



MARK PESTRELLA, Director

**COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS**

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

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IN REPLY PLEASE  
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**ADOPTED**

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

1 November 27, 2018

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:

**DEVELOPMENT SERVICES AND TRANSPORTATION CORE SERVICE AREAS  
DRAINAGE BENEFIT ASSESSMENT AREA NO. 34  
DETERMINATION AND LEVYING OF ASSESSMENTS,  
COUNTY LANDSCAPING MAINTENANCE DISTRICTS ANNEXATION OF TERRITORY INTO  
LANDSCAPING AND LIGHTING ACT DISTRICT 4, ZONE 82 (SPRING CANYON), APPROVAL OF  
FINAL MAPS FOR TRACT NO. 48086-02, TRACT NO. 48086-03, TRACT NO. 48086, AND  
ACCEPTANCE OF GRANTS AND DEDICATIONS IN CONNECTION THEREWITH IN THE  
UNINCORPORATED COUNTY COMMUNITY OF SOLEDAD  
(SUPERVISORIAL DISTRICT 5)  
(3 VOTES)**

**SUBJECT**

Public Works is seeking Board approval to establish Drainage Benefit Assessment Area No. 34 and to determine and levy an annual assessment on each parcel of real property; to annex territory into Landscaping and Lighting Act District 4 and formation of Zone 82 (Spring Canyon); and to approve the final maps for Tract No. 48086-02, Tract No. 48086-03, and Tract No. 48086, all units of Vesting Tentative Tract Map 48086, in the unincorporated County community of Soledad and acceptance of grants and dedications for Tract No. 48086-02, Tract No. 48086-03, and Tract No. 48086, respectively.

**IT IS RECOMMENDED THAT THE BOARD:**

1. Receive and file the June 2018 Engineer's Report prepared by Michael Baker International and approved by Public Works regarding the establishment of Drainage Benefit Assessment Area No. 34 in the unincorporated County community of Soledad for the operation and maintenance of a runoff treatment system.

2. Instruct the Executive Officer of the Board to set a date for a public hearing on the Engineer's Report for the establishment of Drainage Benefit Assessment Area No. 34 and the determination and levy of an annual assessment, setting the assessment rate at \$14.52 per Equivalent Benefit Unit on the parcels of real property located therein, in compliance with Government Code Sections 54716.
3. Adopt a resolution to initiate proceedings, approve the Engineer's Report, and adopt a resolution of intention for the annexation of territory to Landscaping and Lighting Act District 4 and formation of Zone 82 (Spring Canyon) starting in Fiscal Year 2019-20, setting the assessment rate at \$145 per Equivalent Benefit Unit, and set a public hearing for September 25, 2018.
4. Instruct the Executive Officer of the Board to cause notice of the proposed assessment for Drainage Benefit Assessment Area No. 34 and the proposed annexation of territory to Landscaping and Lighting Act District 4 and formation of Zone 82 to be sent by mail to the record owner of each parcel at least 45 days prior to the scheduled public hearing date of Tuesday, September 25, 2018, in accordance with Section 53753 of the California Government Code and Article XIII D Section 4 of the California Constitution (Proposition 218). The mailed notice will include assessment ballots.
5. Instruct the Executive Officer of the Board to cause notice of the time, date (September 25, 2018), and place of the public hearing; and
  - a. The filing of the report to be published and posted in at least three public places within the County in accordance with Section 6066 of the Government Code; and
  - b. On the annexation of territory to Landscaping and Lighting Act District 4 and formation of Zone 82 (Spring Canyon) to be published in a newspaper of general circulation in accordance with Sections 22552 and 22553 of the California Streets and Highways Code.

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

1. Authorize the tabulation of assessment ballots submitted and not withdrawn in support of and in opposition to the proposed assessment for Drainage Benefit Assessment Area No. 34 and the proposed annexation of territory to Landscaping and Lighting Act District 4 and formation of Zone 82 and determine whether a majority protest against either the proposed assessment or annexation exists.
2. If no majority protest exists against either the proposed assessment or the proposed annexation:
  - a. Determine that the recommended action is within the scope of the project impacts analyzed in an Environmental Impact Report previously certified by the Board as well as an addendum to the Environmental Impact Report previously certified by the Department of Regional Planning's Hearing Officer.
  - b. Adopt the resolution to establish Drainage Benefit Assessment Area No. 34 and to determine and levy an annual assessment on the parcels of real property located in Drainage Benefit Assessment Area No. 34 either as proposed or as modified by the Board.
  - c. Adopt the resolution ordering the annexation of territory to Landscaping and Lighting Act District 4 and formation of Zone 82 (Spring Canyon).
  - d. Make findings as follows:

i. That the proposed subdivisions conform to the applicable requirements and conditions imposed pursuant to the State Subdivision Map Act (Government Code Section 66410, et seq.) and the County's Subdivision Ordinance (Title 21) and are in substantial compliance with the previously approved Vesting Tentative Tract Map 48086 by the Regional Planning Commission on July 28, 2004.

ii. That division and development of the property, in the manner set forth on the approved tentative map for these subdivisions, will not unreasonably interfere with the free and complete exercise of any rights of way or easements owned by any public entity and/or public utility in accordance with Government Code Section 66436(a)(3)(A)(i) of the State Subdivision Map Act.

e. Approve the final maps for Tract No. 48086-02, Tract No. 48086-03, and Tract No. 48086.

f. Accept grants and dedications as indicated on the final maps for Tract No. 48086-02, Tract No. 48086-03, and Tract No. 48086.

3. If a majority protest exists against either the proposed assessment or annexation, refer this item back to Public Works in its entirety.

4. Authorize changes, if needed, in any of the matters provided in the Engineer's Report including any changes in the improvements, the proposed diagrams, or the proposed assessments as described in the Engineer's Report.

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

On July 8, 2004, the Board approved tentative Vesting Tentative Tract Map (VTTM) 48086 for the Spring Canyon subdivision. The conditions of approval of that tentative tract map included the formation of a drainage benefit assessment area and annexation into Landscaping and Lighting Act District 4 and formation of Zone 82.

The purpose of the recommended action is to comply with the California Environmental Quality Act and with the conditions of approval through the specific actions described below and approve the final maps for Tract Nos. 48086-02, 48086-03, and 48086 (Spring Canyon) so that they can be recorded with the Registrar-Recorder:

1. Establish Drainage Benefit Assessment Area (DBAA) No. 34 in the unincorporated County community of Soledad and to determine and levy an annual assessment on each parcel of real property located therein. DBAA No. 34 is being formed for the purpose of maintaining and operating a runoff treatment system constructed as a condition of approval for VTTM 48086.

2. In addition, Spring Canyon Recovery Acquisition, LLC, the developer of the unincorporated community to be known as Spring Canyon (VTTM 48086), is required per the conditions of approval for VTTM 48086 to annex approximately 277 acres of open-space conservation area of natural land within the proposed development into Landscaping and Lighting Act (LLA) District 4, to be known as Zone 82 (Spring Canyon).

3. Annex territory into LLA District 4 and form a new Zone 82 (Spring Canyon) to establish the proposed annual assessments for the annexed areas commencing in Fiscal Year 2019-20. These actions are pursuant to the LLA and Article XIID of the California Constitution and these assessments provide funding for the operation and maintenance of open-space areas identified in

the enclosed Engineer's Report.

4. Approve the final maps for Tract No. 48086-02, Tract No. 48086-03, and Tract No. 48086. The proposed final maps (enclosed) consist of 437.16 acres and create 513 single-family residential lots located in the unincorporated County community of Soledad.

On July 12, 1979; August 10, 1995; and July 22, 1997; the Board approved the formation of LLA Districts 1, 2, and 4 and zones therein, respectively, pursuant to provisions of LLA, Part 2 of Division 15 of the Streets and Highways Code of California, Section 22500 et. seq., in order to collect assessments to pay for the cost of maintaining landscaping benefiting the subject properties.

On June 12, 1979, the Board approved the method of distributing maintenance costs based on land use and/or benefit. This method and the proposed assessment rate are shown in detail in the Engineer's Report.

The proposed annexation of this territory will provide the method to collect funds for the maintenance and servicing of the open-space areas designated by the developer, which will provide special benefits to the properties within the annexation territory. The proposed services and improvements include resource monitoring, general maintenance for trash removal, habitat maintenance for plants and wildlife, and trail maintenance.

The Department of Regional Planning's Hearing Officer approved the Third Amendment to VTTM 48086 for this subdivision on October 2, 2012. The subdivider has complied with all requirements imposed as a condition of the approval of the tentative map, and the final maps are in substantial compliance with the approved tentative map so long as the assessments are approved.

Pursuant to the State Subdivision Map Act, a local agency must approve a final map if the subdivider has complied with all applicable requirements of State and local law and the legislative body finds that the final map is in substantial compliance with the approved tentative map. The proposed final maps consist of 437.16 acres and create 513 single-family residential lots.

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

All agreements and improvement securities, which were required as conditions of the approval of VTTM 48086, have been accepted on behalf of the County by the appropriate official.

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

The County Strategic Plan directs the provisions of Strategy II.3, Make Environmental Sustainability our Daily Reality, and Strategy III.3, Pursue Operational Effectiveness, Fiscal Responsibility, and Accountability. The proposed runoff treatment system will provide for the improvement of storm water quality, which improves the quality of life in the County. The proposed actions will also provide the necessary funds to operate and maintain the runoff treatment system that will be constructed and dedicated as required for the recordation of a subdivision of land known as VTTM 48086. The recommended action also ensures the continuation of services to maintain the open-space areas and appurtenant improvements that benefit those who live within the LLA districts and zones. Finally, the recommended action allows the County to record three final maps, which will maximize property tax revenue.

### **FISCAL IMPACT/FINANCING**

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

Establishment of DBAA No. 34 and imposition of the annual assessment on the properties therein will provide funding for the operation and maintenance of the runoff treatment system serving the Spring Canyon subdivision, estimated to be \$10,117.08 annually in Fiscal Year 2019-20.

Annexation of the property into LLA District 4, formation of Zone 82 and imposition of the assessment on the properties therein, will provide funding for maintenance, servicing, and administrative costs associated with the trail improvements and open-space lots estimated to be \$72,755.20 in Fiscal Year 2019-20.

Commencing with Fiscal Year 2020-21, the above-mentioned assessments may be increased annually for inflation, based on the CPI, All Urban Consumers – for the Los Angeles-Long Beach-Anaheim Area CPI, as determined by the United States Department of Labor, Bureau of Labor Statistics, or its successor.

Lastly, the 513 single-family residential lots created by the recordation of these final maps will generate additional property tax revenue that is shared by all taxing entities.

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

#### Formation of Drainage Benefit Assessment Area No. 34

The proposed establishment of DBAA No. 34 and the proposed determination and levying of an annual assessment on the parcels of real property located therein is being conducted pursuant to the Benefit Assessment Act of 1982 (Government Code Section 54703 et seq.) that authorizes the County to establish areas of benefit within unincorporated County areas and impose an annual benefit assessment on the parcels of real property within these areas to finance the costs associated with provision of maintenance for the runoff treatment system to these areas.

The Benefit Assessment Act of 1982 requires that the amount of the assessment imposed on any parcel of property must be related to the benefit to the parcel that will be derived from the provision of the service and that the annual aggregate amount of the assessment shall not exceed the estimated annual cost of providing the service. See Government Code Section 54711.

In addition, the proposed levy of the annual assessment on DBAA No. 34 is subject to Proposition 218 (Articles XIII C and XIII D of the California Constitution). Pursuant to Proposition 218:

- No assessment shall be imposed on a parcel of property that exceeds the reasonable cost of the proportional special benefit conferred on that parcel.
- Only special benefits are assessable and an agency shall separate the general benefits from the special benefits conferred on a parcel.
- Publicly-owned parcels shall not be exempt from assessment unless the agency can demonstrate by clear and convincing evidence that those publicly-owned parcels in fact receive no special benefit. The Benefit Assessment Act of 1982 and Proposition 218 also require that the following procedures be complied with:
  - o For the first fiscal year in which an assessment is proposed to be imposed, the Board must cause

a detailed Engineer's Report supporting the proposed assessment to be prepared and filed with the Executive Officer.

- o The Board must conduct a public hearing to hear and consider all public comments, objections, or protests regarding the proposed assessment.
- o The Executive Officer is required to cause notice of the filing of the Engineer's Report and of the time, date, and place of the public hearing to be published pursuant to Government Code Section 6066 and posted in at least three public places within the jurisdiction of the County.
- o Public Works must give notice by mail at least 45 days prior to the date of the public hearing to the record owner of each parcel within the assessment area including an assessment ballot by which the owner can indicate his or her support or opposition to the proposed assessment.
- o At the conclusion of the public hearing, the Executive Officer is required to tabulate the assessment ballots submitted, and not withdrawn, in support of or opposition to the proposed assessment.
- o If a majority protest exists (the assessment ballots in opposition to the proposed assessment exceed the assessment ballots in favor of the proposed assessment, weighted according to the proportional financial obligation of each property), the proposed assessment may not be levied. If there is no majority protest, the Board may adopt or modify the enclosed resolution determining and levying the proposed assessment.

#### Annexation to Landscaping and Lighting Act District 4 and Formation Zone 82

For the annexation of territory to an LLA District, Section 22585 of the California Streets and Highways Code requires the Board to adopt a resolution initiating proceedings, ordering the preparation of an Engineer's Report. Section 22587 of the California Streets and Highways Code provides that after approval of the Engineer's Report the Board adopts a resolution of intention declaring its intent to annex the territory in question to an existing District and to conduct a public hearing.

The annexation of territory and imposition of a new assessment also requires compliance with the requirements of Proposition 218 and Government Code Section 53753. As set forth above, these requirements include that notices and ballots be sent to all affected property owners at least 45 days before the public hearing and that the assessment cannot be imposed if there is a majority protest.

During the course of or upon conclusion of the public hearing, the Board may order changes in any of the matters provided in the Engineer's Report including changes in the improvements, the boundaries of any zones within the assessment district, and the proposed diagram or proposed assessment. The Board can also close the hearing to testimony and delay the determination regarding the assessments until a later date or continue the public hearing to receive further testimony and make the determination regarding the assessment at the close of the public hearing continuance.

#### Approval of Final Maps for Tract No. 48086-02, Tract No. 48086-03, and Tract No. 48086

The approval of the final maps is subject to provisions of the State Subdivision Map Act [Government Code Sections 66410, et seq.; 66458(a); 66473; 66474.1; and 66436(a)(3)(A)(i)] and states that a legislative body shall not deny approval of a final or parcel map if it has previously approved a

tentative map for the proposed subdivision and finds that the final or parcel map is in substantial compliance with the previously approved tentative map.

The proposed final maps consist of 437.16 acres and create 513 single-family residential lots. The final maps have been reviewed by Public Works for mathematical accuracy, survey analysis, title information, and for compliance with local ordinances and the State Subdivision Map Act. Public Works' review indicates that the subdivisions are substantially the same as they appear on the approved tentative map, that all State and local provisions and legal requirements have been met on these final maps, and that the final maps are technically correct.

All agreements and improvement securities, which were required as conditions of the approval of VTTM 48086, have been accepted on behalf of the County by the appropriate official.

County Counsel has reviewed and approved this letter and the resolutions as to form.

### **ENVIRONMENTAL DOCUMENTATION**

On August 3, 2004, the Board approved and certified the Final Environmental Impact Report for VTTM 48086 and certified that the Environmental Impact Report has been completed in compliance with the California Environmental Quality Act (CEQA), the CEQA guidelines, and the County CEQA guidelines. The Hearing Officer certified addendums to the Environmental Impact Report on September 27, 2007; January 18, 2011; October 2, 2012; and October 15, 2013.

The recommended action is within the scope of the project analyzed in the previously certified Report and addendum as the approval of VTTM 48086 included the formation of DBAA No. 34, annexation to Landscaping and Lighting Act District 4, and formation of Zone 82 as express conditions.

Upon the Board's approval of the project, Public Works will file a Notice of Determination with the County Clerk in accordance with Section 21152(a) of the California Public Resources Code.

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

The establishment of DBAA No. 34 will provide a funding mechanism for maintaining and operating the runoff treatment system, which will improve stormwater quality.

The annexation of territories into Landscaping and Lighting Act District No. 4 will result in trail and open-space maintenance services for the identified development and will have no impact on other services or projects.

Approval of this action will cause no impact on current services or programs. There will be no negative impact on current County services or projects as a result of approving the final maps for Tract No. 48086-02, Tract No. 48086-03, and Tract No. 48086.

### **CONCLUSION**

Please return one adopted copy of this letter and one signed copy of original resolutions to the Department of Public Works, Road Maintenance Division and Programs Development Division. Also, please forward one adopted copy of the letter and a copy of the adopted resolutions to the

The Honorable Board of Supervisors

8/7/2018

Page 8

County Assessor, Ownership Services Section; the Auditor-Controller, Tax Division; and to County Counsel.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Mark Pestrella". The signature is fluid and cursive, with the first name "Mark" and last name "Pestrella" clearly distinguishable.

MARK PESTRELLA

Director

MP:AEN:la

Enclosures

c: Auditor-Controller  
Chief Executive Office (Chia-Ann Yen)  
Executive Office  
County Assessor (Sonia Carter Baltazar)  
County Counsel (Mark Yanai, Julia Weissman,  
Casey Yourn)  
Treasurer and Tax Collector  
Department of Regional Planning



# TRACT NO. 48086

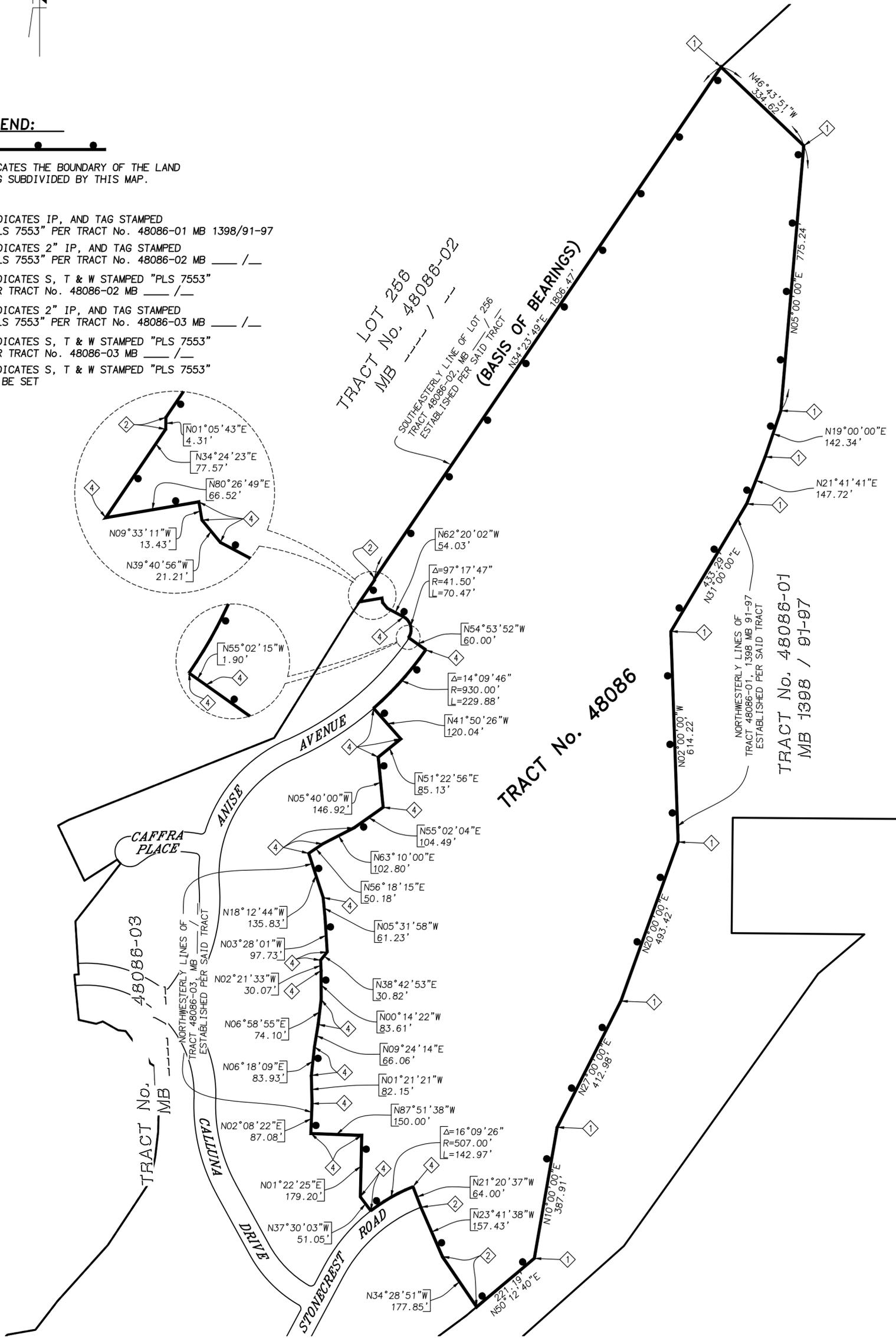
IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



**LEGEND:**

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

- ① INDICATES IP, AND TAG STAMPED "PLS 7553" PER TRACT No. 48086-01 MB 1398/91-97
- ② INDICATES 2" IP, AND TAG STAMPED "PLS 7553" PER TRACT No. 48086-02 MB \_\_\_ / \_\_\_
- ③ INDICATES S, T & W STAMPED "PLS 7553" PER TRACT No. 48086-02 MB \_\_\_ / \_\_\_
- ④ INDICATES 2" IP, AND TAG STAMPED "PLS 7553" PER TRACT No. 48086-03 MB \_\_\_ / \_\_\_
- ⑤ INDICATES S, T & W STAMPED "PLS 7553" PER TRACT No. 48086-03 MB \_\_\_ / \_\_\_
- ⑥ INDICATES S, T & W STAMPED "PLS 7553" TO BE SET



# TRACT NO. 48086-02

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

### SIGNATURE OMISSIONS:

The signature of the United States of America, successor or assignee, easement holder(s) by deed(s) recorded April 5, 1940 in Book 17415 Page 138 and August 28, 1940 in Book 17785 Page 112, both of Official Records, may be omitted if the name(s) and the nature of their interest are stated on the map and if not required by the governing body in accordance with Section 66436, (a)3A(I-VIII) of the Subdivision Map Act, as their interest cannot ripen into a fee.  
Note: Said easement is indeterminate in nature.

The signature of the State of California, successor or assignee, easement holder(s) by deed(s) recorded August 28, 1940 in Book 17785 Page 112, of Official Records, may be omitted if the name(s) and the nature of their interest are stated on the map and if not required by the governing body in accordance with Section 66436, (a)3A(I-VIII) of the Subdivision Map Act, as their interest cannot ripen into a fee.  
Note: Said easement is indeterminate in nature.

