



SACHI A. HAMAII  
Chief Executive Officer

## County of Los Angeles CHIEF EXECUTIVE OFFICE

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

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May 12, 2020

# ADOPTED

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

22 May 12, 2020

CELIA ZAVALA  
EXECUTIVE OFFICER

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:

### **ADOPT A RESOLUTION OF THE BOARD OF SUPERVISORS EXPRESSING THE INTENT OF THE COUNTY OF LOS ANGELES TO ESTABLISH THE WEST CARSON ENHANCED INFRASTRUCTURE FINANCING DISTRICT (SECOND DISTRICT) (3 VOTES)**

#### **SUBJECT**

Recommendation to adopt a Resolution to express the intent of the County of Los Angeles to establish the West Carson Enhanced Infrastructure Financing District.

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

1. Approve a Resolution to express the County of Los Angeles' (County) intent to establish the West Carson Enhanced Infrastructure Financing District.
2. Find that the proposed Resolution is not subject to the provisions of the California Environmental Quality Act (CEQA) because the action does not meet the definition of a project for the reasons stated herein and the reasons reflected in the record.

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

The purpose of the Resolution of Intent of the Board of Supervisors (Board) is to indicate the County's intent to establish the proposed West Carson Enhanced Infrastructure Financing District (West Carson EIFD) in an unincorporated area of the County. A future resolution of the Board approving the Infrastructure Financing Plan (IFP) will be required for the County to formally participate in the EIFD.

On September 29, 2014, the Governor approved SB 628, which authorized the formation of EIFDs. An EIFD is a Limited Tax Increment Financing District created after the dissolution of redevelopment agencies in 2012. An EIFD allows governmental entities to contribute a portion of their future property tax revenues from a defined district for the construction of certain infrastructure projects. Schools cannot participate in EIFDs, no new taxes are created, and participation is voluntary.

The purpose of the West Carson EIFD is to assist in the financing of infrastructure projects that will spur development envisioned in the recently adopted West Carson Transit Oriented Development Specific Plan. Approximately \$100 million of infrastructure projects have been identified including: 1) transit connections; 2) street and circulation improvements; 3) new open space and recreation; and 4) utility upgrades and parking to support job growth at the Lundquist Institute for Biomedical Innovation, formerly known as the Los Angeles Biomedical Research Institute (LA BioMed).

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

The recommended actions support the County's Strategic Plan Goal II, Foster Vibrant and Resilient Communities, by enabling the County to drive economic and workforce development, support 21st century innovative and socially responsible industries, and implement strategies to target and offer appropriate assistance to high-growth industries through public-private partnerships.

### **FISCAL IMPACT/FINANCING**

Based on a preliminary fiscal analysis, it is anticipated that the new development activity will generate greater future property taxes for the County, net of its contribution to the EIFD, than if the County did not participate in the EIFD and the new development did not occur. Therefore, it is expected that the EIFD will have a positive net impact on the County's General Fund due to the increased assessed values in the district. If successful, the region will benefit from the EIFD due to the transit-oriented development, new open spaces, and job growth anticipated as a result. A detailed fiscal analysis will be provided later in the process when an Infrastructure Financing Plan (IFP) is completed.

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

The law authorizing creation of EIFDs, under California Government Code Section 53398.50 et seq ("EIFD law"), took effect in 2015. The EIFD law was established to provide a tool to finance local infrastructure after the dissolution of redevelopment agencies. Because the West Carson project area is in an unincorporated area of the County, the County alone will contribute a share of its future property taxes to the EIFD. A consultant will assist in the preparation of the IFP. The California Government Code Section 53398.63 of the EIFD Law requires the IFP to include: 1) descriptions of the infrastructure improvements and development projects within the EIFD; 2) a plan for financing the infrastructure projects; 3) tax increment projections; 4) limits on the time the EIFD will exist and the dollar amounts the EIFD will receive; and 5) the anticipated incremental tax revenue contributions from the County to the EIFD.

The IFP, which will detail the County's anticipated contribution to the EIFD, will be presented to the Board for approval after it has been prepared by the consultant and reviewed by CEO staff, consistent with Board policy. The IFP must be approved by the Board by resolution before any incremental tax revenue from the County is contributed to the proposed EIFD. The IFP must also be approved by the Public Financing Authority (PFA), which is the Governing Body of the EIFD, at a public hearing to form the proposed West Carson EIFD. The Resolution of Intent includes

the formation of the PFA and appointments to the PFA Governing Body. These appointments include three members of the Board and two members of the public.

