0	0.00	0	18.0
<i>TR 65159</i>	<i>City of Santa Clarita</i>	<i>Pending</i>	48	48	0	0	0	0	0	0.00	0.00	0	0.00	0	48.0
<i>TTM 63022</i>	<i>City of Santa Clarita</i>	<i>Pending</i>	354	354	0	0	0	0	0	0.00	0.00	0	0.00	0	354.0
<i>TTM 67374</i>	<i>City of Santa Clarita</i>	<i>Recorded</i>	9	9	0	0	0	0	0	0.00	0.00	0	0.00	0	9.0
<i>TTM 68601</i>	<i>City of Santa Clarita</i>	<i>Approved</i>	35	35	0	0	0	0	0	0.00	0.00	0	0.00	0	35.0

Map Number	Jurisdiction	Map Status	Single Family		Condos/Town houses		Multi Family		Commercial /Business Park			Industrial			Total FDU's
			Units	FDUs @ 1	Units	FDUs @ 0.8	Units	FDUs @ 0.7	SF	Acres	FDUs @ 5.00	SF	Acres	FDUs @ 3	
VTTM69164	City of Santa Clarita	Recorded	0	0	0	0	375	263		20.00	100.00	0	0.00	0	362.5
VTTM 75026	City of Santa Clarita	Pending	0	0	300	240	0	0		63.00	315.00	0	0.00	0	555.0
VTPM 78248	City of Santa Clarita	Denied	0	0	0	0	0	0	0	41.00	205.00	0	0.00	0	0.0
PM 74160	City of Santa Clarita	Recorded	4	4	0	0	0	0	0	0.00	0.00	0	0.00	0	4.0
TPM 80287	City of Santa Clarita	Pending	4	4	0	0	0	0	0	0.00	0.00	0	0.00	0	4.0
TTM 82375	City of Santa Clarita	Pending	0	0	0	0	20	14	0	0.00	0.00	0	0.00	0	14.0
Soledad and Lost Canyon Gas/ Commercial	City of Santa Clarita	Approved	0	0	0	0	0	0	7,100	0.43	2.2	0	0.00	0	2.2
Chandler Apartments	City of Santa Clarita	Approved	0	0	0	0	136	95	0	0.00	0.00	0	0.00	0	95.2
TTM 61924	City of Santa Clarita	Recorded	0	0	0	0	164	114.8	0	0.00	0.00	0	0.00	0	114.8
TTM 83087	City of Santa Clarita	Recorded	0	0	150	120	348	244	0	0.00	0.00	0	0.00	0	363.6
TR060922	City of Santa Clarita	Recorded -B&T Obligation Met	403	403	0	0	0	0	0	0.00	0.00	0	0.00	0	0.0

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Map Number	Jurisdiction	Map Status	Single Family		Condos/Town houses		Multi Family		Commercial /Business Park			Industrial			Total FDU's
			Units	FDUs @ 1	Units	FDUs @ 0.8	Units	FDUs @ 0.7	SF	Acres	FDUs @ 5.00	SF	Acres	FDUs @ 3	
18171 Soledad Canyon Gas Station	City of Santa Clarita	Approved							2,493	0.46	2.30				2.3
TTM 68203	City of Santa Clarita	Pending			73	58.4				9.20	46.00				104.4
Valley Center Skilled Nursing	City of Santa Clarita	Approved							51,000	3.81	19.05				19.1
<b>City Subtotal</b>			<b>1,007</b>	<b>1,007</b>	<b>523</b>	<b>418</b>	<b>1,504</b>	<b>1,053</b>	<b>124,553</b>	<b>157</b>	<b>784</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3,261.9</b>
TR060259	County	Approved	492	492	0	0	0	0	0	0.00	0.00	0	0.00	0	492.0
TR060359	County	Approved	34	34	0	0	0	0	0	0.00	0.00	0	0.00	0	34.0
TR064989	County	Approved	24	24	0	0	0	0	0	0.00	0.00	0	0.00	0	24.0
TR066202	County	Approved	0	0	31	24.8	0	0	0	0.00	0.00	0	0.00	0	24.8
TR067233	County	Pending	51	51	0	0	0	0	0	0.00	0.00	0	0.00	0	51.0
TR071216	County	Approved	0	0	0	0	0	0		27.68	138.40	0	0.00	0	138.4
TR45123	County	Approved	10	10	0	0	0	0	0	0.00	0.00	0	0.00	0	10.0
TR47573	County	Approved	75	75	0	0	0	0	0	0.00	0.00	0	0.00	0	75.0
TR48086	County	Approved	492	492	0	0	0	0	0	0.00	0.00	0	0.00	0	492.0
PM 83283	County	Pending	4	4		0	0	0	0	0.00	0.00	0	0.00	0	4.0
<b>County Subtotal</b>			<b>1182</b>	<b>1178</b>	<b>31</b>	<b>25</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>28</b>	<b>138</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,345.2</b>
<b>TOTAL BY USE</b>			<b>2,189</b>	<b>2,185</b>	<b>554</b>	<b>443.2</b>	<b>1,504</b>	<b>1,052.8</b>	<b>124,553</b>	<b>184.4</b>	<b>922.1</b>	<b>156,060</b>	<b>2.3</b>	<b>6.9</b>	<b>4,607.1</b>

**Table 7: Development Analysis of Vacant Land by Assessor Parcel Number**

Assessor Parcel No.	Housing Element Site Number	ZONE CODE	Area (AC)	Jurisdiction	DU/AC	Units	Factor	FDUs
2802003003		UR1	14.86	City	2	29.7	1	29.7
2802003004		UR1	4.97	City	2	9.9	1	9.9
2802004010		UR1	2.66	City	2	5.3	1	5.3
2802004090		UR1	0.90	City	2	1.8	1	1.8
2803032001	Site 9	MX-C	1.59	City			5	25.3
2803032026	Site 9	MX-C	0.90	City				
2803032034	Site 9	MX-C	0.83	City				
2803032035	Site 9	MX-C	1.09	City		75.0	0.7	52.5
2803032042	Site 9	MX-C	0.22	City				
2803032043	Site 9	MX-C	0.42	City				
2836013106-Com		MX-N	4.93	City			5	24.6
2836013106-Res		MX-N	4.93	City	6.0	29.6	0.7	20.7
2836013107 Com		MX-N	9.90	City			5	49.5
2836013107 Res		MX-N	9.90	City	6	59.4	0.7	41.6
2836013117		UR2	5.27	City	5	26.4	1	26.4
2836013121		UR2	13.89	City	5	69.4	1	69.4
2836013128 - Com		MX-N	2.75	City			5	13.8
2836013128 - Res		MX-N	2.75	City	6.0	16.5	0.7	11.6
2836013135	Site 4	UR5	35.07	City		850.0	0.7	595.0

Assessor Parcel No.	Housing Element Site Number	ZONE CODE	Area (AC)	Jurisdiction	DU/AC	Units	Factor	FDUs
2836013911	Site 4	UR5	1.01	City				
2836013912	Site 4	UR5	0.42	City				
2836013919	Site 4	UR5	22.29	City				
2836014056	Site 3	UR5	9.25	City		Now VTTM 75062		
2836014057	Site 3	UR5	30.63	City		Now VTTM 75063		
2836014058		UR5	22.78	City	25	569.5	0.7	398.6
2836020058 - Com		MX-N	0.30	City			5	1.5
2836020058 - Res		MX-N	0.30	City	6.0	1.8	0.7	1.3
2836020077		UR2	0.01	City	5	0.0	1	0.0
2836020078- Com		MX-N	0.18	City			5	0.9
2836020078-Res		MX-N	0.18	City	6.0	1.1	0.7	0.8
2836020084		UR2	0.34	City	5	1.7	1	1.7
2836020085		UR2	0.26	City	5	1.3	1	1.3
2836020086- Com		MX-N	0.43	City			5	2.2
2836020086-Res		MX-N	0.43	City	6.0	2.6	0.7	1.8
2836020087- Com		MX-N	0.30	City			5	1.5
2836020087-Res		MX-N	0.30	City	6.0	1.8	0.7	1.3
2836020270		UR2	0.53	City	5	2.7	1	2.7
2836020279		UR2	0.10	City	5	0.5	1	0.5
2836020281		UR2	0.19	City	5	0.9	1	0.9

<b>Assessor Parcel No.</b>	<b>Housing Element Site Number</b>	<b>ZONE CODE</b>	<b>Area (AC)</b>	<b>Jurisdiction</b>	<b>DU/AC</b>	<b>Units</b>	<b>Factor</b>	<b>FDUs</b>
2839001020		NU4	13.03	City	0.5	6.5	1	6.5
2839002033		NU4	3.17	City	0.5	1.6	1	1.6
2839020001	Site 5	UR5	0.34	City				0.0
2839020002	Site 5	UR5	0.37	City				0.0
2839020003	Site 5	UR5	0.71	City				0.0
2839020004	Site 5	UR5	0.62	City				0.0
2839020005	Site 5	UR5	0.72	City				0.0
2839020006	Site 5	UR5	0.61	City				0.0
2839020007	Site 5	UR5	0.22	City				0.0
2839020008	Site 5	UR5	0.85	City				0.0
2839020009	Site 5	UR5	0.34	City				0.0
2839020010	Site 5	UR5	0.50	City				0.0
2839020011	Site 5	UR5	0.83	City				0.0
2839020012	Site 5	UR5	0.79	City				0.0
2839021006	Site 5	UR5	3.41	City				0.0
2839021007	Site 5	UR5	3.02	City				0.0
2839021008	Site 5	UR5	2.66	City				0.0
2839021009	Site 5	UR5	2.37	City				0.0
2839021010	Site 5	UR5	1.84	City				0.0
2839021016	Site 5	UR5	1.37	City				0.0
2839021017	Site 5	UR5	0.17	City				0.0
2839021018	Site 5	UR5	1.99	City		200.0	0.7	140.0
2840001106		UR1	18.09	City	2	36.2	1	36.2
2840001902		NU2	0.92	City	0.1	0.1	1	0.1
2840003027		UR5	1.34	City	25	33.6	0.7	23.5

<b>Assessor Parcel No.</b>	<b>Housing Element Site Number</b>	<b>ZONE CODE</b>	<b>Area (AC)</b>	<b>Jurisdiction</b>	<b>DU/AC</b>	<b>Units</b>	<b>Factor</b>	<b>FDUs</b>
2840003900		UR5	0.79	City	25	19.8	0.7	13.9
2840003901		UR5	1.09	City	25.0	27.2	0.7	19.0
2840003902		UR5	3.33	City	25	83.2	0.7	58.2
2840004010		BP	3.90	City			3	11.7
2840004039		BP	0.30	City			3	0.9
2840004040		BP	0.26	City			3	0.8
2840006019		UR1	8.00	City	2.0	16.0	1	16.0
2840007019		CC	0.04	City			5	0.2
2840015025		UR1	6.56	City	2	13.1	1	13.1
2840016002		NU5	19.83	City	1	19.8	1	19.8
2842004023		UR2	12.40	City	5	62.0	1	62.0
2842004024		UR2	68.64	City	5	343.2	1	343.2
2842004030		UR2	0.43	City	5	2.2	1	2.2
2842004031		UR2	3.30	City	5	16.5	1	16.5
2842004032		UR2	4.10	City	5	20.5	1	20.5
2842033009		UR2	0.46	City	5	2.3	1	2.3
2842033010		UR2	0.18	City	5	0.9	1	0.9
2842033011		UR2	0.46	City	5	2.3	1	2.3
2842033017		UR2	0.20	City	5	1.0	1	1.0
2842033018		UR2	0.10	City	5	0.5	1	0.5
2842033019		UR2	0.36	City	5	1.8	1	1.8
2842036064		CC	1.29	City			5	6.4
2844001024	Site 11	MX-C	0.29	City				0.0
2844001025	Site 11	MX-C	0.29	City				0.0
2844001032	Site 11	MX-C	0.19	City				0.0

<b>Assessor Parcel No.</b>	<b>Housing Element Site Number</b>	<b>ZONE CODE</b>	<b>Area (AC)</b>	<b>Jurisdiction</b>	<b>DU/AC</b>	<b>Units</b>	<b>Factor</b>	<b>FDUs</b>
2844001033	Site 11	MX-C	0.33	City				0.0
2844001038	Site 11	MX-C	0.73	City				0.0
2844001046	Site 11	MX-C	0.39	City				0.0
2844001056	Site 11	MX-C	1.09	City				0.0
2844001063	Site 11	MX-C	2.52	City				0.0
2844001068	Site 11	MX-C	1.64	City				0.0
2844001072	Site 11	MX-C	1.03	City				0.0
2844001804	Site 11	MX-C	1.52	City				0.0
2844003904	Site 11	MX-C	3.62	City				0.0
2844003004	Site 11	MX-C	0.40	City				0.0
2844003005	Site 11	MX-C	0.37	City				0.0
2844003006	Site 11	MX-C	0.63	City				0.0
2844003009	Site 11	MX-C	0.53	City				0.0
2844003902	Site 11	MX-C	2.16	City				0.0
2844005016	Site 11	MX-C	0.60	City				0.0
2844005907	Site 11	MX-C	2.39	City			5	108.1
2844005028	Site 11	MX-C	0.89	City		275.0	0.7	192.5
2844016009		CC	1.11	City			5	5.6
2844016012		CC	1.86	City			5	9.3
2844022014		UR5	0.10	City	25	2.6	0.7	1.8
2844042002		UR5	0.84	City	25	21.0	0.7	14.7
2848005044		NU5	25.69	City	1	25.7	1	25.7
2848005075		NU1	28.71	City	0.05	1.4	1	1.4
2848005076		NU1	27.15	City	0.05	1.4	1	1.4
2848008001		NU4	39.39	City	0.5	19.7	1	19.7

