



County of Los Angeles  
**CHIEF ADMINISTRATIVE OFFICE**

713 KENNETH HAHN HALL OF ADMINISTRATION • LOS ANGELES, CALIFORNIA 90012  
(213) 974-1101  
<http://cao.co.la.ca.us>

DAVID E. JANSSEN  
Chief Administrative Officer

Board of Supervisors  
GLORIA MOLINA  
First District

YVONNE B. BURKE  
Second District

ZEV YAROSLAVSKY  
Third District

DON KNABE  
Fourth District

MICHAEL D. ANTONOVICH  
Fifth District

May 16, 2006

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

Dear Supervisors:

**PROPOSITION 218 ASSESSMENT BALLOT – PROPOSED EXPANSION TO  
DRAINAGE BENEFIT ASSESSMENT AREA NO. 24  
UNINCORPORATED AREA (SAUGUS)  
(FIFTH DISTRICT) (3 VOTES)**

**IT IS RECOMMENDED THAT YOUR BOARD:**

1. Support the assessment on the property owned by the County of Los Angeles (County) within the boundaries of the Drainage Benefit Assessment Area No. 24 (DBAA No. 24), Unincorporated Area (Saugus), for the operation and maintenance of drainage facilities constructed and dedicated as a condition of the County's approval of a subdivision of land known as Tract No. 31158 at an annual assessment of \$5,698 per year; and direct the Chief Administrative Officer (CAO) to cast the ballot in support of the assessment for the property.

**PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

As a result of the passage of Proposition 218, property owned by government agencies, including the County, became subject to assessment by various County and non-County assessment districts on July 1, 1997. The County, like other property owners, is able to cast ballots supporting or opposing the assessments and its ballots will be weighted to reflect its proportionate share of the total assessment.

One such district, which is in the process of seeking property owner approval, is an assessment district within the County unincorporated area known as Plum Canyon, identified as DBAA No. 24. Since the County owns property within the boundaries of this district, it has the right to participate in the balloting on the assessment. This is a County assessment district and the public hearing on the proposed assessment is scheduled for May 23, 2006.

The County property which this ballot represents contains one parcel, identified as Assessor's Parcel Number 2812-009-900 and occupied by the County's David March Park. On April 4, 2006, the Board of Supervisors instructed that the Notice of Proposed Assessment and Assessment Ballot be mailed to all property owners within DBAA No. 24. The Department of Parks and Recreation (Parks) has determined that the services to be financed by the assessment district will be of sufficient benefit to warrant the Board's support. Accordingly, we are recommending that your ballot be completed as supporting the assessment.

In order to be approved under Proposition 218, the majority of property owners who return their ballots will have to approve the proposed assessments with their ballots being weighted according to their individual assessments based on the size, location, type of improvements, and benefits received by the property.

The proposed district's total assessment amount is estimated to be \$6,446,000 for the Assessment Years 2007 to 2106 inclusive for the operation and maintenance of a drainage system constructed as a condition of approval of a subdivision of land known as Tract No. 31158 (Unit Tract Nos. 31158, 37801, 44966, 46268, 46269, and 46270).

#### **IMPLEMENTATION OF STRATEGIC PLAN GOALS**

The Countywide Strategic Plan directs that we invest in public infrastructure, in order to strengthen the County's fiscal capacity (Goal 4). Support for the benefit assessments levied against the County property to operate and maintain the County's drainage system fills an identified need and supports this strategy.

#### **FISCAL IMPACT/FINANCING**

The total assessment to be levied in 2007 on the subject County property occupied by Parks is an assessment of \$5,698. The annual assessment may be adjusted for any increases in the Consumer Price Index, normal Southern California Edison Company energy increases, or by a re-balloting of property owners.

The Honorable Board of Supervisors  
May 16, 2006  
Page 3

We propose to charge the assessment to Parks, which is the benefiting department occupying the assessed parcel. Based on your Board's approval of other Proposition 218 assessments, this is in keeping with the current policy and practice of charging such assessments to the County departments occupying or deriving use from the assessed property.

