

November 17, 2023

Michael Tanaka
9040 Topanga Canyon Blvd.
Canoga Park, CA 91304
818-564-5615

Subject Appeal for BN230000326 in the amount of \$3,398.00
APN#: 2727022067
Property Address: 22406 West Summit Ridge Cir. Chatsworth CA 91311

Dear Board of Fire Commissioners:

A brief synopsis of the issue is below:

Inspector Hill was on medical leave during the month of August and part of September 2022 during her absence another inspector was fulfilling her duties (inspector's name unknown to us).

Our property was cleared in the VMS system during her absence by her replacement (sometime in August/Sept 2022). According to Inspector Hill the prior inspector that cleared the property in the VMS did not mark it cleared in her mobile device.

When inspector Hill returned to her duties after medical leave, she reviewed our property because she received an anonymous complaint -she said- and her mobile device showed the property was still in noncompliance according to her device upon her return in Sept 2022.

She generates a notice on 10/11/22 (see attached exhibit A). The notice generated was sent to the prior owner which the owner sent back to the Fire Department via mail stating she no longer owned the property.

Inspector Hill then in November (second inspection 11-09-22 still has prior owner info) during the rains inspected the property and found a felled tree approximately in the upper portion of the property. She then cited the property again. She continued to use the prior owners address to send the notices. See posted notice on the Association Property not on the APN itself. (see exhibit B)

These notices (see attached exhibit A and B) show the prior owner name. The notice generated on 11/10/22 (exhibit C) the prior owner will testify she received it and sent it back via return mail. The 11/10/22 notice does reflect my current address information but is a reprint of the current data not a copy of the actual notice which was addressed to the prior owner. The prior owner will testify at the hearing in person that she continued receiving these notices into November 2022 and had marked them return to sender and deposited them in the US mail. Exhibit J proves that Inspector Hill updated the VMS system with our correct address on 11/16/2022 per the printout of the Work Log received on 11/17/2023 from Cathy at the Van Nuys Fire Dept office room 451. This date is after the date the violation of 11/10/2022 was sent out to Marlene Moretti's address.

We respectfully request that the hearing officer findings be reversed due to us not receiving the notices. Exhibit I

Sincerely,

Michael Tanaka

Appeal APN 2727022067

11/21/2023

Supporting material:

Ordinance that provides for the mechanism to levy a property 172354 Exhibit D

Invoices showing the incorrect address as of 11/19/ 2022 Exhibit E

Synopsis of the VMS program implemented by 3Di computer program and how it works.

Copy of 3Di contract :

https://ens.lacity.org/lafd/lafdreportarchv/lafdlafdreport1864127956_02052019.pdf

Copy of 3Di's workflow for the program. Notice no reach out to assessor database to verify ownership prior to sending out any notice. Exhibit F

Statement from a computer specialist on how financial information should be stored. Exhibit G

Upon our investigation we found the following.

The program that the city purchased VMS operates in the following manner (refer to Exhibit F):

The Inspectors are issued mobile devices. These devices connect to a cloud database of property owners. This database is updated at set intervals but not in real time with the assessor office. (see Exhibit H from 3Di's employee Manjo) which at that point is at least a month out from being accurate Manjo wrote.

It is the responsibility of the inspector to initiate an update of the database from the cloud to the local database stored on their mobile device.

Inspector Hill never updated her device when she returned from medical leave. Her device had the old database which had the information of Marlene Moretti the prior property owner (evidenced by her notices she generated). Inspector Hill failed to update her device in the month of November as well as evidenced she posted a sign on the public right of way with the prior owners information. Exhibit B

The property owners information held in the VMS database is what that the Fire department uses as the support for the address that their local in department billing program uses to generate invoices. There is no cross check with the assessor's office database when these invoices are generated. See 3Di's white paper attached. Exhibit F

Upon reading through the Appeals Hearing officer's reports on the approximately 70 properties that chose a hearing we found that the 4 or 5 properties that claimed they did not receive notification via mail no investigation was initiated.

Capt. Nassour office stated that hearing officers receive only verbal training for 1 day. There are no printed materials.

Ordinance 172354 Exhibit D that allows for a levy states that the “**owner shall receive**” in this case we prove we never received the notice. This was brought the Hearing Officers attention.

Secondly Capt. Nassour see below stated that the \$674.00 invoice BR8763607 cannot be appealed. We found this to be in error see below see below item B2.

Sec. 22.326. Board of Public Works Authority to Adjust and Refund Lot Cleaning Charges and Assessments.