The signature of the State of California, successor or assignee, the owners of oil and mineral rights by a deed recorded August 28, 1940 in Book 17785 Page 112, of Official Records, may be omitted under the provisions of Section 66436, (a)3C of the Subdivision Map Act.

The signature of Southern California Gas Company, a corporation, and as successor to Southern Counties Gas Company, a corporation, easement holder(s) by deed(s) recorded July 27, 1956 as Instrument No. 2716 in Book 51862 Page 279 and December 14, 1956 as Instrument No. 3258 in Book 53131 Page 81, both of Official Records, may be omitted if the name(s) and the nature of their interest are stated on the map and if not required by the governing body in accordance with Section 66436, (a)3A(I-VIII) of the Subdivision Map Act, as their interest cannot ripen into a fee.

The signature of the State of California, successor or assignee, the owners of oil and mineral rights by a deed recorded November 15, 1963 as Instrument No. 5234 in Book D-2257 Page 919, Official Records, may be omitted under the provisions of Section 66436, (a)3C of the Subdivision Map Act.

The signature of Harvey C. Moore and Mary E. Moore, successor or assignee, the owners of oil and mineral rights by a deed recorded May 17, 1966 as Instrument No. 971 in Book D-3306 Page 636 of Official Records, may be omitted under the provisions of Section 66436, (a)3C of the Subdivision Map Act.

The signature of Fairview Properties, Inc., a corporation, successor or assignee, the owners of oil and mineral rights by a deed recorded July 11, 1967 as Instrument No. 2700 in Book D 3699 Page 291, of Official Records, may be omitted under the provisions of Section 66436, (a)3C of the Subdivision Map Act.

The signature of Pacific Bay Properties, successor or assignee, easement holder(s) by deed(s) recorded January 24, 2001 as Instrument No. 01-0130801 of Official Records, may be omitted if the name(s) and the nature of their interest are stated on the map and if not required by the governing body in accordance with Section 66436, (a)3A(I-VIII) of the Subdivision Map Act, as their interest cannot ripen into a fee.

The signature of County of Los Angeles, easement holder(s) by deed(s) recorded April 13, 2017 as 20170410076, Official Records of Official Records, may be omitted if the name(s) and the nature of their interest are stated on the map and if not required by the governing body in accordance with Section 66436, (a)3A(I-VIII) of the Subdivision Map Act, as their interest cannot ripen into a fee.  
Note: Said easement is indeterminate in nature.

The signature of Santa Clarita Valley Water Agency, easement holder(s) by deed(s) recorded May 23, 2018 as Instrument No. 20180513285 and 20180513286, of Official Records, may be omitted if the name(s) and the nature of their interest are stated on the map and if not required by the governing body in accordance with Section 66436, (a)3A(I-VIII) of the Subdivision Map Act, as their interest cannot ripen into a fee.

### ABANDONMENT NOTE

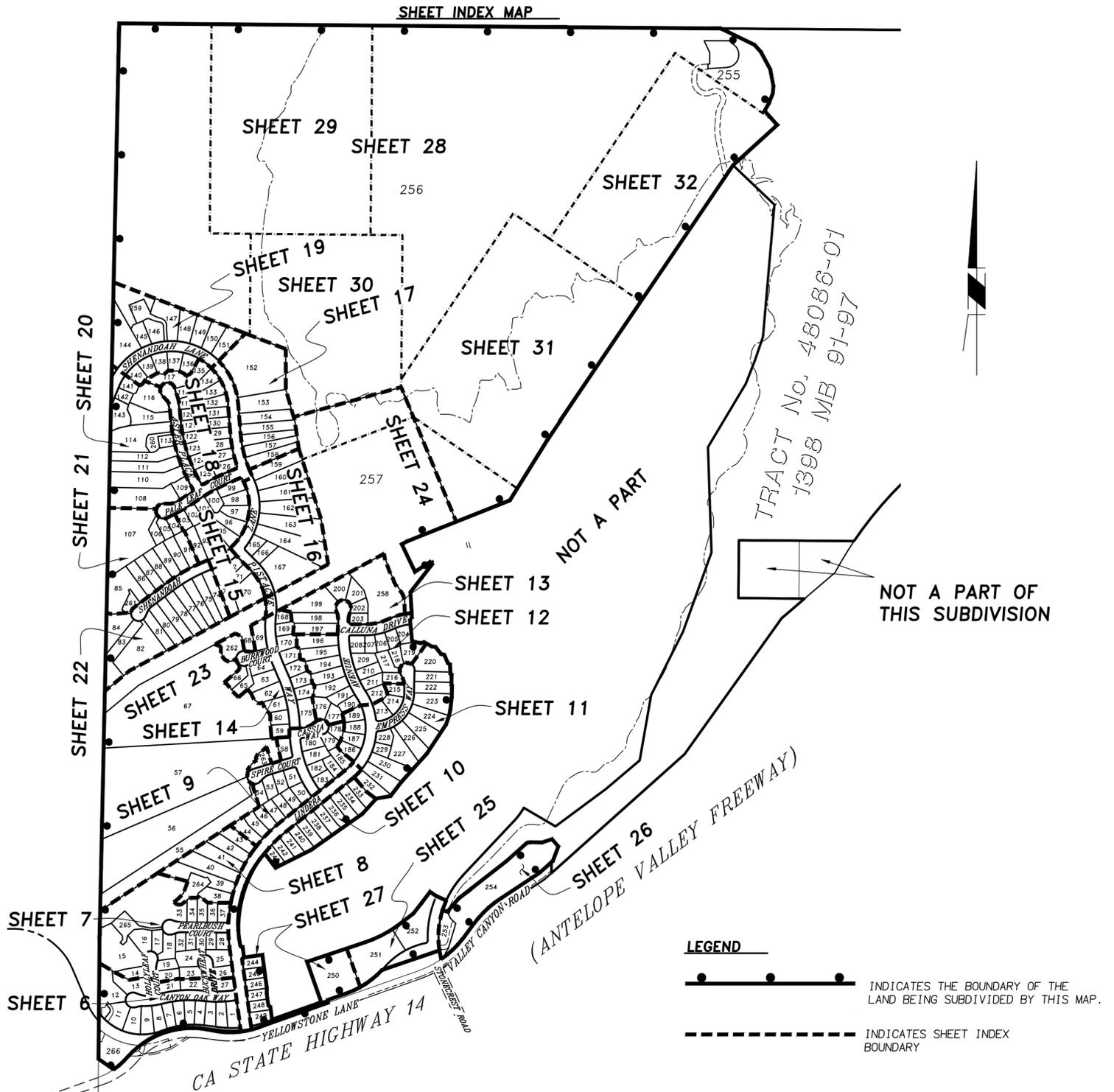
I HEREBY CERTIFY THAT PURSUANT TO SECTION 66434 (G) OF THE SUBDIVISION MAP ACT, THE FILING OF THIS TRACT MAP CONSTITUTES ABANDONMENT OF:

THOSE PORTIONS OF THE EASEMENT ACQUIRED BY FINAL DECREE OF CONDEMNATION RECORDED SEPTEMBER 29, 1953 AS INSTRUMENT NO. 2350, IN BOOK 42804, PAGE 288 OF OFFICIAL RECORDS,

AND THOSE PORTIONS OF RIGHT-OF-WAY AND EASEMENTS ACQUIRED BY THE COUNTY OF LOS ANGELES AS SUCCESSOR IN INTEREST BY RELINQUISHMENT NO 286, RECORDED DECEMBER 8, 1954 AS INSTRUMENT NO. 3526, IN BOOK 2720, PAGE 442 OF OFFICIAL RECORDS FROM THE STATE OF CALIFORNIA RECORDED JUNE 29, 1960 AS INSTRUMENT NO. 1673 IN BOOK D-893, PAGE 951 OF OFFICIAL RECORDS, NOT SHOWN ON THIS MAP.

EXECUTIVE OFFICE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
DEPUTY



TRACT No. 48086-02  
MB ----- / -----



SECTION 8  
T-4-N, R-17-W

"CA STATE HIGHWAY 14"

(ANTELOPE VALLEY FREEWAY)

**COUNTY OF LOS ANGELES  
BOARD OF SUPERVISORS  
RESOLUTION OF INTENTION  
TO ANNEX TERRITORY INTO LOS ANGELES COUNTY  
LANDSCAPING AND LIGHTING ACT DISTRICT 4  
AND TO LEVY AND COLLECT ASSESSMENTS  
WITHIN THE ANNEXED TERRITORY  
COMMENCING IN FISCAL YEAR 2019-20**

WHEREAS, on July 22, 1997, the Board of Supervisors of the County of Los Angeles (Board) approved the formation of Landscape and Lighting Act (LLA) District 4, for the purpose of providing funds for the operation of the LLA District and zones therein within the County of Los Angeles pursuant to provisions of the Landscaping and Lighting Act of 1972, Section 22500 et. seq. of the California Streets and Highways Code; and

WHEREAS, the Board, on July 31, 2018, adopted a resolution initiating proceedings for the annexation of territory to the Los Angeles County LLA Districts and the levy of assessment for landscape maintenance purposes for the 2019-20 Fiscal Year as required by law; and

WHEREAS, the Director of Public Works has filed and the Board of Supervisors has approved the Engineer's Report for annexation of Zone 82 (Spring Canyon) to Los Angeles County LLA District 4, in accordance with applicable law; and

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

Section 1. That the public interest and convenience require, and that it is the intention of said Board of Supervisors to authorize, that the benefited territory described in the Engineer's Report be annexed into the Los Angeles County LLA District 4, as Zone 82 (Spring Canyon).

Section 2. That the public interest and convenience require, and that it is the intention of said Board of Supervisors to order, that the expense necessary for the installation, maintenance, repairs, replacement, utilities, care, supervision and all other items necessary for proper maintenance and operation of Zone 82 (Spring Canyon) within Los Angeles County LLA District 4, shall be assessed upon each lot or parcel of land lying within, in proportion to the special benefits received from the landscape improvements commencing in Fiscal Year 2019-20. The Engineer's Reports on file with the Executive Officer Clerk of the Board of Supervisors describes the boundary of the said annexed territory, the location and improvements within the annexed territory, and the proposed proportional special benefit assessment on each lot or parcel of land included therein.

Section 3. That in subsequent fiscal years, the Board of Supervisors may thereafter impose the assessment at any rate or amount that is less than or equal to the amount authorized for Fiscal Year 2019-20, increased each year by 2 percent and the Consumer Price Index All Urban Consumers for the Los Angeles-Riverside-Orange County Area CPI, as determined by the United States Department of Labor, Bureau of Labor Statistics, or its successor, without conducting another mailed ballot election. The Engineer shall compute the percentage of difference between the CPI for March of each year and the CPI for the previous March, and shall then adjust the existing assessment by an amount not to exceed such percentage plus 2 percent for the following fiscal year. Should the Bureau of Labor Statistics revise such index or discontinue the preparation of such index, the Engineer shall use the revised index or a comparable system as approved by the Board for determining fluctuations in the cost of living.

Section 4. That the amount to be assessed for the expense of such installation, maintenance and operation of the work, or improvements described above shall be levied and collected in the same manner and by the same officers as taxes for County purposes are levied and collected, and shall be disbursed and expended for installation, maintenance, operation and service of this annexed territory, as described in the Engineer's Report and Section 2 of this resolution.

Section 5. That the boundary of the territory proposed to be annexed consists of the areas shown on the approved Engineer's Report.

Section 6. That the proposed assessment is subject to majority protest of the property owners in the proposed annexation area pursuant to the provisions of the California Constitution. A ballot and public hearing notice will be mailed to the property owners of record within the area proposed for annexation at least 45 days before the public hearing. The ballots will be weighted by the amount of assessment to be paid by each property within the zone. The territory will not be annexed and the proposed assessment for that zone will be abandoned if the weighted majority of ballots submitted are opposed to the proposed new assessment.

Section 7. That the proceedings for levying of assessments shall be taken under and in accordance with the Landscaping and Lighting Act of 1972 (Division 15, Part 2 of the California Streets and Highways Code) and in accordance with Section 53753 of the Government Code and Article XIID of the California Constitution.

Section 8. That on the 25<sup>TH</sup> day of SEPTEMBER 2018, at the hour of 09:30AM of said day, is the day and hour, and the Chambers of the Board of Supervisors of the County of Los Angeles, Room 381, Kenneth Hahn Hall of Administration, 500 West Temple Street (corner of Temple Street and Grand Avenue), Los Angeles, California 90012, is the place fixed by said Board of Supervisors for the public hearing; and is the time and place any and all persons may hear and be heard on these matters.

Section 9. The Executive Officer of the Board of Supervisors or their designee is hereby authorized and directed to give notice of the public hearing and mail assessment ballots to all property owners within the annexed territory as shown on the latest Los Angeles Assessor Records as set forth in Section 6 in accordance with lay and Article XIID of the California Constitution.

The foregoing resolution was adopted on the 7<sup>TH</sup> day of AUGUST 2018, by the Board of Supervisors of the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts.



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

By *Sierdy Heady*  
Deputy

APPROVED AS TO FORM:

MARY C. WICKHAM  
County Counsel

By *Julia Wassman*  
Deputy

**COUNTY OF LOS ANGELES  
BOARD OF SUPERVISORS  
RESOLUTION INITIATING PROCEEDINGS  
FOR THE ANNEXATION OF TERRITORY INTO LANDSCAPING AND LIGHTING  
ACT DISTRICT 4, ZONE 82 (SPRING CANYON)  
AND ORDERING THE FILING OF THE ENGINEER'S REPORTS IN CONNECTION  
THEREWITH**

WHEREAS, on July 1979; August 10, 1995; and July 22, 1997; the Board of Supervisors of the County of Los Angeles approved the formation of Landscaping and Lighting Act (LLA) Districts 1, 2, and 4 respectively, for the purpose of providing funds for the operation of the LLA districts and zones therein within the County of Los Angeles pursuant to provisions of the Landscaping and Lighting Act of 1972 (the Act), section 22500 et. seq. of the California Streets and Highways Code; and

WHEREAS, within the LLA District 1 there are three (3) established, separate zones, within the LLA District 2 there are seventeen (17) established, separate zones, and within LLA District 4 there are ten (10) established, separate zones; and each zone consists of territory that receives substantially similar and proportional special benefits from the improvements provided in the zone; and

WHEREAS, each of the three (3), seventeen (17), and ten (10) zones within LLA Districts 1, 2, and 4, respectively, retain separate budgets, trust accounts, and unit numbers established by the County of Los Angeles Auditor-Controller; and

WHEREAS, the Board of Supervisors previously approved the formation of LLA districts and zones therein for the purpose of providing funds for landscape maintenance services located therein pursuant to the Act; and

WHEREAS, the Board of Supervisors hereby proposes to annex territory into existing LLA District 4 and formation of LLA District 4 Zone 82 (Spring Canyon), and to levy and collect new assessments against the lots and parcels of land therein to pay the cost and expenses of the landscape improvements for the fiscal year commencing July 1, 2019, and ending June 30, 2020, pursuant to the Act; and

WHEREAS, the general location and boundaries of LLA District Number 4 Zone 82 (Spring Canyon), are shown on maps on file in the office of the Los Angeles County Department of Public Works and are incorporated herein by reference and open to public inspection; and

WHEREAS, provisions of the Act require the Board of Supervisors to adopt a Resolution Initiating Proceedings, to generally describe any proposed improvements or

substantial changes in existing improvements, and to order the Engineer to prepare and file reports in accordance with Sections 22565 and 22605, of the Act and Article XIID of the California Constitution.

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

SECTION 1. That the Board of Supervisors proposes to annex territory into LLA District 4, and formation of Zone 82 (Spring Canyon), and establish assessments for landscape maintenance purposes for Fiscal Year 2019-20, pursuant to provisions of the Act, and include maintenance, repair, replacement, and upgrades to landscaped, hardscaped and irrigated medians, parkway trees and automated irrigation system components.

SECTION 2. That the Director of the Los Angeles County Department of Public Works is hereby ordered to file the Engineer's Reports for LLA District 4, Zone 82 (Spring Canyon) in accordance with Sections 22565 and 22605 of the Act.

The foregoing resolution was adopted on the 7<sup>TH</sup> day of AUGUST 2018, by the Board of Supervisors of the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts.

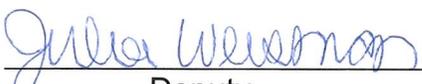


CELIA ZAVALA  
Acting Executive Officer of the  
Board of Supervisors of the  
County of Los Angeles

By   
Deputy

APPROVED AS TO FORM:

MARY C. WICKHAM  
County Counsel

By   
Deputy



**RESOLUTION OF THE COUNTY OF LOS ANGELES TO FORM DRAINAGE  
BENEFIT ASSESSMENT AREA NO. 34 AND TO DETERMINE AND LEVY ANNUAL  
ASSESSMENTS ON THE REAL PROPERTY LOCATED THEREIN**

WHEREAS, the Board of Supervisors of the County of Los Angeles (Board) has received an Engineer's Report, dated June 2018 (Engineer's Report), pertaining to the establishment of an area of benefit hereafter referred to as Drainage Benefit Assessment Area (DBAA) No. 34 and the determination and levy of an annual assessment on the parcels of real property located therein, to finance the operation and maintenance costs for certain runoff treatment improvements described in the Engineer's Report (Improvement); and

WHEREAS, the establishment of DBAA 34 and the determination and levy of an annual assessment to finance the operation and maintenance costs for the Improvements is a condition of the County's approval of a tentative map for a subdivision land know as Tract Map No. 48086.

WHEREAS, the Clerk of the Board has caused notice of the filing of the Engineer's Report and of the time, date, and place of a public hearing on the proposed establishment of DBAA No. 34 and the determination and levy of an annual assessment on the parcels of real property located therein, to be given in the manner required by law; and

WHEREAS, the Board has conducted the public hearing on the proposed establishment of DBAA No. 34 and the determination and levy of an annual assessment on the parcels of real property located therein, and has considered all objections and protests to said proposals; and

WHEREAS, the assessment ballots required by Article 13D and Government Code Section 53753 that were submitted and not withdrawn, have been tabulated, and it has been determined that a majority protest against the determination and levy of the proposed annual assessment does not exist.

NOW, THEREFORE, the Board resolves as follows:

1. DBAA No. 34 is hereby established in accordance with and as described in the Engineer's Report.
2. An annual assessment on the parcels of real property in DBAA No. 34 is hereby determined and imposed in accordance with and as described in the Engineer's Report.
3. From and after the date on which the County accepts the improvements for operation and maintenance or the date on which the final tract map for Tract Map No. 48086 is accepted for filing by the County Register

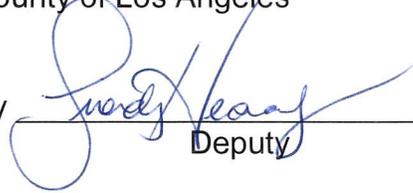


The foregoing resolution was on the 27<sup>th</sup> day of NOVEMBER, 2018, adopted by the Board of Supervisors of the County of Los Angeles and ex-officio of the governing body of all other special assessment and taxing districts for which said Board so acts.



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

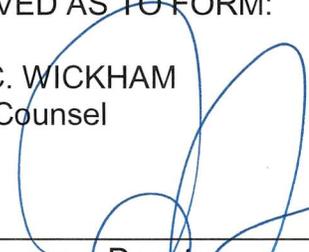
By

  
Deputy

APPROVED AS TO FORM:

MARY C. WICKHAM  
County Counsel

By

  
Deputy

FOR MARK YANAI

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**Engineer's Report**

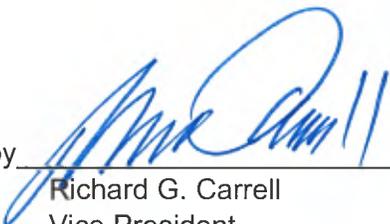
DRAINAGE BENEFIT ASSESSMENT AREA NO. 34

DRAINAGE SERVICES FOR TRACT NO. 48086-02, 48086-03 and 48086

UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES  
STATE OF CALIFORNIA

JUNE 2018



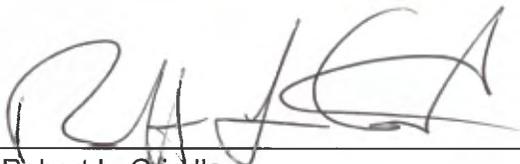
Prepared by   
Richard G. Carrell  
Vice President  
Michael Baker International

RCE No. 41874



Reviewed by   
Edward Dingman  
Senior Civil Engineer  
LA County Dept. of Public Works

RCE No. 36356

Approved by   
Robert L. Grindle  
Principal Engineer  
LA County Dept. of Public Works

RCE No. 42186

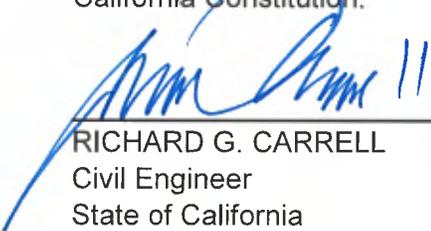
ENGINEER'S REPORT

DRAINAGE BENEFIT ASSESSMENT AREA NO. 34

DRAINAGE SERVICES FOR TRACT NO. 48086-02, 48086-03 and 48086

Certification

In the matter Drainage Benefit Assessment Area No. 34 for drainage services for Tract No. 48086-02, 48086-03 and 48086 in the unincorporated Territory of the County of Los Angeles, State of California, Richard G. Carrell, Civil Engineer, have prepared the following Engineer's Report pursuant to the provisions of the Benefit Assessment Act of 1982 (Division 2, Chapter 6.1 of the California Government Code of the State of California) and Article 13D of the California Constitution.



dated this 27 day of JUNE 2018

RICHARD G. CARRELL  
Civil Engineer  
State of California



APPROVED AS TO FORM:  
MARY C. WICKHAM  
County Counsel

By   
Deputy  
FOR MARK YANAI

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## INTRODUCTION

Drainage Benefit Assessment Area (DBAA) No. 34 is being formed for the purpose of maintaining and operating runoff treatment systems for Tract Map No.'s 48086-02, 48086-03 and 48086. The runoff treatment systems are to consist of continuous deflective separation (CDS) units, catch basin curb inlet filters and catch basin wing-gates.

The Benefit Assessment Act of 1982 (Government Code Section 54703 et. Seq.) authorizes the County to impose an annual benefit assessment on lots within the unincorporated areas of the County to finance the costs associated with the provision of drainage services to these areas.

Government Code Section 54716 provides that, for the first fiscal year in which a benefit assessment is proposed to be imposed by a local agency, the legislative body of the local agency shall cause a written report pertaining to the proposed assessment to be prepared and filed with the clerk of the local agency.

Additionally, Article 13D of the California Constitution, approved by the California voters in November 1996 as Proposition 218, requires that all proposed assessments be supported by a detailed engineer's report prepared by a registered professional engineer certified by the State of California.

Article 13D of the California Constitution also provides for property owners to determine by assessment ballot whether or not they approve of the proposed assessment.