Assessor Parcel No.	Housing Element Site Number	ZONE CODE	Area (AC)	Jurisdiction	DU/AC	Units	Factor	FDUs
2848008018		NU4	39.86	City	0.5	19.9	1	19.9
2848008024		NU4	39.10	City	0.5	19.5	1	19.5
2848008025		NU4	38.93	City	0.5	19.5	1	19.5
2848030008		NU4	10.35	City	0.5	5.2	1	5.2
2848030014		NU4	8.60	City	0.5	4.3	1	4.3
2848030015		NU4	5.33	City	0.5	2.7	1	2.7
2848031003		NU4	9.31	City	0.5	4.7	1	4.7
2848031004		NU4	18.54	City	0.5	9.3	1	9.3
2854001001		CC	0.18	City			5	0.9
2854001002		CC	0.21	City			5	1.0
2854001003		CC	0.06	City			5	0.3
2854001004		CC	0.07	City			5	0.3
2854001005		CC	3.04	City			5	15.2
2854001031		CC	2.13	City			5	10.6
2854001071		CC	0.71	City			5	3.5
2864003919		BP	1.89	City			3	5.7
<b>SF Sub</b>								<b>829.3</b>
<b>Condo Sub</b>								
<b>Apt Sub</b>						<b>2269.7</b>		<b>1588.8</b>
<b>Com AC Sub</b>			<b>51.8</b>					<b>280.8</b>
<b>Ind AC Sub</b>			<b>6.3</b>					<b>19.0</b>
<b>City Subtotal</b>						<b>3099.0</b>		<b>2717.9</b>
2812001006		A-2-1	41.11	County	0.2	8.2	1	8.2
2812001007		A-2-1	4.71	County	0.2	1.0	1	1.0

<b>Assessor Parcel No.</b>	<b>Housing Element Site Number</b>	<b>ZONE CODE</b>	<b>Area (AC)</b>	<b>Jurisdiction</b>	<b>DU/AC</b>	<b>Units</b>	<b>Factor</b>	<b>FDUs</b>
2812001008		A-2-1	20.41	County	0.2	4.1	1	4.1
2812001009		A-2-1	6.61	County	0.2	1.3	1	1.3
2812001010		A-2-1	10.04	County	0.2	2.0	1	2.0
2812001012		A-2-1	5.73	County	0.2	1.1	1	1.1
2812001013		A-2-1	14.50	County	0.2	2.9	1	2.9
2813015001		A-1-1	40.59	County	0.2	8.1	1	8.1
2813015007		A-1-1	44.30	County	0.2	8.9	1	8.9
2813015008		A-1-1	129.01	County	0.2	25.8	1	25.8
2813015009		A-1-1	21.70	County	0.2	4.3	1	4.3
2813015010		A-1-1	143.63	County	0.2	28.7	1	28.7
2813016011		A-1-1	102.72	County	0.2	20.5	1	20.5
2813017017		A-1-1	35.50	County	0.1	3.6	1	3.6
2813017028		A-1-1	2.49	County	0.5	1.2	1	1.2
2813017030		A-1-1	2.10	County		1.0	1	1.0
2813017031		A-1-1	3.12	County		1.0	1	1.0
2813017032		A-1-1	7.49	County		1.0	1	1.0
2813017033		A-1-1	1.27	County		1.0	1	1.0
2813017039		A-1-1	1.23	County		1.0	1	1.0
2813017042		A-1-1	0.21	County		1.0	1	1.0
2813017043		A-1-1	4.39	County		1.0	1	1.0
2813017044		A-1-1	3.07	County		1.0	1	1.0
2813017045		A-1-1	5.57	County		1.0	1	1.0
2813017046		A-1-1	0.63	County		0.0	1	0.0
2813017047		A-1-1	2.49	County		1.0	1	1.0
2813018006		C-3	0.11	County			5	0.5

<b>Assessor Parcel No.</b>	<b>Housing Element Site Number</b>	<b>ZONE CODE</b>	<b>Area (AC)</b>	<b>Jurisdiction</b>	<b>DU/AC</b>	<b>Units</b>	<b>Factor</b>	<b>FDUs</b>
2813018007		C-3	0.17	County			5	0.9
2813021015		A-1-1	0.00	County	0.5	0.0	1	Now PM 83283
2813024002		A-1-1	39.66	County	0.5	19.8	1	19.8
2813024004		M1	4.22	County			3	12.7
2839005027		A-2-1	9.10	County	0.2	1.8	1	1.8
2853001006		IL (Light Ind)	3.84	County			3	11.5
2853002007		IL (Light Ind)	0.58	County			3	1.7
2853008003		R-1-11000	32.31	County	2.6	84.0	1	84.0
2854004003		R-1-9000	0.36	County	2	1.0	1	1.0
2854004004		R-1-9000	18.35	County	2	36.7	1	36.7
2854004005		R-1-9000	0.28	County	2	1.0	1	1.0
2854004008		R-1-9000	1.80	County	2	3.6	1	3.6
2854004009		R-1-10000	3.92	County	2	7.8	1	7.8
2854004016		R-1-11000	22.91	County	2	45.8	1	45.8
2854004019		R-1-10000	5.02	County	2	10.0	1	10.0
2854061001		A-1-1	11.25	County	2	22.5	1	22.5
2854061002		A-1-1	9.02	County	2	18.0	1	18.0
3210014022		A-2-1	0.09	County	1		1	
3210014024		A-2-1	2.50	County	1		1	
3210014033		A-2-1	74.79	County	1		1	
3210015026		M-1.5	27.04	County			3	81.1
3210015027		M-1.5	5.15	County			3	15.5

<b>Assessor Parcel No.</b>	<b>Housing Element Site Number</b>	<b>ZONE CODE</b>	<b>Area (AC)</b>	<b>Jurisdiction</b>	<b>DU/AC</b>	<b>Units</b>	<b>Factor</b>	<b>FDUs</b>
3210016005		IO	3.50	County			3	10.5
3210016017		M-1.5	0.50	County			3	1.5
3210017059		IO	6.29	County			3	18.9
3211008036		A-2-1	20.21	County	0.1	2.0	1	2.0
3211008037		A-2-1	9.41	County	0.1	1.0	1	1.0
3211008038		A-2-1	7.93	County	0.1	1.0	1	1.0
3211008039		A-2-1	20.49	County	0.1	2.0	1	2.0
3211008040		A-2-1	5.32	County	0.1	1.0	1	1.0
3211008041		A-2-1	15.60	County	0.1	1.6	1	1.6
3211008042		A-2-1	33.84	County	0.1	3.4	1	3.4
3211008043		A-2-1	78.90	County	0.1	7.9	1	7.9
3231001012		A-1-1	20.36	County	0.1	2.0	1	2.0
3231001013		A-1-1	19.91	County	0.1	2.0	1	2.0
3231002004		A-1-1	19.98	County	0.1	2.0	1	2.0
3231002013		A-1-1	17.94	County	1.0	17.9	1	17.9
3231006008		A-1-10000	1.12	County	1.0	1.1	1	1.1
3231006011		A-1-10000	4.07	County	1.0	4.1	1	4.1
3231007006		C-3	0.43	County			5	2.1
3231007020		C-3	0.65	County			5	3.2
3231007021		C-3	0.84	County			5	4.2
3231007036		C-3	0.23	County			5	1.2
3231007037		C-3	0.76	County			5	3.8
3231007061		A-1-10000	0.27	County			1	0.0
3231007065		CG	0.51	County			5	2.6
3231007066		C-3	1.70	County			5	8.5

<b>Assessor Parcel No.</b>	<b>Housing Element Site Number</b>	<b>ZONE CODE</b>	<b>Area (AC)</b>	<b>Jurisdiction</b>	<b>DU/AC</b>	<b>Units</b>	<b>Factor</b>	<b>FDUs</b>
3231008028		A-1-10000	0.89	County			1	1.0
3231008030		A-1-10000	1.37	County			1	1.0
3231008032		A-1-10000	1.97	County			1	1.0
3231008033		CG	2.22	County			5	11.1
3231008034		CG	1.84	County			5	9.2
3231009012		C-3	1.68	County			5	8.4
3231019003		A-1-10000	0.01	County			1	0.0
3231019004		A-1-10000	0.13	County			1	1.0
3231019021		A-1-10000	0.01	County			1	1.0
3231019022		A-1-10000	0.19	County			1	1.0
3231019024		A-1-10000	0.11	County			1	0.0
3231020015		A-1-10000	0.17	County			1	1.0
3231020016		A-1-10000	2.06	County	4	8.3	1	8.3
3231021002		A-1-10000	0.30	County			1	1.0
3231021004		A-1-10000	0.29	County			1	1.0
3231021013		A-1-10000	1.28	County	4	5.1	1	5.1
3231021019		A-1-10000	0.27	County			1	1.0
3231023004		R-3	0.12	County			1	1.0
3231023009		R-3	0.11	County			1	1.0
3231025012		R-3	0.17	County			1	1.0
3231025015		R-3	0.24	County			1	1.0
County single family						460.5		460.5
Commercial AC						11.14		55.7
Ind AC						51.13		153.4

<b>Assessor Parcel No.</b>	<b>Housing Element Site Number</b>	<b>ZONE CODE</b>	<b>Area (AC)</b>	<b>Jurisdiction</b>	<b>DU/AC</b>	<b>Units</b>	<b>Factor</b>	<b>FDUs</b>
<b>County Subtotal</b>								<b>669.5</b>
<b>TOTAL</b>								<b>3,387.48</b>

**Table 8: Summary of Development Analysis**

LAND USE	DEVELOPMENT UNITS				MULTIPLIER	FDUs	% OF TOTAL UNITS
	FILED MAPS	COUNTY VACANT LAND	CITY VACANT LAND	TOTAL			
Single Family	2,189.0	460.5	829.3	3,478.8	1.0	3,478.8	53.0%
Condominium	554.0	0.0		554.0	0.8	443.2	6.8%
Apartment	1,504.0	0.0	2,269.7	3,773.7	0.7	2,641.6	40.2%
<b>Total Residential</b>	<b>4,247.0</b>	<b>460.5</b>	<b>3,099.0</b>	<b>7,806.5</b>	-	<b>6,563.6</b>	100.0%
LAND USE	AREA (ACRES)				MULTIPLIER	FDUs	% OF TOTAL
	FILED MAPS	COUNTY VACANT LAND	CITY VACANT LAND	TOTAL			
Commercial	184.4	11.1	51.8	247.4	5.0	1,236.7	87.8%
Industrial	0	51.1	6.3	57.5	3.0	172.4	12.2%
<b>Total Non-Residential</b>	<b>184.4</b>	<b>62.3</b>	<b>58.2</b>	<b>304.8</b>	-	<b>1,409.1</b>	100.0%
<b>TOTAL</b>						<b>7,972.7</b>	

**ATTACHMENT D: COUNTY AND CITY CODES PERTAINING TO B&T DISTRICTS**

**COUNTY CODE: TITLE 58 Chapter 21.23 §32.32.200**

**21.32.200 MAJOR THOROUGHFARE AND BRIDGE FEES.**

- A. A subdivider, as a condition of approval of a final map for property within an area of benefit, or a building permit applicant, as a condition of issuance of a building permit for property within an area of benefit, shall pay a fee as hereinafter established to defray the cost of constructing bridges over waterways, railways, freeways and canyons, and/or constructing major thoroughfares.
- B. Definitions.
1. *Area of benefit* means a specified area wherein it has been determined that the real property located herein will benefit from the construction of a bridge and/or major thoroughfare.
  2. *Bridge facility* means any crossing for a highway or local road, involving a railway, freeway, stream or canyon, which is required by the General Plan in order to accommodate new urban development within the area of benefit.
  3. *Construction* means and includes preliminary studies, design, acquisition of right-of-way, administration of construction contracts, and actual construction.
  4. *Major thoroughfare* means those roads designated in the transportation element of the General Plan, the primary purpose of which is to carry through traffic and provide a network connection to the state highway system.
  5. The singular number includes the plural, and the plural the singular.
- C. The provisions herein for payment of a fee shall apply only if the bridge and/or major thoroughfare has been included in an element of the General Plan adopted by the Board of Supervisors at least 30 days prior to the filing of a map or application for a building permit on land located within the boundaries of the area of benefit.
- D. Payment of fees shall not be required unless any major thoroughfares are in addition to, or a widening or reconstruction of, any existing major thoroughfares serving the area at the time of the adoption of the boundaries of the area of benefit.

- E. Payment of Fees shall not be required unless any planned bridge facility is a new bridge serving the area or an addition to an existing bridge facility serving the area at the time of the adoption of the boundaries of the area of benefit.
- F.
1. Action to establish an area of benefit may be initiated by the Board of Supervisors upon its own motion or upon the recommendation of the Road Commissioner.
  2. The Board of Supervisors will set a public hearing for each proposed area of benefit. Notice of the time and place of said hearing, including preliminary information related to the boundaries of the area of benefit, estimated costs and the method of fee apportionment shall be given pursuant to Section 65905 of the Government Code.
- G.
1. At the public hearing, the Board of Supervisors will consider the testimony, written protests and other evidence. At the conclusion of the public hearing, the Board of Supervisors may, unless a majority written protest is filed and not withdrawn, determine to establish an area of benefit. If established, the Board of Supervisors shall adopt a resolution describing the boundaries of the area of benefit, setting forth the cost, whether actual or estimated, and the method of fee apportionment. A certified copy of such resolution shall be recorded with the County Recorder.
  2. Such apportioned fees shall be applicable to all property within the area of benefit, and shall be payable as a condition of approval of a final map or as a condition of issuing a building permit for such property or portions thereof. Where the area of benefit includes lands not subject to the payment of fees pursuant to this section, the Board of Supervisors shall make provisions for payment of the share of improvement cost apportioned to such lands not subject to the payment of fees pursuant to this section, the Board of Supervisors shall make provisions for payment of the share of improvement cost apportioned to such lands from other sources.
  3. Written protest will be received by the Clerk of the Board of Supervisors at any time prior to the close of the public hearing. If written protests are filed by the owners of more than one-half of the area of the property to be benefited by the improvement and sufficient protests are not withdrawn to as to reduce the area represented by the protests to less than one-half of the area to be benefited, then the proposed proceedings shall be abandoned and the Board of Supervisors shall not, for one year from the filing of said written protests, commence or carry on any proceedings for the same improvement under the provisions of this section. Any protest may be withdrawn by the owner making the same, in writing, at any time prior to the close of the public hearing.