**ENVIRONMENTAL DOCUMENTATION**

The proposed action is not a project pursuant to the California Environmental Quality Act (CEQA) because it is an activity that is excluded from the definition of a project by Section 15378(b) of the State CEQA Guidelines. The proposed action is the creation of a government funding mechanism, a fiscal activity, which does not involve any commitment to any specific project, thus there is not a potentially significant physical impact on the environment.

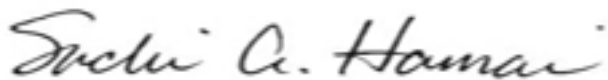
**IMPACT ON CURRENT SERVICES (OR PROJECTS)**

Because the development will occur within an unincorporated area of the County, the IFP will include input from County departments to determine the impact on the County for services related to future development. Benefits of the projects will include: 1) improved circulation and access to transit, 2) new open areas and recreation opportunities, and 3) job growth at the Lundquist Institute.

**CONCLUSION**

Upon Board approval, please return two signed originals of the Resolutions and one stamped adopted Board letter to the Chief Executive Office, Economic Development and Affordable Housing Division, for further processing.

Respectfully submitted,



SACHI A. HAMAI  
Chief Executive Officer

SAH:FAD:AEC  
JO:RM:yy

Enclosures

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

**RESOLUTION OF INTENT OF THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES PROPOSING TO ESTABLISH THE WEST CARSON ENHANCED INFRASTRUCTURE FINANCING DISTRICT, ESTABLISHING A PUBLIC FINANCING AUTHORITY, AND AUTHORIZING CERTAIN OTHER ACTIONS RELATED THERETO**

**WHEREAS**, pursuant to Chapter 2.99 of Part 1 of Division 2 of Title 5 of the California Government Code (commencing with Section 53398.50) (the EIFD Law), the Board of Supervisors (Board) for the County of Los Angeles (County) is authorized to initiate a process to establish an Enhanced Infrastructure Financing District (EIFD); and

**WHEREAS**, the Board hereby proposes the establishment of an EIFD to finance certain public facilities, with the proposed name being the "County of Los Angeles West Carson Enhanced Infrastructure Financing District" (West Carson EIFD); and

**WHEREAS**, the proposed boundaries of the West Carson EIFD are in an unincorporated area of the County identified on a map entitled "Proposed Boundaries of the West Carson EIFD" a copy of which is attached to this Resolution and shall be filed in the office of the recorder of the County; and

**WHEREAS**, the proposed West Carson EIFD is needed to finance certain needed public facilities within the proposed boundaries of the West Carson EIFD and will promote economic development both within and outside the West Carson EIFD project area, thereby promoting public safety, commerce, revenues, health, and welfare in the County; and

**WHEREAS**, the Board is also authorized to establish a Public Financing Authority (PFA), which shall form, serve as the governing body of, and be responsible for implementing an Infrastructure Financing Plan (IFP) for, the proposed West Carson EIFD.

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

1. The above recitals are true and correct.
2. The Board proposes and intends to cause the establishment of an EIFD under the terms of the EIFD law and this Resolution of Intent.
3. The name of the proposed EIFD is the "County of Los Angeles West Carson Enhanced Infrastructure Financing District," and the proposed boundaries of the EIFD are located within an unincorporated area of the County identified on the map entitled "Proposed Boundaries of the West Carson EIFD," a copy of which is attached to this Resolution as Exhibit A, and shall be filed in the office of the recorder of the County.

**RESOLUTION OF INTENT OF THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES PROPOSING TO ESTABLISH THE WEST CARSON ENHANCED INFRASTRUCTURE FINANCING DISTRICT, ESTABLISHING A PUBLIC FINANCING AUTHORITY, AND AUTHORIZING CERTAIN OTHER ACTIONS RELATED THERETO**