This Engineer's report has been prepared in conformity with the provisions of the Benefit Assessment Act of 1982 and Article 13D of the California Constitution.

The purpose of the proposed assessment is to fund the costs required to operate and maintain the runoff treatment facilities required as a condition of approval for Tract Map No. 48086.

Part I sets forth the improvements, services and the total of the drainage service costs proposed to be financed by the proposed assessments; Part II sets forth the Boundary Map, Assessment Diagram and identification of the parcels to be included in the proposed assessment area; Part III sets forth special benefits to be conveyed on the identified parcels and the costs to the proposed assessment area; Part IV sets forth the basis upon which the proposed assessment was calculated; and Part V sets forth the proposed annual and proposed total assessment on each of the identified parcels.

# **PART I**

## **PROPOSED SERVICES AND THE TOTAL OF THE COSTS**

### **Proposed Services**

The proposed services consist of the operation and maintenance of runoff treatment systems required as a condition of approval for Tract Map No. 48086. The benefiting parcels are within the unincorporated territory of the County of Los Angeles in the locality of the City of Santa Clarita.

The runoff treatment systems are comprised of continuous deflective separation units, catch basin curb inlet filters and catch basin wing-gates.

The yearly maintenance and operation for the runoff treatment systems includes, but is not limited to inspection, cleaning, and replacement of catch basin filters.

The As-Built plans for the runoff treatment system will be on file at the Department of Public Works.

### **The Total of the Costs**

The initial total estimated annual cost of the proposed services is \$10,117.08. The basis of the estimated annual cost of the proposed services is set forth in Appendix A. Operation and maintenance costs will be incurred until such time as the appropriate legislative body finds alternate funding sources and rescinds/disbands the proposed assessment area. Since it is not feasible to estimate the total of the costs for a proposed assessment that will be incurred indefinitely, the total of the costs for the first 100 years of this assessment is \$1,011,708.00 as indicated in Table 1.1 and Table 1.2 of Appendix A.

To account for the effects of inflation, operation and maintenance costs will be annually adjusted using the Los Angeles-Riverside-Orange County Consumer Price Index for all Urban Consumers. For the purposes of clarity, the Consumer Price Index adjustments of the operation and maintenance costs have not been specifically included in the estimated annual assessments.



## **PART II**

### **BOUNDARY MAP, ASSESSMENT DIAGRAM AND PARCELS IDENTIFIED TO BE INCLUDED IN THE ASSESSMENT AREA**

The area of benefit of DBAA No. 34 will include all parcels located in Tract No.'s 48086-02, 48086-03 and 48086 that contribute storm water runoff to the runoff treatment system. These parcels currently correspond to Assessor's Parcel No.'s 3211-21-43, 3211-21-44, 3211-21-45, 3211-21-46, 3211-21-48, 3211-21-50 and 3211-21-51. Additionally, the area of benefit for DBAA No. 34 also includes those portions of Yellowstone Lane and Stonecrest Road that contribute storm water runoff to the runoff treatment system but are outside the aforementioned Tract Boundaries. The North half of the portion of Yellowstone Lane West of the tract and outside of the tract boundary, is in City jurisdiction and is not within this DBBA Boundary. This contributing area is included in the total assessment area since it contributes to the maintenance requirements of the treatment system. Also, two parcels that are currently owned by LA County (LA County APN 3211-021-900 Portion of Parcel 11, Book D2720, Page 466 O.R and LA County Per Relinquishment 286, Parcel 11, Instrument # 3526, Book 2720, Page 442, O.R.), that also contribute storm water runoff to the runoff treatment system but are outside the aforementioned Tract Boundaries and are within the DBAA Boundary.

The Boundary Map (Map No.1) entitled "Boundary Map for Drainage Benefit Assessment Area No. 34" and the Legal Description (Exhibit A) set forth the boundaries of the assessment area as recommended by this Engineer's Report.

The Assessment Diagram (Map No. 2) entitled "Assessment Diagram for Proposed Drainage Benefit Assessment Area No. 34, County of Los Angeles, State of California" sets forth each individual lot of land to be assessed.

## PART III

### **SPECIAL BENEFITS TO BE CONVEYED**

#### Special Benefits

The proposed services will provide for the operation and maintenance of a runoff treatment system for Tract Map No.'s 48086-02, 48086-03 and 48086.

Therefore, the operation and maintenance of the runoff treatment system specifically benefits each lot within DBAA 34 by capturing and treating the annual storm runoff from the developed portions of these lots, as is required for all new development by the Los Angeles County Department of Public Works standard urban storm water mitigation plan (SUSMP).

The total of the costs for the proposed services over the first 100 years (since it is not feasible to estimate the total of the costs for an assessment that will be incurred indefinitely) has been separated as either a special benefit or a general benefit on a proportional basis. The total amount to be assessed for special benefits conferred on the identified parcels within the proposed assessment district for each assessment year is summarized in Appendix A.

#### Special Benefit Share of the Proposed Services Costs

The proposed services costs will be paid in the year incurred. The estimated annual cost of the proposed services is \$10,117.08.

The special benefit proposed services costs will be incurred until such time as the appropriate legislative body find alternate funding sources and rescinds/disbands the proposed assessment area. Since it is not feasible to estimate the total of the special benefit costs for a proposed assessment that will be incurred indefinitely, the total of the special benefit costs for the first 100 years of this assessment has been calculated by multiplying the estimated special benefit of the proposed services costs by 100 and has been determined to be \$1,011,708.00.

To account for the effects of inflation, operation and maintenance costs will be annually adjusted using the Los Angeles-Riverside-Orange County Consumer Price Index for all Urban Consumers. For the purposes of clarity, the Consumer Price Index adjustments of the operation and maintenance costs have not been specifically included in the estimated annual assessments.

## **PART IV**

### **BASIS OF ASSESSMENT**

The basis of assessment per parcel is based on parcel size. Some of the proposed residential lots have significant undeveloped open space slopes included within their lot boundaries that do not drain to the runoff treatment system or are first treated within debris basins. These portions of the lots have been excluded from the areas used in calculating the basis of assessment. Moreover, other lots have significant manufactured slopes within their lot boundaries that will drain to the runoff treatment system. These areas have been included in the average lot area used for calculating the basis of assessment since they ultimately benefit the community and will be maintained by the communities' Home Owners Association. Since the residential lots will have roughly the same developable pad areas and the manufactured slopes benefit the overall community, each Single-family residential lot will be assessed one benefit unit. The average single-family residential lot area that contributes to the runoff treatment system is 11,571 square feet. The Streets, Fire Station, Sheriff Station, School, Parks and Open Space lots will be assessed one benefit unit for every 11,571 square feet of lot size. See Appendix A and Appendix B for the breakdown.

## PART V

### TOTAL ASSESSMENTS

The Benefit Assessment Act of 1982 and Article 13D of the California Constitution require that assessments be based on the special benefits that properties within the assessment area receive from the improvements and/or services. The statutes do not specify the allocation method or formula. The assessment Engineer analyzes the facts and determines the allocation of the assessment and the legislative body, by confirming the Engineer's Report, determines the special benefit to each parcel within the assessment area. The final authority with respect to the finding of special benefits rests with the County of Los Angeles Board of Supervisors. After hearing all the testimony and evidence presented at a public hearing, the Board must determine whether or not the assessment allocation has been made in direct proportion to the special benefits received.

Part I set forth the total of the costs of the proposed improvements and services. Part II set forth the identified parcels. Part III set forth the total of the costs to the proposed assessment area. Part IV set forth the Basis of Assessment.

This Part set forth the Total Assessments. The proposed initial annual assessment rate of \$14.52 per benefit unit was determined in accordance with the following formula:

$$\text{Proposed Annual Assessment Rate} = \frac{\text{Annual Proposed Assessment Area Costs}}{\text{Sum Total of All Benefit Units}} = \frac{\$10,117.08}{696.58} = \$14.52$$

The annual assessment for each identified parcel was determined in accordance with the following formula.

$$\text{Annual Assessment for Parcel} = \text{Proposed Annual Assessment Rate} \times \text{Benefit Unit Per Parcel}$$

The portion of Yellowstone Lane within City jurisdiction, the North half of Yellowstone Lane West of and outside of the Tract, is included in the area but not assessed, with cost to be recovered outside of the DBAA.

The Annual Assessment Columns in Appendix A indicate the proposed annual assessment for each identified lot. To account for the effects of inflation, operation and maintenance costs will be annually adjusted using the Los Angeles-Riverside-Orange County Consumer Price Index for all Urban Consumers. For the purposes of clarity, the Consumer Price Index adjustments of the operation and maintenance costs have not been specifically included in the estimated annual assessments.

The Total Assessment Column in Appendix A indicates the total assessment for each identified lot for the first 100 years since it is not feasible to estimate the total assessment for each parcel for a proposed assessment that will be incurred indefinitely.

# APPENDIX A

ESTIMATED ANNUAL COSTS FOR EACH LOT

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**Table 1.1 DBAA # 34 Proposed Services Costs: CDS Units**

CDS Unit Name	Inspection <sup>(1)</sup>	Maintenance <sup>(2)</sup>	Replacement <sup>(3)</sup>	Location
CDS #1	\$114.88	\$340.78	\$32,939.34	Stonecrest Road
CDS #2	\$114.88	\$340.78	\$24,439.34	Calluna Drive
CDS #3	\$114.88	\$340.78	\$37,939.34	Lindera Avenue
CDS #4	\$114.88	\$340.78	\$19,939.34	Lindera Avenue and Empress Way
CDS #5	\$114.88	\$340.78	\$15,439.34	Yellowstone Lane & Stonecrest Road
CDS #6	\$114.88	\$340.78	\$42,439.34	Lindera Avenue and Yellowstone Lane
<b>Total:</b>	<b>\$689.28</b>	<b>\$2,044.68</b>	<b>\$173,136.04</b>	
<b>Frequency (Per Year):</b>	<b>3</b>	<b>0.5</b>	<b>0.02</b>	
<b>Annualized Cost:</b>	<b>\$2,067.84</b>	<b>\$1,022.34</b>	<b>\$3,462.72</b>	

**Table 1.2 DBAA # 34 Proposed Services Costs: Catch Basins**

Catch Basin Name	Filter Inspection <sup>(4)</sup>	Filter Maintenance <sup>(5)</sup>	Filter Replacement <sup>(6)</sup>	Wing Gate Inspection <sup>(4)</sup>	Wing Gate Maintenance <sup>(7)</sup>	Wing Gate Replacement <sup>(6)</sup>	Location
CB#1 (W=3.5)	\$43.08	\$210.08	\$657.92	\$43.08	\$0.00	\$717.32	Yellowstone Lane
CB#2 (W=3.5)	\$43.08	\$210.08	\$657.92	\$43.08	\$0.00	\$717.32	Yellowstone Lane
CB#31 (W=7')	\$43.08	\$252.08	\$838.86	\$43.08	\$0.00	\$1,434.64	Calluna Drive & Lindera Avenue
CB#32 (W=7')	\$43.08	\$252.08	\$838.86	\$43.08	\$0.00	\$1,434.64	Calluna Drive & Lindera Avenue
CB#91 (W=3.5)	\$43.08	\$383.16	\$1,410.88	\$0.00	\$0.00	\$0.00	Yellowstone Lane (City)
CB#92 (W=3.5)	\$43.08	\$383.16	\$1,410.88	\$0.00	\$0.00	\$0.00	Yellowstone Lane (County)
<b>Total:</b>	<b>\$258.48</b>	<b>\$1,690.64</b>	<b>\$5,815.32</b>	<b>\$172.32</b>	<b>\$0.00</b>	<b>\$4,303.92</b>	
<b>Frequency (Per Year):</b>	<b>2</b>	<b>1</b>	<b>0.10</b>	<b>2</b>	<b>Weekly</b>	<b>0.10</b>	
<b>Annualized Cost:</b>	<b>\$516.97</b>	<b>\$1,690.64</b>	<b>\$581.53</b>	<b>\$344.65</b>	<b>\$0.00</b>	<b>\$430.39</b>	
<b>Total Annual Cost:</b>							

(1) - Inspection Frequency (per year): 3  
 (2) - Maintenance Frequency (years): 2  
 (3) - Replacement Frequency (years): 50

(4) - Inspection Frequency (per year): 2  
 (5) - Maintenance Frequency (per year): 1  
 (6) - Replacement Frequency (years): 10

(7) - Maintenance Frequency: Weekly. Assumed already a part of normal street maintenance

**Table 1.3 DBAA # 34 Basis of Proposed Costs**

Routine Action	Hours per event	Average Labor Crew Size	Average Labor Rate/Hr	Equipment	Average Equipment Cost/Hr	Materials & Incidentals Cost	Total Cost Per Visit
CDS Unit Inspection	1.3	1	\$60.86	Utility Truck	\$25.30	\$0.00	\$114.88
CDS Unit Maintenance	1.3	1	\$60.86	Utility Truck, Vactor Truck & Generator	\$157.22	\$50.00	\$340.78
CDS#1 Replacement	8	2	\$70.72	Utility Truck, Vactor Truck & Generator	\$157.22	\$30,550.00	\$32,939.34
CDS#2 Replacement	8	2	\$70.72	Utility Truck, Vactor Truck & Generator	\$157.22	\$22,050.00	\$24,439.34
CDS#3 Replacement	8	2	\$70.72	Utility Truck, Vactor Truck & Generator	\$157.22	\$35,550.00	\$37,939.34
CDS#4 Replacement	8	2	\$70.72	Utility Truck, Vactor Truck & Generator	\$157.22	\$17,550.00	\$19,939.34
CDS#5 Replacement	8	2	\$70.72	Utility Truck, Vactor Truck & Generator	\$157.22	\$13,050.00	\$15,439.34
CDS#6 Replacement	8	2	\$70.72	Utility Truck, Vactor Truck & Generator	\$157.22	\$40,050.00	\$42,439.34
Catch Basin Filter Inspection	0.5	1	\$60.86	Utility Truck	\$25.30	\$0.00	\$43.08
Catch Basin Filter Maintenance (W=3.5')	1	1	\$60.86	Utility Truck & Generator	\$32.22	\$117.00	\$210.08
Catch Basin Filter with Combo Drop Inlet Filter Maintenance (W=3.5')	2	1	\$60.86	Utility Truck & Generator	\$32.22	\$197.00	\$383.16
Catch Basin Filter Maintenance (W=3.5')	1	1	\$60.86	Utility Truck & Generator	\$32.22	\$117.00	\$210.08
Catch Basin Filter Maintenance (W=7.0')	1	1	\$60.86	Utility Truck & Generator	\$32.22	\$159.00	\$252.08
Catch Basin Filter Replacement (W=3.5')	2	1	\$60.86	Utility Truck & Generator	\$32.22	\$471.76	\$657.92
Catch Basin Filter with Combo Drop Inlet Filter Replacement (W=3.5')	4	1	\$60.86	Utility Truck & Generator	\$32.22	\$1,038.56	\$1,410.88
Catch Basin Filter Replacement (W=7.0')	2	1	\$60.86	Utility Truck & Generator	\$32.22	\$652.70	\$838.86
Catch Basin Wing Gate Inspection	0.5	1	\$60.86	Utility Truck	\$25.30	\$0.00	\$43.08
Catch Basin Wing Gate Replacement (W=3.5')	2	1	\$60.86	Utility Truck	\$25.30	\$545.00	\$717.32
Catch Basin Wing Gate Replacement (W=7.0')	4	1	\$60.86	Utility Truck	\$25.30	\$1,090.00	\$1,434.64



**Table 2. Special Benefits Areas**

<b>Tract No.</b>	<b>Description</b>	<b>Owner</b>	<b>Area [SF]</b>
48086	Lots 1-115	Private	1,543,409
48086	48086 Streets	Private	378,686
48086-02	Lots 1-249	Private	2,602,597
48086-02	48086-02 Streets	Private	770,657
48086-02	Fire Station, Lot 250	Private	60,854
48086-02	Sheriff Station, Lot 251	Private	57,670
48086-02	Park Sites, Lots 252 and 253	Private	55,990
48086-03	Lots 1-128	Private	1,436,666
48086-03	48086-03 Streets	Private	449,608
48086-03	School Site, Lot 129	Private	373,417
N/A <sup>(4)</sup>	Yellowstone Lane	City	41,035
N/A <sup>(1)</sup>	Yellowstone Lane	County	117,023
N/A <sup>(1)</sup>	Stonecrest Road	County	18,050
Parcel 11-1 <sup>(2)</sup>	Parcel 11-1 Open Space	County	15,850
Parcel 11-2 <sup>(3)</sup>	Parcel 11-2 Open Space	County	28,343
<b>Total:</b>			<b>7,949,855.21 SF</b> <b>182.50 AC</b>

- 
- (1) Roadway outside of Tract Boundary and contributes to runoff treatment system  
(2) LA County APN 3211-021-900 Portion of Parcel 11, Book D2720, Page 466 O.R.  
(3) LA County Per Relinquishment 286, Parcel 11, Instrument # 3526, Book 2720, Page 442, O.R.  
(4) Roadway in City jurisdiction included in area but not assessed with costs to be recovered outside of DBAA.

**DRAINAGE BENEFIT ASSESSMENT AREA NO. 34**

<u>Tract No.</u>	<u>Lot No.</u>	<u>Benefit Units</u>	<u>Assessor Parcel Number</u>	<u>Annual Assessment</u>
48086	1	1		\$14.52
48086	2	1		\$14.52
48086	3	1		\$14.52
48086	4	1		\$14.52
48086	5	1		\$14.52
48086	6	1		\$14.52
48086	7	1		\$14.52
48086	8	1		\$14.52
48086	9	1		\$14.52
48086	10	1		\$14.52
48086	11	1		\$14.52
48086	12	1		\$14.52
48086	13	1		\$14.52
48086	14	1		\$14.52
48086	15	1		\$14.52
48086	16	1		\$14.52
48086	17	1		\$14.52
48086	18	1		\$14.52
48086	19	1		\$14.52
48086	20	1		\$14.52
48086	21	1		\$14.52
48086	22	1		\$14.52
48086	23	1		\$14.52
48086	24	1		\$14.52
48086	25	1		\$14.52
48086	26	1		\$14.52
48086	27	1		\$14.52
48086	28	1		\$14.52
48086	29	1		\$14.52
48086	30	1		\$14.52
48086	31	1		\$14.52
48086	32	1		\$14.52
48086	33	1		\$14.52
48086	34	1		\$14.52
48086	35	1		\$14.52
48086	36	1		\$14.52
48086	37	1		\$14.52
48086	38	1		\$14.52
48086	39	1		\$14.52
48086	40	1		\$14.52
48086	41	1		\$14.52
48086	42	1		\$14.52
48086	43	1		\$14.52
48086	44	1		\$14.52
48086	45	1		\$14.52
48086	46	1		\$14.52
48086	47	1		\$14.52
48086	48	1		\$14.52
48086	49	1		\$14.52
48086	50	1		\$14.52
48086	51	1		\$14.52
48086	52	1		\$14.52

**DRAINAGE BENEFIT ASSESSMENT AREA NO. 34**

<u>Tract No.</u>	<u>Lot No.</u>	<u>Benefit Units</u>	<u>Assessor Parcel Number</u>	<u>Annual Assessment</u>
48086	53	1		\$14.52
48086	54	1		\$14.52
48086	55	1		\$14.52
48086	56	1		\$14.52
48086	57	1		\$14.52
48086	58	1		\$14.52
48086	59	1		\$14.52
48086	60	1		\$14.52
48086	61	1		\$14.52
48086	62	1		\$14.52
48086	63	1		\$14.52
48086	64	1		\$14.52
48086	65	1		\$14.52
48086	66	1		\$14.52
48086	67	1		\$14.52
48086	68	1		\$14.52
48086	69	1		\$14.52
48086	70	1		\$14.52
48086	71	1		\$14.52
48086	72	1		\$14.52
48086	73	1		\$14.52
48086	74	1		\$14.52
48086	75	1		\$14.52
48086	76	1		\$14.52
48086	77	1		\$14.52
48086	78	1		\$14.52
48086	79	1		\$14.52
48086	80	1		\$14.52
48086	81	1		\$14.52
48086	82	1		\$14.52
48086	83	1		\$14.52
48086	84	1		\$14.52
48086	85	1		\$14.52
48086	86	1		\$14.52
48086	87	1		\$14.52
48086	88	1		\$14.52
48086	89	1		\$14.52
48086	90	1		\$14.52
48086	91	1		\$14.52
48086	92	1		\$14.52
48086	93	1		\$14.52
48086	94	1		\$14.52
48086	95	1		\$14.52
48086	96	1		\$14.52
48086	97	1		\$14.52
48086	98	1		\$14.52
48086	99	1		\$14.52
48086	100	1		\$14.52
48086	101	1		\$14.52
48086	102	1		\$14.52
48086	103	1		\$14.52
48086	104	1		\$14.52

**DRAINAGE BENEFIT ASSESSMENT AREA NO. 34**

<u>Tract No.</u>	<u>Lot No.</u>	<u>Benefit Units</u>	<u>Assessor Parcel Number</u>	<u>Annual Assessment</u>
48086	105	1		\$14.52
48086	106	1		\$14.52
48086	107	1		\$14.52
48086	108	1		\$14.52
48086	109	1		\$14.52
48086	110	1		\$14.52
48086	111	1		\$14.52
48086	112	1		\$14.52
48086	113	1		\$14.52
48086	114	1		\$14.52
48086	115	1		\$14.52
48086	Streets	32.73		\$476.14
48086-02	1	1		\$14.52
48086-02	2	1		\$14.52
48086-02	3	1		\$14.52
48086-02	4	1		\$14.52
48086-02	5	1		\$14.52
48086-02	6	1		\$14.52
48086-02	7	1		\$14.52
48086-02	8	1		\$14.52
48086-02	9	1		\$14.52
48086-02	10	1		\$14.52
48086-02	11	1		\$14.52
48086-02	12	1		\$14.52
48086-02	13	1		\$14.52
48086-02	14	1		\$14.52
48086-02	15	1		\$14.52
48086-02	16	1		\$14.52
48086-02	17	1		\$14.52
48086-02	18	1		\$14.52
48086-02	19	1		\$14.52
48086-02	20	1		\$14.52
48086-02	21	1		\$14.52
48086-02	22	1		\$14.52
48086-02	23	1		\$14.52
48086-02	24	1		\$14.52
48086-02	25	1		\$14.52
48086-02	26	1		\$14.52
48086-02	27	1		\$14.52
48086-02	28	1		\$14.52
48086-02	29	1		\$14.52
48086-02	30	1		\$14.52
48086-02	31	1		\$14.52
48086-02	32	1		\$14.52
48086-02	33	1		\$14.52
48086-02	34	1		\$14.52
48086-02	35	1		\$14.52
48086-02	36	1		\$14.52
48086-02	37	1		\$14.52
48086-02	38	1		\$14.52
48086-02	39	1		\$14.52
48086-02	40	1		\$14.52