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

Proposition 218, approved by the voters in November 1996, requires public agencies to send ballots to all affected property owners prior to increasing or imposing a new assessment. The agency cannot increase an assessment or impose a new assessment if a majority of the ballots returned oppose the proposed assessment. The ballots are weighted according to the proposed assessment amount of the properties. In addition, publicly owned properties will no longer be exempt from the assessment unless the parcels receive no special benefit.

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

Approval of this benefit assessment will make it possible to continue the operations and maintenance of the drainage systems within DBAA No. 24.

### **CONCLUSION**

It is requested that the Executive Officer, Board of Supervisors, return the adopted stamped Board letter to the CAO, Real Estate Division, 222 South Hill Street, 4<sup>th</sup> Floor, Los Angeles, CA 90012.

Respectfully submitted,



DAVID E. JANSSEN  
Chief Administrative Officer

DEJ:JSE  
WLD:RC:lis

Attachment

c: County Counsel  
Auditor-Controller  
Department of Parks & Recreation



DONALD L. WOLFE, Director

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

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

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
[www.ladpw.org](http://www.ladpw.org)

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

April 7, 2006

IN REPLY PLEASE  
REFER TO FILE: PD-3

Dear Property Owner:

### **DRAINAGE BENEFIT ASSESSMENT AREA NO. 24 PROPOSITION 218 PROPERTY OWNER ASSESSMENT BALLOTING**

The County of Los Angeles Department of Public Works is proposing to expand Drainage Benefit Assessment Area (DBAA) No. 24 to include one additional publicly owned parcel and revise and levy annual assessments on the parcels of real property located within the assessment area.

DBAA No. 24 was established on August 5, 1993, in accordance with the provisions of the Benefit Assessment Act of 1982, to finance the operation and maintenance of drainage facilities constructed and dedicated as a condition of the County's approval of a subdivision of land known as Tract No. 31158 (Unit Tract Nos. 31158, 37801, 44966, 46268, 46269, and 46270) through the levy of annual assessments on the real property located within DBAA No. 24. As-built plans of the drainage system are on file in the office of the Clerk of the Board of Supervisors and the Department of Public Works.

The developer was required to disclose this requirement and the ongoing financial obligation to the buyers of parcels within Tentative Tract No. 31158. The developer met the disclosure requirement by including information regarding the DBAA in the Addendum to Offer to Purchase and Deposit Receipt for each of the Unit Tracts.

Article 13D of the California Constitution (Proposition 218, approved by the California voters in November 1996), provides property owners with the opportunity to approve or disapprove, by ballot, the levy of assessments to finance the operation and maintenance of the drainage facilities.

On April 4, 2006, the County of Los Angeles Board of Supervisors instructed that the Notice of Proposed Assessment and Assessment Ballot be mailed to all property owners within DBAA No. 24.

Enclosed are the Notice of Assessment and Assessment Ballot for your property.

April 7, 2006  
Page 2

**PLEASE NOTE:** If you own more than one property within DBAA No. 24, you will receive a separate balloting package for each parcel that you own. Please ensure that you complete and return the ballot for each property that you own. Ballots that are not returned will not be counted. If you no longer own the identified parcel, please immediately advise the Benefit Assessment Unit of the change in parcel ownership at (800) 216-6658 or at [jnamming@ladpw.org](mailto:jnamming@ladpw.org).

Enclosed for your use are the following materials:

- A "NOTICE OF ASSESSMENT" containing relevant assessment information. This notice also outlines the voting procedures for special assessments as contained in Article 13D of the California Constitution (Proposition 218).

Copies of the complete Engineer's Report are available for review in the following locations:

Registrar-Recorder/County's Clerk Office, 12400 Imperial Highway, Norwalk, California 90560

Department of Public Works, 900 South Fremont Avenue, Alhambra, California 91803

Canyon Country Jo Anne Darcy Library, 18601 Soledad Canyon Road, Santa Clarita, California 91351

Newhall Public Library, 22704 West Ninth Street, Santa Clarita, California 91321

An electronic copy of the Engineer's Report is also available for review at [www.ladpw.org/services/water](http://www.ladpw.org/services/water).

- An "ASSESSMENT BALLOT" with information on the balloting procedure. Please carefully review your property's proposed assessment contained on this ballot which has been extracted from the Engineer's Report. Please complete and return the ballot in accordance with the enclosed instructions.
- If you have any questions or concerns regarding the DBAA No. 24 or the Proposition 218 Balloting, please contact the Benefit Assessment Unit at the number noted above.