4. If any majority protest is directed against only a portion of the improvement, then all further proceedings under the provisions of this section to construct that portion of the improvement so protested against shall be barred for a period of one year, but the Board of Supervisors shall not be barred from commencing new proceedings not including any part of the improvement so protested against. Such proceedings shall be commenced by a new notice and public hearing as set forth in Subsection F above.
  5. Nothing in this section shall prohibit the Board of Supervisors, within such one-year period, from commencing and carrying on new proceedings for the construction of an improvement or portion of the improvement so protested against if it finds, by the affirmative vote of four-fifths of its members, that the owners of more than one-half of the area of the property to be benefited are in favor of going forward with such improvement or portion thereof.
- H. Fees paid pursuant to this section shall be deposited in a planned bridge facility and/or major thoroughfare fund. A fund shall be established for each planned bridge facility project and/or each planned major thoroughfare project. If the benefit area is one in which more than one bridge and/or major thoroughfare is required to be constructed, a separate fund may be established covering all of the bridge projects and/or major thoroughfares in the benefit area. Moneys in such fund shall be expended solely for the construction or reimbursement for construction of the improvement serving the area to be benefited and from which the fees comprising the fund were collected, or to reimburse the County for the costs of constructing the improvement.
- I. The Board of Supervisors may approve the acceptance of considerations in lieu of the payment of fees established herein.
- J. The Board of Supervisors may approve the advancement of money from the General Fund or Road Fund to pay the costs of constructing the improvements covered herein and may reimburse the General Fund or Road Fund for such advances from planned bridge facility and/or major thoroughfare funds established pursuant to this section.
- K. If a subdivider, as a condition of approval of a subdivision, is required or desires to construct a bridge and/or major thoroughfare, the Board of Supervisors may enter into a reimbursement agreement with the subdivider. Such agreement may provide for payments to the subdivider from the bridge facility and/or major thoroughfare fund covering that specific project to reimburse the subdivider for costs not allocated to the subdivider's property in the resolution establishing the area of benefit. If the bridge and/or major thoroughfare fund covers more than one project, reimbursements shall be made on a pro-rata basis, reflecting the actual or estimated costs of the projects covered by the fund. (Ord. 82-0240)

Sec. 1, 1982; Ord. 82-0050 Sec. 1, 1982)

**22.48.235. MAJOR BRIDGE AND THOROUGHFARE FEES.** Except as otherwise provided in Section 22.48.280, a building or structure shall not be used on any lot or parcel of land, any portion of which is located within a Bridge or Major Thoroughfare District established pursuant to Section 21.32.200, unless the required district fee has been paid as a condition of issuing a building permit.

(Ord. 85-0168, Sec. 33)

**22.48280 EXEMPTIONS – EXISTING BUILDINGS AND STRUCTURES.** This Part 4 does not apply to the use, alteration, or enlargement of an existing building or structure or the erection of one or more buildings or structures accessory thereto, or both, on the same lot or parcel of land, if the total value of such alteration, enlargement, or construction does not exceed one half of the current market value of all existing buildings or structures on such lot or parcel of land.

(Ord. 1494 Ch. 4 Art. 4 & 497.1927.)

**CITY CODE: 17.51.010 MAJOR BRIDGE AND THOROUGHFARE FEES**

1. A subdivider, as a condition of approval of a final map for property within an area of benefit, or a building permit applicant, as a condition of issuance of a building permit for property within an area of benefit, shall pay a fee as hereinafter established to defray the costs of constructing bridges over waterways, railways, freeways, and canyons, and/or constructing major thoroughfares.
2. The provisions herein for payment of a fee shall apply only if the bridge and/or major thoroughfare has been included in an element of the General Plan adopted by the Council at least thirty (30) days prior to the filing of a map or application for a building permit on land located within the boundaries of the area of benefit.
3. Payment of fees shall not be required unless any major thoroughfares are in addition to or a widening or reconstruction of any existing major thoroughfares serving the area at the time of the adoption of the boundaries of the area of benefit.
4. Payment of fees shall not be required unless any planned bridge facility is a new bridge serving the area or an addition to an existing bridge facility serving the area at the time of the adoption of the boundaries of the area of benefit.
5. Establishing a New Area of Benefit.
  - a. Action to establish an area of benefit may be initiated by the Council upon its own motion or upon the recommendation of the City Engineer.
  - b. The Council will set a public hearing for each proposed area benefited. Notice of the time and place of said hearing, including preliminary information related to the boundaries of the area of benefit, estimated costs and the method of fee apportionment, shall be given pursuant to Section 65905 of the Government Code.
6. Process for a New Area of Benefit.
  - a. At the public hearing, the Council will consider the testimony, written protests and other evidence. At the conclusion of the public hearing, the Council may, unless a majority written protest is filed and not withdrawn, determine to establish an area of benefit. If established, the Council shall adopt a resolution describing the boundaries of the area of benefit, setting forth the cost, whether actual or estimated, and the method of fee apportionment. A certified copy of such resolution shall be recorded with the County Recorder.

b. Such apportioned fees shall be applicable to all property within the area of benefit, and shall be payable as a condition of approval of a final map or as a condition of issuing a building permit for such property or portions thereof. Where the area of benefit includes lands not subject to the payment of fees pursuant to this section, the Council shall make provision for payment of the share of improvement cost apportioned to such lands from other sources.

c. Any written protest will be received by the City Clerk at any time prior to the close of the public hearing. If written protests are filed by the owners of more than one-half (1/2) of the area of the property to be benefited by the improvement, and sufficient protests are not withdrawn so as to reduce the area represented by the protests to less than one-half (1/2) of the area to be benefited, then the proposed proceedings shall be abandoned and the Council shall not, for one (1) year from the filing of said written protests, commence or carry on any proceedings for the same improvement under the provisions of this section. Any protest may be withdrawn by the owner making the same, in writing, at any time prior to the close of the public hearing.

d. If any majority protest is directed against only a portion of the improvement, then all further proceedings under the provisions of this section to construct that portion of the improvement so protested against shall be barred for a period of one (1) year, but the Council shall not be barred from commencing new proceedings not including any part of the improvement so protested against. Such proceedings shall be commenced by a new notice and public hearing as set forth in subsection (D)(5) of this section.

e. Nothing in this section shall prohibit the Council, which in such one (1) year period, from commencing and carrying on new proceedings for the construction of an improvement or portion of the improvement so protested against if it finds, by the affirmative vote of four-fifths (4/5) of its members, that the owners of more than one-half (1/2) of the area of the property to be benefited are in favor of going forward with such improvements or portion thereof.

7. Fees paid pursuant to this section shall be deposited in a planned bridge facility and/or major thoroughfare fund. A fund shall be established for each planned bridge facility project and/or each planned major thoroughfare project. If the benefit area is one in which more than one (1) bridge and/or major thoroughfare is required to be constructed, a separate fund may be established covering all of the bridge projects and/or major thoroughfares in the benefit area. Moneys in such fund shall be expended solely for the construction or reimbursement for construction of the improvement serving the area to be benefited and from which the fees comprising the fund were collected, or to reimburse the City for the costs of constructing the improvement.

8. The Council may approve the acceptance of considerations in lieu of the payment of fees established herein.

9. The Council may approve the advancement of money from the general fund or road fund to pay the costs of constructing the improvements covered herein and may reimburse the general fund or road fund for such advances from planned bridge facility and/or major thoroughfare funds established pursuant to this section.

10. If a subdivider, as a condition of approval of a subdivision, is required or desires to construct a bridge and/or major thoroughfare, the Council may enter into a reimbursement agreement with the subdivider. Such agreement may provide for payments to the subdivider from the bridge facility and/or major thoroughfare fund covering that specific project to reimburse the subdivider for costs not allocated to the subdivider's property in the resolution establishing the area of benefit. If the bridge and/or major thoroughfare funds cover more than one (1) project, reimbursements shall be made on a pro rata basis, reflecting the actual or estimated costs of the projects covered by the fund.

11. Except as otherwise provided in this document, a building or structure shall not be used on any lot or parcel of land, any portion of which is located within a major bridge or thoroughfare district established by the City, unless the required district fee has been paid as a condition of issuing a building permit.

12. This fee does not apply to the use, alteration or enlargement of an existing building or structure or the erection of one (1) or more buildings or structures accessory thereto, or both, on the same lot or parcel of land, if the total value of such alteration, enlargement or construction does not exceed one-half (1/2) of the current market value of existing buildings or structures on such lot or parcel of land.

*ZONING CODE  
City of Santa Clarita, California*

**ATTACHMENT E: REGIONAL IMPROVEMENTS**

Interchange #	Location	Description of Improvements	Percent Share According to District				Total Estimated Cost 2002	Total Estimated Cost 3/2024 <sup>1</sup>	Estimated Cost to District
			Bouquet	Eastside	Via Princessa	Castaic			
VP-0307R	Lyons Avenue and Railroad Ave.	Bridge	9.8%	15.6%	72.8%	1.9%	\$14,611,340	\$30,099,360	\$4,695,500
		Signals							
		Right-of-way acquisition							
VP-0811R	Newhall Road and SR-14	Signals	3.6%	21.2%	75.2%	0.0%	\$1,198,170	\$2,468,230	\$523,265
VP-0900R	Calgrove and I-5	Widen under crossing, Flood control channel, retaining wall, Signals, Right-of-way acquisition	3.2%	8.4%	79.3%	9.2%	\$8,528,300	\$17,568,298	\$1,475,737
C-0501R	Parker Road and I-5	Bridge widening, Ramps, Signals	3.4%	4.5%	7.0%	85.1%	\$4,047,820	\$8,338,509	\$375,233

Interchange #	Location	Description of Improvements	Percent Share According to District				Total Estimated Cost 2002	Total Estimated Cost 3/2024 <sup>1</sup>	Estimated Cost to District
			Bouquet	Eastside	Via Princessa	Castaic			
E-0505R	Via Princessa and SR-14	Widen under crossing, Signals	4.9%	83.6%	11.3%	0.1%	\$4,022,300	\$8,285,938	\$6,927,044
E-1100R	Placerita Canyon and SR-14	Signals, Right-of-way acquisition	14.3%	47.6%	37.5%	0.6%	\$2,004,410	\$4,129,085	\$1,965,444
<b>TOTAL:</b>							<b>\$34,412,340</b>	<b>\$70,889,420</b>	<b>\$15,962,223</b>

<sup>1</sup> Based on CCI from 12/2002 to March 2024

**ATTACHMENT F: B&T CASH/CREDIT REQUEST FORM**

IO#: \_\_\_\_\_

**District Percentages:**

Valencia	_____ %	Amount: \$ _____	<input type="checkbox"/>	Cash	<input type="checkbox"/>	Credit
Bouquet Canyon	_____ %	Amount: \$ _____	<input type="checkbox"/>	Cash	<input type="checkbox"/>	Credit
Eastside	_____ %	Amount: \$ _____	<input type="checkbox"/>	Cash	<input type="checkbox"/>	Credit
Castaic District	_____ %	Amount: \$ _____	<input type="checkbox"/>	Cash	<input type="checkbox"/>	Credit
Via Princessa	_____ %	Amount: \$ _____	<input type="checkbox"/>	Cash	<input type="checkbox"/>	Credit
Lyons Avenue/ McBean Parkway	_____ %	Amount: \$ _____	<input type="checkbox"/>	Cash	<input type="checkbox"/>	Credit

**Area Identification:**

Link#(s): \_\_\_\_\_ Intersection #(s): \_\_\_\_\_ Interchange #(s): \_\_\_\_\_

**Project Description:** \_\_\_\_\_  
\_\_\_\_\_

ATTACHMENTS	Yes	No	N/A
Signature Page			
Applicable District Formation Documents			
Applicable District Values			
County Project Acceptance Letter			
75% Refund Calculations			
Site Location Map			
Contract & Change Orders			
Purchasing Authorizations			
Contract Summary			
Payment Recap			
Cancelled Checks & Supporting Documentation			
Additional Documentation			
Plans			

Completed by: \_\_\_\_\_  

Name	Title - Developer	Date
------	-------------------	------

Submitted to: \_\_\_\_\_  

Name	Title – County	Date
------	----------------	------

FOR COUNTY USE ONLY			
Assigned to :	Name	Title	Date
Approved by:	Name	Title	Date
Sent to Fiscal by:	Name	Title	Date

## BOARD LETTER/MEMO CLUSTER FACT SHEET

 Board Letter

 Board Memo

 Other

<b>CLUSTER AGENDA REVIEW DATE</b>	2/11/2026	
<b>BOARD MEETING DATE</b>	3/3/2026	
<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>	Los Angeles River, Parcel 2292GE Grant of Easement in 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 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: \$26,070	Funding source: B07-Flood Control District Fund
	TERMS (if applicable): N/A	
	Explanation: Southern California Edison Company (SCE) deposited \$26,070 for the grant of easement, which represents fair market value. This amount was deposited into the Flood Control District Fund (B07, Revenue Source Code 9906-Sale of Capital Assets-Easements).	
<b>PURPOSE OF REQUEST</b>	The purpose of the recommended actions is to grant an easement for overhead electrical supply systems and appurtenances from the Los Angeles County Flood Control District to SCE.	
<b>BACKGROUND (include internal/external issues that may exist including any related motions)</b>	SCE requested an easement to replace their overhead electrical supply systems and appurtenances in connection with their project. The recommended actions will benefit SCE and County residents by providing upgraded electrical services.	
<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–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

March 3, 2026

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  
GRANT OF EASEMENT  
FROM THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT  
TO SOUTHERN CALIFORNIA EDISON COMPANY  
LOS ANGELES RIVER, PARCEL 2292GE  
IN THE CITY OF LONG BEACH  
(SUPERVISORIAL DISTRICT 4)  
(3-VOTES)**

**SUBJECT**

Public Works is seeking Board approval to grant an easement for overhead electrical supply systems and appurtenances affecting Parcel 2292GE related to the Los Angeles River, in the City of Long Beach, from the Los Angeles County Flood Control District to Southern California Edison Company. The proposed grant of easement was requested by Southern California Edison Company.