**DRAINAGE BENEFIT ASSESSMENT AREA NO. 34**

<u>Tract No.</u>	<u>Lot No.</u>	<u>Benefit Units</u>	<u>Assessor Parcel Number</u>	<u>Annual Assessment</u>
48086-02	41	1		\$14.52
48086-02	42	1		\$14.52
48086-02	43	1		\$14.52
48086-02	44	1		\$14.52
48086-02	45	1		\$14.52
48086-02	46	1		\$14.52
48086-02	47	1		\$14.52
48086-02	48	1		\$14.52
48086-02	49	1		\$14.52
48086-02	50	1		\$14.52
48086-02	51	1		\$14.52
48086-02	52	1		\$14.52
48086-02	53	1		\$14.52
48086-02	54	1		\$14.52
48086-02	55	1		\$14.52
48086-02	56	1		\$14.52
48086-02	57	1		\$14.52
48086-02	58	1		\$14.52
48086-02	59	1		\$14.52
48086-02	60	1		\$14.52
48086-02	61	1		\$14.52
48086-02	62	1		\$14.52
48086-02	63	1		\$14.52
48086-02	64	1		\$14.52
48086-02	65	1		\$14.52
48086-02	66	1		\$14.52
48086-02	67	1		\$14.52
48086-02	68	1		\$14.52
48086-02	69	1		\$14.52
48086-02	70	1		\$14.52
48086-02	71	1		\$14.52
48086-02	72	1		\$14.52
48086-02	73	1		\$14.52
48086-02	74	1		\$14.52
48086-02	75	1		\$14.52
48086-02	76	1		\$14.52
48086-02	77	1		\$14.52
48086-02	78	1		\$14.52
48086-02	79	1		\$14.52
48086-02	80	1		\$14.52
48086-02	81	1		\$14.52
48086-02	82	1		\$14.52
48086-02	83	1		\$14.52
48086-02	84	1		\$14.52
48086-02	85	1		\$14.52
48086-02	86	1		\$14.52
48086-02	87	1		\$14.52
48086-02	88	1		\$14.52
48086-02	89	1		\$14.52
48086-02	90	1		\$14.52
48086-02	91	1		\$14.52
48086-02	92	1		\$14.52

**DRAINAGE BENEFIT ASSESSMENT AREA NO. 34**

<u>Tract No.</u>	<u>Lot No.</u>	<u>Benefit Units</u>	<u>Assessor Parcel Number</u>	<u>Annual Assessment</u>
48086-02	93	1		\$14.52
48086-02	94	1		\$14.52
48086-02	95	1		\$14.52
48086-02	96	1		\$14.52
48086-02	97	1		\$14.52
48086-02	98	1		\$14.52
48086-02	99	1		\$14.52
48086-02	100	1		\$14.52
48086-02	101	1		\$14.52
48086-02	102	1		\$14.52
48086-02	103	1		\$14.52
48086-02	104	1		\$14.52
48086-02	105	1		\$14.52
48086-02	106	1		\$14.52
48086-02	107	1		\$14.52
48086-02	108	1		\$14.52
48086-02	109	1		\$14.52
48086-02	110	1		\$14.52
48086-02	111	1		\$14.52
48086-02	112	1		\$14.52
48086-02	113	1		\$14.52
48086-02	114	1		\$14.52
48086-02	115	1		\$14.52
48086-02	116	1		\$14.52
48086-02	117	1		\$14.52
48086-02	118	1		\$14.52
48086-02	119	1		\$14.52
48086-02	120	1		\$14.52
48086-02	121	1		\$14.52
48086-02	122	1		\$14.52
48086-02	123	1		\$14.52
48086-02	124	1		\$14.52
48086-02	125	1		\$14.52
48086-02	126	1		\$14.52
48086-02	127	1		\$14.52
48086-02	128	1		\$14.52
48086-02	129	1		\$14.52
48086-02	130	1		\$14.52
48086-02	131	1		\$14.52
48086-02	132	1		\$14.52
48086-02	133	1		\$14.52
48086-02	134	1		\$14.52
48086-02	135	1		\$14.52
48086-02	136	1		\$14.52
48086-02	137	1		\$14.52
48086-02	138	1		\$14.52
48086-02	139	1		\$14.52
48086-02	140	1		\$14.52
48086-02	141	1		\$14.52
48086-02	142	1		\$14.52
48086-02	143	1		\$14.52
48086-02	144	1		\$14.52

**DRAINAGE BENEFIT ASSESSMENT AREA NO. 34**

<u>Tract No.</u>	<u>Lot No.</u>	<u>Benefit Units</u>	<u>Assessor Parcel Number</u>	<u>Annual Assessment</u>
48086-02	145	1		\$14.52
48086-02	146	1		\$14.52
48086-02	147	1		\$14.52
48086-02	148	1		\$14.52
48086-02	149	1		\$14.52
48086-02	150	1		\$14.52
48086-02	151	1		\$14.52
48086-02	152	1		\$14.52
48086-02	153	1		\$14.52
48086-02	154	1		\$14.52
48086-02	155	1		\$14.52
48086-02	156	1		\$14.52
48086-02	157	1		\$14.52
48086-02	158	1		\$14.52
48086-02	159	1		\$14.52
48086-02	160	1		\$14.52
48086-02	161	1		\$14.52
48086-02	162	1		\$14.52
48086-02	163	1		\$14.52
48086-02	164	1		\$14.52
48086-02	165	1		\$14.52
48086-02	166	1		\$14.52
48086-02	167	1		\$14.52
48086-02	168	1		\$14.52
48086-02	169	1		\$14.52
48086-02	170	1		\$14.52
48086-02	171	1		\$14.52
48086-02	172	1		\$14.52
48086-02	173	1		\$14.52
48086-02	174	1		\$14.52
48086-02	175	1		\$14.52
48086-02	176	1		\$14.52
48086-02	177	1		\$14.52
48086-02	178	1		\$14.52
48086-02	179	1		\$14.52
48086-02	180	1		\$14.52
48086-02	181	1		\$14.52
48086-02	182	1		\$14.52
48086-02	183	1		\$14.52
48086-02	184	1		\$14.52
48086-02	185	1		\$14.52
48086-02	186	1		\$14.52
48086-02	187	1		\$14.52
48086-02	188	1		\$14.52
48086-02	189	1		\$14.52
48086-02	190	1		\$14.52
48086-02	191	1		\$14.52
48086-02	192	1		\$14.52
48086-02	193	1		\$14.52
48086-02	194	1		\$14.52
48086-02	195	1		\$14.52
48086-02	196	1		\$14.52

**DRAINAGE BENEFIT ASSESSMENT AREA NO. 34**

<u>Tract No.</u>	<u>Lot No.</u>	<u>Benefit Units</u>	<u>Assessor Parcel Number</u>	<u>Annual Assessment</u>
48086-02	197	1		\$14.52
48086-02	198	1		\$14.52
48086-02	199	1		\$14.52
48086-02	200	1		\$14.52
48086-02	201	1		\$14.52
48086-02	202	1		\$14.52
48086-02	203	1		\$14.52
48086-02	204	1		\$14.52
48086-02	205	1		\$14.52
48086-02	206	1		\$14.52
48086-02	207	1		\$14.52
48086-02	208	1		\$14.52
48086-02	209	1		\$14.52
48086-02	210	1		\$14.52
48086-02	211	1		\$14.52
48086-02	212	1		\$14.52
48086-02	213	1		\$14.52
48086-02	214	1		\$14.52
48086-02	215	1		\$14.52
48086-02	216	1		\$14.52
48086-02	217	1		\$14.52
48086-02	218	1		\$14.52
48086-02	219	1		\$14.52
48086-02	220	1		\$14.52
48086-02	221	1		\$14.52
48086-02	222	1		\$14.52
48086-02	223	1		\$14.52
48086-02	224	1		\$14.52
48086-02	225	1		\$14.52
48086-02	226	1		\$14.52
48086-02	227	1		\$14.52
48086-02	228	1		\$14.52
48086-02	229	1		\$14.52
48086-02	230	1		\$14.52
48086-02	231	1		\$14.52
48086-02	232	1		\$14.52
48086-02	233	1		\$14.52
48086-02	234	1		\$14.52
48086-02	235	1		\$14.52
48086-02	236	1		\$14.52
48086-02	237	1		\$14.52
48086-02	238	1		\$14.52
48086-02	239	1		\$14.52
48086-02	240	1		\$14.52
48086-02	241	1		\$14.52
48086-02	242	1		\$14.52
48086-02	243	1		\$14.52
48086-02	244	1		\$14.52
48086-02	245	1		\$14.52
48086-02	246	1		\$14.52
48086-02	247	1		\$14.52
48086-02	248	1		\$14.52



**DRAINAGE BENEFIT ASSESSMENT AREA NO. 34**

<u>Tract No.</u>	<u>Lot No.</u>	<u>Benefit Units</u>	<u>Assessor Parcel Number</u>	<u>Annual Assessment</u>
48086-02	249	1		\$14.52
48086-02	250	5.26		\$76.36
48086-02	251	4.98		\$72.37
48086-02	252	3.30		\$47.99
48086-02	253	1.53		\$22.27
48086-02	Streets	66.60		\$967.93
48086-03	1	1		\$14.52
48086-03	2	1		\$14.52
48086-03	3	1		\$14.52
48086-03	4	1		\$14.52
48086-03	5	1		\$14.52
48086-03	6	1		\$14.52
48086-03	7	1		\$14.52
48086-03	8	1		\$14.52
48086-03	9	1		\$14.52
48086-03	10	1		\$14.52
48086-03	11	1		\$14.52
48086-03	12	1		\$14.52
48086-03	13	1		\$14.52
48086-03	14	1		\$14.52
48086-03	15	1		\$14.52
48086-03	16	1		\$14.52
48086-03	17	1		\$14.52
48086-03	18	1		\$14.52
48086-03	19	1		\$14.52
48086-03	20	1		\$14.52
48086-03	21	1		\$14.52
48086-03	22	1		\$14.52
48086-03	23	1		\$14.52
48086-03	24	1		\$14.52
48086-03	25	1		\$14.52
48086-03	26	1		\$14.52
48086-03	27	1		\$14.52
48086-03	28	1		\$14.52
48086-03	29	1		\$14.52
48086-03	30	1		\$14.52
48086-03	31	1		\$14.52
48086-03	32	1		\$14.52
48086-03	33	1		\$14.52
48086-03	34	1		\$14.52
48086-03	35	1		\$14.52
48086-03	36	1		\$14.52
48086-03	37	1		\$14.52
48086-03	38	1		\$14.52

**DRAINAGE BENEFIT ASSESSMENT AREA NO. 34**

<u>Tract No.</u>	<u>Lot No.</u>	<u>Benefit Units</u>	<u>Assessor Parcel Number</u>	<u>Annual Assessment</u>
48086-03	39	1		\$14.52
48086-03	40	1		\$14.52
48086-03	41	1		\$14.52
48086-03	42	1		\$14.52
48086-03	43	1		\$14.52
48086-03	44	1		\$14.52
48086-03	45	1		\$14.52
48086-03	46	1		\$14.52
48086-03	47	1		\$14.52
48086-03	48	1		\$14.52
48086-03	49	1		\$14.52
48086-03	50	1		\$14.52
48086-03	51	1		\$14.52
48086-03	52	1		\$14.52
48086-03	53	1		\$14.52
48086-03	54	1		\$14.52
48086-03	55	1		\$14.52
48086-03	56	1		\$14.52
48086-03	57	1		\$14.52
48086-03	58	1		\$14.52
48086-03	59	1		\$14.52
48086-03	60	1		\$14.52
48086-03	61	1		\$14.52
48086-03	62	1		\$14.52
48086-03	63	1		\$14.52
48086-03	64	1		\$14.52
48086-03	65	1		\$14.52
48086-03	66	1		\$14.52
48086-03	67	1		\$14.52
48086-03	68	1		\$14.52
48086-03	69	1		\$14.52
48086-03	70	1		\$14.52
48086-03	71	1		\$14.52
48086-03	72	1		\$14.52
48086-03	73	1		\$14.52
48086-03	74	1		\$14.52
48086-03	75	1		\$14.52
48086-03	76	1		\$14.52
48086-03	77	1		\$14.52
48086-03	78	1		\$14.52
48086-03	79	1		\$14.52
48086-03	80	1		\$14.52
48086-03	81	1		\$14.52
48086-03	82	1		\$14.52
48086-03	83	1		\$14.52
48086-03	84	1		\$14.52
48086-03	85	1		\$14.52
48086-03	86	1		\$14.52
48086-03	87	1		\$14.52
48086-03	88	1		\$14.52
48086-03	89	1		\$14.52
48086-03	90	1		\$14.52

**DRAINAGE BENEFIT ASSESSMENT AREA NO. 34**

<u>Tract No.</u>	<u>Lot No.</u>	<u>Benefit Units</u>	<u>Assessor Parcel Number</u>	<u>Annual Assessment</u>
48086-03	91	1		\$14.52
48086-03	92	1		\$14.52
48086-03	93	1		\$14.52
48086-03	94	1		\$14.52
48086-03	95	1		\$14.52
48086-03	96	1		\$14.52
48086-03	97	1		\$14.52
48086-03	98	1		\$14.52
48086-03	99	1		\$14.52
48086-03	100	1		\$14.52
48086-03	101	1		\$14.52
48086-03	102	1		\$14.52
48086-03	103	1		\$14.52
48086-03	104	1		\$14.52
48086-03	105	1		\$14.52
48086-03	106	1		\$14.52
48086-03	107	1		\$14.52
48086-03	108	1		\$14.52
48086-03	109	1		\$14.52
48086-03	110	1		\$14.52
48086-03	111	1		\$14.52
48086-03	112	1		\$14.52
48086-03	113	1		\$14.52
48086-03	114	1		\$14.52
48086-03	115	1		\$14.52
48086-03	116	1		\$14.52
48086-03	117	1		\$14.52
48086-03	118	1		\$14.52
48086-03	119	1		\$14.52
48086-03	120	1		\$14.52
48086-03	121	1		\$14.52
48086-03	122	1		\$14.52
48086-03	123	1		\$14.52
48086-03	124	1		\$14.52
48086-03	125	1		\$14.52
48086-03	126	1		\$14.52
48086-03	127	1		\$14.52
48086-03	128	1		\$14.52
48086-03	129	32.27		\$468.59
48086-03	Streets	38.86		\$565.14
Parcel 11-1 <sup>(1)</sup>		1.37		\$19.89
Parcel 11-2 <sup>(2)</sup>		2.45		\$35.57
Stonecrest Rd		1.56		\$22.65
Yellowstone Lane <sup>(3)</sup>		10.11		\$146.80
Yellowstone Lane <sup>(City)(4)</sup>		<u>3.55</u>		<u>\$51.55</u>
		696.58		\$10,117.08

(1) LA County APN 3211-021-900 Portion of Parcel 11, Book D2720, Page 466 O.R.

(2) LA County Per Relinquishment 286, Parcel 11, Instrument # 3526, Book 2720, Page 442, O.R.

(3) Yellowstone Lane dedication on Tr. 36943-01 Final Map within the County

(4) Yellowstone Lane dedication on Tr. 36943-01 Final Map within City jurisdiction

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**MAP NO.1**

**BOUNDARY FOR DRAINAGE BENEFIT ASSESSMENT AREA NO. 34**



**MAP NO. 2**

**ASSESSMENT DIAGRAM  
FOR DRAINAGE BENEFIT ASSESSMENT AREA NO. 34**





**EXHIBIT A**

**LEGAL DESCRIPTION**

## EXHIBIT "A"

Page 1 of 5

DRAINAGE BENEFIT ASSESSMENT NO. 34  
A.P.N. 3211-21-43, 3211-21-44, 3211-21-45, 3211-21-46, 3211-21-48, 3211-21-50,  
and 3211-21-51

### DESCRIPTION

#### PARCEL A:

Those portions of Section 8, Section 17, and Section 18, T-4-N, R-14-W, San Bernardino Meridian, according to the Official Plat thereof in the District Land Office, more particularly described as follows:

**BEGINNING** at the northwest corner of said Section 8;

- 1<sup>st</sup> Thence, along the north line of said Section 8, South 89°30'27" East 2,641.44 feet;
- 2<sup>nd</sup> Thence, departing said north line, South 89°32'28" East 905.04 feet;
- 3<sup>rd</sup> Thence, South 64°16'42" East 219.99 feet;
- 4<sup>th</sup> Thence, South 42°05'23" East 57.21 feet;
- 5<sup>th</sup> Thence, South 28°29'14" East 114.48 feet;
- 6<sup>th</sup> Thence, South 10°41'20" East 99.80 feet;
- 7<sup>th</sup> Thence, South 05°12'54" West 42.73 feet;
- 8<sup>th</sup> Thence, South 22°01'53" West 60.59 feet;
- 9<sup>th</sup> Thence, South 29°37'08" West 52.01 feet;
- 10<sup>th</sup> Thence, South 42°05'23" East 110.97 feet;
- 11<sup>th</sup> Thence, South 47°54'37" West 350.51 feet;
- 12<sup>th</sup> Thence, South 46°43'51" East 334.62 feet;
- 13<sup>th</sup> Thence, South 05°00'00" West 775.24 feet;
- 14<sup>th</sup> Thence, South 19°00'00" West 142.34 feet;

## EXHIBIT "A"

Page 2 of 5

- 15<sup>th</sup> Thence, South 21°41'41" West 147.72 feet;
- 16<sup>th</sup> Thence, South 31°00'00" West 433.29 feet;
- 17<sup>th</sup> Thence, South 02°00'00" East 614.22 feet;
- 18<sup>th</sup> Thence, South 20°00'00" West 493.42 feet;
- 19<sup>th</sup> Thence, South 27°00'00" West 412.98 feet;
- 20<sup>th</sup> Thence, South 10°00'00" West 387.91 feet;
- 21<sup>st</sup> Thence, South 50°12'40" West 260.64 feet;
- 22<sup>nd</sup> Thence, South 53°41'37" West 367.33 feet;
- 23<sup>rd</sup> Thence, North 60°06'14" West 215.99 feet to the beginning of a non-tangent curve concave northwesterly having a radius of 412.00 feet, a radial line to said curve bears South 59°39'46" East;
- 24<sup>th</sup> Thence, southwesterly along said curve through a central angle of 13°07'13" an arc distance of 94.34 feet;
- 25<sup>th</sup> Thence, South 43°27'27" West 442.73 feet to the beginning of a tangent curve concave southeasterly having a radius of 518.00 feet;
- 26<sup>th</sup> Thence southwesterly along said curve through a central angle of 21°22'42" an arc distance of 193.28 feet;
- 27<sup>th</sup> Thence, South 19°48'49" West 40.95 feet;
- 28<sup>th</sup> Thence, South 72°27'06" East 40.28 feet;
- 29<sup>th</sup> Thence, North 12°44'32" East 20.08 feet;
- 30<sup>th</sup> Thence, North 40°44'32" East 36.12 feet to the beginning of a non-tangent curve concave southeasterly having a radius of 468.53 feet a radial line to said curve bears North 46°07'10" West;
- 31<sup>st</sup> Thence southwesterly along said curve through a central angle of 13°32'44" an arc distance of 110.77 feet to the beginning of a reverse curve concave northwesterly having a radius of 76.43 feet;
- 32<sup>nd</sup> Thence northeasterly along said curve through a central angle of 10°48'23" an arc

## EXHIBIT "A"

Page 3 of 5

distance of 14.42 feet to the beginning of a reverse curve concave southeasterly having a radius of 1,746.83 feet;

- 33<sup>rd</sup> Thence northeasterly along said curve through a central angle of 02°28'46" an arc distance of 75.59 feet to the beginning of a non-tangent curve concave northwesterly having a radius of 40,836.22 feet a radial line to said curve bears South 37°35'58" East;
- 34<sup>th</sup> Thence northeasterly along said curve through a central angle of 00°16'47" an arc distance of 199.37 feet to the beginning of a non-tangent curve concave southeasterly having a radius of 282,522.87 feet a radial line to said curve bears North 41°28'49" West;
- 35<sup>th</sup> Thence northeasterly along said curve through a central angle of 00°01'58" an arc distance of 161.63 feet;
- 36<sup>th</sup> Thence, North 82°52'41" East 21.59 feet;
- 37<sup>th</sup> Thence, South 88°50'35" East 66.29 feet;
- 38<sup>th</sup> Thence, North 71°57'34" East 62.66 feet;
- 39<sup>th</sup> Thence, South 41°31'56" East 56.59 feet;
- 40<sup>th</sup> Thence, South 20°59'59" West 90.78 feet;
- 41<sup>st</sup> Thence, South 48°28'04" West 104.98 feet;
- 42<sup>nd</sup> Thence, South 56°56'53" West 272.19 feet to the beginning of a tangent curve concave southeasterly having a radius of 630.00 feet;
- 43<sup>rd</sup> Thence southwesterly along said curve through a central angle of 20°15'59" an arc distance of 222.84 feet;
- 44<sup>th</sup> Thence, South 36°40'54" West 92.04 feet to the beginning of a tangent curve concave northwesterly having a radius of 566.90 feet;
- 45<sup>th</sup> Thence southwesterly along said curve through a central angle of 18°57'36" an arc distance of 187.59 feet;
- 46<sup>th</sup> Thence, South 12°22'45" East 51.45 feet;
- 47<sup>th</sup> Thence, South 25°39'10" East 288.18 feet to the beginning of a tangent curve concave northerly having a radius of 17.00 feet;
- 48<sup>th</sup> Thence southeasterly and easterly along said curve through a central angle of 85°20'35" an arc distance of 25.32 feet to a point of cusp;

## EXHIBIT "A"

Page 4 of 5

- 49<sup>th</sup> Thence, South 69°00'15" West 94.31 feet to a point of cusp with a non-tangent curve concave westerly having a radius of 17.00 feet, a radial line to said curve bears North 20°59'45" West;
- 50<sup>th</sup> Thence easterly and northerly along said curve through a central angle of 94°39'25" an arc distance of 28.09 feet;
- 51<sup>st</sup> Thence, North 25°39'10" West 276.14 feet to the beginning of a non-tangent curve concave northwesterly having a radius of 618.00 feet a radial line to said curve bears South 27°02'11" East;
- 52<sup>nd</sup> Thence southwesterly along said curve through a central angle of 07°44'22" an arc distance of 83.48 feet;
- 53<sup>rd</sup> Thence, South 70°42'11" West 1,015.48 feet;
- 54<sup>th</sup> Thence, South 72°51'23" West 958.27 feet;
- 55<sup>th</sup> Thence, South 70°42'11" West 31.26 feet to a point in the west line of said Section 17;
- 56<sup>th</sup> Thence, along said west line, North 0°30'59" East 334.56 feet to the beginning of a non-tangent curve concave northeasterly having a radius of 382.00 feet a radial line to said curve bears South 39°50'23" West;
- 57<sup>th</sup> Thence, departing said west line of Section 17, northwesterly along said curve through a central angle of 24°47'37" an arc distance of 165.30 feet;
- 58<sup>th</sup> Thence, North 23°21'42" West 224.80 feet to the beginning of a tangent curve concave southerly having a radius of 353.00 feet;
- 59<sup>th</sup> Thence northwesterly and westerly along said curve through a central angle of 91°07'57" an arc distance of 561.47 feet;
- 60<sup>th</sup> Thence, South 65°30'21" West 320.45 feet;
- 61<sup>st</sup> Thence, North 24°29'39" West 32.00 feet;
- 62<sup>nd</sup> Thence, North 65°30'21" East 320.45 feet to the beginning of a tangent curve concave southerly having a radius of 385.00 feet;
- 63<sup>rd</sup> Thence easterly and southeasterly along said curve through a central angle of 91°07'57" an arc distance of 612.37 feet;
- 64<sup>th</sup> Thence, South 23°21'42" East 224.80 feet to the beginning of a tangent curve concave

**EXHIBIT "A"**

Page 5 of 5

northeasterly having a radius of 350.00 feet;

- 65<sup>th</sup> Thence southeasterly along said curve through a central angle of 20°00'19" an arc distance of 122.21 feet to a point in the west line of said Section 17;
- 66<sup>th</sup> Thence, along said west line of Section 17, North 01°02'12" East 1,733.72 feet to the southwest corner of said Section 8;
- 67<sup>th</sup> Thence, along the west line of said Section 8, North 01°14'51" East 4,089.43 feet to the **POINT OF BEGINNING.**

**CONTAINING:** 443.275 Acres, more or less.

**SUBJECT TO:** All covenants, Rights, Rights-of-Way and Easements of record.

**EXHIBIT "B":** Attached and by this reference made a part hereof.



A handwritten signature in cursive script, appearing to read "M. J. Vernon".