A. The Board of Public Works shall have authority to adjust and authorize refunds for weed abatement and brush clearing assessments upon written claim filed with the City Clerk without first having received the approval of the City Council, if such refund or adjustment does not exceed the sum of \$5,000.00 and if the Board is satisfied upon such proof as may be presented to or required by them that the following conditions exist:

1. That the claim for refund or adjustment was filed with the City Clerk on or before November 1st after the assessment became due and payable.

2. That the claim is made by the person who paid the assessment, his guardian, executor or administrator.

3. That the assessment was erroneously levied.

B. In determining whether the assessment was erroneously levied, the Board of Public Works shall take into account the following factors:

1. That work was not performed upon the lot against which the assessment was levied.

2. **That no notice was given with regard to the existence of a public nuisance on the lot requiring removal of weeds, brush or rubbish.**

3. That charges for the work performed by the City were incorrect.

4. That the property owner, within a reasonable time before work was performed by the City, removed weeds, brush and rubbish from the lot assessed and secured a release from the appropriate City official.

5. That the work performed by the City was in excess of that required by notice given pursuant to Sections and of the Los Angeles Municipal Code.



C. That the Board of Public Works shall cause a detailed report to be made as to any refund or adjustment of assessment, showing the name and address of the person to receive such adjustment or refund, the amount thereof, and the reasons why said refund or adjustment is made. Such report shall be adopted by the Board of Public Works and transmitted to the County of Los Angeles.

We requested this fee be reversed in the amount of \$674.00 invoice BR8763607 Exhibit I

Sincerely,

Michael Tanaka



Ex A

	City of Los Angeles FIRE DEPARTMENT NOTICE OF NONCOMPLIANCE	 F-1308
APN: 2727-022-067 (Map Book-Page-Parcel)	Compliance Due Date: 10/26/2022	
MORETTI MARLENE L 13754 POLK ST SYLMAR CA 91342	Inspection Date: 10/05/2022 Notice Printed: 10/11/2022 Inspector Id: 322485 Fire Station District: 96	Hazard Location: X
<p>An inspection of the parcel indicated above has confirmed that brush clearance progress is not complete on your property as per the Fire Code (L.A.M.C. Section 57.322).</p> <p>In accordance with the Fire Code, you are required to maintain, as described below, all native brush, weeds, grass, trees and hazardous vegetation on your property within 200 feet of all structures, whether those structures are on your property or adjoining properties, and within 10 feet of any combustible fence or any roadway/driveway used for vehicular travel. Please see the specific violations checked below:</p>		
<div> <input checked="" type="checkbox"/> 1. Maintain all weeds and grasses at a maximum height of 3 inches. </div> <div> <input checked="" type="checkbox"/> 2. Maintain the lower 1/3rd of trees and shrubs by removing all leafy foliage, twigs, and branches up to a maximum of six feet from the ground (i.e., any tree 18 feet or higher requires only 6 feet of clearance). </div> <div> <input type="checkbox"/> 3. Remove all dead trees, shrubs and vegetation. </div> <div> <input type="checkbox"/> 4. Maintain all weeds/grasses at a maximum height of 3 inches and all other vegetation located within 10 feet of any combustible fence or any roadway/driveway used for vehicular travel. </div> <div> <input type="checkbox"/> 5. Maintain 5 feet of vertical clearance between roof surfaces and portions of overhanging trees and shrubs (i.e., any overhanging foliage must be at least 5 feet above the roof). </div> <div> <input type="checkbox"/> 6. Remove any portion of a tree or shrub within 10-foot radius of a chimney outlet. </div> <div> <input type="checkbox"/> 7. Maintain the roofs of all structures free of leaves, needles, twigs and other combustible matter. </div> <div> <input type="checkbox"/> 8. Remove all dead/dry undergrowth and material within trees and shrubs. See comment section for further guidance to determine if your landscape vegetation requires additional clearance. Comments will indicate additional items required. </div> <div> <input checked="" type="checkbox"/> 9. Once brush clearance is conducted, remove and safely dispose of all cut or bagged vegetation, all dead trees, and all debris (includes combustible rubbish and trash). In lieu of disposal, cut vegetation may be machine processed, chipped, and spread on site. </div> <div> <input type="checkbox"/> 10. Other (see comments). </div>	<p>Next Action: A re-inspection of your property will occur on or after the Compliance Due Date. If found in compliance, a "CLEANED BY OWNER" inspection record will be made. If your property is not in compliance at the time of re-inspection, a \$674.00 (subject to change) noncompliance re-inspection fee will be assessed. The City may then complete the work on your behalf at an additional cost to you. The cost, including an administrative fee plus the noncompliance re-inspection fee, will become a special assessment. Upon City Council confirmation and recordation of that order, a lien may be attached to the above parcel to be collected on the next regular property tax bill.</p> <p>Comments and Instructions: Brush clearance is a year round requirement. Maintain your property in compliance so it does not spread or add to the intensity of the brush fire. Every hazard of your property may not have been documented on this notice, but it is the land owner's responsibility to ensure all hazards are cleared from their property.</p> <p>BRUSH: CUT DOWN ALL TALL WEEDS AND GRASSES TO A HT. NO TALLER THAN 3 INCHES. THIS INCLUDES PAMPAS GRASS THIS CLEARANCE MUST BE SO THAT IT PROVIDES 200 FEET OF CLEARANCE FROM ANY AND ALL STRUCTURES WHETHER THOSE STRUCTURES ARE ON YOUR PROPERTY OR NOT.</p> <p>TREES: TRIM UP AND AWAY ALL TREE LIMBS AND BRANCHES FROM THE MAIN TRUNKS SO THAT IT PROVIDES A MINIMUM CLEARANCE OF 6 FEET FROM THE GROUND SURFACE.</p>	
<div> Los Angeles Fire Department Brush Clearance Unit 6262 Van Nuys, Blvd 4451 Van Nuys California 91401 </div> <div> Phone: 800 994 4444 Orrin Saunders, Fire Marshal </div>		