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

1. Find that the proposed project is exempt from the California Environmental Quality Act for the reasons stated in this Board letter and in the record of the project.
2. Find that the grant of easement for overhead electrical supply systems and appurtenances affecting Parcel 2292GE related to the Los Angeles River, in the City of Long Beach, and the subsequent use of said easement will not interfere with the use of the affected parcel for any purposes of the Los Angeles County Flood Control District.

3. Approve the grant of easement for overhead electrical supply systems and appurtenances affecting Parcel 2292GE related to the Los Angeles River, in the City of Long Beach, from the Los Angeles County Flood Control District to Southern California Edison Company.
4. Delegate authority to the Chief Engineer of the Los Angeles County Flood Control District or his designee to execute the Easement document and authorize delivery to Southern California Edison Company.

### **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 to grant an easement for overhead electrical supply systems and appurtenances affecting Parcel 2292GE related to the Los Angeles River, in the City of Long Beach, as shown on the enclosed map, to Southern California Edison Company (SCE).

SCE requested an easement to replace their overhead electrical supply systems and appurtenances in connection with their project.

The recommended actions will benefit SCE and County residents by providing upgraded electrical services.

### **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 promote fiscal responsibility.

### **FISCAL IMPACT/FINANCING**

There will be no impact to the County General Fund.

SCE deposited \$26,070 for the grant of easement, which represents fair market value. This amount was deposited into the Flood Control District Fund (B07, Revenue Source Code 9906-Sale of Capital Assets-Easements).

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

The proposed grant of easement is authorized by Section 2, Subsection 13, of the Los Angeles County Flood Control Act. This section 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..."

The grant of easement is not considered adverse to the District's purposes and will not hinder the use of the Los Angeles River for possible transportation, utility, recreational corridors, or flood control purposes. Moreover, the instrument reserves paramount rights to use the affected parcel for the District's purposes.

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

## **ENVIRONMENTAL DOCUMENTATION**

The proposed project is exempt from CEQA. The District is a responsible agency for SCE's project because it is granting an easement for overhead electrical supply systems and appurtenances affecting a District-owned parcel; therefore, it is within the class of projects that has been determined not to have a significant effect on the environment in that it meets the criteria of Sections 15301 (b), 15302 (c), 15304 (e) and (f), and 15305 of the CEQA Guidelines and Classes 1(e), 2(e) and (f), 4(f) and (k), and 5(a) of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G. In addition, based on the proposed project records, it will comply with all applicable regulations; 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 in accordance with Section 21152 of the California Public Resources Code.

The Honorable Board of Supervisors  
March 3, 2026  
Page 4

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

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

**CONCLUSION**

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

Respectfully submitted,

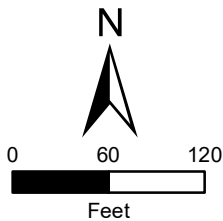
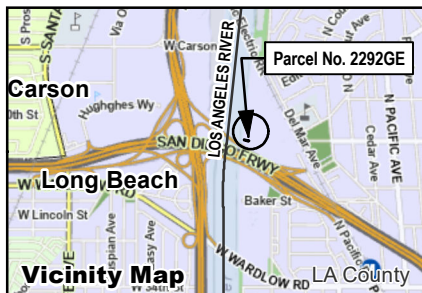
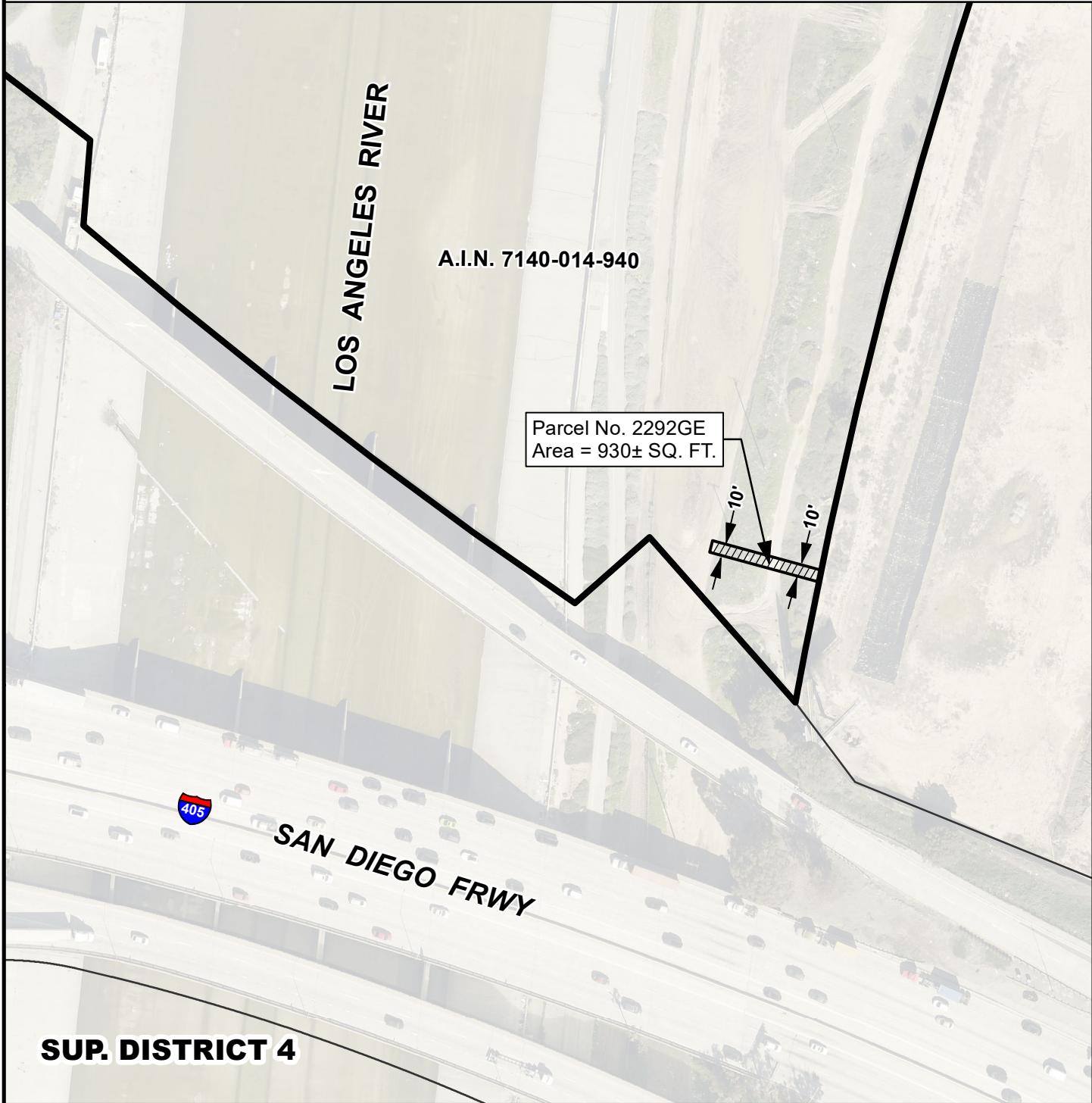
MARK PESTRELLA, PE  
Director of Public Works

MP:GE:ro

Enclosure

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

# GRANT OF EASEMENT IN LOS ANGELES RIVER CITY OF LONG BEACH



**Legend:**

	Easement to the Southern California Edison Company Parcel No. 2292GE
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## BOARD LETTER/MEMO CLUSTER FACT SHEET

Board Letter

Board Memo

Other

<b>CLUSTER AGENDA REVIEW DATE</b>	2/11/2026	
<b>BOARD MEETING DATE</b>	3/3/2026	
<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>	Negotiated Property Tax Exchange Joint Resolution - Detachment 36-03	
<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>	N/A	
<b>COST &amp; FUNDING</b>	Total cost: Fees paid by applicant	Funding source: Transfer of funds from the District to the County General Fund and each of the affected County taxing entities.
	TERMS (if applicable):	
	Explanation:  The Joint Resolution for the detachment will transfer a portion of the annual property tax increment from the District to the County General Fund and each of the affected County taxing entities.	
<b>PURPOSE OF REQUEST</b>	Public Works is seeking Board approval to adopt the Joint Resolution associated with detachment of territory from 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 local agencies as a result of Detachment 36-03 from the District that funded operation and maintenance expenses and capital projects within the 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 outside the District a more reliable water supply system and water service to territory for development.
<b>DEPARTMENTAL CONTACTS</b>	Name, Title, Phone # & Email: Jolene Guerrero, Deputy Director, (626) 458-4012, cell (626) 632-1308, <a href="mailto:jquerrer@pw.lacounty.gov">jquerrer@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

March 3, 2026

IN REPLY PLEASE REFER TO FILE: **WW-3**

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. 36, VAL VERDE  
DETACHMENT 36-03  
LOCAL AGENCY FORMATION COMMISSION DESIGNATION 2022-08  
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 detachment of territory from Los Angeles County Waterworks District No. 36, Val Verde.

**IT IS RECOMMENDED THAT THE BOARD ACTING AS THE GOVERNING BODY OF THE COUNTY OF LOS ANGELES, THE LOS ANGELES COUNTY LIBRARY, THE LOS ANGELES COUNTY ROAD DISTRICT NO. 5, THE CONSOLIDATED FIRE PROTECTION DISTRICT OF LOS ANGELES COUNTY, THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, AND THE LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 36, VAL VERDE:**

1. Find that adoption of the Negotiated Property Tax Exchange Joint Resolution for Detachment 36-03 and reapportionment of the resulting shares of the ad valorem property tax do not constitute a project under the California Environmental Quality Act pursuant to California Public Resources Code Section 21065 and California Environmental Quality Act Guidelines Sections 15378(b) and 15061 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 California Public Resources Code Section 21080(b)(8) and California Environmental Quality Act Guidelines Section 15273 since they are for the purpose of meeting the operation, maintenance, and capital project expenses of the Los Angeles County Waterworks District No. 36, Val Verde, 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 Detachment 36-03, Local Agency Formation Commission Designation 2022-08, 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 Detachment 36-03, Local Agency Formation Commission Designation 2022-08, 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 Detachment 36-03, Local Agency Formation Commission Designation 2022-08, on behalf of the Los Angeles County Road District No. 5.
5. Adopt the Negotiated Property Tax Exchange Joint Resolution approving and accepting the negotiated exchange of property tax revenue resulting from Detachment 36-03, Local Agency Formation Commission Designation 2022-08, on behalf of the Consolidated Fire Protection District of Los Angeles County.
6. Adopt the Negotiated Property Tax Exchange Joint Resolution approving and accepting the negotiated exchange of property tax revenue resulting from Detachment 36-03, Local Agency Formation Commission Designation 2022-08, on behalf of the Los Angeles County Flood Control District.
7. Adopt the Negotiated Property Tax Exchange Joint Resolution approving and accepting the negotiated exchange of property tax revenue resulting from Detachment 36-03, Local Agency Formation Commission Designation 2022-08, on behalf of the Los Angeles County Waterworks District No. 36, Val Verde.
8. Authorize the Director of Public Works, the Director of the Los Angeles County Library, and the Chief of the Consolidated Fire Protection District of Los Angeles

County, or their designees, to take all actions necessary, on behalf of the County of Los Angeles, the Los Angeles County Library, the Los Angeles County Road District No. 5, the Consolidated Fire Protection District of Los Angeles County, the Los Angeles County Flood Control District, and the Los Angeles County Waterworks District No. 36, Val Verde, 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 Detachment 36-03 from the Los Angeles County Waterworks District No. 36, Val Verde (District). The detachment area (Exhibits A and B) is comprised of two vacant parcels, which include approximately 73 acres located east of the intersection of Valley Creek Road and Canyon Hill Road, in unincorporated Los Angeles County, within the community of Val Verde. This detachment will impact Tax Rate Area 17212.

Approval of the recommended actions is necessary to support an application for detachment from the District. Detachment from the District is advisable, as the area currently overlaps both the District and the Santa Clarita Valley Water Agency boundaries. It has been determined that the Santa Clarita Valley Water Agency could more efficiently and cost-effectively supply the domestic and fire suppression water to the area, based on its elevation and proximity to existing infrastructure. The application for detachment 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 of the California Revenue and Taxation Code, in the case of any jurisdictional change that will result in an alteration of a local agency's service area or service responsibility, 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 detachment from the District.

In order for LAFCO to proceed with the required hearings on the proposed detachment, 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, Los Angeles County Road District No. 5, Consolidated Fire Protection District of Los Angeles County, Los Angeles County Flood Control District, and the District, must also adopt the enclosed Joint Resolution. The Joint Resolution will transfer a portion of the annual property tax increment attributable to the proposed detachment area to the County of Los Angeles and other local agencies from the District according to ratios listed in Exhibit C. 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 reallocating collected tax revenue to provide effective and efficient delivery of water to existing customers within the District's service area.