Matthew J. Vernon  
PLS 7553

6/08/2018  
Date

# EXHIBIT "B"

PLAT TO ACCOMPANY LEGAL DESCRIPTION



SCALE: 1"=800'



SECTION 8  
T-4-N, R-14W

SECTION 7  
T-4-N, R-14W

SECTION 17  
T-4-N, R-14W

SECTION 18  
T-4-N, R-14W

ANTELOPE VALLEY FREEWAY  
SOLEDAD CYN RD

# EXHIBIT "B"

LINE TABLE		
NO.	BEARING	LENGTH
L1	N89°30'27"W	2641.44'
L2	N89°32'28"W	905.04'
L3	N64°16'42"W	219.99'
L4	N42°05'23"W	57.21'
L5	N28°29'14"W	114.48'
L6	N10°41'20"W	99.80'
L7	N05°12'54"E	42.73'
L8	N22°01'53"E	60.59'
L9	N29°37'08"E	52.01'
L10	N42°05'23"W	110.97'
L11	N47°54'37"E	350.51'
L12	N46°43'51"W	334.62'
L13	N05°00'00"E	775.24'
L14	N19°00'00"E	142.34'
L15	N21°41'41"E	147.72'
L16	N31°00'00"E	433.29'
L17	N02°00'00"W	614.22'
L18	N20°00'00"E	493.42'
L19	N27°00'00"E	412.98'
L20	N10°00'00"E	387.91'
L21	N50°12'40"E	260.64'
L22	N53°41'37"E	367.33'
L23	N60°06'14"W	215.99'
L24	N43°27'27"E	442.73'
L25	N19°48'49"E	40.95'
L26	N72°27'06"W	40.28'
L27	N12°44'32"E	20.08'
L28	N40°44'32"E	36.12'
L29	N82°52'41"E	21.59'
L30	N88°50'35"W	66.29'
L31	N71°57'34"E	62.66'
L32	N41°31'56"W	56.59'
L33	N20°59'59"E	90.78'
L34	N48°28'04"E	104.98'
L35	N56°56'53"E	272.19'
L36	N36°40'54"E	92.04'
L37	N12°22'45"W	51.45'
L38	N25°39'10"W	288.18'
L39	N69°00'15"E	94.31'
L40	N25°39'10"W	276.14'
L41	N70°42'11"E	1015.48'
L42	N72°51'23"E	958.27'
L43	N70°42'11"E	31.26'
L44	N00°30'59"E	159.23'
L45	N23°21'42"W	224.80'
L46	N65°30'21"E	320.45'
L47	N24°29'39"W	32.00'
L48	N65°30'21"E	320.45'
L49	N23°21'42"W	224.80'
L50	N01°02'12"E	1733.72'
L51	N01°14'51"E	4089.43'

ARC TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	Δ=13°07'13"	412.00'	94.34'
C2	Δ=21°22'42"	518.00'	193.28'
C3	Δ=13°32'44"	468.53'	110.77'
C4	Δ=10°48'23"	76.43'	14.42'
C5	Δ=02°28'46"	1746.83'	75.59'
C6	Δ=00°16'47"	40836.22'	199.37'
C7	Δ=00°01'58"	282522.87'	161.63'
C8	Δ=20°15'59"	630.00'	222.84'
C9	Δ=18°57'36"	566.90'	187.59'
C10	Δ=85°20'35"	17.00'	25.32'
C11	Δ=94°39'25"	17.00'	28.09'
C12	Δ=07°44'22"	618.00'	83.48'
C13	Δ=24°47'37"	382.00'	165.30'
C14	Δ=91°07'57"	353.00'	561.47'
C15	Δ=91°07'57"	385.00'	612.37'
C16	Δ=20°00'19"	350.00'	122.21'



## APPENDIX B

USAGE AND AREA FOR EACH LOT

**DRAINAGE BENEFIT ASSESSMENT AREA NO. 34**

<u>Tract No.</u>	<u>Lot No.</u>	<u>Benefit Units</u>	<u>Usage</u>	<u>Area [SF]</u>
48086	1	1	Residential Unit	9,539
48086	2	1	Residential Unit	9,414
48086	3	1	Residential Unit	9,833
48086	4	1	Residential Unit	11,520
48086	5	1	Residential Unit	14,152
48086	6	1	Residential Unit	12,724
48086	7	1	Residential Unit	10,178
48086	8	1	Residential Unit	9,605
48086	9	1	Residential Unit	10,741
48086	10	1	Residential Unit	12,715
48086	11	1	Residential Unit	10,659
48086	12	1	Residential Unit	10,377
48086	13	1	Residential Unit	10,642
48086	14	1	Residential Unit	10,238
48086	15	1	Residential Unit	9,101
48086	16	1	Residential Unit	9,258
48086	17	1	Residential Unit	11,187
48086	18	1	Residential Unit	11,532
48086	19	1	Residential Unit	11,124
48086	20	1	Residential Unit	11,156
48086	21	1	Residential Unit	10,437
48086	22	1	Residential Unit	9,406
48086	23	1	Residential Unit	9,683
48086	24	1	Residential Unit	10,966
48086	25	1	Residential Unit	11,765
48086	26	1	Residential Unit	10,798
48086	27	1	Residential Unit	10,600
48086	28	1	Residential Unit	10,683
48086	29	1	Residential Unit	9,066
48086	30	1	Residential Unit	8,867
48086	31	1	Residential Unit	9,529
48086	32	1	Residential Unit	11,728
48086	33	1	Residential Unit	11,550
48086	34	1	Residential Unit	8,536
48086	35	1	Residential Unit	10,351
48086	36	1	Residential Unit	12,645
48086	37	1	Residential Unit	10,798
48086	38	1	Residential Unit	41,619
48086	39	1	Residential Unit	42,157
48086	40	1	Residential Unit	17,953
48086	41	1	Residential Unit	10,200
48086	42	1	Residential Unit	9,412
48086	43	1	Residential Unit	20,284
48086	44	1	Residential Unit	11,832
48086	45	1	Residential Unit	13,976
48086	46	1	Residential Unit	16,375
48086	47	1	Residential Unit	19,153
48086	48	1	Residential Unit	18,242
48086	49	1	Residential Unit	17,473
48086	50	1	Residential Unit	16,618
48086	51	1	Residential Unit	15,513
48086	52	1	Residential Unit	12,490

**DRAINAGE BENEFIT ASSESSMENT AREA NO. 34**

<u>Tract No.</u>	<u>Lot No.</u>	<u>Benefit Units</u>	<u>Usage</u>	<u>Area [SF]</u>
48086	53	1	Residential Unit	11,333
48086	54	1	Residential Unit	13,567
48086	55	1	Residential Unit	14,476
48086	56	1	Residential Unit	14,359
48086	57	1	Residential Unit	13,882
48086	58	1	Residential Unit	13,893
48086	59	1	Residential Unit	15,158
48086	60	1	Residential Unit	15,667
48086	61	1	Residential Unit	16,372
48086	62	1	Residential Unit	18,978
48086	63	1	Residential Unit	21,969
48086	64	1	Residential Unit	26,123
48086	65	1	Residential Unit	9,619
48086	66	1	Residential Unit	9,455
48086	67	1	Residential Unit	8,274
48086	68	1	Residential Unit	9,142
48086	69	1	Residential Unit	9,225
48086	70	1	Residential Unit	9,568
48086	71	1	Residential Unit	9,903
48086	72	1	Residential Unit	9,168
48086	73	1	Residential Unit	9,837
48086	74	1	Residential Unit	8,618
48086	75	1	Residential Unit	8,540
48086	76	1	Residential Unit	9,430
48086	77	1	Residential Unit	22,751
48086	78	1	Residential Unit	15,858
48086	79	1	Residential Unit	15,120
48086	80	1	Residential Unit	16,027
48086	81	1	Residential Unit	17,416
48086	82	1	Residential Unit	10,749
48086	83	1	Residential Unit	8,120
48086	84	1	Residential Unit	8,718
48086	85	1	Residential Unit	8,610
48086	86	1	Residential Unit	10,970
48086	87	1	Residential Unit	10,747
48086	88	1	Residential Unit	13,441
48086	89	1	Residential Unit	14,419
48086	90	1	Residential Unit	14,287
48086	91	1	Residential Unit	16,289
48086	92	1	Residential Unit	74,743
48086	93	1	Residential Unit	9,242
48086	94	1	Residential Unit	8,263
48086	95	1	Residential Unit	8,208
48086	96	1	Residential Unit	9,301
48086	97	1	Residential Unit	10,913
48086	98	1	Residential Unit	7,960
48086	99	1	Residential Unit	10,055
48086	100	1	Residential Unit	11,462
48086	101	1	Residential Unit	9,806
48086	102	1	Residential Unit	11,307
48086	103	1	Residential Unit	9,741
48086	104	1	Residential Unit	13,623

**DRAINAGE BENEFIT ASSESSMENT AREA NO. 34**

<u>Tract No.</u>	<u>Lot No.</u>	<u>Benefit Units</u>	<u>Usage</u>	<u>Area [SF]</u>
48086	105	1	Residential Unit	13,094
48086	106	1	Residential Unit	11,778
48086	107	1	Residential Unit	10,196
48086	108	1	Residential Unit	9,150
48086	109	1	Residential Unit	13,265
48086	110	1	Residential Unit	8,555
48086	111	1	Residential Unit	59,549
48086	112	1	Residential Unit	8,150
48086	113	1	Residential Unit	10,366
48086	114	1	Residential Unit	8,864
48086	115	1	Residential Unit	9,339
48086	Streets	32.73	Streets	378,686
48086-02	1	1	Residential Unit	10,865
48086-02	2	1	Residential Unit	9,735
48086-02	3	1	Residential Unit	9,175
48086-02	4	1	Residential Unit	8,497
48086-02	5	1	Residential Unit	8,697
48086-02	6	1	Residential Unit	8,816
48086-02	7	1	Residential Unit	8,924
48086-02	8	1	Residential Unit	10,495
48086-02	9	1	Residential Unit	11,929
48086-02	10	1	Residential Unit	13,351
48086-02	11	1	Residential Unit	11,225
48086-02	12	1	Residential Unit	11,081
48086-02	13	1	Residential Unit	15,280
48086-02	14	1	Residential Unit	8,137
48086-02	15	1	Residential Unit	16,784
48086-02	16	1	Residential Unit	14,465
48086-02	17	1	Residential Unit	8,786
48086-02	18	1	Residential Unit	12,351
48086-02	19	1	Residential Unit	7,540
48086-02	20	1	Residential Unit	8,507
48086-02	21	1	Residential Unit	8,459
48086-02	22	1	Residential Unit	9,880
48086-02	23	1	Residential Unit	9,476
48086-02	24	1	Residential Unit	13,935
48086-02	25	1	Residential Unit	12,066
48086-02	26	1	Residential Unit	7,917
48086-02	27	1	Residential Unit	8,201
48086-02	28	1	Residential Unit	7,454
48086-02	29	1	Residential Unit	6,000
48086-02	30	1	Residential Unit	6,000
48086-02	31	1	Residential Unit	6,213
48086-02	32	1	Residential Unit	6,571
48086-02	33	1	Residential Unit	9,076
48086-02	34	1	Residential Unit	8,515
48086-02	35	1	Residential Unit	8,318
48086-02	36	1	Residential Unit	6,960
48086-02	37	1	Residential Unit	7,987
48086-02	38	1	Residential Unit	13,496
48086-02	39	1	Residential Unit	8,560
48086-02	40	1	Residential Unit	7,085

**DRAINAGE BENEFIT ASSESSMENT AREA NO. 34**

<u>Tract No.</u>	<u>Lot No.</u>	<u>Benefit Units</u>	<u>Usage</u>	<u>Area [SF]</u>
48086-02	41	1	Residential Unit	6,907
48086-02	42	1	Residential Unit	6,648
48086-02	43	1	Residential Unit	6,782
48086-02	44	1	Residential Unit	6,737
48086-02	45	1	Residential Unit	7,363
48086-02	46	1	Residential Unit	6,913
48086-02	47	1	Residential Unit	6,336
48086-02	48	1	Residential Unit	6,227
48086-02	49	1	Residential Unit	8,047
48086-02	50	1	Residential Unit	8,593
48086-02	51	1	Residential Unit	8,267
48086-02	52	1	Residential Unit	7,960
48086-02	53	1	Residential Unit	8,846
48086-02	54	1	Residential Unit	7,911
48086-02	55	1	Residential Unit	13,431
48086-02	56	1	Residential Unit	12,572
48086-02	57	1	Residential Unit	7,880
48086-02	58	1	Residential Unit	9,195
48086-02	59	1	Residential Unit	8,587
48086-02	60	1	Residential Unit	8,480
48086-02	61	1	Residential Unit	9,493
48086-02	62	1	Residential Unit	14,101
48086-02	63	1	Residential Unit	13,589
48086-02	64	1	Residential Unit	9,752
48086-02	65	1	Residential Unit	9,071
48086-02	66	1	Residential Unit	8,621
48086-02	67	1	Residential Unit	8,019
48086-02	68	1	Residential Unit	7,931
48086-02	69	1	Residential Unit	12,070
48086-02	70	1	Residential Unit	16,366
48086-02	71	1	Residential Unit	9,633
48086-02	72	1	Residential Unit	8,346
48086-02	73	1	Residential Unit	10,050
48086-02	74	1	Residential Unit	8,499
48086-02	75	1	Residential Unit	8,339
48086-02	76	1	Residential Unit	8,262
48086-02	77	1	Residential Unit	8,232
48086-02	78	1	Residential Unit	8,080
48086-02	79	1	Residential Unit	7,936
48086-02	80	1	Residential Unit	7,802
48086-02	81	1	Residential Unit	6,636
48086-02	82	1	Residential Unit	12,605
48086-02	83	1	Residential Unit	8,701
48086-02	84	1	Residential Unit	10,589
48086-02	85	1	Residential Unit	7,446
48086-02	86	1	Residential Unit	13,254
48086-02	87	1	Residential Unit	13,044
48086-02	88	1	Residential Unit	13,750
48086-02	89	1	Residential Unit	13,841
48086-02	90	1	Residential Unit	13,776
48086-02	91	1	Residential Unit	13,818
48086-02	92	1	Residential Unit	13,324

**DRAINAGE BENEFIT ASSESSMENT AREA NO. 34**

<u>Tract No.</u>	<u>Lot No.</u>	<u>Benefit Units</u>	<u>Usage</u>	<u>Area [SF]</u>
48086-02	93	1	Residential Unit	12,702
48086-02	94	1	Residential Unit	11,963
48086-02	95	1	Residential Unit	12,405
48086-02	96	1	Residential Unit	13,787
48086-02	97	1	Residential Unit	11,829
48086-02	98	1	Residential Unit	11,161
48086-02	99	1	Residential Unit	11,007
48086-02	100	1	Residential Unit	9,044
48086-02	101	1	Residential Unit	9,206
48086-02	102	1	Residential Unit	8,453
48086-02	103	1	Residential Unit	7,044
48086-02	104	1	Residential Unit	6,640
48086-02	105	1	Residential Unit	7,408
48086-02	106	1	Residential Unit	8,017
48086-02	107	1	Residential Unit	45,261
48086-02	108	1	Residential Unit	42,242
48086-02	109	1	Residential Unit	9,746
48086-02	110	1	Residential Unit	27,846
48086-02	111	1	Residential Unit	9,695
48086-02	112	1	Residential Unit	9,629
48086-02	113	1	Residential Unit	6,026
48086-02	114	1	Residential Unit	8,810
48086-02	115	1	Residential Unit	15,378
48086-02	116	1	Residential Unit	6,906
48086-02	117	1	Residential Unit	16,713
48086-02	118	1	Residential Unit	6,649
48086-02	119	1	Residential Unit	7,251
48086-02	120	1	Residential Unit	6,954
48086-02	121	1	Residential Unit	7,450
48086-02	122	1	Residential Unit	6,547
48086-02	123	1	Residential Unit	7,653
48086-02	124	1	Residential Unit	8,631
48086-02	125	1	Residential Unit	9,719
48086-02	126	1	Residential Unit	9,866
48086-02	127	1	Residential Unit	9,496
48086-02	128	1	Residential Unit	10,337
48086-02	129	1	Residential Unit	11,701
48086-02	130	1	Residential Unit	10,487
48086-02	131	1	Residential Unit	10,856
48086-02	132	1	Residential Unit	11,204
48086-02	133	1	Residential Unit	11,478
48086-02	134	1	Residential Unit	10,922
48086-02	135	1	Residential Unit	10,775
48086-02	136	1	Residential Unit	9,336
48086-02	137	1	Residential Unit	9,159
48086-02	138	1	Residential Unit	9,747
48086-02	139	1	Residential Unit	8,535
48086-02	140	1	Residential Unit	8,780
48086-02	141	1	Residential Unit	7,564
48086-02	142	1	Residential Unit	6,187
48086-02	143	1	Residential Unit	17,041
48086-02	144	1	Residential Unit	10,239

**DRAINAGE BENEFIT ASSESSMENT AREA NO. 34**

<u>Tract No.</u>	<u>Lot No.</u>	<u>Benefit Units</u>	<u>Usage</u>	<u>Area [SF]</u>
48086-02	145	1	Residential Unit	8,128
48086-02	146	1	Residential Unit	9,328
48086-02	147	1	Residential Unit	9,129
48086-02	148	1	Residential Unit	13,206
48086-02	149	1	Residential Unit	11,842
48086-02	150	1	Residential Unit	10,330
48086-02	151	1	Residential Unit	9,720
48086-02	152	1	Residential Unit	9,121
48086-02	153	1	Residential Unit	8,267
48086-02	154	1	Residential Unit	6,530
48086-02	155	1	Residential Unit	6,128
48086-02	156	1	Residential Unit	6,367
48086-02	157	1	Residential Unit	6,381
48086-02	158	1	Residential Unit	7,023
48086-02	159	1	Residential Unit	7,737
48086-02	160	1	Residential Unit	7,054
48086-02	161	1	Residential Unit	7,525
48086-02	162	1	Residential Unit	7,546
48086-02	163	1	Residential Unit	7,550
48086-02	164	1	Residential Unit	8,120
48086-02	165	1	Residential Unit	8,394
48086-02	166	1	Residential Unit	9,064
48086-02	167	1	Residential Unit	8,172
48086-02	168	1	Residential Unit	6,854
48086-02	169	1	Residential Unit	7,789
48086-02	170	1	Residential Unit	9,547
48086-02	171	1	Residential Unit	8,830
48086-02	172	1	Residential Unit	9,516
48086-02	173	1	Residential Unit	8,803
48086-02	174	1	Residential Unit	8,280
48086-02	175	1	Residential Unit	15,455
48086-02	176	1	Residential Unit	10,794
48086-02	177	1	Residential Unit	9,104
48086-02	178	1	Residential Unit	7,421
48086-02	179	1	Residential Unit	7,205
48086-02	180	1	Residential Unit	9,459
48086-02	181	1	Residential Unit	11,310
48086-02	182	1	Residential Unit	7,549
48086-02	183	1	Residential Unit	8,461
48086-02	184	1	Residential Unit	8,387
48086-02	185	1	Residential Unit	9,622
48086-02	186	1	Residential Unit	8,975
48086-02	187	1	Residential Unit	9,083
48086-02	188	1	Residential Unit	8,880
48086-02	189	1	Residential Unit	8,653
48086-02	190	1	Residential Unit	7,774
48086-02	191	1	Residential Unit	9,409
48086-02	192	1	Residential Unit	14,984
48086-02	193	1	Residential Unit	13,626
48086-02	194	1	Residential Unit	14,744
48086-02	195	1	Residential Unit	15,359
48086-02	196	1	Residential Unit	18,232

**DRAINAGE BENEFIT ASSESSMENT AREA NO. 34**

<u>Tract No.</u>	<u>Lot No.</u>	<u>Benefit Units</u>	<u>Usage</u>	<u>Area [SF]</u>
48086-02	197	1	Residential Unit	17,069
48086-02	198	1	Residential Unit	16,840
48086-02	199	1	Residential Unit	30,580
48086-02	200	1	Residential Unit	14,576
48086-02	201	1	Residential Unit	10,987
48086-02	202	1	Residential Unit	7,229
48086-02	203	1	Residential Unit	7,294
48086-02	204	1	Residential Unit	8,314
48086-02	205	1	Residential Unit	7,229
48086-02	206	1	Residential Unit	7,260
48086-02	207	1	Residential Unit	6,826
48086-02	208	1	Residential Unit	9,444
48086-02	209	1	Residential Unit	11,243
48086-02	210	1	Residential Unit	9,482
48086-02	211	1	Residential Unit	8,594
48086-02	212	1	Residential Unit	8,959
48086-02	213	1	Residential Unit	9,034
48086-02	214	1	Residential Unit	9,165
48086-02	215	1	Residential Unit	7,700
48086-02	216	1	Residential Unit	7,545
48086-02	217	1	Residential Unit	10,821
48086-02	218	1	Residential Unit	7,435
48086-02	219	1	Residential Unit	12,651
48086-02	220	1	Residential Unit	24,778
48086-02	221	1	Residential Unit	13,057
48086-02	222	1	Residential Unit	14,715
48086-02	223	1	Residential Unit	21,846
48086-02	224	1	Residential Unit	18,685
48086-02	225	1	Residential Unit	20,236
48086-02	226	1	Residential Unit	19,304
48086-02	227	1	Residential Unit	20,515
48086-02	228	1	Residential Unit	8,011
48086-02	229	1	Residential Unit	6,816
48086-02	230	1	Residential Unit	19,867
48086-02	231	1	Residential Unit	18,268
48086-02	232	1	Residential Unit	15,120
48086-02	233	1	Residential Unit	12,381
48086-02	234	1	Residential Unit	12,301
48086-02	235	1	Residential Unit	12,130
48086-02	236	1	Residential Unit	12,049
48086-02	237	1	Residential Unit	12,046
48086-02	238	1	Residential Unit	11,522
48086-02	239	1	Residential Unit	11,295
48086-02	240	1	Residential Unit	10,746
48086-02	241	1	Residential Unit	10,282
48086-02	242	1	Residential Unit	8,977
48086-02	243	1	Residential Unit	7,521
48086-02	244	1	Residential Unit	8,395
48086-02	245	1	Residential Unit	7,759
48086-02	246	1	Residential Unit	7,759
48086-02	247	1	Residential Unit	7,508
48086-02	248	1	Residential Unit	7,658