RLP:pr

C060944/O:\Mail Ballot Elections\LA County Project 2006-2 - Drainage #24\Cover letter and Notice of Assess.doc

Enc.

cc: Mayor Michael D. Antonovich (Paul Novak, Millie Jones), County Counsel (Mark Yanai, Casey Yourn), Registrar-Recorder

# NOTICE OF ASSESSMENT

## DRAINAGE BENEFIT ASSESSMENT AREA NO. 24

This Notice of Assessment provides information regarding the public hearing on the proposed assessment, the purpose of the assessment, the method of the assessment, and the total of all assessments. In addition, we have enclosed your official Proposition 218 Ballot and the envelope to use when casting your ballot.

### **PUBLIC HEARING:**

The County will hold a Public Hearing on the proposed assessment on May 23, 2006, at 9:30 a.m., in the Hearing Room of the Board of Supervisors, Room 381 B, Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California. Any interested person will be allowed to present written or oral testimony concerning the proposed assessment at the Public Hearing.

### **PURPOSE OF THE ASSESSMENT:**

The purpose of the assessment is to finance the operation and maintenance of a drainage system constructed as a condition of approval of a subdivision of land known as Tract No. 31158 (Unit Tract Nos. 31158, 37801, 44966, 46268, 46269, and 46270).

### **METHOD OF ASSESSMENT:**

The basis for assessment that was approved by the Board of Supervisors on August 5, 1993 was 1 Benefit Unit per buildable lot. The previously approved basis for assessment has been updated to be more representative of the special benefit conveyed on the parcel, by the service to be provided, and to include a proportionate share for condominium and non-residential uses.

All parcels will be assessed on the basis of parcel size. Single-family residential lots will be assessed 1 Benefit Unit. The average single-family residential lot size is 9,001 square feet. The average condominium lot size is 2,226 square feet which is 25 percent of the average single-family residential lot size. Therefore, each condominium unit will be assessed 0.25 Benefit Unit. All other lots will be assessed 1 Benefit Unit for every 9,001 square feet of lot size. The total of all Benefit Units for DBAA No. 24 is 671.78.

The operation and maintenance costs will be paid in the year incurred. The annual costs are estimated to be \$64,460. The annual assessment rate was determined by dividing the annual costs by the total of all Benefit Units. The annual assessment rate is \$95.95 per Benefit Unit. To account for the effects of inflation, the 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 are not reflected in the estimated operation and maintenance costs. The annual operation and maintenance costs will be incurred until such time as the appropriate legislative body finds alternative funding and rescinds/disbands the proposed DBAA No. 24.

**TOTAL ASSESSMENT:**

The total amount of the assessment for the DBAA No. 24 is estimated to be \$6,446,000 for Assessment Years 2007 to 2106, inclusive. A 100-year period has been used since it is not feasible to estimate the total assessment for an assessment that will be incurred indefinitely.

The assessment information pertaining to your parcel is on the enclosed ballot.

The assessment as shown on your ballot will not be imposed or levied if a majority protest exists at the conclusion of the public hearing. A majority protest exists if ballots submitted in opposition to the assessment exceed the ballots submitted in favor of the assessment. The ballots shall be weighted according to the proportional financial obligation of each property.

If you have any questions regarding this letter, the assessment district, or the ballot, please contact:

County of Los Angeles  
Department of Public Works  
Programs Development Division  
Attention Benefit Assessment Unit  
900 South Fremont Avenue, 11th Floor  
Alhambra, CA 91803  
(800) 216-6658  
jnamming@ladpw.org

# BALLOT NOTICE

## DRAINAGE BENEFIT ASSESSMENT AREA NO. 24

### INSTRUCTIONS

#### 1. HOW TO COMPLETE THIS BALLOT

In the space provided, indicate your vote by placing a cross (+) in the space opposite your choice with a pen. Sign this ballot, with a pen, in the space provided for your signature. By signing this ballot, you are certifying that you own the parcel of land and are authorized to sign this ballot. Your vote will be disqualified if you do not sign this ballot in the space indicated.