### **FISCAL IMPACT/FINANCING**

The Joint Resolution for Detachment 36-03 will transfer a portion of the annual property tax increment from the District to the County General Fund and each of the affected local agencies, which include the County of Los Angeles, the Los Angeles County Library, the Los Angeles County Road District No. 5, the Consolidated Fire Protection District of Los Angeles County, the Los Angeles County Flood Control District, together with the Antelope Valley Resource Conservation District, and the Santa Clarita Valley Water Agency. The tax-sharing ratios listed in Exhibit C 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 Increase of 0.33 percent for Tax Rate Area 17212.

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

Section 99 of the California 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 detachment. 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 Detachment 36-03 and reapportionment of 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 were going 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.

The Honorable Board of Supervisors  
March 3, 2025  
Page 6

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

This action will not have any negative impact on existing services or other planned projects.

**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 Road District No. 5  
Los Angeles County Flood Control District  
Local Agency Formation Commission  
Antelope Valley Resource Conservation District  
Santa Clarita Valley Water Agency

**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  
RESOURCE CONSERVATION DISTRICT, AND THE BOARD OF DIRECTORS OF  
THE SANTA CLARITA VALLEY WATER AGENCY APPROVING AND ACCEPTING  
THE NEGOTIATED EXCHANGE OF PROPERTY TAX REVENUES RESULTING  
FROM DETACHMENT OF PROPERTY DESIGNATED AS DETACHMENT 36-03,  
LOCAL AGENCY FORMATION COMMISSION DESIGNATION 2022-08,  
FROM THE LOS ANGELES COUNTY WATERWORKS DISTRICT  
NO. 36, VAL VERDE**

WHEREAS, pursuant to Section 99 of the Revenue and Taxation Code, in the case of any jurisdictional change that will result in an alteration of a local agency's service area or service responsibility, 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. 36, Val Verde, the Los Angeles County Library, the Los Angeles County Road District No. 5, the Consolidated Fire Protection District of Los Angeles County, and the Los Angeles County Flood Control District, together with the Board of Directors of the Antelope Valley Resource Conservation District, and the Board of Directors of the Santa Clarita Valley Water Agency, have determined that the amount of property tax revenue to be exchanged between their respective agencies as a result of the detachment proposal identified as Detachment 36-03 from the Los Angeles County Waterworks District No. 36, Val Verde, 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. 36, Val Verde, the Los Angeles County Library, the Los Angeles County Road District No. 5, the Consolidated Fire Protection District of Los Angeles County, and the Los Angeles County Flood Control District, together with the Board of Directors of the Antelope Valley Resource Conservation District, and the Board of Directors of the Santa Clarita Valley Water Agency, have determined that the amount of property tax revenue to be exchanged between their respective agencies as a result of the detachment proposal identified as Detachment 36-03 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



The foregoing resolution was adopted on the \_\_\_\_\_ day of \_\_\_\_\_, 2026, 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 Los Angeles County Road District No. 5, the Consolidated Fire Protection District of Los Angeles County, the Los Angeles County Flood Control District, and the Los Angeles County Waterworks District No. 36, Val Verde.

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  for Grace Chang  
Deputy

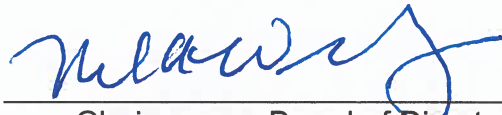
PASSED, APPROVED, AND ADOPTED this 8 day of July, 2025,  
by the following vote:

AYES: Deagon, Mumy

NOES: 0

ABSENT: Ranken

ABSTAIN: 0



---

Chairperson, Board of Directors  
Antelope Valley Resource  
Conservation District

ATTEST:



---

Secretary

PASSED, APPROVED, AND ADOPTED this 15th day of July, 2025,  
by the following vote:

AYES: Directors Armitage, K. Cooper, W. Cooper, Gutzeit, Martin, Masnada and Petersen

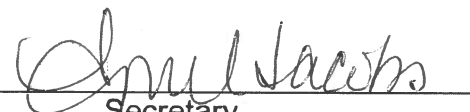
NOES: None.

ABSENT: Director Marks and Orzechowski

ABSTAIN: None.

  
\_\_\_\_\_  
President, Board of Directors  
Santa Clarita Valley  
Water Agency

ATTEST:

  
\_\_\_\_\_  
Secretary



~~2023-01~~  
2022-08  
EXHIBIT "A"  
DETACHMENT NO. ~~2023-01~~ FROM LOS ANGELES COUNTY  
WATERWORKS DISTRICT NO. 36, VAL VERDE  
GEOGRAPHIC DESCRIPTION

THAT PORTION OF SECTION 27, TOWNSHIP 5 NORTH, RANGE 17 WEST, OF SAN BERNARDINO MERIDIAN IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 27, AS SHOWN ON RECORD OF SURVEY AS FILED IN MAP BOOK 121, PAGE 93 OF RECORD OF SURVEY, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; SAID CORNER ALSO BEING A CORNER POINT ON THE BOUNDARY OF WATERWORKS DISTRICT NO. 36, VAL VERDE AS THE SAME EXISTED ON OCTOBER 10, 2012; THENCE,

- L1 N 89° 49' 15" W 2,615.94 FEET ALONG THE NORTH LINE OF SAID SECTION 27 TO THE NORTHWEST CORNER OF PARCEL 1 OF SAID RECORD OF SURVEY; THENCE,
- L2 S 01° 01' 16" E 993.99 FEET; THENCE,
- L3 S 89° 49' 15" E 1,308.83 FEET; THENCE,
- L4 S 01° 04' 16" W 662.30 FEET; THENCE,
- L5 S 89° 49' 15" E 1,309.41 FEET; THENCE,
- L6 N 01° 07' 15" W 1,656.34 FEET ALONG THE EAST LINE OF SAID SECTION 27; TO THE **POINT OF BEGINNING**.

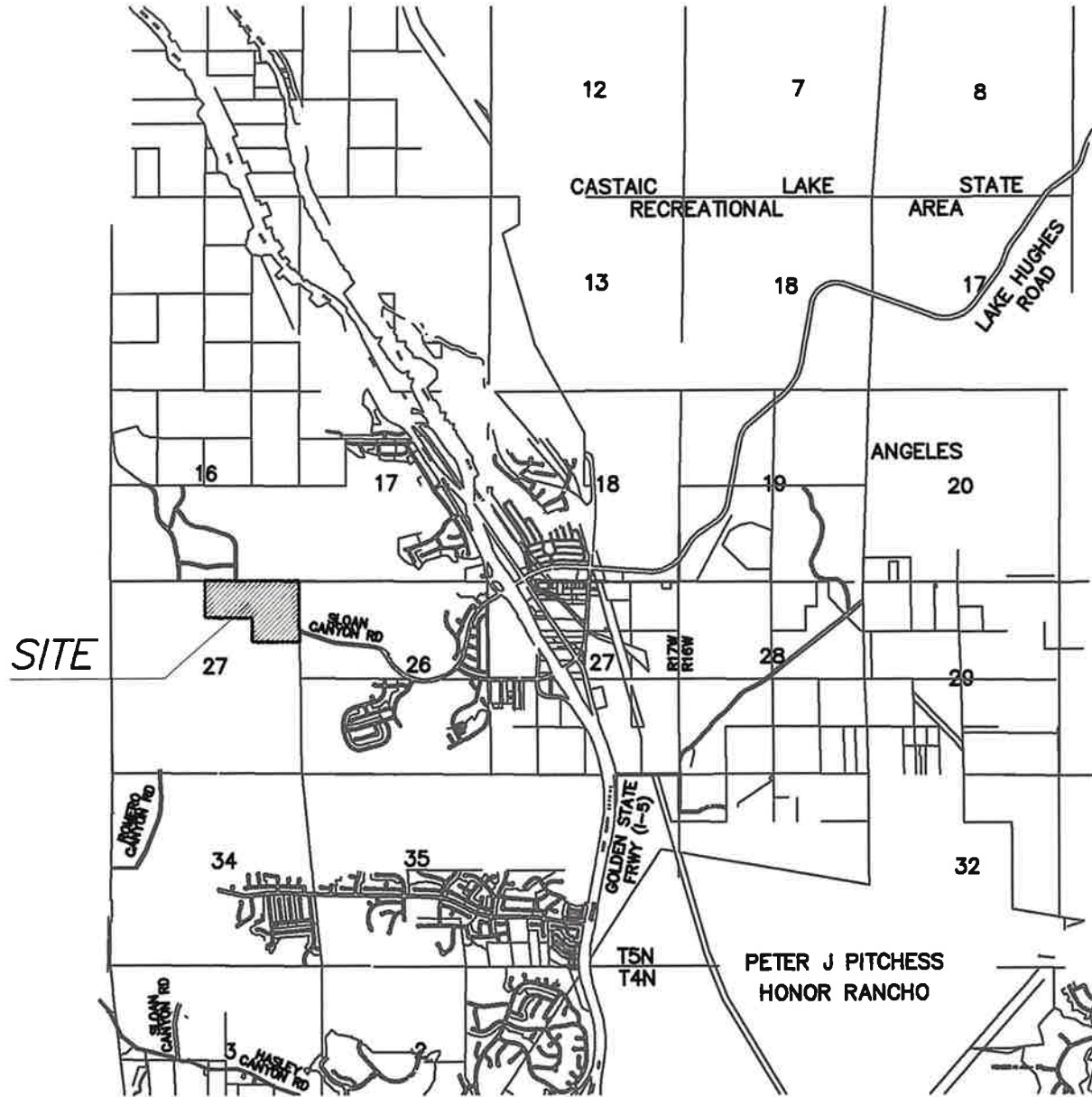
CONSISTING OF APPROXIMATELY 79.6 ACRES

*Dennis Hunter*

2/21/2023



# VICINITY MAP

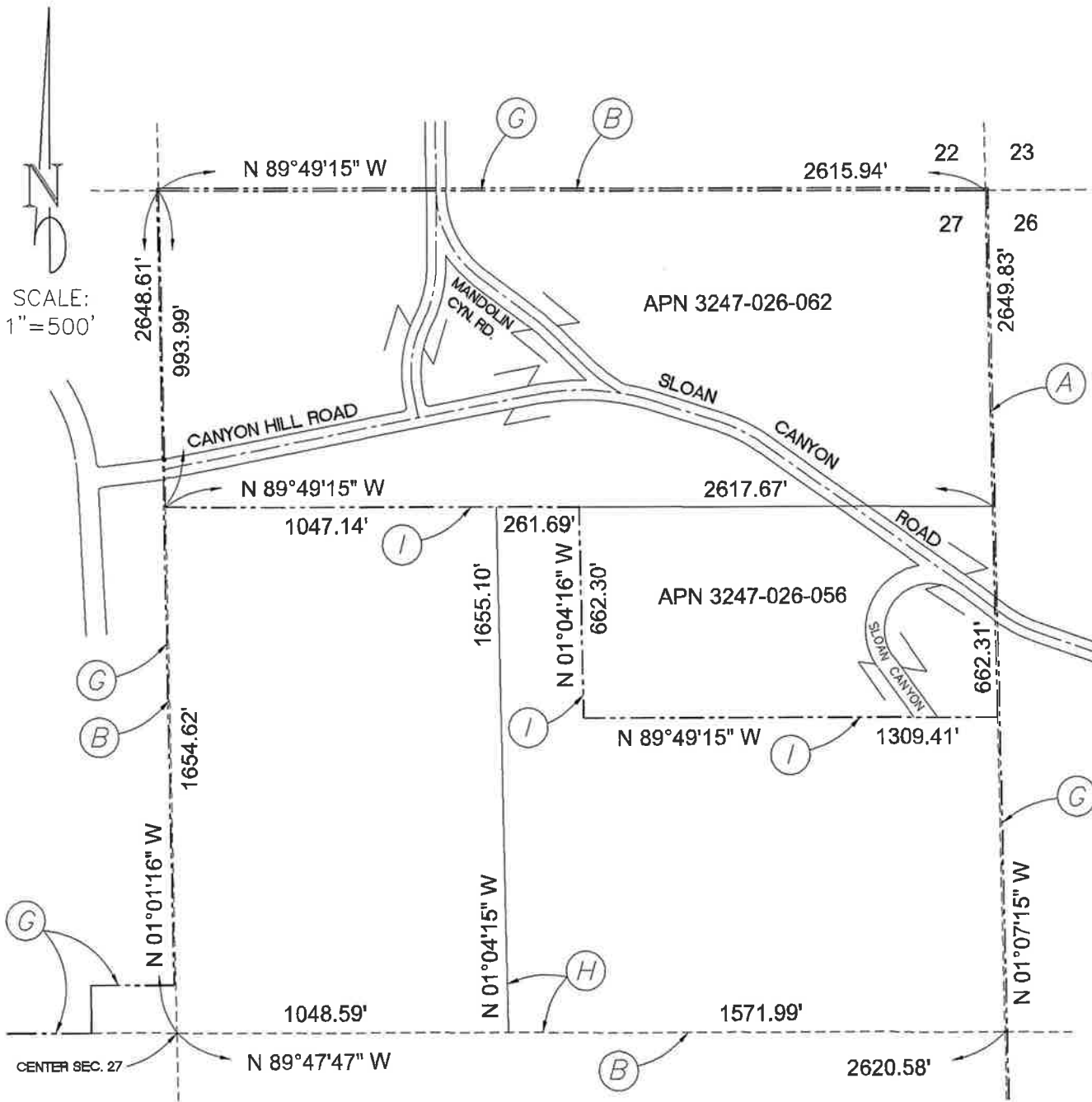


2226 BOOTH STREET  
 SIMI VALLEY, CA 93065  
 Tel: (805) 206-0932  
 dhunter@buckeyesurvey.com

*Dennis Hunter* 2/21/23  
 DENNIS HUNTER PLS 8539 DATE



**EXHIBIT "B"** 2022-09  
 DETACHMENT NO. 2023-01  
 FROM LOS ANGELES COUNTY WATERWORKS  
 DISTRICT NO. 36, VAL VERDE



SCALE:  
1" = 500'