**DRAINAGE BENEFIT ASSESSMENT AREA NO. 34**

<u>Tract No.</u>	<u>Lot No.</u>	<u>Benefit Units</u>	<u>Usage</u>	<u>Area [SF]</u>
48086-02	249	1	Residential Unit	9,050
48086-02	250	5.26	Fire Station	60,854
48086-02	251	4.98	Sherriff Station	57,670
48086-02	252	3.30	Passive Park	38,240
48086-02	253	1.53	Passive Park	17,750
48086-02	Streets	66.60	Streets	770,657
48086-03	1	1	Residential Unit	9,129
48086-03	2	1	Residential Unit	6,732
48086-03	3	1	Residential Unit	11,050
48086-03	4	1	Residential Unit	8,514
48086-03	5	1	Residential Unit	12,776
48086-03	6	1	Residential Unit	7,081
48086-03	7	1	Residential Unit	8,920
48086-03	8	1	Residential Unit	6,821
48086-03	9	1	Residential Unit	7,650
48086-03	10	1	Residential Unit	7,096
48086-03	11	1	Residential Unit	6,975
48086-03	12	1	Residential Unit	6,975
48086-03	13	1	Residential Unit	6,955
48086-03	14	1	Residential Unit	6,975
48086-03	15	1	Residential Unit	6,955
48086-03	16	1	Residential Unit	7,024
48086-03	17	1	Residential Unit	7,210
48086-03	18	1	Residential Unit	7,152
48086-03	19	1	Residential Unit	7,209
48086-03	20	1	Residential Unit	7,231
48086-03	21	1	Residential Unit	7,226
48086-03	22	1	Residential Unit	6,718
48086-03	23	1	Residential Unit	9,098
48086-03	24	1	Residential Unit	8,537
48086-03	25	1	Residential Unit	9,429
48086-03	26	1	Residential Unit	8,446
48086-03	27	1	Residential Unit	7,403
48086-03	28	1	Residential Unit	9,304
48086-03	29	1	Residential Unit	8,895
48086-03	30	1	Residential Unit	9,689
48086-03	31	1	Residential Unit	9,576
48086-03	32	1	Residential Unit	9,350
48086-03	33	1	Residential Unit	8,534
48086-03	34	1	Residential Unit	7,988
48086-03	35	1	Residential Unit	7,791
48086-03	36	1	Residential Unit	7,805
48086-03	37	1	Residential Unit	7,887
48086-03	38	1	Residential Unit	10,496
48086-03	39	1	Residential Unit	9,783
48086-03	40	1	Residential Unit	8,407
48086-03	41	1	Residential Unit	8,768
48086-03	42	1	Residential Unit	9,122
48086-03	43	1	Residential Unit	9,609
48086-03	44	1	Residential Unit	10,182
48086-03	45	1	Residential Unit	10,626
48086-03	46	1	Residential Unit	11,171

**DRAINAGE BENEFIT ASSESSMENT AREA NO. 34**

<u>Tract No.</u>	<u>Lot No.</u>	<u>Benefit Units</u>	<u>Usage</u>	<u>Area [SF]</u>
48086-03	47	1	Residential Unit	10,641
48086-03	48	1	Residential Unit	10,367
48086-03	49	1	Residential Unit	9,533
48086-03	50	1	Residential Unit	10,167
48086-03	51	1	Residential Unit	13,590
48086-03	52	1	Residential Unit	6,695
48086-03	53	1	Residential Unit	7,972
48086-03	54	1	Residential Unit	9,363
48086-03	55	1	Residential Unit	10,343
48086-03	56	1	Residential Unit	11,205
48086-03	57	1	Residential Unit	11,517
48086-03	58	1	Residential Unit	11,213
48086-03	59	1	Residential Unit	10,075
48086-03	60	1	Residential Unit	9,171
48086-03	61	1	Residential Unit	8,214
48086-03	62	1	Residential Unit	15,591
48086-03	63	1	Residential Unit	11,450
48086-03	64	1	Residential Unit	10,854
48086-03	65	1	Residential Unit	9,988
48086-03	66	1	Residential Unit	11,373
48086-03	67	1	Residential Unit	8,613
48086-03	68	1	Residential Unit	7,743
48086-03	69	1	Residential Unit	7,728
48086-03	70	1	Residential Unit	10,043
48086-03	71	1	Residential Unit	7,703
48086-03	72	1	Residential Unit	6,734
48086-03	73	1	Residential Unit	7,104
48086-03	74	1	Residential Unit	8,054
48086-03	75	1	Residential Unit	8,451
48086-03	76	1	Residential Unit	8,983
48086-03	77	1	Residential Unit	9,362
48086-03	78	1	Residential Unit	9,189
48086-03	79	1	Residential Unit	8,798
48086-03	80	1	Residential Unit	7,614
48086-03	81	1	Residential Unit	8,468
48086-03	82	1	Residential Unit	9,625
48086-03	83	1	Residential Unit	13,707
48086-03	84	1	Residential Unit	9,408
48086-03	85	1	Residential Unit	7,821
48086-03	86	1	Residential Unit	7,721
48086-03	87	1	Residential Unit	8,485
48086-03	88	1	Residential Unit	12,640
48086-03	89	1	Residential Unit	8,354
48086-03	90	1	Residential Unit	8,530

**DRAINAGE BENEFIT ASSESSMENT AREA NO. 34**

<u>Tract No.</u>	<u>Lot No.</u>	<u>Benefit Units</u>	<u>Usage</u>	<u>Area [SF]</u>
48086-03	91	1	Residential Unit	7,039
48086-03	92	1	Residential Unit	7,652
48086-03	93	1	Residential Unit	26,102
48086-03	94	1	Residential Unit	12,461
48086-03	95	1	Residential Unit	8,524
48086-03	96	1	Residential Unit	60,632
48086-03	97	1	Residential Unit	14,871
48086-03	98	1	Residential Unit	14,737
48086-03	99	1	Residential Unit	14,033
48086-03	100	1	Residential Unit	13,747
48086-03	101	1	Residential Unit	15,139
48086-03	102	1	Residential Unit	22,423
48086-03	103	1	Residential Unit	29,631
48086-03	104	1	Residential Unit	29,947
48086-03	105	1	Residential Unit	31,879
48086-03	106	1	Residential Unit	16,313
48086-03	107	1	Residential Unit	13,759
48086-03	108	1	Residential Unit	26,231
48086-03	109	1	Residential Unit	24,771
48086-03	110	1	Residential Unit	24,596
48086-03	111	1	Residential Unit	15,014
48086-03	112	1	Residential Unit	14,620
48086-03	113	1	Residential Unit	12,827
48086-03	114	1	Residential Unit	10,926
48086-03	115	1	Residential Unit	12,612
48086-03	116	1	Residential Unit	14,506
48086-03	117	1	Residential Unit	6,675
48086-03	118	1	Residential Unit	7,241
48086-03	119	1	Residential Unit	7,826
48086-03	120	1	Residential Unit	10,548
48086-03	121	1	Residential Unit	39,816
48086-03	122	1	Residential Unit	11,624
48086-03	123	1	Residential Unit	10,179
48086-03	124	1	Residential Unit	8,779
48086-03	125	1	Residential Unit	7,958
48086-03	126	1	Residential Unit	7,312
48086-03	127	1	Residential Unit	7,615
48086-03	128	1	Residential Unit	7,637
48086-03	129	32.27	School	373,417
48086-03	Streets	38.86	Streets	449,608
Parcel 11-1 <sup>(1)</sup>		1.37	Open Space	15,850
Parcel 11-2 <sup>(2)</sup>		2.45	Open Space	28,343
Stonecrest Rd		1.56	Streets	18,050
Yellowstone Ln <sup>(3)</sup>		10.11	Streets	117,023
Yellowstone Ln <sup>(4)</sup>		<u>3.55</u>	Streets	41,035
		696.58		

(1) LA County APN 3211-021-900 Portion of Parcel 11, Book D2720, Page 466 O.R.

(2) LA County Per Relinquishment 286, Parcel 11, Instrument # 3526, Book 2720, Page 442, O.R.

(3) Roadway outside of Tract boundary and contributes to runoff treatment system.

(4) Roadway in City jurisdiction outside of tract and contributes to runoff treatment system but not assessed with costs to be recovered outside of DBBA.

**COUNTY OF LOS ANGELES  
BOARD OF SUPERVISORS  
RESOLUTION ORDERING THE ANNEXATION OF  
TERRITORY INTO LOS ANGELES COUNTY  
LANDSCAPING AND LIGHTING ACT DISTRICT 4  
AND THE LEVYING OF AN ASSESSMENT  
FOR THE ANNEXED TERRITORY  
FOR FISCAL YEAR 2019-20**

WHEREAS, the Board of Supervisors of the County of Los Angeles (Board) on July 31, 2018, adopted a resolution of intention to annex territory into Los Angeles County Landscaping and Lighting Act (LLA) District 4, and to order the levying of assessments for the annexed territory commencing in Fiscal Year 2019-20; and

WHEREAS, the levying of an assessment is for the purpose of providing funds for the provision of landscape maintenance services in the annexed territory known as LLA District 4, Zone 82 (Spring Canyon) pursuant to provisions of the Landscaping and Lighting Act of 1972; and

WHEREAS, the Board has approved and filed the Engineer's Report for the annexation of Los Angeles County LLA District 4, Zone 82 (Spring Canyon) and imposition of an assessment to pay for landscape maintenance services, as required by law; and

WHEREAS, the Executive Officer of the Board of Supervisors did cause the notice of public hearing to be mailed to all property owners within the territory subject to the proposed annexation and levying of an assessment at least 45 days prior to the date set for the public hearing, along with a ballot on which to indicate their support of opposition to the assessment in accordance with Article XIID of the California Constitution; and

WHEREAS, the Executive Officer of the Board of Supervisors did cause the notice of public hearing to be published in a newspaper of general circulation in accordance with Sections 22552 and 22553 of the California Streets and Highways Code; and

WHEREAS, at a public hearing on NOVEMBER 27, 2018, said Board has heard all testimony and evidence with regard to the annexation and levying of an assessment and the Executive Office of the Board of Supervisors has tabulated all returned assessment ballots concerning the proposed assessment for said zone and the Board has made a determination that the majority of ballots returned in favor of the levy exceeds those submitted in opposition and that no majority protest exists.

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

Section 1. That this Board hereby finds that the public interest and convenience require the maintenance of the proposed landscaping and appurtenant improvements located within the boundary of LLA District 4, Zone 82 (Spring Canyon).

Section 2. That this Board hereby determines that the levying of assessments for LLA District 4, Zone 82 (Spring Canyon) is required to provide the total funding needed to finance the installation and/or maintenance of the landscaping and appurtenant improvements.

Section 3. That this Board hereby orders the annexation of additional territory into LLA District 4, Zone 82 (Spring Canyon) pursuant to provisions of the Landscaping and Lighting Act of 1972; and hereby orders the maintenance and operation work to be done as set forth and described in said Engineer's Report.

Section 4. That this Board hereby determines that the territory identified in the assessment diagram of the Engineer's Report will be benefited by annexation to the LLA District 4, Zone 82 (Spring Canyon) and hereby orders that the boundaries of said District be altered to include such benefited territory.

Section 5. That the Landscaping and Lighting Act District diagram and assessment as set forth in said Engineer's Report, or as modified, are hereby approved, confirmed, and adopted by the Board.

Section 6. That the adoption of this resolution constitutes the levy of an assessment for the fiscal year commencing on July 1, 2019, and ending on June 30, 2020.

Section 7. That the amount to be assessed for the expenses of installation, maintenance, operation, and services as described in said Engineer's Report and resolution shall be levied and collected in the same manner and by the same officers as taxes for County purposes are levied and collected, and shall be disbursed and expended for maintenance, operation, and service of the said District, all as described in the Engineer's Report and resolution of intention.

Section 8. That the Executive Officer of the Board of Supervisors is hereby ordered and directed to file a certified copy of the landscape maintenance diagrams and assessments, together with a certified copy of this resolution upon its adoption, with the Auditor-Controller.

The foregoing resolution was adopted on the 27<sup>TH</sup> day of NOVEMBER 2018, by the Board of Supervisors of the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts.



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

By *Suey Ho*  
Deputy

APPROVED AS TO FORM:

MARY C. WICKHAM  
County Counsel

By *Julia Weston*  
Deputy



# COUNTY OF LOS ANGELES

## ENGINEER'S REPORT

### LANDSCAPING AND LIGHTING ACT DISTRICT NO. 4 (LLAD NO. 4)

Annexation of Territory as  
Zone No. 82 (Spring Canyon)  
Establishment of New Assessments

Fiscal Year 2018/2019

Intent Meeting: August 7, 2018

Public Hearing: September 25, 2018  
COUNTY OF LOS ANGELES  
500 W. TEMPLE STREET  
LOS ANGELES, CA 90012

JULY 2018

PREPARED BY

WILLDAN FINANCIAL SERVICES

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**ENGINEER'S REPORT AFFIDAVIT**  
**COUNTY OF LOS ANGELES**  
**LANDSCAPING AND LIGHTING ACT DISTRICT NO. 4**  
**ANNEXATION OF TERRITORY AS**  
**ZONE NO. 82**  
**FISCAL YEAR 2018/2019**

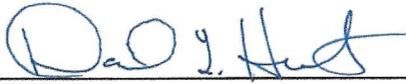
**ENGINEER'S REPORT**  
**CERTIFICATES**

This Report and the enclosed budgets, diagrams and descriptions outline the proposed improvements and assessments related to the annexation of territory to the County of Los Angeles Landscaping and Lighting Act District No. 4, and the establishment of said territory and the parcels therein as Zone No. 82 (Spring Canyon) commencing in fiscal year 2018/2019, as the same existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Los Angeles County Assessor's maps for a detailed description of the lines and dimensions of parcels within the proposed Zone No. 82. The undersigned respectfully submits the enclosed Report as directed by the County Board of Supervisors of the County of Los Angeles.

Dated this 16<sup>th</sup> day of July, 2018.

Willdan Financial Services  
Assessment Engineer  
On Behalf of the County of Los Angeles Department of Public Works

  
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## Introduction

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Pursuant to the provisions of the Landscaping and Lighting Act of 1972, being Part 2 of Division 15 of the California Streets and Highways Code, commencing with Section 22500 (hereafter referred to as the "1972 Act"), and in compliance with the substantive and procedural requirements of Article XIID of the California State Constitution (hereafter referred to as the "California Constitution"), the Board of Supervisors of the County of Los Angeles (hereafter referred to as "County"), on behalf of the Los Angeles County Department of Public Works, Special Districts, proposes to annex territory to the existing County of Los Angeles assessment district designated as:

### **Landscaping and Lighting District No. 4**

(hereafter referred to as the "District" or "LLAD No.4"), that was formed on July 22, 1997 to annually levy and collect special benefit assessments for the ongoing maintenance and operation of local landscape improvements within specified unincorporated areas of the County that provide special benefits to the properties therein, and in accordance with Section 22574 of the 1972 Act, establishes said annexation territory as a separate zone within the District to be designated as:

### **Zone No. 82 (Spring Canyon)**

(hereafter referred to as the "Zone No. 82"), and to levy annual assessments for Zone No. 82 commencing in fiscal Year 2018/2019. Upon the successful establishment of Zone No. 82, the County, through the Department of Public Works will ultimately take responsibility for the maintenance and servicing of specific local landscape improvements within dedicated public areas, easements, or rights-of-way that will provide special benefits to nearby properties, namely the maintenance, operation and administration of the local open space improvements and related landscape improvement and services within the boundaries of the zone that may be assessed to those properties that receive special benefits from the maintenance and servicing of such improvements as more fully described in "Part I-Plans and Specifications" of this Report.

This Engineer's Report (the "Report") has been prepared pursuant to Chapter 1, Article 4 and Chapter 3 of the 1972 Act, has been filed with the Clerk of the Board of Supervisors and presented to the County Board of Supervisors for its consideration and approval regarding the territory to be annexed as Zone No. 82 to LLAD No. 4, the improvements and the assessments to be levied on properties therein in connection with the special benefits the properties receive from the maintenance and servicing of the District improvements therein commencing in fiscal year 2018/2019.

The exterior boundaries of Zone No. 82, LLAD No. 4 (territory to be annexed) as shown on the Assessment Diagram (Boundary Map) contained in "Part IV-Assessment Diagram" of this Report, are coterminous with the combined boundaries of Tract Nos. 48086, 48086-01, 48086-02, and 48086-03 known and referred to as the Spring Canyon.

After the presentation of this Report to the County Board of Supervisors for its review and approval (as presented or modified and approved), the Board of Supervisors shall adopt a resolution of intention, which declares its intent to annex the territory specified in this Report to LLAD No. 4 as Zone No. 82 and to ballot the property owners of record therein for the proposed levy and collection of assessments as specified in the Report.

The annual assessments proposed to be levied on properties within Zone No. 82 of LLAD No. 4, as described herein will provide a funding source for the continued operation and maintenance of the open space area and associate amenities and facilities (improvements) within and adjacent

to the Spring Canyon development. These improvements, and the need to provide for the ongoing maintenance and operation of those improvements, are a direct result of the development of the properties within the Spring Canyon and are considered an integral part of that development, and as such, these improvements provide direct advantages (i.e., special benefits) to parcels in Spring Canyon (Zone No. 82) that directly affect the assessed parcels in a way that is particular and distinct from their effect on other parcels and that real property in general and the public at large do not share. The net annual special benefit cost to provide the improvements and related services are therefore allocated to the benefiting properties within the Zone using a weighted method of apportionment described in Part II - Method of Apportionment” of this Report, which calculates the proportional special benefits and assessment for each parcel as compared to other properties that benefit from the improvements and services.

If any section, subsection, sentence, clause, phrase, or portion of this Engineer’s Report is, for any reason, held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of the Engineer’s Report and each section, subsection, subdivision, sentence, clause, phrase, portion, zone, or subzone thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, portions, zones, or subzones might subsequently be declared invalid or unconstitutional.

## **Ballot Proceedings**

As part of these proceedings, pursuant to the provisions of Article XIID, Section 4 of the California Constitution, and in accordance with the provisions of Government Code, Section 53753, the County shall conduct a property owner protest ballot proceeding (referred to as “Ballot Proceeding”) for the proposed levy of new or increased assessments as described in this Report. In conjunction with this Ballot Proceeding, the County Board of Supervisors will conduct a noticed public hearing to consider public testimonies, comments and written protests regarding the new assessments and upon conclusion of that hearing, property owner protest ballots received will be opened and tabulated to determine whether majority protest exists.

As specified by Article XIID Section 4e “A majority protest exists if, upon the conclusion of the hearing, ballots submitted in opposition to the assessment exceed the ballots submitted in favor of the assessment. In tabulating the ballots, the ballots shall be weighted according to the proportional financial obligation of the affected property.”

After completion of the ballot tabulation, the Board of Supervisors will confirm the results of the balloting and based on the results of that tabulation:

- If majority protest exists for the new assessments, further proceedings to establish LLAD No. 4, Zone No. 82 and the proposed levy of the assessments related thereto shall be abandoned.
- If tabulation of the ballots indicate that majority protest does not exist for the proposed new assessments and assessment range formula presented and described herein, the County Board of Supervisors may approve this Report (as submitted or amended), approve the assessment diagram, and confirm the new assessments. In such case, the District assessments as approved and ordered may be submitted to the County Auditor/Controller for inclusion on the property tax roll for each assessed parcel commencing in fiscal year 2018/2019. Each subsequent fiscal year, as part of the Engineer’s Annual Report prepared and presented to the County Board of Supervisors for LLAD No. 4, said report shall include any changes to Zone No. 82 or improvements, the proposed budget and assessments for that

fiscal year, and the County Board of Supervisors shall hold a noticed public hearing regarding these matters prior to approving and adopting the annual levy of assessments.

For the purposes of this Report, the word “parcel”, refers to an individual property assigned its own Assessor’s Parcel Number (APN) by the Los Angeles County Assessor’s Office. The Los Angeles County Auditor/Controller uses Assessor’s Parcel Numbers and specific Fund Numbers to identify properties to be assessed on the tax roll for the special benefit assessments. The assessments described herein, if authorized by these proceedings, may be placed on the 2018/2019 County tax roll, and collected with the regular County property taxes.

## **Report Content**

This report has been prepared in connection with the establishment of LLAD District No. 4, Zone No. 82 (Spring Canyon) and the annual assessments related thereto commencing in fiscal year 2018/2019 as required by the provisions of Article 4, Chapter 1 the 1972 Act, Article XIID of the California Constitution and pursuant to a resolution of the County Board of Supervisors and consists of five (5) parts:

### **Part I - Plans and Specifications**

This section provides an overall description of Zone No. 82 (Spring Canyon) and the improvements for which parcels within the Zone are to be assessed. The improvement plans and specifications contained in this section of the Report describe the overall nature and extent of the improvements associated with Zone No. 82 for which the parcel therein will be assessed. More detailed information regarding the specific improvement plans and development specifications associated with the Zone are on file in the Los Angeles County Department of Public Works and by reference are made part of this Report.

### **Part II - Method of Apportionment**

This section includes a discussion of the general and special benefits associated with the improvements to be provided within Zone No. 82 (Benefit Analysis), which includes a discussion of the proportional costs of the special benefits and a separation of costs considered to be of general benefit (and therefore not assessed). This section of the Report also outlines the method of calculating each property’s proportional special benefits necessary to calculate the property’s annual assessment. This method of apportionment is consistent with the previously adopted method of apportionment for other Zones within LLAD No. 4

### **Part III - Estimate of Costs**

An estimate of the annual costs to operate, maintain, and service the improvements and appurtenant facilities within the Zone. The budget for Zone No. 82 incorporates an estimate of the maintenance costs and incidental expenses including, but not limited to: labor, materials, utilities, equipment, and administration expenses as well as the collection of other appropriate funding authorized by the 1972 Act and deemed necessary to fully support the improvements and establishes the assessment rate used to calculate each parcel’s proportional assessment amount.