4. The types of public facilities proposed to be financed by the EIFD, pursuant to the EIFD Law, are those listed as facilities on Exhibit B attached hereto and incorporated herein.
5. The Board hereby finds that the proposed EIFD is necessary for the area within the EIFD, the surrounding area, and the County. The goal for the proposed EIFD is to develop transit connections, streets, and circulation improvements; add new open space and recreation facilities; and upgrade utilities and parking facilities to support job growth at LA Biomed. These improvements will promote economic development both within and outside the West Carson EIFD boundaries, thereby promoting public safety, commerce, revenues, health, and welfare in the County.
6. The Board hereby resolves that, pursuant to the EIFD Law and if approved by a subsequent resolution of the Board pursuant to Section 53398.68 of the California Government Code, incremental property tax revenue from the County may be used to finance the EIFD activities.
7. The Board hereby establishes a PFA to serve as the governing body of the proposed EIFD, subject to the following provisions:
  - a. Pursuant to Government Code section 53398.51.1, the membership of the PFA shall be composed of three members of the Board, and two public members.
  - b. The Supervisor of the Los Angeles County supervisorial district in which either, the entire proposed EIFD is located, or if the EIFD lies in more than one supervisorial district, then a majority of territory of the proposed EIFD is located, shall be one of the three Supervisor members of the PFA.
  - c. The two remaining Supervisor members and the two public members shall be appointed by the Board, shall serve at the pleasure of the Board, and shall serve until their successor assumes office.
  - d. The members of the PFA are subject to compliance with the EIFD Law and Government Code 54974.
8. The Board hereby requests the PFA to designate and direct the County's Chief Executive Officer (CEO), in consultation with a consultant if deemed necessary and appropriate by the CEO, to prepare an IFP in accordance with EIFD Law and consistent with the general plan of the County.

**RESOLUTION OF INTENT OF THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES PROPOSING TO ESTABLISH THE WEST CARSON ENHANCED INFRASTRUCTURE FINANCING DISTRICT, ESTABLISHING A PUBLIC FINANCING AUTHORITY, AND AUTHORIZING CERTAIN OTHER ACTIONS RELATED THERETO**

9. The CEO or its consultant is hereby directed to mail a copy of this Resolution of Intention to the PFA and each owner of land (as defined in the EIFD Law) within the proposed EIFD and to each affected taxing entity (as defined in the EIFD law). In addition, the CEO or its consultant is hereby directed to cause notice of the public hearing to be published not less than once a week for four successive weeks in a newspaper of general circulation published in the County. The notice shall state that the EIFD will be used to finance public works, briefly describe the facilities, briefly describe the proposed financial arrangements, including the proposed commitment of incremental tax revenue, describe the boundaries of the proposed EIFD and state the day, hour, and place when and where any person having any objection to the proposed IFP, or the regularity of any prior proceedings, may appear before the PFA and object to the adoption of the IFP.
10. The IFP must be approved by the Board before any incremental tax revenue from the County of Los Angeles will be used by the proposed West Carson EIFD. The IFP must also be approved by the Board before a public hearing is held for formation of the proposed West Carson EIFD and approval of the IFP by the PFA.
11. The County and the consultant will be responsible for the mailing and publication of notice, as required under EIFD Law (California Government Code Sections 53398.60, 53398.61, 53398.66), for formation of the proposed West Carson EIFD.
12. The Board hereby fixes \_\_\_\_\_, 2020, at \_\_\_ a.m./p.m., or as soon thereafter as the mater may be heard, at \_\_\_\_\_, as the time and place, when and where the PFA will conduct a public hearing on the proposed establishment of the EIFD and direct the CEO or its consultant to prepare the IFP.
13. This resolution in no way obligates the County of Los Angeles to use incremental tax revenue to finance public facilities in the proposed West Carson EIFD until the Board approves the IFP at a later date.
14. The CEO, in consultation with the Auditor-Controller and County Counsel, and all other officers and agents of the County are hereby authorized and directed to take all actions necessary or advisable to give effect to the transactions contemplated by this Resolution.
15. This Resolution in no way obligates the PFA to establish the proposed West Carson EIFD. The establishment of the proposed West Carson EIFD and approval of the IFP is contingent upon the approval by the PFA by resolution and ordinance following a public hearing.
16. This Resolution shall take effect immediately upon its approval by the Board.

**RESOLUTION OF INTENT OF THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES PROPOSING TO ESTABLISH THE WEST CARSON ENHANCED INFRASTRUCURE FINANCING DISTRICT, ESTABLISHING A PUBLIC FINANCING AUTHORITY, AND AUTHORIZING CERTAIN OTHER ACTIONS RELATED THERETO**

The foregoing resolution was on the 12<sup>th</sup> day of May 2020, adopted by the Board of Supervisors of the County of Los Angeles.



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

By *Celia Zavala*  
Deputy

APPROVED AS TO FORM

MARY C. WICKHAM  
County Counsel

By *Pete Billinger*  
Deputy County Counsel