- (A) E'LY LINE SECTION 27, T5N R17W, SBM
- (B) N'LY LINE SECTION 27, T5N R17W, SBM
- (C) E'LY LINE OF RECORD OF SURVEY 121-93
- (D) N'LY LINE OF RECORD OF SURVEY 121-93
- (E) W'LY LINE OF RECORD OF SURVEY 121-93
- (F) S'LY LINE OF RECORD OF SURVEY 121-93
- (G) EXISTING BOUNDARY OF WATERWORKS NO. 36, VAL VERDE
- (H) BOUNDARY OF PARCEL MAP NO. 17713 PER PMB 239-58-61
- (I) BOUNDARY OF WATERWORKS DISTRICT NO. 36, VAL VERDE DETACHMENT 2023-01

2226 BOOTH STREET  
SIMI VALLEY, CA 93065  
Tel: (805) 206-0952  
Fax: (805) 530-2685  
dhunter@buckeyesurvey.com

*Dennis Hunter* 2/21/23

DENNIS HUNTER PLS 8539 DATE



EXHIBIT "B" 2022-08  
DETACHMENT NO. 2023-01  
FROM LOS ANGELES COUNTY WATERWORKS  
DISTRICT NO. 36, VAL VERDE

ASSESSOR'S PARCEL NUMBERS

APN 3247-026-056

APN 3247-026-062

BUCKEYE SURVEYING & ENGINEERING

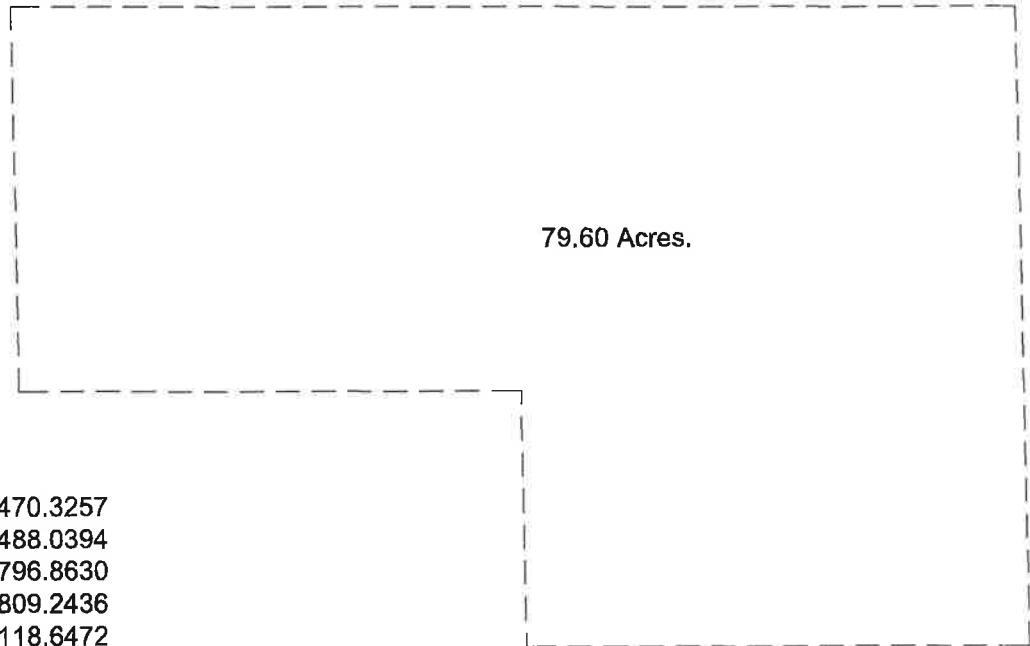
2226 BOOTH STREET  
SIMI VALLEY, CA 93065  
Tel: (805) 206-0952  
Fax: (805) 530-2685  
dhunter@buckeyesurvey.com

*Dennis Hunter* 2/21/27  
DENNIS HUNTER PLS 8539 DATE



EXHIBIT "B" <sup>2022-08</sup>  
DETACHMENT NO. ~~2023-01~~  
FROM LOS ANGELES COUNTY WATERWORKS  
DISTRICT NO. 36, VAL VERDE  
SHEET 3 OF 4

Buckeye Surveying & Engineering  
 Closure Report  
 Date: 02/19/2023 at 5:28 PM  
 Project: LAFCO WWD 36 DETACHMENT  
 Description: LOT CLOSURES  
 Created by: dhunt



Traverse of: Lot 1 - DETACHMENT

Bearing	Distance	Northing	Easting
Starting at	4279983.2546	4068086.2529	
N 89 49 15 W	2615.94'	to 4279991.4348	4065470.3257
S 01 01 16 E	993.99'	to 4278997.6026	4065488.0394
S 89 49 15 E	1308.83'	to 4278993.5099	4066796.8630
S 01 04 16 E	662.30'	to 4278331.3256	4066809.2436
S 89 49 15 E	1309.41'	to 4278327.2310	4068118.6472
N 01 07 15 W	1656.34'	to 4279983.2541	4068086.2475

Error of closure    North = 0.00053084        East = 0.00535738  
 Bearing    N 84 20 29 E        Distance = 0.0054  
 Area = 3,467,336.12 SF    79.599 Acres  
 Perimeter = 8,546.81'        Precision = 1 : 1587560

BUCKEYE SURVEYING & ENGINEERING

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 SIMI VALLEY, CA 93065  
 Tel: (805) 206-0952  
 Fax: (805) 530-2685  
 dhunter@buckeyesurvey.com

*Dennis Hunter* 2/21/23

DENNIS HUNTER PLS 8539    DATE



EXHIBIT "B" 2022-09

DETACHMENT NO. ~~2023-01~~  
 FROM LOS ANGELES COUNTY WATERWORKS  
 DISTRICT NO. 36, VAL VERDE

PROPERTY TAX TRANSFER RESOLUTION WORKSHEET

Detachment From: **L A CO WATER WKS NO 36 CAP OUT**  
 Account No. **051.70**  
 TRA: **17212**  
 Effective Date: **07/01/2026**  
 Annexation Number: **2022-08**

L A CO WATER WKS NO 36 CAP OUT		0.007731987	(7)				
Based on the Detached Agency's Ratio		(1)	(2)	(3) = (2) / Total	(4) = (3) * (7)	(5)	(6) = (1) + (5)
Acct No.	Taxing Agency	Current Tax Share	Receiving Agy	Percentage Share	Deleted Ratio Alloc	Allocation Adjustments	New Net Share
001.05	LOS ANGELES COUNTY GENERAL	0.228036057	0.228036057	42.6081%	0.003294458	0.003372052	0.231408109
001.20	L.A. COUNTY ACCUM CAP OUTLAY	0.000132171	0.000132171	0.0247%	0.000001909	<b>0.000000000</b>	0.000132171
003.01	L A COUNTY LIBRARY	0.027984885	0.027984885	5.2289%	0.000404299	0.000404299	0.028389184
005.25	ROAD DIST # 5	0.007285276	0.007285276	1.3612%	0.000105250	0.000105250	0.007390526
007.30	CONSOL. FIRE PRO.DIST.OF L.A.CO.	0.185810671	0.185810671	34.7184%	0.002684419	0.002684419	0.188495090
007.31	L A C FIRE-FFW	0.005238842	0.005238842	0.9789%	0.000075685	<b>0.000000000</b>	0.005238842
030.10	L.A.CO.FL.CON.DR.IMP.DIST.MAINT.	0.002160417	0.002160417	0.4037%	0.000031211	0.000031211	0.002191628
030.70	LA CO FLOOD CONTROL MAINT	0.012226457	0.012226457	2.2845%	0.000176636	0.000176636	0.012403093
<b>051.70</b>	<b>L A CO WATER WKS NO 36 CAP OUT</b>	<b>0.007731987</b>				<b>-0.007731987</b>	<b>0.000000000</b>
068.05	ANTELOPE VY RESOURCE CONSER DIST	0.000000000	0.000000000	0.0000%	0.000000000	0.000000000	0.000000000
302.01	SANTA CLARITA VALLEY WATER-CLWA	0.066319379	0.066319379	12.3916%	0.000958120	0.000958120	0.067277499
400.00	EDUCATIONAL REV AUGMENTATION FD	0.051205152					0.051205152
400.01	EDUCATIONAL AUG FD IMPOUND	0.131877650					0.131877650
400.15	COUNTY SCHOOL SERVICES	0.001638656					0.001638656
400.21	CHILDREN'S INSTIL TUITION FUND	0.003252024					0.003252024
440.01	CASTAIC UNION SCHOOL DISTRICT	0.068486047					0.068486047
440.06	CO.SCH.SERV.FD.- CASTAIC UNION	0.013338863					0.013338863
440.07	DEV.CTR. HDCPD.MINOR-CASTAIC	0.001168975					0.001168975
757.02	HART WILLIAM S UNION HIGH	0.093539615					0.093539615
757.06	CO.SCH.SERV.FD.- HART,WILLIAM S.	0.000389771					0.000389771
757.07	HART,WILLIAM S.-ELEM SCHOOL FUND	0.049217677					0.049217677
814.04	SANTA CLARITA COMMUNITY COLLEGE	0.042959428					0.042959428
<b>Total</b>		<b>1.000000000</b>	<b>0.535194155</b>	<b>100.0000%</b>	<b>0.007731987</b>	<b>0.000000000</b>	<b>1.000000000</b>

- (1) Current share as reflected in the Auditor's ATI distribution in AF 49. Must total 1.000000000.
- (2) Receiving Agencies of the deleted ratio(s).
- (3) Must total 100%.
- (4) Must total share reflected in Column (7).
- (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.
- (7) Detached Agency's Ratio

## BOARD LETTER/MEMO CLUSTER FACT SHEET

 Board Letter

 Board Memo

 Other

<b>CLUSTER AGENDA REVIEW DATE</b>	2/11/2026	
<b>BOARD MEETING DATE</b>	3/3/2026	
<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>	Medical Examiner Service Building and Administration/Investigations Building Seismic Retrofit Projects	
<b>PROGRAM</b>	Countywide Seismic Retrofit 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 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>	None.	
<b>COST &amp; FUNDING</b>	Total cost: \$950,000	Funding source: Net County Cost
	TERMS (if applicable): N/A	
	Explanation: N/A	
<b>PURPOSE OF REQUEST</b>	Approval to find that the proposed actions do not constitute a project under the California Environmental Quality Act; award a Construction Manager at Risk Pre-Construction and Construction Services Agreement for the Medical Examiner Service Building and Administration/Investigations Building Seismic Retrofit Projects; proceed with preconstruction phase services only; authorize Public Works to exercise control of the Construction Manager at Risk Allowance; and authorize Public Works to deliver related field investigations using Job Order Contracts.	
<b>BACKGROUND (include internal/external issues that may exist including any related motions)</b>	The proposed projects consist of the seismic retrofit of the Medical Examiner Service Building located at 1104A North Mission Road, Los Angeles, CA 90033, and the Medical Examiner Administration/Investigations Building located at 1102 North Mission Road, Los Angeles, CA 90033. The buildings were designed and constructed in 1972 and 1969, respectively. The retrofit work would be completed utilizing conventional seismic strengthening methods to improve the buildings' seismic performance and support continual services of the Medical Examiner within the facility after a major seismic event. The proposed seismic strengthening includes, but is not limited to, adding shotcrete to existing shear wall piers, applying new fiber-reinforced polymer to existing shear wall piers, installing new steel angles, patching roofing materials at the roof slab-to-wall connection, replacing the buildings' shared breezeway with a new entry canopy, and completing any related improvements triggered by the seismic retrofit work.	

<b>EQUITY INDEX OR LENS WAS UTILIZED</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, please explain how: This project will ensure continued, uninterrupted County government services in the event of a natural disaster. It will allow the County to continue providing the community with essential services in a time of crisis.
<b>SUPPORTS ONE OF THE NINE BOARD PRIORITIES</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, please state which one(s) and explain how: Board Priority No. 5: Environmental Justice and Climate Health. The project complies by remediating existing environmental hazards within the Medical Examiner Service Building and Administration/Investigations Building.
<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:

March 3, 2026

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

Dear Supervisors:

**CONSTRUCTION-RELATED CONTRACT  
CONSTRUCTION MANAGEMENT CORE SERVICE AREA  
MEDICAL EXAMINER SERVICE BUILDING AND  
ADMINISTRATION/INVESTIGATIONS BUILDING SEISMIC RETROFIT PROJECTS  
AWARD CONSTRUCTION MANAGER AT RISK AGREEMENT  
SPECS. 7854 AND 7862; CAPITAL PROJECT NOS. 87924 AND 87925  
FISCAL YEAR 2025-26  
(SUPERVISORIAL DISTRICT 1)  
(3-VOTES)**

**SUBJECT**

Public Works is seeking Board approval to award a Construction Manager at Risk Pre-Construction and Construction Services Agreement for the proposed Medical Examiner Administration/Investigations Building and Service Building Seismic Retrofit Projects; proceed with the preconstruction phase services only; authorize Public Works to exercise control of the Construction Manager at Risk Allowance; and authorize Public Works to deliver the related preconstruction field investigations and testing using Board-approved Job Order Contracts.