## Part IV - Assessment Diagram

Contains a diagram showing the proposed boundaries of Zone No. 82 for fiscal year 2018/2019 which incorporates all lots and parcels of land determined to receive special benefits from the improvements. Parcel identification, the lines and dimensions of each lot, parcel and subdivision of land within LLAD No. 4, Zone No. 82 that will receive special benefits from the improvements to be provided and maintained are inclusive of all parcels listed in "Part V - Assessment Roll" of this Report and the corresponding Los Angeles County Assessor's Parcel Maps for said parcels as they existed at the time this Report was prepared and shall include all subsequent subdivisions, lot-line adjustments or parcel changes therein. Reference is hereby made to the Los Angeles County Assessor's maps for a detailed description of the lines and dimensions of each lot and parcel of land within LLAD No. 4, Zone No. 82.

## Part V - Assessment Roll

The Assessment Roll contains a listing of the Assessor Parcel Numbers of the properties included within Zone No. 82 as part of LLAD No. 4 and each parcel's proposed "Maximum Assessment" amount being balloted and the proposed assessments to be levied and collected for fiscal year 2018/2019 ("Assessment FY 2018/2019"). The Maximum Assessment amount identified for each parcel incorporates an annual inflationary adjustment that will be applied each subsequent fiscal year, establishing the authorized maximum assessment rate for that fiscal year and potential maximum assessment for each parcel.

## Part I - Plans and Specifications

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### Description of the District

The boundaries for Zone No. 82 as part of LLAD No. 4 and a brief description of the improvements are provided in this section of the Report. The allocation of special benefits and general benefit from the improvements are summarized in "Part II - Method of Apportionment" of this Report

The territory to be annexed to Landscaping and Lighting Act District No. 4 ("LLAD No. 4") as Zone No. 82 shall include, but is not limited to the lots and parcels of land within Tract Nos. 48086, 48086-01, 48086-02, and 48086-03 known and referred to as the Spring Canyon development, which is comprised of approximately five hundred fifty acres (550.734 acres) located in the unincorporated area of Los Angeles County just north and northwest of Valley Canyon Road and the Antelope Valley Freeway (RTE 14), and generally east of Shadow Pines Boulevard and the City of Santa Clarita and west of Agua Dulce Canyon Road. At the time this Report was prepared, the Spring Canyon development and Zone No. 82 is comprised of seven parcels identified on the Los Angeles County Assessor's Parcel Map (APN map) as Book 3211, Page 21; parcels 043, 044, 045, 050, 051, 053, and 054. When fully developed, the Spring Canyon development and Zone No. 82 is anticipated to incorporate four hundred ninety-two (492) Single Family Residential homes; a fire station and sheriff station facility (approximately 2.7 acres); an elementary school site (approximately 8.6 acres), approximately 277 acres of maintained open space (the improvement area being maintained as part of the Zone); and over twenty acres of parks, basins and other landscaped areas which will be funded and maintained through the development's homeowners association or other revenue source.

### Description of District Improvements and Services

The purpose of LLAD No. 4 is to provide funding for the continued maintenance, operation and servicing of landscaping improvements and related amenities, which may include landscape improvements and facilities within street rights-of-way, slopes, parks, open spaces, or other public areas and/or easements that are in proximity to and provide special benefits to the properties and developments within LLAD No. 4. For Zone No. 82, the properties that receive special benefits will be assessed annually for the maintenance, operation, and servicing of the 277 acres of open space area and related amenities that are part of the approximately five hundred fifty-acre Spring Canyon development. The specific plans, specifications and requirements for the maintenance and operation of the Zone No. 82 open space areas are incorporated in the various tract/subdivision maps; development agreements; deed restrictions (conservation easement or restrictive covenant documents) associated with the Spring Canyon development project. These plans and specifications are voluminous and are not bound in this Report, but are on file with the Los Angeles County Department of Public Works and by this reference are incorporated and made a part of this Report.

The open space conservation area consists of approximately 277 acres of natural and landscaped preserved land located within the larger 550-acre Spring Canyon Project (Project) site, located in the unincorporated area of Los Angeles County just north and northwest of Valley Canyon Road and the Antelope Valley Freeway (RTE 14), and generally east of Shadow Pines Boulevard and the City of Santa Clarita and west of Agua Dulce Canyon Road. The open space lands include onsite wildlife corridors, native tree/shrub relocation areas, slender mariposa lily preservation and relocation areas, and compensatory mitigation areas.

## Initial Open Space Mitigation Activities

Generally, the improvement plans and specifications require the developer to perform certain, mitigation activities as part of the development of the Spring Canyon project. These mitigation activities will be completed as part of the development of properties within Zone No. 82 and are not part of the improvements or activities funded by the Zone assessments. These activities may include, but are not limited to:

- **Native Tree/Shrub Salvage & Relocation.**
  - Salvage and relocation of shrubs/trees;
  - Planting of drought-tolerant container plants on the perimeter of the existing man-made pond in Tapie Canyon;
  - Abatement of perennial weeds within the open space portions of Spring and Tapie Canyons; and
  - Removal of trash and debris within the open space portions of Spring and Tapie Canyons
- **Re-Establishment of slender mariposa lily within select open space areas.**
- **Enhancement and establishment/restoration of RAFFS habitat.**
  - On-site preservation of 2.96 acres of Corps jurisdiction and 5.34 acres of the CDFW jurisdiction onsite.
  - On-site establishment/restoration of 5.39 acres of RAFSS within Spring Canyon.
  - On-site enhancement of 5.34 acres of RAFSS/mulefat scrub within Spring Canyon through the removal of non-native vegetation.
  - Replacement of holly-leaf cherry at a 5:1 mitigation to impact ratio.
  - Restoration of up to 1.01 acre of temporary impact areas by recontouring and seeding with RAFSS/mulefat scrub species.

## Open Space & Wildlife Corridor Management.

Generally, the improvement plans, specifications, mitigation activities, maintenance and other service activities that will be performed on an ongoing basis and provide special benefits to properties within Zone No. 82 (funded in whole or in part by special benefit assessments) may include, but are not limited to:

- **Enforcement Monitoring:**
  - Compliance/General Maintenance Monitoring - Bi-annual inspections to review the overall condition of the open space area.
  - Resource Monitoring - Annual inspections by a qualified biologist to assess the condition of native and non-native plant species coverage, wildlife species utilization, overall site performance, erosion and sedimentation, hydrology and water quality, general topographic conditions, and the identification of remedial measures necessary to maintain site compliance.

➤ **General Maintenance:**

- Signage - Signage installation and repair associated with trespassing, vandalism, and typical wear and tear.
- Trash Removal (Minor) - Annual trash removal and offsite disposal. Trash removal activities are expected to be concentrated within the preserved reaches of Spring and Tapie Canyons and areas adjacent to the development.
- Trash Removal (Large Items) - Removal of large trash such as illegally dumped appliances, furniture, and other large material. Large trash removal will occur as necessary between September and February to avoid nesting bird season.

➤ **Habitat Maintenance:**

- Exotic Plant Control - Performing annual invasive weed species evaluation and control as necessary to ensure the continued function of the site. This task is expected to be concentrated within the open space portions of Spring and Tapie Canyons but will cover additional open space areas, as determined by the County.
- Adaptive Restoration/Management Plan - An adaptive restoration plan for RAFFS, mariposa lily, native scrub/trees, and upland buffers on site at the discretion of the County, or whenever fire, major flooding, drought, or other disturbance results in significant change or damage (i.e., approximately 10-percent or more loss of the mitigation area vegetation). The adaptive management/restoration plan will provide corrective actions where resources are threatened, and may include but is not limited to, vector control methods, habitat restoration, additional patrolling of lands, and additional remedial actions and materials to further protect habitat areas from unanticipated adverse direct impacts.

➤ **Trail Maintenance:**

- Trail Maintenance - Trail maintenance and repair associated with erosion, vandalism, and typical wear and tear. Damaged trails shall be repaired as necessary.

• **Reporting:**

- Annual Progress Report - Prepared by a qualified biologist to document the condition of the open space, native and non-native plant species coverage, wildlife species utilization, overall site performance, completion of general maintenance activities described above, corrective actions (if any), and prohibited activities (if any). This information will be provided in an annual progress report that will be submitted the agency.
- Detailed Maintenance Report – In addition to the Annual Progress Report a Detailed Maintenance Report will be prepared and presented to the responsible agency every five years. This report will include a description of the general maintenance activities that have occurred on site, as well as a listing of any remedial actions that were taken. The maintenance report may include site photographs depicting existing site conditions.

In addition to the maintenance, operation and servicing activities listed above, the estimated annual costs for the Zone will include administrative expenses, reserve funding, and may include funds collected in installments for capital costs, and periodic or long-term repairs and rehabilitation of the improvements as authorized by the 1972 Act.



## Part II - Method of Apportionment

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### Legislative Authority and Provisions

#### 1972 Act

The 1972 Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements, including the acquisition, construction, installation and servicing of landscaping and lighting improvements and related facilities. The 1972 Act requires that the cost of these improvements be levied according to benefit rather than assessed value:

Section 22573 defines the net amount to be assessed as follows:

*“The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements.”*

Section 22574 provides for zones as follows:

*“The diagram and assessment may classify various areas within an assessment district into different zones where, by reason of variations in the nature, location, and extent of the improvements, the various areas will receive differing degrees of benefit from the improvements. A zone shall consist of all territory which will receive substantially the same degree of benefit from the improvements.”*

The formulas used for calculating assessments and the designation of Zones as established herein reflect the composition of parcels within the District and the improvements and activities to be provided, and have been designed to fairly apportion the cost of providing those improvements based on a determination of the proportional special benefits to each parcel, consistent with the requirements of the 1972 Act and the provisions of Article XIII D of the California Constitution.

#### California Constitution

The costs to operate and maintain the District improvements are identified and allocated to properties within each Zone of LLAD No. 4 based on the special benefits conferred. The improvements provided and for which properties within Zone No. 82 are to be assessed are identified as local improvements and related amenities that were installed in connection with the development of the properties and/or would otherwise be required for the development of properties within the Zone and consistent with the provisions of the 1972 Act. The assessments and method of apportionment described herein are based on the premise that these improvements would otherwise not have been installed and maintained by the County. The improvements were installed as part of the development or planned development of the parcels within Zone No. 82 and the level of maintenance required for the improvements is greater than what the County would otherwise install, maintain, and fund elsewhere in the County.

Article XIII D Section 2(d) defines District as follows:

*“District means an area determined by an agency to contain all parcels which will receive a special benefit from a proposed public improvement or property-related service”;*

Article XIII D Section 2(i) defines Special Benefit as follows:

*“Special benefit” means a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large. General enhancement of property value does not constitute “special benefit.”*

Article XIII D Section 4(a) defines proportional special benefit assessments as follows:

*“An agency which proposes to levy an assessment shall identify all parcels which will have a special benefit conferred upon them and upon which an assessment will be imposed. The proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of the capital cost of a public improvement, the maintenance and operation expenses of a public improvement, or the cost of the property related service being provided. No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel.”*

## Benefit Analysis

The improvements provided within LLAD No. 4 and specifically Zone No. 82, for which properties will be assessed have been identified as necessary, desired and/or required for the orderly development of the properties within Zone No. 82 to their full potential, consistent with the development plans.

### Special Benefits

The ongoing maintenance of landscaped areas within Zone No. 82 will provide aesthetic benefits to the properties within the Zone and are intended to provide a more pleasant environment to walk, drive, live, and work. The primary function of these improvements and related amenities is to serve as an aesthetically pleasing enhancement and open space area for the benefit of the immediate surrounding properties and development for which the improvements were constructed and installed, and/or were facilitated by the development or potential development of properties within the Zone. These improvements are an integral part of the physical environment associated with the parcels in Zone No. 82 and while these improvements may in part be visible to properties outside the Zone and/or occasionally accessed by the general public, if these improvements are not properly maintained, it is the parcels within the Zone that would be aesthetically burdened and/or impacted directly by potential environmental issues such as dust, debris, pests, water runoff, erosion, and fire hazards. Additionally, these improvements provide visually pleasing open space areas and green spaces that serve as an extension of the physical attributes of the parcels assessed, such as their front or rear yards and provides a greater opportunity for recreational activities. Thus, the maintenance of these improvements provides advantages to the assessed properties that affect the assessed parcels in a way that is particular and distinct from their effect on other parcels and that real property in general and the public at large do not share.

Collectively these improvements, related amenities, and services which will be funded by the special benefit assessments, enhance the overall use, presentation, enjoyment, recreational access, and marketability of the properties, and ensure the long-term cost-efficiency of services that are obtained through the County provided maintenance (economy of scale).

## General Benefit

In reviewing the location and extent of the specific landscaped areas and improvements to be funded by Zone No. 82 assessments and the proximity and relationship to properties to be assessed, it is evident these improvements have been installed as part of the development of properties within the Zone or are improvements that would otherwise be shared by and/or required for development of those properties. Although the improvements are largely located on the perimeter of the Spring Canyon development and may be visible and/or accessible to the general public, it is evident that the ongoing maintenance of these improvements are only necessary for the appearance and advantage of the properties within the Zone that facilitated the need for an extensive open space conservation area management program. It is also evident that these improvements were not required nor necessarily desired by any properties or developments outside the Zone boundaries. In fact, the properties north, east, and south of the Spring Canyon development and the open space area to be maintained, are primarily identified as undeveloped properties or open space, and only the area west of the Spring Canyon development has been developed. However, the residential development area west of the Spring Canyon development is in the City of Santa Clarita and this development area has an extensive amount of landscape improvements which are funded by a similar landscaping and lighting district assessments which are administered by the City.

In the absence of a special funding Zone, these types of improvements would not have been installed by the County and the County's maintenance of these improvements would for the most part, be limited to weed abatement (fuel modification areas), rodent control, and erosion control services only. This basic or baseline level of service would typically provide for periodic servicing of the open space areas on an as-needed basis. This baseline level of service, would only provide a level of service that was necessary to ensure public safety, essential property protection and potential property damage. However, this baseline level of service results in a far less visually pleasing environment than is created with the enhanced levels of services associated with the regular landscape maintenance that can be provided through the District assessments.

In addition to this baseline level of service, it is recognized that there are indirect or incidental benefits to properties within the Zone as well as the general public that are associated with regular landscape maintenance services, including minimization of dust and debris, and decreased potential water runoff from the open space areas.

Although both the baseline level of service and the incidental benefits noted above might best be characterized as indirect consequences of the special benefits of the open space maintenance program to be provided to the assessed parcels, for purposes of calculating proportional benefits, we assume these types of benefits to be general benefits. However, it is also recognized that with the regular maintenance of the improvements, the effort and cost to monitor and address these more indirect issues are reduced to isolated areas and/or less frequent servicing, and these activities generally represent less than two percent (2%) of the overall maintenance costs. Therefore, conservatively, we estimate that the costs associated with these indirect and incidental benefits (General Benefit) do not exceed five percent (5%) of the combined annual expenses for General Maintenance, Habitat Maintenance, and Public Services identified in the annual maintenance budget contained in Part III – Estimate of Costs” of this Report.

## **Reason for the Assessment**

The assessments proposed to be annually levied and collected on parcels within LLAD No. 4, Zone No. 82 are established to defray the costs of the maintenance, operation and servicing of improvements, as previously identified in “Part I - Plans and Specifications” of this Report.

These identified improvements, services and activities and the associated costs to provide such improvements identified in “Part III – Estimate of Costs” of this Report, have been carefully reviewed and proportionally allocated to the parcels that receive special benefits from those improvements and services and are inclusive of all parcels that receive special benefits which are identified in “Part V – Assessment Roll” of this Report pursuant to the provisions of the California Constitution and 1972 Act. The formulas used for calculating special benefits within the Zone as outlined by this Report, have been established to reflect the composition of the parcels and the improvements and services to be provided and to fairly apportion the cost of those improvements based on the special benefits to each parcel. The method of apportionment (method of assessment) set forth in the Report is based on the premise that each assessed property receives special benefits from the improvements to be funded by the assessments, and the assessment obligation for each parcel reflects that parcel's proportional special benefits as compared to other properties that receive special benefits from the improvements. Furthermore, such assessments shall be used solely for the maintenance operation and servicing of the Zone improvements as authorized pursuant to the 1972 Act and in accordance with the California Constitution, the proportionate special benefits to each parcel shall be determined in relationship to the entirety of the public improvement or the maintenance and operation expenses being provided and for which the property receives special benefits.

## **Method of Assessment**

The method of apportionment (method of assessment) developed for this Zone is based on the premise that each of the property to be assessed receives a direct and special benefit from the open space improvements and conservation management program established for those improvements to be financed by the Zone assessments.

To assess benefits equitably it is necessary to calculate each property's relative share of the special benefits conferred by the funded improvements and services. The method of apportionment for this Zone calculates the receipt of special benefits from the respective improvements based on the actual or proposed land use of the parcels within the Zone. The special benefits received by each lot or parcel is equated to the overall land use of parcels within the Zone based on the parcel's actual land use or proposed development. The net special benefit costs associated with the various improvements are proportionately distributed among the only the benefiting parcels based upon a calculation of the proportional weighted benefit received by each parcel. The benefit formula used to determine the assessment obligation is therefore based upon both the improvements that benefit the parcels as well as the use and relative characteristics of each property as compared to other parcels that benefit from those specific improvements.

## Equivalent Benefit Units

As previously noted in the "Part 1 – Plans and Specifications" section of this Report, at build-out, it is anticipated that Zone No. 82 of LLAD No.4 will incorporate four hundred ninety-two (492) Single Family Residential homes; a fire station and sheriff station facility (approximately 2.7 acres); an elementary school site (approximately 8.6 acres), approximately 277 acres of maintained open space (the improvement area being maintained as part of the Zone); and over twenty acres of parks, basins and other landscaped areas which will be funded and maintained through the development's homeowners association or other revenue source.

To allocate special benefits fairly between the parcels, an Equivalent Benefit Unit (EBU) methodology is utilized for this Zone. The Equivalent Benefit Unit (EBU) method of assessment apportionment establishes a basic unit (base value) of benefit and then calculates the benefit derived by each assessed parcel as a multiple (or a fraction) of the basic unit. Based on an evaluation of the overall property development proposed within Zone No. 82 at build-out (over 95 % of the development acreage will be single family residential), for purposes of this Report, an EBU is the quantum of benefit derived from the funded improvements and services by a single family residential parcel or unit. Thus, the "benchmark" property (the single family residential parcel/unit) derives one (1.0) EBU of benefit. All other land uses are proportionately weighted (assigned an EBU) based on an assessment formula that equates the property's specific development and property characteristics to that of the benchmark property (single-family residential). This proportional weighting may be based on several factors that may include, but are not limited to: the type and status of development (land use), size of the property, development plans or restrictions, typical development densities, or other property related factors. Generally, for most assessment districts the calculation of each parcel's proportional special benefits can be reasonably determined by applying one or more of these factors. For Zone No. 82, it has been determined that the key property related factors to be considered in the determination of the proportional special benefits for each parcel is limited to: the property's current or approved land use (development type); the property's development status (developed versus undeveloped); and the property's size (acreage or units).

The following outlines the land use classifications that are associated with or may be associated with the parcels in Zone No. 82 and the proportional Equivalent Benefit Units established for those land use classifications.

### **Land Use Classifications**

**Single-Family Residential** -- This land use classification is defined as a fully subdivided residential home site with or without a structure. This land use may include, but is not limited to subdivided residential tract lots, condominiums, or other individual residential units or subdivided lots assigned an Assessor's Parcel Number. As previously noted, the single family residential parcel has been selected as the basic value for calculation of assessments and each is assigned 1.00 Equivalent Benefit Unit.

**Multi-Family Residential** -- This land use classification is defined as properties that are primarily used for residential purposes, but contain more than a single residential unit on the parcel (parcels with more than one dwelling) including apartments, duplexes, or other multi-unit structures. Due in part to the development and population densities associated with these types of dwelling units (reduced unit size compared to the typical density and size of single-family properties), studies have consistently shown that the average apartment unit impacts infrastructure approximately 75% as much as a single-family residence. (Sources: Institute of Transportation Engineers Informational Report Trip Generation, Fifth Edition, 1991; Metcalf and Eddy, Wastewater Engineering Treatment, Disposal, Reuse, Third Edition, 1991). Therefore, it is reasonable to conclude that the proportional special benefit these properties receive from the public improvements funded by the District assessments has a similar proportionality and these parcels shall be assigned a weighted proportional special benefit of 0.75 EBU per unit. Note, at the time this report was prepared, it is not anticipated that any of the properties within Zone No. 82 will be developed as Multi-Family Residential, but this land use classification and proportional EBU assignment is established herein if development plans for the Zone changes and/or such properties are annexed to the Zone in the future.

**Non-Residential Developed** -- This land use is defined as a parcel and/or development (group of parcels) that has been developed primarily with a non-residential use including, but not limited to (both publicly owned and privately owned) properties that are considered to be commercial retail or commercial services, office or professional services, hotel or motel, manufacturing, warehousing, parking lots, and/or institutional facilities including hospitals or other medical facilities, private schools or education centers, churches or other non-profit organizations. Based on the planned residential development within this District, it has been determined that these planned single-family residential developments will yield approximately two dwelling units per acre of land. The actual residential development density is anticipated to be 2.01 units per acre. Therefore, since the single family residential parcel (the base value for calculation of assessments) is assigned 1.00 Equivalent Benefit Unit, it is reasonable and appropriate to assign the Non-Residential Developed properties a weighted special benefit that reflects a similar and proportional development density. Therefore, the EBU assigned to each Non-Residential Developed property is established by multiplying the parcel's applied acreage by 2.0 EBU per acre (e.g. a Non-Residential Developed parcel of 2.722-acres would be assigned 5.44 EBU,  $2.722 \text{ acres} \times 2.0 \text{ EBU/acre} = 5.44 \text{ EBU}$ ).

**Public School Property** -- This classification includes the parcel currently identified specifically as the elementary school site within Tract 48089-03. On average for most public schools, approximately 1/4 (25%) of the total school site acreage is developed with structures. The remaining parcel acreage (approximately 75%) is generally playground area and/or sports fields (recreational area), which is similar to park or open space improvements. Recognizing the overall development of this parcel as compared to other properties in the Zone, it has been determined that the proportional special benefit EBU calculated for this parcel is accurately reflected by treating that portion of the parcel with structures (1/4 of the parcel's acreage) similar to the EBU calculated for Non-Residential Developed properties (25% of acreage x 2.0 EBU/acre), with the remaining 3/4 (75%) of the parcel's acreage being excluded (treated similar the Zone's open space improvements being maintained, although this area is not part of the improvements being maintained by the Zone). Therefore, the proposed 8.649-acre school site parcel shall be assigned 4.32 EBU for balloting purposes to establish the property's maximum assessment and proportional special benefit ( $[8.649 \text{ acres} \times 25\% = 2.162 \text{ applied acre}] \times 2.00 \text{ EBU/acre} = 4.32 \text{ EBU}$ ).