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11/9/20 B
Address to Moratti



	<p align="center">City of Los Angeles FIRE DEPARTMENT 2nd NOTICE OF NONCOMPLIANCE</p>	 F-1308
APN: 2727-022-067 (Map Book-Page-Parcel)	Compliance Due Date: 10/26/2022	
TANAKA MICHAEL T 9040 TOPANGA CANYON BLVD UNIT 101 CANOGA PARK CA 91304 <i>Current print out</i>	1st Inspection Date: 10/05/2022 2nd Inspection Date: 11/09/2022 2nd Notice Printed: 11/10/2022 Inspector Id: 322485 Fire Station District: 96	Hazard Location: <i>- Address 10104</i>
<p>An inspection of the parcel indicated above has confirmed that brush clearance progress is not complete on your property as per the Fire Code (L.A.M.C. Section 57.322).</p> <p>In accordance with the Fire Code, you are required to maintain, as described below, all native brush, weeds, grass, trees and hazardous vegetation on your property within 200 feet of all structures, whether those structures are on your property or adjoining properties, and within 10 feet of any combustible fence or any roadway/driveway used for vehicular travel. Please see the specific violations checked below:</p>		
<ol style="list-style-type: none"> <input checked="" type="checkbox"/> 1. Maintain all weeds and grasses at a maximum height of 3 inches. <input checked="" type="checkbox"/> 2. Maintain the lower 1/3rd of trees and shrubs by removing all leafy foliage, twigs, and branches up to a maximum of six feet from the ground (i.e., any tree 18 feet or higher requires only 6 feet of clearance). <input checked="" type="checkbox"/> 3. Remove all dead trees, shrubs and vegetation. <input type="checkbox"/> 4. Maintain all weeds/grasses at a maximum height of 3 inches and all other vegetation located within 10 feet of any combustible fence or any roadway/driveway used for vehicular travel. <input type="checkbox"/> 5. Maintain 5 feet of vertical clearance between roof surfaces and portions of overhanging trees and shrubs (i.e., any overhanging foliage must be at least 5 feet above the roof). <input type="checkbox"/> 6. Remove any portion of a tree or shrub within 10-foot radius of a chimney outlet. <input type="checkbox"/> 7. Maintain the roofs of all structures free of leaves, needles, twigs and other combustible matter. <input type="checkbox"/> 8. Remove all dead/dry undergrowth and material within trees and shrubs. See comment section for further guidance to determine if your landscape vegetation requires additional clearance. Comments will indicate additional items required. <input checked="" type="checkbox"/> 9. Once brush clearance is conducted, remove and safely dispose of all cut or bagged vegetation, all dead trees, and all debris (includes combustible rubbish and trash). In lieu of disposal, cut vegetation may be machine processed, chipped, and spread on site. <input type="checkbox"/> 10. Other (see comments) 	<p>Next Action: Your property was found non-compliant at the time of this re-inspection and is now subject to a Noncompliance Fee of \$674.00 (subject to change). The property has been posted with a Notice to Abate a Public Nuisance and Fire Hazard. The City may complete the work on your behalf and bill you for the cost of the work (TBD) plus an Administrative Processing Fee of \$1398.00 (subject to change). Upon City Council confirmation and recordation of that order, a lien may be attached to the above parcel to be collected on the next regular tax bill.</p> <p>Read Carefully: Brush clearance is a year round requirement. Maintain your property in compliance so it does not spread or add to the intensity of the brush fire. Every hazard of your property may not have been documented on this notice, but it is the land owner's responsibility to ensure all hazards are cleared from their property.</p> <p>Comments and Instructions: DEAD TREE/VEGETATION: REMOVE ALL DEAD VEGETATION FROM THE ENTIRE PROPERTY. THIS CAN INCLUDE TREE LIMBS AND BRANCHES, SHRUBS AND BUSHES (DEAD PORTIONS OF THESE) PALM FRONDS FROM ALL VARIETIES OF TREES, PILES OF CUTTINGS, EXCESSIVE AMOUNTS OF PINE NEEDLES, TRASH AND TUMBLE WEEDS. Reinspection failed TREES: TRIM UP AND AWAY ALL TREE LIMBS AND BRANCHES FROM THE MAIN TRUNKS SO THAT IT PROVIDES A MINIMUM CLEARANCE OF 6 FEET FROM THE GROUND SURFACE.</p>	
Los Angeles Fire Department Brush Clearance Unit 6262 Van Nuys Blvd, 4451 Van Nuys California 91401		
To view the status of your parcel visit: vms3.lafd.org To view brush clearance info visit: lafd.org/brush To verify your property lines visit: zimas.lacity.org		Phone: 800 994 4444 Orin Saunders, Fire Marshal

