SACHI A. HAMAI
Interim Chief Executive Officer

County of Los Angeles
CHIEF EXECUTIVE OFFICE
Kenneth Hahn Hall of Administration
500 West Temple Street, Room 713, Los Angeles, California 90012
(213) 974-1101
http://ceo.lacounty.gov

"To Enrich Lives Through Effective And Caring Service"

Board of Supervisors
HILDA L. SOLIS
First District

MARK RIDLEY-THOMAS
Second District

SHEILA KUEHL
Third District

DON KNABE
Fourth District

MICHAEL D. ANTONOVICH
Fifth District

January 20, 2015

ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

9 January 20, 2015

PATRICK OGAWA
ACTING 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:

PROPOSITION 218 ASSESSMENT BALLOTS-CITY OF LOS ANGELES
SAN PABLO STREET AND ALCAZAR STREET
LIGHTING MAINTENANCE DISTRICT
(FIRST DISTRICT)
(3 VOTES)

SUBJECT

A proposed City of Los Angeles (City) San Pablo Street and Alcazar Street Lighting Maintenance District (District) to fund the operations and maintenance of public street lighting within the District.

IT IS RECOMMENDED THAT THE BOARD:

1. Support the proposed new assessments on properties owned by the County of Los Angeles (County) within the boundaries of the City of Los Angeles San Pablo Street and Alcazar Street Lighting Maintenance District at an annual cost of $10,459.

2. Instruct the Interim Chief Executive Officer to cast the ballots supporting the assessments for the properties.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Support for the proposed new District will allow for the operation, maintenance, energy, and replacement of deteriorated lighting within the proposed District. The District contains two County-owned parcels, Assessor's Parcel No. (APN) 5202-001-901 and APN 5201-004-902, occupied by the Public Works Central Maintenance Yard located at 1525, 1537 and 2275 Alcazar Street, and the Eastlake Warehouse located at 1660 Eastlake Avenue, Los Angeles, respectively.

APN 5202-001-901 and 5201-004-902 are currently part of the City's City-wide Lighting Maintenance District and are already budgeted for in the amount of $4,031. These parcels will be withdrawn from the City-wide district if the proposed District is approved.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan of Operational Effectiveness/Fiscal Sustainability (Goal1) directs that we maximize the effectiveness of structure, operations and strong fiscal management to support timely delivery of customer-oriented and efficient public services. Support for the City's street lighting property assessment district for the operation, maintenance, energy, and replacement of deteriorated lighting will provide increased security within the District in the most cost-effective way.

FISCAL IMPACT/FINANCING

The proposed District's total assessment amount of $27,507 for Fiscal Year (FY) 2014-15 is to provide funding for the ongoing operations and maintenance of the public street lighting system, including within the public right-of-way or easements, that have been or will be installed within the District. The total assessment to be levied on the County properties for FY 2014-15 is $10,459, or 38.02 percent of the total District annual assessment. Thereafter, the assessment may be adjusted annually by no more than the annual Consumer Price Index (CPI) for Los Angeles-Riverside-Orange County, California provided by the U.S. Department of Labor Bureau of Labor Statistics, or by re-balloting of the property owners.

The cost will be paid by the Rent Expense budget and charged to the benefitting departments in keeping with the current policy and practice. The financial cost of paying the assessment on the budgets of the Chief Executive Office (CEO) and the Department of Public Works Operational Services, County Engineer, and Flood Control is not significant, and can be absorbed within those departments' FY 2014-15 budget appropriations. The assessment of $4,031 is currently included in the FY 2014-15 budget appropriations.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

As a result of the passage of Proposition 218, property owned by government agencies 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. Publicly owned properties are not exempt from the assessment unless the parcels receive no special benefit. The assessing agency cannot increase an assessment or impose a new assessment if a majority of the ballots returned opposes the proposed assessment.

The Los Angeles City Council has commenced proceedings to secure property owner approval for the proposed new District. If approved, the District will commence in FY 2014-15. The City Council has scheduled a public hearing on the matter for January 28, 2015.

The method of assessment is determined by land use, size of parcel, and benefit zones. The County parcels are in zones requiring additional maintenance or energy greater than standard energy efficient lamps.

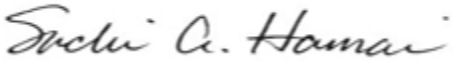
IMPACT ON CURRENT SERVICES (OR PROJECTS)

The services to be financed by the assessment District will ensure the continued operation and maintenance of street lighting that serves the periphery of the County's Department of Public Works Central Maintenance Yard/Eastlake Warehouse. This will enhance the public safety and will be of sufficient benefit to warrant the Board's support. Accordingly, we are recommending that the ballots be completed as supporting the establishment of the District and the assessments (enclosed).