**Planned Residential Development** -- This land use classification is defined as a parcel or group of parcels that may currently be identified as vacant undeveloped property, but is zoned or planned to be developed primarily for residential use (although the parcel may also incorporated other planned uses), and the number of residential units and/or other uses to be developed on the property has been determined or identified as part of a Tentative Development Plan, Tentative Tract Map or Specific Plan.

For balloting purposes to establish each property's maximum assessment and proportional special benefit, these parcels are assigned an EBU that reflects the total EBU's planned for that parcel at build-out (1.00 EBU per single-family residential lot and 0.75 EBU per multi-family residential unit, as applicable).

However, for calculation of the annual assessments each fiscal year, the Assessment Engineer shall apply to such parcels an EBU that best reflects that parcel's proportional special benefit from the improvements and services provided as compared to other properties in the Zone based on the anticipated development status of the property for the upcoming fiscal year. The Assessment Engineer may identify and treat the parcel as a Vacant Undeveloped Property (assigned 0.50 EBU per applied acre) or may temporarily identify the parcels as a Special Case Property (refer to this land use classification below) assigning the parcel any proportional EBU up to the maximum EBU for which the property was ballot.

It is anticipated that full development of the properties within Zone No. 82 may be spread out over two or more years and/or only portions of the improvements will be dedicated and accepted for maintenance. As such, some or all parcels initially identified in this Report as Planned Residential Development property may be assigned a weighted special benefit per acre applicable to Vacant Undeveloped Property until the property is developed or a substantial portion of the Zone improvements have been accepted for maintenance.

**Planned Non-Residential** -- This land use classification is defined as a parcel or group of parcels that may currently be identified as vacant undeveloped property, but is zoned or planned primarily for a non-residential use including, but not limited to (both publicly owned and privately owned) properties that are considered to be commercial retail or commercial services, office or professional services, hotel or motel, manufacturing, warehousing, parking lots, and/or institutional facilities including hospitals or other medical facilities, private schools or education centers, churches or other non-profit organizations based on a Tentative Development Plan, Tentative Tract Map or Specific Plan.

For balloting purposes to establish each property's maximum assessment and proportional special benefit, these parcels are assigned an EBU that reflects the parcel's anticipated EBU at build-out (2.00 EBU per applied acre).

However, for calculation of the annual assessments each fiscal year, the Assessment Engineer shall apply to such parcels an EBU that best reflects that parcel's proportional special benefit from the improvements and services provided as compared to other properties in the Zone based on the anticipated development status of the property for the upcoming fiscal year. The Assessment Engineer may identify and treat the parcel as a Vacant Undeveloped Property (assigned 0.50 EBU per applied acre) or may temporarily identify the parcels as a Special Case Property (refer to this land use classification below) assigning the parcel any proportional EBU up to the maximum EBU for which the property was ballot.

It is anticipated that full development of the properties within Zone No. 82 may be spread out over two or more years and/or only portions of the improvements will be dedicated and accepted for maintenance. As such, some or all parcels initially identified in this Report as a Planned Non-Residential property may be assigned a weighted special benefit per acre applicable to Vacant Undeveloped Property until the property is developed or a substantial portion of the Zone improvements have been accepted for maintenance.

**Planned Mixed-Use** -- This land use classification is defined as a parcel or group of parcels that may currently be identified as vacant undeveloped property, which when subdivided will include both residential and non-residential uses as described based on a Tentative Development Plan, Tentative Tract Map or Specific Plan.

For balloting purposes to establish each property's maximum assessment and proportional special benefit, these parcels are assigned an EBU that reflects the parcel's anticipated EBU at build-out (2.00 EBU per applied acre for the Public School Property and/or Planned Non-Residential properties, 1.00 EBU per single-family residential lot, and 0.75 EBU per multi-family residential unit, as applicable).

However, for calculation of the annual assessments each fiscal year, the Assessment Engineer shall apply to such parcels an EBU that best reflects that parcel's proportional special benefit from the improvements and services provided as compared to other properties in the Zone based on the anticipated development status of the property for the upcoming fiscal year. The Assessment Engineer may identify and treat the parcel as a Vacant Undeveloped Property (assigned 0.50 EBU per applied acre) or may temporarily identify the parcels as a Special Case Property (refer to this land use classification below) assigning the parcel any proportional EBU up to the maximum EBU for which the property was ballot.

It is anticipated that full development of the properties within Zone No. 82 may be spread out over two or more years and/or only portions of the improvements will be dedicated and accepted for maintenance. As such, some or all parcels initially identified in this Report as Planned Mixed-Use properties may be assigned a weighted special benefit per acre applicable to Vacant



Undeveloped Property until the property is developed or a substantial portion of the Zone improvements have been accepted for maintenance.

**Vacant Undeveloped Property** -- This land use classification includes undeveloped properties that are identified as a parcel or parcels with no development, or active development of the planned residential or non-residential uses associated with the property. While it is anticipated that all the open space improvements associated with this Zone will be accepted for maintenance at one time, it is also possible that various portions of the open space improvements may be accepted for maintenance in connection with the development of the various tracts and parcels within the Zone. If only portions of the improvements (open space areas) are accepted when the nearby tract is actively being developed, then those planned development areas that are not actively being developed may be identified as Vacant Undeveloped Property rather than as planned residential or non-residential properties as described above.

Therefore, it has been determined that parcels identified as Vacant Undeveloped Property shall be assigned a proportional EBU that is 25% of that assigned to developed properties, which is 0.50 EBU per applied acre (50% of the 2.0 EBU per acre assigned to Non-Residential Developed properties, e.g. a Vacant Undeveloped Property which is 7.00-acres would be assigned 3.50 EBU [7.0 acres x 0.50 = 3.50 EBU]).

**Special Case Property** -- In many landscaping and lighting districts (particularly districts that have a wide range of land uses, phased developments, and/or diversity in the location and type of improvements) there may be one or more parcels to be assessed that the standard land use classifications and proportionality identified above do not accurately identify the use and special benefits received from the improvements. Properties that are typically classified as a Special Case Property usually involve partial or mixed-use development of the property or development restrictions whether those restrictions are temporary or permanent and affect the properties proportional special benefit. Examples of such restrictions may include situations where only a portion of the parcel's total acreage is or can be developed. In such a case, the net acreage of the parcel that is utilized rather than the gross acreage of the parcel may be applied to calculate the parcel's proportional special benefit similar to how the Public School site property is treated above. Each such parcel shall be addressed on a case-by-case basis by the Assessment Engineer and the EBU assigned to such parcels shall be based on the specific issues related to that parcel and its proportional special benefit compared to other properties that receive special benefits from the improvements.

**Exempt Properties** -- Within most districts, there are lots or parcels of land that do not receive a special benefit from the improvements provided (exempt from assessment), which may include, but is not limited to public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, public rights-of-way, or utility rights-of-way; common areas, bifurcated lots; sliver parcels or any other parcel that has little or no assessed value and cannot be developed independently; parcels that are part of the improvements being maintained by the District or that the agency has determined that the parcel cannot be developed. These types of parcels are considered to receive no special benefits from the improvements and are therefore exempted from assessment and are assigned 0.00 EBU.

A summary of the applied Equivalent Benefit Units (EBUs) for the various land use classifications within the District is shown in the following table:

Land Use	EBU Calculation	
Single-Family Residential	1.00 per parcel/lot	
Multi-Family Residential	0.75 per unit or planned unit	
Non-Residential Developed	2.00 per acre	
Public School Property	2.00 per adjusted acre	
Planned Residential Development	1.00 per planned lot/unit	
Planned Non-Residential	2.00 per acre	
Planned Mix-Use	Residential	1.00 per unit or planned unit
	Non-Residential	2.00 per acre
Vacant Undeveloped Property	1.00 per acre	
Special Case Property	Varied per acre or unit	
Exempt	0.00 per acre	

The specific land use, development status and size of each parcel shall be based on information obtained from the County Assessor's latest secured roll, maps or GIS data or from information otherwise known to the Los Angeles County Department of Public Works or the Assessment Engineer.

### ***Equivalent Benefit Unit Summary***

The following is a summary of the Equivalent Benefit Units applicable to the various land use classifications identified within Zone No. 82 at the time this Report was prepared. The Total Applied EBU shown below was used to establish the Maximum Assessment Rate identified in "Part III -Estimate of Costs":

Land Use	Total Parcels	Assessed Parcels	Applied Acreage	Applied Units	Applied EBU
Planned Residential Development	4	4	-	267	267.00
Planned Non-Residential	1	1	2.722	-	5.44
Planned Mix-Use	1	1	2.162	225	229.32
Exempt	1	-	294.389	-	-
<b>Total</b>	<b>7</b>	<b>6</b>	<b>299.273</b>	<b>492</b>	<b>501.76</b>

## Part III – Estimate of Costs

### Calculation of Assessments

An assessment amount per Equivalent Benefit Unit (Assessment per EBU) is calculated by:

Taking the “Total Annual Expenses” (Total budgeted costs) and subtracting the “General Benefit Expenses”, to establish the “Total Special Benefit Expenses”;

$$\text{Total Annual Expenses} - \text{General Benefit Expenses} = \text{Total Special Benefit Expenses}$$

To the resulting “Total Special Benefit Expenses”, “Funding Adjustments” may be applied which may include, but is not limited to:

- “Reserve Fund Transfer/Deduction”, represents an amount of available existing funds from the “Operational Reserve Fund Balances” being applied to pay a portion of the Special Benefit Expenses for the fiscal year.
- “Additional Funding Sources”, represents an adjustment that represents available funding from other funding that may be available from sources other than the assessments.

These adjustments to the Special Benefit Expenses result in the net special benefit amount to be assessed “Balance to Levy”;

$$\text{Special Benefit Expenses} - \text{Funding Adjustments} = \text{Balance to Levy}$$

The amount identified as the “Balance to Levy” is divided by the total number of EBUs of parcels that receive special benefits to establish the Assessment Rate (“Assessment Per EBU”). This Assessment Rate is then applied back to each parcel’s individual EBU to calculate the parcel’s proportionate special benefits and assessment amount for the improvements.

$$\text{Balance to Levy} / \text{Total EBU} = \text{Assessment Per EBU (Assessment Rate)}$$

$$\text{Assessment Per EBU} \times \text{Parcel EBU} = \text{Parcel Assessment Amount}$$

Note: The maximum assessments outlined in this Report is intended to fully support the expenses identified as “Special Benefit Expenses”. Consequently, there are no “Funding Adjustments” reflected in the budget establishing the maximum assessment rate, and therefore, the “Balance to Levy” is equal to the “Total Special Benefit Expenses”.

## Zone Budget and Assessments

The following budget for Zone No. 82 (**“Zone No. 82 Budget Establishing Maximum Assessment”**) is based on an estimate of a full year’s expenses and related funding necessary for the ongoing operation, maintenance and servicing of the Zone improvements identified in “Part I - Plans and Specifications” of this Report. This budget assumes the full build-out of the parcels in the Zone as identified in the development plans and tract maps for the Spring Canyon development. This budget establishes the Proposed Maximum Assessment per EBU (Maximum Assessment Rate) for fiscal year 2018/2019. This Maximum Assessment Rate shall be adjusted annually for inflation as defined in the “Assessment Range Formula” that is presented in this part of the Report after the budget.

It is anticipated that the improvements for this Zone will not be turned over to the County for maintenance and the first sale of homes will not occur for at least two to three years. Therefore, there are no proposed assessments to be levied and collected on the tax rolls for fiscal year 2018/2019. Refer to “Part V - Assessment Roll” for individual parcel Maximum Assessment amounts to be balloted to the property owners of record within the annexation territory (Zone No. 82).

## Zone No. 82 Budget Establishing Maximum Assessment

BUDGET ITEMS	Total Budget	General Benefit	Special Benefit Zone No. 82
Conservation Easement Compliance Monitoring	\$ 1,596	\$ 80	\$ 1,516
Resource Monitor General Surveys	1,764	88	1,676
<b>Enforcement Monitoring</b>	<b>\$ 3,360</b>	<b>\$ 168</b>	<b>\$ 3,192</b>
Manual Trash Pick-up and Signage Maintenance	\$ 11,440	\$ 572	\$ 10,868
Security/Park Ranger Patrol	9,570	479	9,091
Trash Removal (Large Items)	550	28	522
Signage Replacement	3,300	165	3,135
<b>General Maintenance</b>	<b>\$ 24,860</b>	<b>\$ 1,244</b>	<b>\$ 23,616</b>
<b>Habitat Maintenance</b>	<b>13,728</b>	<b>686</b>	<b>13,042</b>
<b>Trail Maintenance</b>	<b>4,576</b>	<b>229</b>	<b>4,347</b>
<b>Annual Maintenance Expenses (Sub-Total)</b>	<b>\$ 46,524</b>	<b>\$ 2,327</b>	<b>\$ 44,197</b>
<b>Operational Expenses</b>			
Reporting (Annual Progress Report & 5-Year Maintenance Report)	\$ 2,205	\$ -	\$ 2,205
Improvement & Facility Rehabilitation/Repair Funding	4,652	-	4,652
<b>Operational Expenses (Sub-Total)</b>	<b>\$ 6,857</b>	<b>\$ -</b>	<b>\$ 6,857</b>
<b>Total Maintenance &amp; Operations Expenses</b>	<b>\$ 53,381</b>	<b>\$ 2,327</b>	<b>\$ 51,054</b>
<b>Operational Reserve Funding Collection</b>	<b>\$ 8,007</b>	<b>\$ -</b>	<b>\$ 8,007</b>
Professional District Administrative Services	\$ 4,652	\$ -	\$ 4,652
County Administrative Overhead	8,007	-	8,007
County Collection Fees	750	-	750
Miscellaneous Administration Expenses	268	-	268
<b>Administration Expenses</b>	<b>\$ 13,677</b>	<b>\$ -</b>	<b>\$ 13,677</b>
<b>Incidental Funding Expenses (Sub-Total)</b>	<b>\$ 21,684</b>	<b>\$ -</b>	<b>\$ 21,684</b>
<b>Total Annual Expenses</b>	<b>75,065</b>	<b>2,327</b>	<b>72,738</b>
General Benefit Expenses (County Contribution)	\$ (2,327)	\$ (2,327)	\$ -
<b>TOTAL SPECIAL BENEFIT EXPENSES</b>	<b>72,738</b>	<b>-</b>	<b>72,738</b>
Funding Adjustments / Contributions	\$ -	\$ -	\$ -
<b>BALANCE TO LEVY</b>	<b>\$ 72,738</b>	<b>\$ -</b>	<b>\$ 72,738</b>
<b>District Statistics</b>			
Total Parcels			7
Parcels Levied			6
Total Benefit Units			501.76
Calculated Assessment Rate per EBU			\$ 144.97
Balloted Maximum Assessment Rate per EBU			\$ 145.00
Total Amount Balloted			\$ 72,755.20
<b>OPERATIONAL RESERVE FUND BALANCES</b>			
Beginning Fund Balance	\$ -	\$ -	\$ -
Collections / (Contributions)	12,659	-	12,659
<b>Estimated Ending Fund Balance</b>	<b>\$ 12,659</b>	<b>\$ -</b>	<b>\$ 12,659</b>

## Assessment Range Formula

As part of the proposed new assessments presented herein for Zone No. 82 of LLAD No. 4, to fund the operation, maintenance and servicing of the improvements, the assessments submitted to the property owners in the Ballot Proceeding shall include an annual inflationary adjustment referred to as an Assessment Range Formula, which is authorized by Section 53750(2) (A) of the Government Code (also known as the "Proposition 218 Omnibus Implementation Act"). The purpose of establishing an Assessment Range Formula is to provide for reasonable and inevitable increases in costs to provide the improvements and services over time due to inflation, thereby reducing the need for costly noticing and balloting procedures simply because of inflationary factors. The Assessment Range Formula for District LLAD No. 4 Zone No. 82 is defined by the following:

Commencing in the second fiscal year (fiscal Year 2019/2020), and each fiscal year thereafter, the maximum assessment rate established for the improvements in the previous fiscal year for the Zone shall be adjusted by the percentage increase of the Local Consumer Price Index (CPI). The Consumer Price Index used for the inflationary adjustment shall be for the Los Angeles-Long Beach-Anaheim, CA area, for All Urban Consumers during the preceding year, as developed by U.S. Bureau of Labor Statistics (or a reasonably equivalent index should the stated index be discontinued).

The adjusted maximum assessments shall be calculated each fiscal year independent of the annual budgets and proposed annual assessments. Although the adjusted maximum assessment rates will increase each year, the proposed budget and annual assessment rates adopted for the fiscal year may not change from the previous fiscal year. If the budgets and the corresponding assessments for that fiscal year do not require an increase or the increase is less than the allowable adjusted maximum assessment rate, then the proposed assessments required to meet the proposed expenditures shall be applied.

To impose new or increased assessments other than the annual inflationary adjustment provided by the preceding Assessment Range Formula, the District must comply with the provisions of the California Constitution Article XIID Section 4c, that requires a public hearing and certain protest procedures including mailed notice of the public hearing and property owner protest balloting. Property owners, through the balloting process, must approve such a new or increased assessment before that new or increased assessment may be imposed.

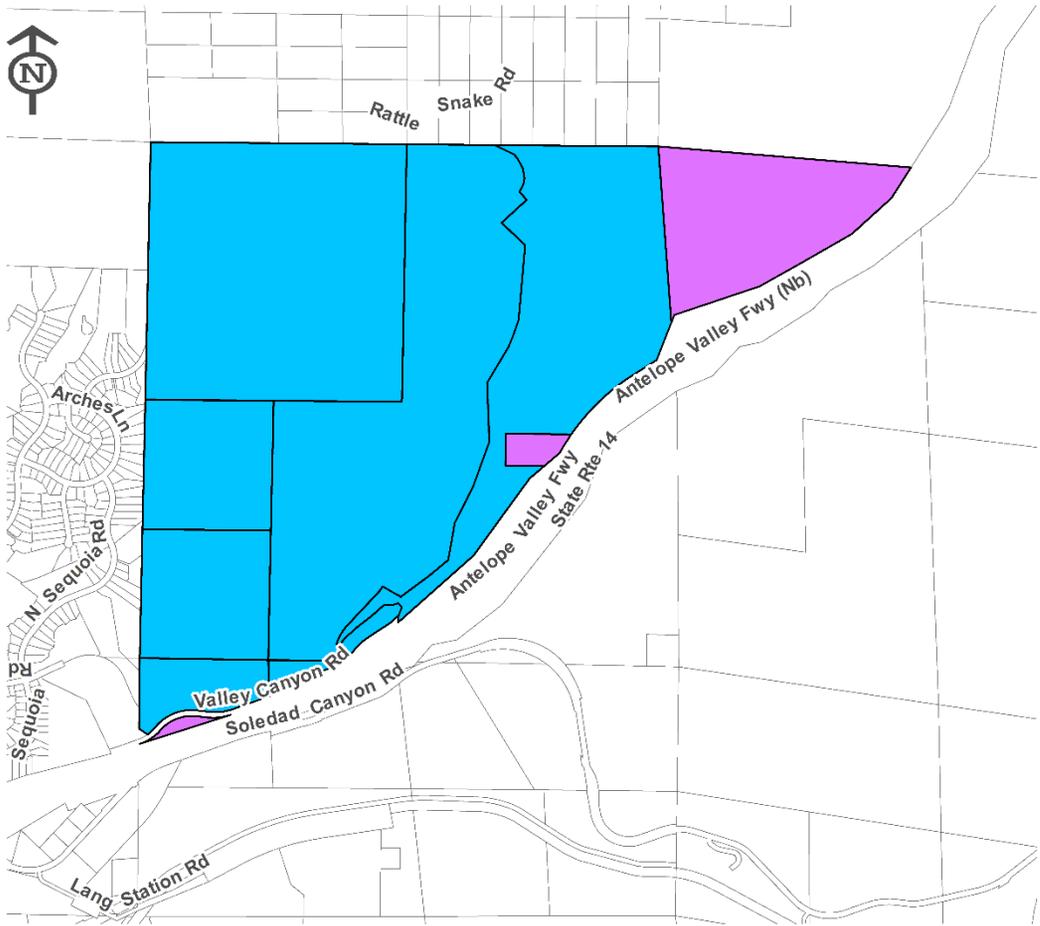
## Part IV - Assessment Diagram

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The Assessment Diagram for the existing County of Los Angeles Landscaping and Lighting Act District No. 4 including previous annexations is on file at the City and by reference herein is made part of this Report. The Assessment Diagram for Annexation 82 is provided on the following pages and the parcels that comprise Annexation 82, consist of all lots, parcels and subdivisions of land listed on the Assessment Roll contained herein as "Part V - Assessment Roll" of this Report, the lines and dimensions of which are shown on the Los Angeles County Assessor's parcel maps for the current year and are incorporated by reference herein and made part of this Report.

**LANDSCAPING AND LIGHTING  
ACT DISTRICT NO. 4  
(LLAD NO. 4)**

**ZONE NO. 82  
(SPRING CANYON)**



-  Zone No. 82
-  NAP
-  Parcels





## Part V - Assessment Roll

All assessed lots or parcels of real property within Zone No. 82 are listed on the following Assessment Roll. This listing includes each Assessor's Parcel Number within Zone No. 82 and its corresponding Maximum Assessment to be balloted. Assuming the property owners support the balloted assessments presented, the Los Angeles County Board of Supervisors may approve the establishment of Zone No. 82 and the Maximum Assessments for fiscal year 2018/2019. However, no assessments will be levied and collected on the tax rolls for this Zone in fiscal year 2018/2019.

Assessor's Parcel Number (APN)	Assigned Land Use	Parcel Acreage	Assessed Acreage	Assessed Residential Units	Calculated EBU	Maximum Assessment
3211-021-043	Planned Residential Development	161.151	-	52	52.00	\$ 7,540.00
3211-021-044	Planned Residential Development	40.572	-	86	86.00	\$ 12,470.00
3211-021-045	Planned Residential Development	40.536	-	93	93.00	\$ 13,485.00
3211-021-050	Planned Non-Residential	2.808	2.722	-	5.44	\$ 788.80
3211-021-051	Planned Residential Development	16.837		36	36.00	\$ 5,220.00
3211-021-053	Planned Mix-Use	173.840	2.162	225	229.32	\$ 33,251.40
3211-021-054	Exempt	114.990	-	-	-	\$ -
<b>Totals</b>		<b>550.734</b>	<b>4.884</b>	<b>492</b>	<b>501.76</b>	<b>\$ 72,755.20</b>