D

ORDINANCE NO. 172354

An ordinance amending Section 57.21.07 of the Los Angeles Municipal Code to provide for an inspection fee for the inspection of properties which may contain hazardous vegetation as defined by that section and to establish a mechanism for establishing administrative costs in connection with brush abatement by the City.

THE PEOPLE OF THE CITY OF LOS ANGELES
DO ORDAIN AS FOLLOWS:

Section 1. Section 57.21.07 of the Los Angeles Municipal Code is hereby amended by redesignating existing Subsections B, C and D as Subsections C, D and E, respectively.

Sec. 2. Section 57.21.07 is hereby amended by adding Subsection B thereto, said subsection to read as follows:

X
Y B. A fee of shall be charged for the inspection of properties in the City of Los Angeles to determine whether a violation of this Section exists. The fee shall be determined and established in the same manner as provided for in Section 57.04.12.C of this Code. Provided, however, that prior to any inspection occurring, the owner of record of each property proposed to be inspected shall receive a notice advising the owner of the intended inspection, the cost thereof, that penalties will be imposed for nonpayment within the time period specified, and that the owner will not be billed if the owner elects to follow the procedure, or any of the procedures, described in the notice within the period of time specified in the notice. Any procedure which the property owner may elect to follow must be determined by the Fire Department to be one which will provide adequate assurance to the department that the property does not contain hazardous vegetation as defined in Section 57.21.07, a copy of which definition shall also be set forth in the notice, and which would not be unduly burdensome upon the property owner to accomplish. In the event an inspection occurs and the property owner is billed the cost of inspection, a penalty shall be imposed if the fee is not paid within the period of time specified in the billing document. Such penalty shall be two hundred percent of the fee imposed, or the cost of rebilling, whichever is greater.

Sec. 3. The third unnumbered paragraph of Subsection C of Section 57.21.07 of the Los Angeles Municipal Code is hereby amended to read;

C. In the event the nuisance is not removed or otherwise eliminated or abated by the date specified in the notice, the City, or its contractor, may enter upon the parcel and remove or eliminate the nuisance. The City department which causes the nuisance to be abated shall bill the owner of record for the cost of removal, or other elimination or abatement thereof, including administrative costs. Such administrative costs shall be determined and established in the same manner

as provided for in Section 57.04.12 C of this Code. An itemized written report showing the date and cost of abatement work done by the City or its contractor, together with a proposed assessment with respect to the parcel involved, shall be submitted by said department to the Board of Fire Commissioners, hereinafter sometimes referred to as the "Board," for its consideration.

Sec. 4. The City Clerk shall certify to the passage of this ordinance and cause the same to be published in some daily newspaper printed and published in the City of Los Angeles.

I hereby certify that the foregoing ordinance was introduced at the meeting of the Council of the City of Los Angeles on December 8, 1998 and was passed at its meeting of December 15, 1998.