**IT IS RECOMMENDED THAT THE BOARD:**

1. Find that the proposed actions are not a project under the California Environmental Quality Act for the reasons stated in this Board letter and in the record of the projects.

2. Authorize the Director of Public Works or his designee to execute a Construction Manager at Risk Pre-Construction and Construction Services Agreement with Suffolk Construction Company, Inc., for the proposed Medical Examiner Service Building and Administration/Investigations Building Seismic Retrofit Projects for the preconstruction contract sum of \$50,000 plus Construction Manager at Risk Allowance of \$900,000 for additional field investigations and testing, for a maximum contract sum of \$950,000; and authorize the issuance of a Notice to Proceed for the duration of the preconstruction phase only, until the final determination of the Guaranteed Maximum Price.
3. Delegate authority to the Director of Public Works or his designee to supplement the preconstruction contract sum of \$50,000 for the Construction Manager at Risk Pre-Construction and Construction Services Agreement by up to 25 percent of the contract amount for the preconstruction phase services.
4. Authorize the Director of Public Works or his designee, with concurrence from the Chief Executive Officer, to exercise control of the Construction Manager at Risk Allowance of \$900,000, including authority to reallocate the allowance into the contract sum, as appropriate, in accordance with contract requirements.
5. Authorize the Director of Public Works or his designee to deliver preconstruction field investigations and testing for both projects using Board-approved Job Order Contracts.
6. Authorize Public Works to proceed with the preconstruction phase of the project only, which includes design and planning efforts for the seismic retrofit improvements of both projects.

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

The purpose of the recommended actions is to find that the actions herein, related to the proposed Medical Examiner Service Building Seismic Retrofit Project and the proposed Medical Examiner Administration/Investigations Building Seismic Retrofit Project, are not a project under the California Environmental Quality Act (CEQA); award a Construction Manager at Risk (CMAR) Pre-Construction and Construction Agreement; authorize Public Works to exercise control of the CMAR Allowance; authorize Public Works to deliver field investigations and testing using Board-approved Job Order Contracts (JOCs); and proceed with design and planning efforts for the seismic retrofit improvements to the Medical Examiner Service and Administration/Investigations Buildings.

## Project Description and Background

### Medical Examiner Service Building Seismic Retrofit Project

The proposed project consists of seismic retrofit of the Medical Examiner Service Building, located at 1104A North Mission Road, Los Angeles, CA 90033. The building was designed and constructed in 1972. The facility is a 3-story concrete structure totaling approximately 45,000 square feet. The structure also includes a partial basement of approximately 7,800 square feet.

The retrofit work would be completed utilizing conventional seismic strengthening methods to improve the building's seismic performance and support continual services of the Medical Examiner within the facility after a major seismic event. The proposed seismic strengthening includes, but is not limited to, adding shotcrete to existing shear wall piers, installing new fiber-reinforced polymer on existing shear wall piers, adding new steel angles and patching roofing materials at the roof slab-to-wall connection, replacing the building's shared breezeway with a new entry canopy, and any related improvements triggered by the seismic retrofit work.

### Medical Examiner Administration/Investigations Building Seismic Retrofit Project

The proposed project consists of the seismic retrofit of the Medical Examiner Administration/Investigations Building, located at 1102 North Mission Road, Los Angeles, CA 90033. The building was designed and constructed in 1969. The facility is a 2-story concrete structure totaling approximately 22,500 square feet. The structure also includes a full basement of approximately 7,300 square feet.

The retrofit work would be completed utilizing conventional seismic strengthening methods to improve the building's seismic performance and support continual services of the Medical Examiner within the facility after a major seismic event. The proposed seismic strengthening includes, but is not limited to, adding a new concrete wall below grade with micropile foundation, installing new fiber-reinforced polymer to existing shear wall piers, adding new steel angles and the patching of roofing materials at the roof slab-to-wall connection, replacing the building's shared breezeway with a new entry canopy, and any related improvements triggered by the seismic retrofit work.

### Project Delivery

If approved, Public Works is proposing that the projects be delivered together by utilizing the CMAR delivery method, in which the CMAR contractor acts as a consultant to the County during the development and design phases (preconstruction), but assumes the risk for construction performance as a general contractor during the construction phase.

The CMAR contractor provides preconstruction services (design-assist) at a fixed fee, which is particularly suitable for complex projects requiring intense contractor participation throughout preconstruction, such as the Medical Examiner Service Building Seismic Retrofit Project and the Medical Examiner Administration/Investigations Building Seismic Retrofit Project.

During the preconstruction phase, the CMAR contractor would provide cost estimating, scheduling, construction logistics and phasing, value engineering, and design-assist activities for the project's Architectural/Engineering team, as well as support field investigations including, but not limited to, destructive testing, potholing, and underground utilities testing/verification.

The preconstruction services phase concludes with the CMAR contractor providing a Guaranteed Maximum Price (GMP) for carrying out the full scope of construction for the project. The GMP is based on actual direct construction costs (open book accounting) plus a pre-agreed fee percentage submitted during the Request for Proposals. In this phase, the CMAR contractor assumes the risk for construction performance as a general contractor holding all trade subcontracts.

Upon Board approval, Public Works would deliver the field investigations using the CMAR contractor and/or Board-approved JOCs, whichever is more efficient and cost effective.

After the preconstruction phase is completed, Public Works will return to the Board to recommend approval of the subsequent construction phase and project budget, including the GMP, and appropriate findings under CEQA for the project. At that time, Public Works will request the authority to issue a contract amendment to proceed with the construction phase of the project.

### **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 Sustainable Wages, Strategy iii, Job Creation, by generating employment opportunities; and North Star 3, Realize Tomorrow's Government Today, Focus Area D, Streamlined and Equitable Contracting and Procurement, Strategy i, Accountability and Equity, by modernizing the procurement process to decrease timelines and increase the efficiency of awarding contracts, and Strategy ii, Modernize Contracting and Procurement, by implementing equitable procurement systems, and Focus Area F, Flexible and Efficient Infrastructure, Strategy ii, Modernize Infrastructure, by renovating and modernizing public infrastructure assets. The actions will invest in, and improve, the operational effectiveness of County assets.

## **FISCAL IMPACT/FINANCING**

The CMAR agreement for preconstruction phase services with Suffolk Construction Company, Inc., is for a preconstruction contract sum of \$50,000 and total allowance of \$900,000 for additional field investigations. The Board-approved JOCs to execute field investigations work are for a not-to-exceed amount of \$900,000. This yields a total combined cost of \$1,850,000.

The projects are currently funded with a total of \$23,400,000 in net County cost. Sufficient appropriation is available in Capital Project Nos. 87924 and 87925, which are the Medical Examiner Service Building Seismic Retrofit Project and the Medical Examiner Administration/Investigations Building Seismic Retrofit Project, to fully fund the CMAR agreement and associated County costs.

If, after negotiations, Public Works is satisfied that the GMP is reasonable and technically and financially viable, Public Works will return to the Board to seek subsequent approval to proceed with the construction phase of the project and for all other Board approvals, including Local Targeted Worker Hiring Program provisions, Countywide Community Workforce Agreement (CWA) provisions, and Civic Art Fund allocations.

The preliminary total project cost estimate is \$15,000,000 for the proposed Medical Examiner Service Building Seismic Retrofit Project and \$10,000,000 for the proposed Medical Examiner Administration/Investigations Building Seismic Retrofit Project, including design, jurisdictional approvals, construction, escalation, change orders, consultant services, miscellaneous expenditures, and County services.

### Operating Budget Impact

The scope of work consists of seismically retrofitting existing spaces. Therefore, following the completion of the proposed projects, Public Works does not anticipate any one-time start-up or additional ongoing operating costs resulting from the proposed projects.

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

A CMAR agreement, in a form previously approved by County Counsel, will be used. The CMAR agreement contains terms and conditions in compliance with the Chief Executive Officer's and the Board's requirements. The agreement also includes a provision requiring consultant firms to track subcontractors' utilization of Local Small Business Enterprise, Disabled Veterans Business Enterprise, and Social Enterprise businesses.

If the Board approves, the term of the CMAR agreement shall commence on the date of full execution of the contract and will continue for the duration of the project. The initial

Notice to Proceed will be for the preconstruction phase only, from the date of full execution of the contract until final determination of the recommended GMP. Enclosure A reflects the Community Business Enterprise participation data, and Enclosure B reflects the consultants' minority participation data.

In accordance with Board Policy 5.270, Countywide Local and Targeted Worker Hiring, during construction, 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 jobs coordinator who will facilitate the implementation of the targeted hiring requirement of the policy.

Effective June 7, 2023, the Countywide CWA applies to projects with an estimated construction contract value of \$5,000,000 or greater. Therefore, the Countywide CWA will apply to this project. The contractor and all subcontractors must comply with all terms and conditions of the Countywide CWA, 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.

In accordance with the Board's Civic Art Policy, adopted on December 7, 2004, and last amended on August 4, 2020, the total project budget that will be submitted to the Board for approval after completion of the CMAR preconstruction phase will include 1 percent of the eligible design and construction costs for the Civic Art Allocation.

## **ENVIRONMENTAL DOCUMENTATION**

The recommended actions are not subject to CEQA because they are excluded from the definition of a project by Section 21065 of the California Public Resources Code and Section 15378 (b) of the CEQA Guidelines. The proposed actions are organizational or administrative activities of government that will not result in direct or indirect physical changes to the environment.

Approval of the currently recommended actions would not constitute approval of the proposed Medical Examiner Service Building Seismic Retrofit Project and the proposed Medical Examiner Administration/Investigations Building Seismic Retrofit Project. Public Works will return to the Board with appropriate recommendations under CEQA before implementing any activities that would be considered a project as defined by CEQA.

Upon the Board's approval, Public Works will file separate Notices of Exemption with the Registrar-Recorder/County Clerk and with the Governor's Office of Land Use and Climate Innovation in accordance with Section 21152 of the California Public Resources Code

and will post the Notices of Exemption to the County's website pursuant to Section 21092.2.

## **CONTRACTING PROCESS**

### Construction Manager at Risk Services

On January 13, 2025, Public Works issued a Request for Proposals (RFP). The RFP was advertised on the County's "Doing Business with Los Angeles County" and Public Works' "Business Opportunities" websites, X (formerly Twitter), and in the *Los Angeles Daily Journal*, *Los Angeles Sentinel*, *La Opinión*, *San Gabriel Valley Tribune*, *Pasadena Star News*, *Daily Commerce*, *Daily News*, *Whittier Daily News*, *The Signal*, and *World Journal* newspapers. In addition, Public Works informed 1,638 Local Small Business Enterprises, 157 Social Enterprises, 181 Disabled Veteran Business Enterprises, 1,003 Community Business Enterprises, and 1,438 community-based organizations about this business opportunity. The Department of Economic Opportunity also notified 310 clients with the North American Industry Classification System code. Twenty-five individuals attended the preproposal conference, and twenty-two individuals downloaded the RFP. Sixteen primary firms registered on Public Works' website for this RFP. Four proposals were received on April 14, 2025.

The evaluation committee, composed of staff from the Chief Executive Office and Public Works' Project Management Divisions II and III, evaluated the proposals based on criteria described in the RFP, including technical response, experience, personnel, qualifications, demonstrated competence, understanding of the work requirements, and price. Based on the evaluation of the proposals, Suffolk Construction Company, Inc., was selected without regard to race, creed, color, or gender. Public Works has determined that Suffolk Construction Company, Inc., represents the best value firm to provide the required services and that the firm's proposed rates for performing the services are reasonable. The 3-year contracting history for the selected firm is on file with Public Works.

Public Works has evaluated and determined that Los Angeles County Code Chapter 2.201 (Living Wage Program) does not apply to the recommended agreement. The agreement is exempt from the requirements of Proposition A because the services are required on a part-time and intermittent basis.

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

There will be little or no impact on current services at the Medical Examiner Service and Medical Examiner Administration/Investigations Buildings. Public Works will coordinate any disruptions with the Medical Examiner.

**CONCLUSION**

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

Respectfully submitted,

MARK PESTRELLA, PE  
Director of Public Works

MP:HA:bh

Enclosures

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

**PROPOSERS' UTILIZATION PARTICIPATION AND COMMUNITY BUSINESS ENTERPRISE PROGRAM  
 INFORMATION FOR CONSTRUCTION MANAGER AT RISK PRE-CONSTRUCTION AND CONSTRUCTION  
 SERVICES FOR THE MEDICAL EXAMINER SERVICE BUILDING SEISMIC RETROFIT AND  
 ADMINISTRATION/INVESTIGATIONS BUILDING SEISMIC RETROFIT PROJECTS  
 RFP NUMBER: BRC0000537**

**SELECTED FIRM**

	<b>Proposer Name (Prime with subcontractors* listed below) *only subcontractors with Utilization Participation are listed.</b>	<b>Local Small Business Enterprise</b>	<b>Small Business Enterprise</b>	<b>Minority</b>	<b>Women-Owned</b>	<b>Disadvantaged Business</b>	<b>Disabled Veteran Business Enterprise</b>	<b>Social Enterprise</b>	<b>Lesbian, Gay, Bisexual, Transgender, Queer, and Questioning-Owned Business Enterprise</b>
1	Suffolk Construction Company, Inc.								

**NON-SELECTED FIRMS**

	<b>Proposer Name</b>	<b>Local Small Business Enterprise</b>	<b>Small Business Enterprise</b>	<b>Minority</b>	<b>Women-Owned</b>	<b>Disadvantaged Business</b>	<b>Disabled Veteran Business Enterprise</b>	<b>Social Enterprise</b>	<b>Lesbian, Gay, Bisexual, Transgender, Queer, and Questioning-Owned Business Enterprise</b>
1	Bernards Bros. Inc.								
2	Swinerton Builders								
3	The PENTA Building Group, LLC.								