CONCLUSION

It is requested that the Executive Office, Board of Supervisors, return the adopted stamped Board letter to the CEO, Real Estate Division, 222 South Hill Street, 4th Floor, Los Angeles, CA 90012.

Respectfully submitted,



SACHI A. HAMAI
Interim Chief Executive Officer

SAH:RLR:CMM
SDH:RC:ns

Enclosures

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

CITY OF LOS ANGELES
SAN PABLO ST & ALCAZAR ST
LIGHTING MAINTENANCE DISTRICT
(FISCAL YEAR 2014-15)

Assessment costs charged back to occupying tenants:

TENANTS NO.S	DEPARTMENTS	$ASSESSMENT
090-10100	CHIEF EXECUTIVE OFFICE (CEO)	$ 3,061.35
652-12800	PUBLIC WORKS-CO ENGINEER	591.98
654-48700	PUBLIC WORKS-FLOOD MAINT.	299.13
648-47700	PUBLIC WORKS-OPERATIONAL SVC	6,506.54
		$10,459.00

OFFICIAL PROPERTY OWNER ASSESSMENT BALLOT

STREET LIGHTING DISTRICT : "SAN PABLO ST & ALCAZAR ST"

PROPERTY OWNER : L A COUNTY FLOOD CONTROL DISTRICT

VOTE HERE

☐ YES, I am IN FAVOR of the proposed Street Lighting Assessment District. I understand that I will be assessed $4,980.40 annually for the operation and maintenance of the street light(s) adjacent to my property.

☐ NO, I am OPPOSED to the proposed Street Lighting Assessment District. I understand that a majority NO vote will cause the streetlight(s) not to be installed; or if already installed, turned off and removed from service.

Election: 4172
City Parcel: 14248-003
County APN: 5202-001-901

I hereby declare, under penalty of perjury under the laws of the State of California, that I am the record owner, or the authorized representative of the record owner, of the parcel identified above.

(Both Name and Original Signature must be completed in order for your ballot to be counted.)

PRINT NAME (Property Owner, Authorized Rep., etc.) _____ ORIGINAL SIGNATURE _____ DATE _____

INSTRUCTIONS

1. Vote by marking one of the boxes on the reverse side of this ballot - Mark only one box.
2. Mark your ballot with blue or black ink – Do not use pencil.
3. Print your name, sign and date the ballot - If more than one owner, only one owner needs to sign.
4. Return the ballot using the enclosed envelope.
5. Make sure the Los Angeles City Clerk address on the back of the ballot appears in the window of the return envelope.
6. Ballot must be received by Wednesday, January 28, 2015

LOS ANGELES CITY CLERK, ELECTION DIV.
ATTN: 218 BALLOT ST. LTG. MNT. # 4172
555 RAMIREZ STREET, SPACE 300
LOS ANGELES, CA 90099-9716

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and upon request will provide reasonable accommodation to ensure equal access to its programs, services and activities.

NOTICE TO PROPERTY OWNERS

FOR THE FORMATION OF THE CITY OF LOS ANGELES
STREET LIGHTING MAINTENANCE DISTRICT:

SAN PABLO ST & ALCAZAR ST

NOTE: Ballots must be received by **Wednesday, January 28, 2015**

This package contains a ballot to determine if streetlights adjacent to your property will be installed or removed.
Este paquete contiene una boleta de votación si a luces adyacentes a su propiedad son instalada o removidas.

In order to provide street lighting services near your property, an assessment district must be created to collect the annual cost for street lighting operation and maintenance from the adjacent property owners. This is your opportunity to vote (see instructions on back of ballot) on whether you want to have streetlights and accept the assessment added to your property taxes to pay for these costs.

NOTICE

This notice informs you, as record owner of property within the proposed assessment district, which on 2/18/15 the Los Angeles City Council declared its intention to form a new Street Lighting Maintenance District, under Council File number 14-1531. All interested persons are invited to attend the public hearings and express opinions on the proposed assessment.

Public Hearing: Wednesday, January 21, 2015. 10:00 AM
Board of Public Works – 3rd fl., Rm. 350, City Hall, 200 N. Spring Street.

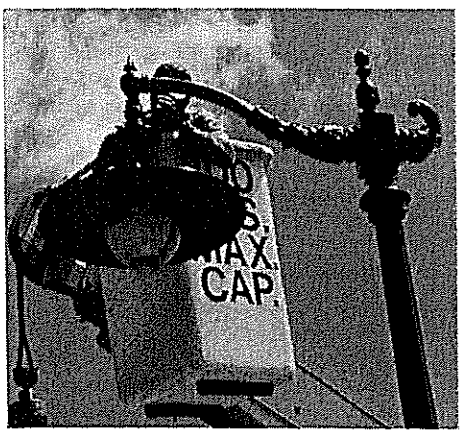
Council Hearing: Wednesday, January 28, 2015, 10:00 AM
Los Angeles City Council – 3rd fl., Rm. 340, City Hall, 200 N. Spring Street.