J. MICHAEL CAREY, City Clerk

By

Deputy

DEC 22 1998

Approved

Mayor

Approved as to Form and Legality

NOV 12, 1998
James K. Hahn, City Attorney

By

HENRY G. MORRIS
Assistant City Attorney

File Nos. 97-1890-52
97-1890-54

36138



CITY OF LOS ANGELES

INVOICE *E*

Page 1

Customer Number	Dept.	Invoice Number	Date Printed	Date Due
BR2727022067	38	BF230004738	12-27-22	<input checked="" type="checkbox"/> 11-19-22 <i>x</i>
Customer Name				Amount Due
MARLENE L MORETTI				\$99.00

For any questions about this invoice, please contact: LAFD Brushacctg@lacity.org
213-978-3424

Invoice Charges

Line No.	Description	Service Date From	Service Date To	Charges/Credits
1	2022 Brush Clearance Initial Inspection Noncompliance Fee:			\$33.00
2	200% Penalty			\$66.00

Total Invoice Charges \$99.00

Credit Payments Applied	\$0.00
Total Amount Due	\$99.00

If payment has already been made, please disregard this notice.

APN 2727022067
LOCATION OF PROPERTY
INITIAL NONCOMPLIANCE NOTICE 05/06/2022
BRUSH CLEARANCE ORDINANCE # 172449
L.A.M.C. SECTION: 57.322.2

Web payment available at <https://epay.lacity.org/lafd/Brush>
The APN and Invoice Number are required to make payments on the website
Billing Questions Call: (213) 978-3424 - Phone Hours: 8:00 a.m. to 2:00 p.m. - Email: lafd.brushacctg@lacity.org

IF PAYMENT IS NOT RECEIVED BY THE DUE DATE, YOU WILL BE ASSESSED AN ADDITIONAL PENALTY FEE EQUIVALENT TO 200% OF THE INITIAL INSPECTION FEE. UNPAID FEES CAN BE REFERRED TO A COLLECTION AGENCY AND COLLECTION FEES OF UP TO 39% OF THE TOTAL AMOUNT DUE MAY APPLY TO RECOVER COLLECTION COSTS. A \$35 NSF FEE WILL BE ASSESSED ON ALL RETURNED ITEMS.

PAYMENTS VIA AN ELECTRONIC CARD (CREDIT/DEBIT) ARE SUBJECT TO A NON-REFUNDABLE 2.70% SERVICE FEE COLLECTED AND

INVOICE



CITY OF LOS ANGELES

Please write Invoice Number on check or money order.
DO NOT MAIL CASH
Bill To

MARLENE L MORETTI
13754 POLK ST
SYLMAR CA 91342-1884

Return this portion with your payment.

Customer Number	Dept.	Invoice Number	Date Printed
BR2727022067	38	BF230004738	12-27-22
Customer Name			Date Due
MARLENE L MORETTI			11-19-22
Amount Due		Amount Enclosed	
\$99.00		\$	

Please make checks payable to: CITY OF LOS ANGELES FIRE DEPT

Remit To

CITY OF LOS ANGELES TREASURER
PO BOX 102595
PASADENA CA 91189-2595

102595 38 BF230004738 0000000000009900 7

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F

**White Paper – Fire Prevention Brush Abatement,
Fostering 100% Compliance and Cost Recovery**

By Chief McGill (retired)
September 7, 2016

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Fire Chiefs and Fire Marshalls are the intended audience for this white paper. Most fire departments do not notice, inspect, follow up, cite, enforce, gain compliance and recover their brush abatement costs on all of the properties in their jurisdiction every fire season. This white paper will focus on how LAFD uses their ordinance and technology to achieve compliance and cost recovery. It will describe how the City of Los Angeles, Fire Department ordinance no. 172354 and 3Di Systems Inc. technology paired together helped LAFD gain 100 percent compliance and maximized cost recovery.

The Los Angeles Fire Department (LAFD) is a full-spectrum life safety agency protecting more than four million people who live, work and play in America's second largest city. The men and women of LAFD are dedicated to public safety.

Summary

Key policy initiatives taken by the City of Los Angeles's Mayor, City Council and Fire Department to protect lives and property along their wildland-urban interface are outlined below. The City of Los Angeles established an ordinance and used technology to gain compliance and maximize cost recovery of their brush abatement program.

Fire Prevention; common problems

The United States Fire Administration, Interagency Fire Management Policy Review Team recommends that Fire Departments in wild land/urban interface areas often need to take aggressive steps to implement and strictly enforce local weed abatement and brush clearance ordinances. USFA-IFR-045, Homeland Security.

Many Fire Departments and agencies charged with fire prevention do not have the tools to successfully complete all of the duties they are charged with. Every year, Fire Prevention personnel are given additional duties and are being told to "do more with less".

Gaining full brush abatement compliance every year on every property that needs to comply with defensible space requirements gets more difficult. Identifying all of the properties and owners of properties, notifying property owners, assigning firefighters to inspect, documenting, photographing, and making plans of hazardous conditions are all time consuming. Strong incentives, orders to comply and time extensions causes an enormous workload.