#### 2. RETURNING THE BALLOT

Place your ballot in the enclosed envelope and deposit the envelope in the U.S. Mail or deliver by hand to the Executive Office of the Board of Supervisors, County of Los Angeles, Room 383, Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California 90012.

#### 3. DEADLINE FOR THE RETURN OF BALLOT

The ballot must be received by the County by the end of the public hearing to insure that your ballot is counted. The ballot will be accepted at the Executive Office of the Board of Supervisors, County of Los Angeles, Room 383, Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California 90012 until the close of the public hearing scheduled to commence on May 23, 2006, at 9:30 a.m. If the ballot is not received by the time indicated, your ballot will not be accepted.

All ballots timely received will be tabulated.

#### 4. REVISIONS TO BALLOT

Ballots may be submitted, changed, or withdrawn at any time prior to the conclusion of the public hearing on the proposed assessment as follows:

##### A. Prior to Public Hearing

Prior to the day of the public hearing, all ballots to be submitted shall be mailed or delivered by hand to the Executive Office of the Board of Supervisors. Prior to the day of the public hearing, all ballots may be withdrawn by written request to the Executive Office of the Board of Supervisors.

Ballots may be changed by marking out the incorrect choice, placing a cross (+) in the correct choice, and initialing and dating near the correct choice. Prior to the day of the public hearing, all changed ballots shall be resubmitted by mail or delivered by hand to the Executive Office of the Board of Supervisors.

##### B. At Public Hearing

At the public hearing, ballots may be submitted, changed, or withdrawn at any time prior to the conclusion of the public hearing. All requests shall be made to the Executive Office of the Board of Supervisors.

**PROJECT 2006-2 / OWNER OF RECORD:**

L A COUNTY PARK  
\*NO SITE ADDRESS\*  
CA

**OFFICIAL ASSESSMENT BALLOT**

Drainage Benefit Assessment Area No. 24

To complete your ballot, mark the square before the word "YES" or before the word "NO", SIGN and date the ballot, and return it to the Executive Office of the Board of Supervisors. If you wrongly mark, tear, or deface this ballot, return it to the Executive Office of the Board of Supervisors to obtain another.

For further information about this ballot, please see the enclosed Ballot Notice.

Please make sure that you re-fold and insert this sheet so that the above Petition No., and your name and mailing address shows through the upper left window of the Return Envelope.

T5 P1 \*\*\*\*\*AUTO\*\*MIXED AADC 907



L A COUNTY PARK  
500 W TEMPLE ST STE 754  
LOS ANGELES CA 90012-2700

**Drainage Benefit Assessment Area No. 24**

I understand that this assessment will be in place until such time as the appropriate legislative body finds an alternative funding source and rescinds/disbands the assessment area. I understand that the 100-year period has been used as it is not feasible to estimate the total costs for this indefinite assessment. I understand that to account for the effects of inflation, this assessment will be annually adjusted using the Los Angeles-Riverside-Orange County Consumer Price Index.

Information for Parcel 2812 009 900  
Benefit Unit(s) = 59.38  
Annual Assessment = 5697.511  
Percent of Ballot = 0.0883920331060

● Mail or deliver this completed ballot to the address shown on the enclosed postage-paid envelope or present the ballot in person at the public hearing on Tuesday, May 23, 2006.

Completed ballots must be received by the Executive Office of the Board of Supervisors no later than the close of the Public Hearing, which begins at 9:30 a.m. on May 23, 2006, in the Hearing Room of the Board of Supervisors, Room 381B, Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, CA. 90012.

**BALLOT for proposed assessment for Drainage Benefit Assessment Area No. 24**

VOTE FOR ONLY ONE / MARK AN "X" IN THE BOX OF YOUR CHOICE.

YES

I am in favor of the proposed annual assessment on the parcel identified on this ballot.

NO

I am opposed to the proposed annual assessment on the parcel identified on this ballot.

APN: 2812 009 900

**ASSESSED PROPERTY ADDRESS**

\*NO SITE ADDRESS\*  
CA

I, \_\_\_\_\_

↑ (Print name above) ↑  
am the record owner or the authorized representative of the record owner of property address above.

**X**

↑ Signed under penalty of perjury ↑