Protest Procedure: Protests presented for consideration to the Council are not binding, regardless of the number. The Council may accept or deny the protest(s) at its discretion. Any person may file a written protest or appeal with the City Clerk at any time prior to, or on the day of, the final public hearing by the City Council on this matter. Written protests shall specify the ground(s) upon which the protest is based, the name and mailing address of the person protesting, a description sufficient to identify the property for which the protest is being filed, the Council File number, and be mailed or delivered to the City Clerk, Room 395, Los Angeles City Hall, 200 N. Spring St., Los Angeles, CA 90012.

ASSESSMENT INFORMATION

The proposed assessment described in this Notice is new and, if approved, will appear on your property tax bill. Proposition 218, the "Right to Vote on Taxes Act", was approved on the November 1996 statewide ballot, and added Article XIIID to the California Constitution. It requires that a parcel's assessment may not exceed the reasonable cost for the proportional special benefit conferred on that parcel. Article XIIID provides that only special benefits are assessable and the City must separate the general benefits from the special benefits. It also requires that publicly owned properties, which benefit from the improvements, be assessed.

21. **Proposed Annual Assessment (Your Property):** $4,980.40 for FY 2014-15. *
22. **Proposed Annual Assessment (Entire District):** $27,507.34 for FY 2014-15.
23. **Duration of the Proposed Assessment:** Annually on your Property Tax Bill.
24. **Reason for the Assessment:** To pay for the cost of operating, servicing and maintaining local street lighting. These costs include, but are not limited to electricity, lamps, fixtures, poles, wires, repair crews and vehicles and other items necessary to operate streetlights in the City of Los Angeles.
25. **Balloting Results:** The District will be formed and the assessment in the amount listed on the enclosed ballot will be imposed unless a majority of the ballots are returned opposing the assessment. Installed streetlights will be removed from service. Ballots are weighted proportionally by each parcel's assessment amount. ($1 = 1 vote.)



Proposed Assessment Calculation

The process of determining maintenance assessments for each parcel is based on evaluating three areas relative to the amount of special benefit received. These include the size of the property, the land use, and the type of street lighting system(s) benefiting the property. These factors are evaluated for your property to determine your annual assessment. For more detailed information regarding assessment calculations, please visit us at: www.lacity.org/bsl

SEE ATTACHED MAP

Questions?

Call (213) 847-1500
or visit the Bureau of
Street Lighting website:
www.lacity.org/bsl

PROPERTY and ASSESSMENT DETAILS

- Location: 2275 ALCAZAR ST
- County APN: 5202-001-901
- Fiscal Year: 2014-15
- Acreage: 8.2000
- Land Use: GOV
- Dwell Units: 0
- Current Assessment: $0.00
- Proposed Assessment: $4,980.40 *
  (this equates to about $415.03 per month)