Property owners that refuse or do not have the means to comply must face enforcement which is also time consuming and frustrating for everyone involved. Even after a property owner faces criminal charges and fees, the brush hazard may go unabated. This all has to be accomplished quickly before disaster strikes. Once a department gets through the brush abatement season, it is about time to start again.

Key Legislative Principles

In 1998 the Los Angeles City Council approved a motion to establish an ordinance that would address the concerns of the public regarding the lack of compliance with the city's brush clearance program administered by the Los Angeles Fire Department.

On August 21, 1998, Council Member Andy Misukowski made the motion to establish an ordinance amending Section 57.21.97 of the Los Angeles Municipal Code (LAMC) to establish a mechanism to provide for inspection fees for properties containing hazardous vegetation and for imposing administrative fees in connection with brush abatement.

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White Paper – Fire Prevention Brush Abatement

September 7, 2016

Council Member Meskimenko stated that, "owing to the proliferation of brush and heightened awareness of its threat to urban hillside fires, my office has received a great number of complaints from citizens about high rates of non-compliance with the City's brush clearance ordinance. Residents who have complied with the law are expressing concern for the safety of their properties as well as others in hillside communities because of others' failure to clear their own lots of brush. Residents have also expressed concern about the Fire Department's ability to perform prompt inspection and enforcement."

It is vital that the City Council be able to assess the current state of the City's efforts at brush clearance and to bring all sufficient resources that are necessary to bear on the situation to assure the public safety.

One of the key principals of the ordinance was to achieve full compliance every brush abatement season. The establishment of authority for the Fire Department to perform the brush abatement work or assign the work to a private contractor was a major step in achieving full compliance.

Another key principal is the establishment of the authority for the Fire Department to charge fees for cost recovery. Cost recovery includes both private contractor's abatement costs and fire department costs. Fire department costs include additional staff, technology, and other support.

The 3-P's of Prevention: Policy, Procedure, Practice

Policy:

City Council policies codified in the brush clearance ordinance solved key legislative problems and allowed the Fire Marshall to establish and develop written procedures that closed the gaps in the brush abatement process.

Procedure:

Fire Marshall developed a step by step written procedure that guided staff from the beginning to the end of the process. The procedures guided the daily practice of the firefighters and included identifying properties, gaining compliance and recovering costs.

Practice:

Firefighters were given clear policy, written procedures and the right technology to put into practice the Chief's procedures. Updating technology proved to be the most significant implementation improvement in achieving the brush abatement policy goals of the city.

Conclusion

Los Angeles Fire Department (LAFD) uses Section 57.21 LAMC, that allows private landscape contractors to clear brush on private properties of owners who do not comply with Fire Department orders. The Fire Department assesses a property tax lien on the owners for the private contractor's cost plus 40% fire department administrative fee. In the event of a fire, the Department can assess the cost of fire suppression and other administrative costs as well. 3Di Systems developed the automation and delivered the solution (software) for LAFD to accomplish and successfully automate their business model.

G

Exhibit G: Statement from a Software Specialist on How Financial Information Should be Stored.

As a former Head of Product Development at a leading web-based software company, my experience in designing and implementing software systems, particularly those handling sensitive data like financial information, gives me a unique perspective on best practices in this field.

Key Principles

1. Data Integrity: Financial data must be accurate, complete, and consistent. Implementing robust validation mechanisms ensures that data entered into the system is correct at the point of entry.

2. Security: Protecting financial data from unauthorized access is paramount. This includes both physical security measures and digital ones, such as strong encryption, firewalls, and intrusion detection systems.

3. Compliance: Adherence to legal and regulatory standards like GDPR, SOX, and HIPAA, depending on the jurisdiction and type of data, is non-negotiable. This includes provisions for data privacy and protection.

4. Backup and Recovery: Regular backups and a solid disaster recovery plan ensure data can be restored in the event of data loss or corruption.

5. Access Control: Strict access control policies should be in place, ensuring that only authorized personnel have access to financial data. This includes both physical and electronic access.

6. Audit Trails: Keeping detailed logs of who accessed the data, when, and why, is crucial for accountability and for tracking the cause of any issues that may arise.

7. Data Lifecycle Management: Data should be stored securely throughout its entire lifecycle, from creation to disposal. This includes secure deletion of data that is no longer needed.

Application to the VMS System

In the context of the VMS system used by the Fire Department, as detailed in Exhibit F, it is clear that there are critical gaps in how financial and property owner information is managed. The lag in data synchronization with the assessor's office and the absence of real-time updates can lead to significant inaccuracies. This not only affects the integrity of the data but also has real-world consequences, as evidenced in the case presented.