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

**PROPOSERS' UTILIZATION PARTICIPATION AND COMMUNITY BUSINESS ENTERPRISE PROGRAM  
INFORMATION FOR CONSTRUCTION MANAGER AT RISK PRE-CONSTRUCTION AND CONSTRUCTION  
SERVICES FOR THE MEDICAL EXAMINER SERVICE BUILDING SEISMIC RETROFIT AND  
ADMINISTRATION/INVESTIGATIONS BUILDING SEISMIC RETROFIT PROJECTS  
RFP NUMBER: BRC0000537**

<b>FIRM INFORMATION*</b>		Suffolk Construction Company, Inc.
<b>BUSINESS STRUCTURE</b>		Corporation
<b>CULTURAL/ETHNIC COMPOSITION</b>		<b>NUMBER / % OF OWNERSHIP</b>
<b>OWNERS/PARTNERS</b>	Black/African American	0
	Hispanic/Latino	0
	Asian or Pacific Islander	0
	American Indian	0
	Filipino	0
	White	1
	<i>Female (included above)</i>	0
		<b>NUMBER</b>
<b>MANAGERS</b>	Black/African American	NA
	Hispanic/Latino	NA
	Asian or Pacific Islander	NA
	American Indian	NA
	Filipino	NA
	White	NA
	<i>Female (included above)</i>	NA
		<b>NUMBER</b>
<b>STAFF</b>	Black/African American	NA
	Hispanic/Latino	NA
	Asian or Pacific Islander	NA
	American Indian	NA
	Filipino	NA
	White	NA
	<i>Female (included above)</i>	NA
		<b>NUMBER</b>
Total No. of Employees*		2,600

\*Managers and Staff numbers are the breakdown of the  
Owners/Partners/Associate Partners numbers

<b>COUNTY CERTIFICATION</b>		
	Community Business Enterprise	N/A
	Local Small Business Enterprise	N/A
<b>OTHER CERTIFYING AGENCY</b>		N/A

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

## BOARD LETTER/MEMO CLUSTER FACT SHEET

 Board Letter

 Board Memo

 Other

<b>CLUSTER AGENDA REVIEW DATE</b>	2/11/2026	
<b>BOARD MEETING DATE</b>	3/3/2026	
<b>SUPERVISORIAL DISTRICT AFFECTED</b>	<input checked="" type="checkbox"/> All <input type="checkbox"/> 1 <sup>st</sup> <input type="checkbox"/> 2 <sup>nd</sup> <input type="checkbox"/> 3 <sup>rd</sup> <input type="checkbox"/> 4 <sup>th</sup> <input type="checkbox"/> 5 <sup>th</sup>	
<b>DEPARTMENT(S)</b>	Department of Regional Planning	
<b>SUBJECT</b>	Authorization to Accept a Grant Award from Southern California Association of Governments Regional Early Action Planning 2.0 (REAP 2.0) Grant to fund the Infill ADU Grant Program, and to enter into an agreement with San Gabriel Valley Habitat for Humanity to administer the Infill ADU Grant Program.	
<b>PROGRAM</b>		
<b>AUTHORIZES DELEGATED AUTHORITY TO DEPT</b>	<input checked="" type="checkbox"/> Yes X <input type="checkbox"/> No	
<b>SOLE SOURCE CONTRACT</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No X	
	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>DEADLINES/ TIME CONSTRAINTS</b>	Board action is required by early 2026 to meet grant deadlines.	
<b>COST &amp; FUNDING</b>	Total cost: \$	Funding source: SCAG REAP 2.0
	TERMS (if applicable):	
	Explanation: \$3.8 million from REAP 2.0 program to fund the Infill ADU Grant Program	
<b>PURPOSE OF REQUEST</b>	To authorize the Director of the Department of Regional Planning to accept \$3.8 million from the REAP 2.0 grant program from the Southern California Association of Governments to implement the Infill ADU Grant Program, which will support production of 35 to 50 new ADUs within areas meeting the REAP 2.0 definition for infill and qualifying households in unincorporated communities, with a particular emphasis on properties within the Eaton Fire perimeter.	
<b>BACKGROUND (include internal/external issues that may exist including any related motions)</b>	The REAP 2.0 program was established by the state legislature as part of the 2021 California Comeback Plan under Assembly Bill (AB) 140 to confront the statewide housing affordability crisis. The REAP 2.0 grant funds will be awarded by SCAG through the Subregional Partnership Program 2.0 (SRP 2.0) to the Department to pursue and complete the Infill ADU Grant Program.	
<b>EQUITY INDEX OR LENS WAS UTILIZED</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, please explain how: The Department will utilize the grant funds to implement the Infill ADU Grant Program, which will implement various programs in the County's Housing Element that affirmatively further fair housing and support ADU production.	
<b>SUPPORTS ONE OF THE NINE BOARD PRIORITIES</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, please state which one(s) and explain how: This project supports the Board-directed priorities including Homeless Initiative, Sustainability, and Anti-Racism, Diversity and Inclusion (ARDI).	

	Implementation of the project supports attainment of various Strategies of the County Strategic Plan to create housing opportunities.
<b>DEPARTMENTAL CONTACTS</b>	Connie Chung, Deputy Director <a href="mailto:cchung@planning.lacounty.gov">cchung@planning.lacounty.gov</a>

March 3, 2026

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

Dear Supervisors:

**AUTHORIZATION TO SUBMIT AND ACCEPT A GRANT AWARD FROM THE STATE OF CALIFORNIA HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT'S REGIONAL EARLY ACTION PLANNING 2.0 (REAP 2.0) GRANT TO DEVELOP AND IMPLEMENT AN INFILL ACCESSORY DWELLING UNIT GRANT PROGRAM AND ENTER INTO AN AGREEMENT WITH SAN GABRIEL VALLEY HABITAT FOR HUMANITY FOR IMPLEMENTATION OF THE INFILL ACCESSORY DWELLING UNIT GRANT PROGRAM (ALL SUPERVISORIAL DISTRICTS) (3-VOTES)**

**SUBJECT**

Recommendation to authorize the Director of the Department of Regional Planning (DRP) to submit, accept and implement a grant award from the Southern California Association of Governments (SCAG) for the State of California Regional Early Action Planning 2.0 (REAP 2.0) Grant Program (Grant Program) to fund an Infill Accessory Dwelling Unit (ADU) Grant Program , and to enter into an agreement with the San Gabriel Valley Habitat for Humanity (SGVH4H) for implementation of said program.

**IT IS RECOMMENDED THAT THE BOARD:**

1. Find that the acceptance of the grant award is not a project pursuant to Section 15378(b)(4) of the California Environmental Quality Act (CEQA) Guidelines.
2. Adopt the attached Resolution to accept grant funding of approximately \$3,800,000 from the REAP 2.0 Grant Program for the Infill Accessory Dwelling Unit Grant Program and authorize the Executive Officer of the Board to execute the Resolution.
3. Authorize the DRP Director, or her designee, to execute any and all necessary documents to administer the grant, including but not limited to a Memorandum of Understanding with SCAG and an agreement with the SGVH4H to implement the grant.

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

Increasing the availability of housing, including affordable housing, is critical to bettering the quality of life for all Californians. The REAP 2.0 was established by the State of California Legislature as part of the 2021 California Comeback Plan under AB 140. The purpose of REAP 2.0 is to confront the statewide housing affordability crisis by building and expanding on the success of the REAP 2019 program, integrating housing and climate goals and allowing for broader planning and implementation investments to facilitate housing supply, choice, and affordability. SCAG allocated \$3,800,000 in REAP 2.0 grant funds through the Subregional Partnership Program 2.0 (SRP 2.0) to the DRP to pursue and complete the Grant Program.

REAP 2.0-funded activities must meet specific program objectives, which are to accelerate infill development that facilitates housing supply, choice, and affordability; affirmatively further fair housing; and reduce vehicle miles traveled. Furthermore, all residential development must be in areas meeting the definition for “infill” provided in the REAP 2.0 guidelines.

DRP will work with the SGVH4H to develop and implement the Grant Program. The grants will subsidize ADU construction for at least 35 and up to 50 qualifying households in unincorporated Los Angeles County, with particular emphasis on properties within the Eaton Fire perimeter. The Program will require a 10-year covenant requiring the ADU to be used for housing purposes for households earning no more than 120% of the Area Median Income. Qualifying properties must meet locational criteria and be zoned R-1, R-2 or the equivalent zoning in specific plans. All ADUs must be under construction or completed by December 31, 2030.

Approval of the recommendation will enable the DRP to accept the grant and enter into various agreements to implement the Grant Program. The conditions of the grant acceptance require a Resolution from the governing board authorizing DRP to enter into an agreement with SCAG.

## **Implementation of Strategic Plan Goals**

Acceptance of the funds and participation in the Grant Program supports the County’s Strategic Plan ***North Star 1: Make Investments That Transform Lives*** and the ***Housing and Homelessness*** goal by supporting fire survivors to rebuild and return to Altadena. This action will also assist in preventing displacement, stabilizing housing and creating affordable rental and homeownership opportunities in unincorporated Los Angeles County.

## **FISCAL IMPACT/FINANCING**

The total cost for the above-mentioned work program is estimated to be \$3,800,000 and will be fully offset by the REAP 2.0 grant funding. The funds will be used to reimburse DRP staff for administrative costs not to exceed 5% or \$190,000. The remainder of the funds will be used

by SGVH4H for program management and distributed in the form of grants to qualifying households.

**FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

All documents required for the acceptance of the awarded grant and implementation of the program will be subject to review and approval by County Counsel prior to execution by the Director of DRP.

**ENVIRONMENTAL DOCUMENTATION**

The acceptance of the grant is not a project for which review is required under CEQA. Section 15378(b)(4) of CEQA states that a "Project" does not include the "creation of government funding mechanisms or other government fiscal activities which do not involve any commitment to any specific project which may result in a potentially significant physical impact on the environment."

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

Approval of the recommended action is not anticipated to have negative impacts on existing programs or services.

**CONCLUSION**

The Executive Office is requested to provide a certified copy of the executed Resolution to DRP. For further information, please contact Connie Chung, Advance Planning Deputy Director, at (213) 893-7038 or [cchung@planning.lacounty.gov](mailto:cchung@planning.lacounty.gov).

Respectfully submitted,



AMY J. BODEK, AICP  
Director of Regional Planning

AJB:CC:ia

Attachment:

1. Draft Board Resolution

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

**RESOLUTION OF THE BOARD OF SUPERVISORS OF THE  
COUNTY OF LOS ANGELES**

**APPROVING THE EXECUTION OF AN AGREEMENT AND ANY AMENDMENTS FOR  
RECEIVING FUNDING FROM THE REGIONAL EARLY ACTION PLANNING GRANT  
PROGRAM OF 2021 (REAP 2.0) FOR THE INFILL ACCESSORY DWELLING UNIT  
GRANT PROGRAM**

WHEREAS, the Regional Early Action Planning Grant Program of 2021 (“REAP 2.0”) was established by the state legislature as part of the 2021 California Comeback Plan under AB 140 to confront the statewide housing affordability crisis by building and expanding on the success of the REAP 2019 Program by integrating housing and climate goals and allowing for broader planning and implementation investments to facilitate housing supply, choice, and affordability; and

WHEREAS, REAP 2.0 funded activities must meet the program objectives, which are to accelerate infill development that facilitates housing supply, choice and affordability; affirmatively further fair housing; and reduce vehicle miles traveled. Further, all grant funded residential development must be in areas meeting the definition for “In Fill” provided in the REAP 2.0 Guidelines; and

WHEREAS the Southern California Association of Governments (“SCAG”) awards REAP 2.0 funds through the Subregional Partnership Program 2.0 (“SRP 2.0”); and

WHEREAS, the Department of Regional Planning (“Regional Planning”) seeks to develop the Infill Accessory Dwelling Unit Grant Program to administer funds in partnership with Habitat for Humanity to fund the construction of accessory dwelling units (“ADU”) for qualifying households in the unincorporated areas of Los Angeles County, with a particular emphasis on the Eaton Fire perimeter utilizing \$3.8 million in REAP 2.0 funds; and

WHEREAS, the SCAG REAP 2.0 Grant Program Guidelines require the County Board of Supervisors to adopt a resolution authorizing Regional Planning to enter into an agreement with SCAG to receive \$3.8 million in REAP 2.0 funds;

WHEREAS, pursuant to Section 15268 of the California Environmental Quality Act (“CEQA”) Guidelines and California Public Resources Code section 21080(b)(1), the Infill ADU Project, for which the REAP 2.0 funds would be awarded to, is statutorily exempt as ADUs are ministerially approved.

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

- (1) The Infill ADU Project is exempt under CEQA.
- (2) The County of Los Angeles is an eligible applicant as determined by the REAP 2.0 and SRP 2.0 Grant Program Guidelines.
- (3) The County shall be subject to the terms and conditions as specified in the SCAG REAP 2.0 Grant Program, the SCAG REAP 2.0 Grant Program Guidelines, and REAP 2.0. Grant funds are to be used for allowable expenditures as specifically identified in the grant agreement.
- (4) The Regional Planning Director or her designee is authorized to enter into the SCAG REAP 2.0 agreement and any amendments, complete the Infill ADU Grant Program, enter into an agreement with San Gabriel Valley Habitat for Humanity for implementation of said program.

The foregoing resolution was adopted on the \_\_\_\_ day of \_\_\_\_\_, 2026, by the Board of Supervisors of the County of Los Angeles as the governing body of the Department of Regional Planning.

Edward Yen  
Executive Officer Board of Supervisors

By  
Deputy

APPROVED AS TO FORM:

By  
Casey Yourn

County Counsel

DRAFT