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Recommendations:

1. Real-Time Data Synchronization: The VMS should be configured to sync data with the assessor's database in real-time or near real-time to ensure accuracy.
 2. Regular System Audits: Conduct regular audits to ensure the system's security measures are up-to-date and effective.
 3. Training and Protocols: Provide comprehensive training to users and establish strict protocols for data entry and updates.
 4. User Authentication and Authorization: Implement robust user authentication and authorization mechanisms to prevent unauthorized access.
 5. Transparent Data Practices: Maintain transparency in data practices, enabling property owners to verify and correct their data when necessary.
- In conclusion, the storage and management of financial information in systems like the VMS require a multifaceted approach encompassing accuracy, security, compliance, and efficient data management. Addressing these areas will significantly reduce errors and enhance the reliability of the system.

Anthony Zanonian
Rainforest Consulting Group

#

keirmilian@gmail.com

From: keirmilian@gmail.com
Sent: Tuesday, March 28, 2023 8:52 AM
To: 'manoj.jangle'
Cc: anusha.rajagopalan@3disystems.com; bryan.nassour@lacity.org; 'Keir Milian'; Michael Tanaka
Subject: RE: updates

Dear Manoj:

Can you answer the below question:

Specifically, we are inquiring on property APN 2727022067. This property changed ownership on 7/13/2022. What date did 3DI Systems update its database to reflect this change?

Am I correct that you receive updated property information on a monthly schedule from the first American Title plant.

Can you explain why the LA Fire Department VM3 database which receives its data from 3DI had the prior property owners contact information until a short time ago?

Sincerely, Michael Tanaka

From: manoj.jangle <manoj.jangle@3disystems.com>
Sent: Tuesday, March 28, 2023 8:33 AM
To: keirmilian@gmail.com
Cc: anusha.rajagopalan@3disystems.com; bryan.nassour@lacity.org
Subject: Re: updates

Hi,

The team is working on updating the March data.

Thanks & Regards,
Manoj Jangle

----- On Mon, 27 Mar 2023 23:20:23 +0530 keirmilian@gmail.com wrote -----
Dear Manoj:

Please answer on the below in light of your colleagues out of office message.

Hello,

I will be out of office from 03/27/23 to 03/31/23.

For urgent issues in VMS3/R1R2/Dev services - Contact manoj.jangle@3disystems.com

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For urgent issues in FIMS 2.0 - Contact shakir.shaikh@3disystems.com.

Thanks & Regards,

Anusha Rajagopalan | 3DI

Safe Scrum Master Certified

+1 505.205.8901

anusha.raajagopalan@3disystems.com

Sincerely, Michael Tanaka

Dear Anusha:

I am told you are the contact for The Los Angeles Fire Department's program that updates the change owner's database that they use.

What is the schedule for the refreshing of this database.

Specifically, we are inquiring on property APN 2727022067. This property changed ownership on 7/13/2022. In your 3DI Systems what date is held in your system that LA Fire Department was notified of this ownership change.

Captain Nassour is copied on this email.

Sincerely,

Michael Tanaka

818-564-5615

T 0006EE000000000000 92E0000E208 8E 56520T

WEST HILLS CA 91304-1435
9040 TOPANGA CANYON BLVD UNIT 101
TANAKA MICHAEL T 394
*****ALL FOR AADC 913 4

CITY OF LOS ANGELES TREASURER
PO BOX 102595
PASADENA CA 91189-2595

Please write Invoice Number on check or money order.
DO NOT MAIL CASH
Bill To



LOS ANGELES



INVOICE

Customer Number	BR8763607	Customer Name	TANAKA MICHAEL T	Date Due	4/21/2023
Dept	38	Invoice Number	BC230000326	Date Printed	3/7/2023
Amount Due	Amount Enclosed				
\$3,398.00	\$				

Return the lower portion with your payment.

STATEMENTS VIA AN ELECTRONIC CARD (CREDIT/DEBIT) ARE SUBJECT TO A NON-REFUNDABLE 2.0% SERVICE FEE FOR LATE AND PROCESS AS A SEPARATE TRANSACTION BY OUR THIRD PARTY PAYMENT PROCESSOR, ELAVON INC. RATE SUBJECT TO CHANGE BASED ON CURRENT MARKET RATES.

UNPAID INVOICE WILL RESULT IN THE FILING OF SPECIAL ASSESSMENT AGAINST YOUR PROPERTY WITH THE LOS ANGELES COUNTY ASSESSOR'S OFFICE, AND POSSIBLE LEGAL ACTION BY THE LOS ANGELES CITY ATTORNEY'S OFFICE. A \$35 NSF FEE WILL BE ASSESSED ON ALL RETURNED ITEMS.

With payment available at <http://www.sagepub.com>, safety, security, and convenience.
The APT[®] and Invoice Number are required to make payments in the schedule.
Billing (Check/Online Call 1-877-397-3474, Phone 800-818-7243, Fax 800-818-7243) I must add business card to my card.

LOCATION OF PROPERTY
VIA # 2246 West Summit Ridge Cir CHATSWORTH CA 91311
2727022067
INITIAL NONCOMPLIANCE NOTICE
10/11/2022
SECOND NONCOMPLIANCE NOTICE
12/16/2022
CLEARANCE BY CONTRACTOR
12/16/2022
BRUSH CLEARANCE ORDINANCE #
172354
57.322.2
L.A.M.C. SECTION

No	Description	Service Date From	Service Date To	Charges/Credits
1	2022 Brush Clearance Contracting Fees			\$2,000.00
2	2022 Brush Clearance Administrative Fees			\$1,386.00
Total Invoice Charges				\$3,386.00
Credit Payments Applied				\$0.00
Total Amount Due				\$3,386.00

Invoice Charges

For any questions about this invoice, please contact
[AFI] brushac@city.org
213-978-3424

Customer Number	BR7679607	Degr.	38	Invoice Number	BC30000326	Date Printed	3/7/2023	Date Due	4/21/2023	Amount Due	\$3,398.00
Customer Name				TANAKA MICHAEL T							
For any questions about this invoice, please contact [A.F.I.]_brushack@blacky.org											

CITY OF LOS ANGELES



Page 1

INVOICE

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10595 38 BN30000987 00000000000000000000 5

WEST HILLS CA 91304-1435
9040 TOPANGA CANYON BLVD UNIT 101
TANAKA MICHAEL T 1719
.....AUTO.....ALL FOR AADC 913 12

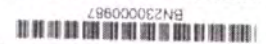
CITY OF LOS ANGELES TREASURER
PO BOX 102595
PASADENA CA 91189-2595

Remat To

Please write invoice number on check or money order
DO NOT MAIL CASH



CITY OF LOS ANGELES



INVOICE

Customer Number	BR8763607	Dept	38	Invoice Number	BN230000987	Date Printed	3/7/2023
Customer Name	TANAKA MICHAEL T			Date Due	4/21/2023		
Amount Due	\$674.00			Amount Enclosed	5		

Return this portion with your payment.

TRANSACTION BY OR THIRD PARTY PAYMENT PROCESSOR, ELAVON INC. RATE SUBJECT TO CHANGE BASED ON CREDITWORTHINESS RATES

IF PAYMENT IS NOT RECEIVED BY THE DUE DATE, YOU WILL BE ASSESSED AN ADDITIONAL PENALTY FEE EQUIVALENT TO 50% OF ORIGINAL NON-COMPLIANCE FEE AND FILING OF A SPECIAL ASSESSMENT AGAINST YOUR PROPERTY WITH THE LOS ANGELES COUNTY ASSESSORS OFFICE AND POSSIBLE LEGAL ACTION BY THE LOS ANGELES CITY ATTORNEY'S OFFICE. A \$39 NSF FEE WILL BE ASSESSED ON ALL RETURNED ITEMS.

With payment available at various special family rate tables.
The APN and invoice number are required to make payments on the website.
Billing Questions? Call 1-800-878-1274. Please allow 4-6 weeks for payment.
Total: **\$1,000.00** (includes 12 months)

LOCATION OF PROPERTY:
2727022067
V/L # 22406 West Summit Ridge Cir Chatsworth CA 91311
INITIAL NONCOMPLIANCE NOTICE: 10/11/2022
SECOND NONCOMPLIANCE NOTICE: 11/10/2022
BRUSH CLEARANCE ORDINANCE #: 170976
L.A.M.C. SECTION: 57.104.12.1

If payment has already been made, please disregard this notice.

Total Invoice Charges	\$674.00
Credit Payments Applied	\$0.00
Total Amount Due	\$674.00

Line	Description	Service Date From	Service Date To	Charges/Credits
2022	Brush Clearance Re-inspection Noncompliance Fee:			\$674.00

Invoice Charges

For any questions about this invoice, please contact:
LAFD.bushacctg@lafcity.org
213-978-3424

Customer Number	B98763607	Dept.	38	Invoice Number	BN30000987	Date Printed	3/7/2023	Due Date	4/21/2023	Amount Due	\$674.00
TANAKA MICHAEL T											
For any questions about this invoice, please contact: LAFD brushback@lafdcity.org											

CITY OF LOS ANGELES



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