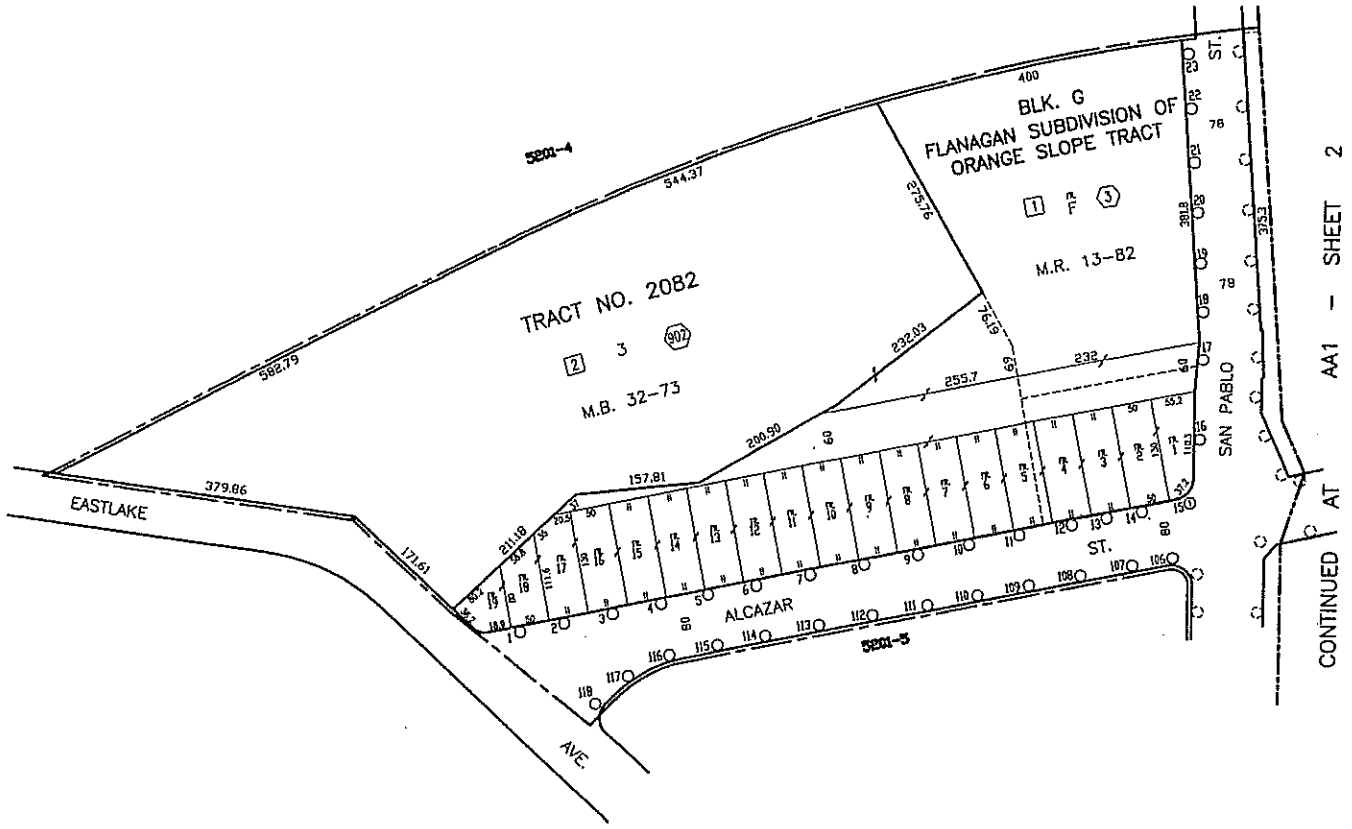
** Assessments may be increased annually without further notice or ballot, by no more than the annual Consumer Price Index (CPI) for Los Angeles-Anaheim-Riverside CA, provided by the U.S. Dept. of Labor (Bureau of Labor Statistics). The annual Consumer Price Index (CPI) will be calculated from the calendar year (Jan 1-Dec 31) just prior to the assessment period affected (Jul 1-Jun 30). Current Assessment will be replaced by Proposed Assessment.*

City of Los Angeles
Department of Public Works
Bureau of Street Lighting

L A COUNTY FLOOD CONTROL DISTRICT
500 W TEMPLE ST, RM 754
LOS ANGELES CA 90012

bsl.lacity.org

LAND USE METHOD



SCALE
1"=100'

PRIOR TO THE FOLLOWING DATES, THE LISTED PARCELS WERE ASSESSED UNDER THE REFERENCE NUMBERS AS SHOWN:

DATE	PARCEL NO.	PREVIOUS REFERENCE DIST.	PAGE	PARCEL

COUNCIL DISTRICT NO. 14
PROJECT ID NO. 4172

5202	1,2,3,4,
5201	4,5
C.M.B.	Page(s)

MAINTENANCE ASSESSMENT DIAGRAM
FOR PROPOSITION 218 REQUIREMENTS
SHOWING LOCATION OF ELECTROLIERS AND THE EXTENT OF THE TERRITORY INCLUDED WITHIN THE
ASSESSMENT DISTRICT
FOR THE FURNISHING OF ELECTRIC ENERGY & MAINTENANCE FOR THE LIGHTING OF SAID DISTRICT IN THE CITY OF LOS ANGELES

ED EBRAHIMIAN, DIRECTOR - BUREAU OF STREET LIGHTING

THE EXTERIOR BOUNDARIES OF THE ASSESSMENT DISTRICT ARE SHOWN

——— —x——— NEW BOUNDARY

APPROVED BY THE CITY COUNCIL _____

_____ BY _____
CITY CLERK DEPUTY CITY CLERK

COUNCIL FILE NO. _____

DISTRICT OUTLINED BY C. ENRIQUEZ
DISTRICT CHECKED BY Ruben Flamenco
APPROVED November 5, 2014

Ed Ebrahimian, Director
Bureau of Street Lighting

By Ruben Flamenco Jr.
Engineer

Ⓟ Indicates L.A. County APN
Ⓐ Indicates L.A. City Assessment Number
○ Indicates New Electrolier 14' VISCO POLE 100W EQ B.Z. 1,2,4
① Indicates New Electrolier 17-3-100 W/15' M.A. W/8' Lum Arm 200W EQ B.Z. 3
② Indicates New Equipment 310W EQ B.Z. 3
■ Indicates Future Electrolier B.Z.
◌ Indicates Adjacent System

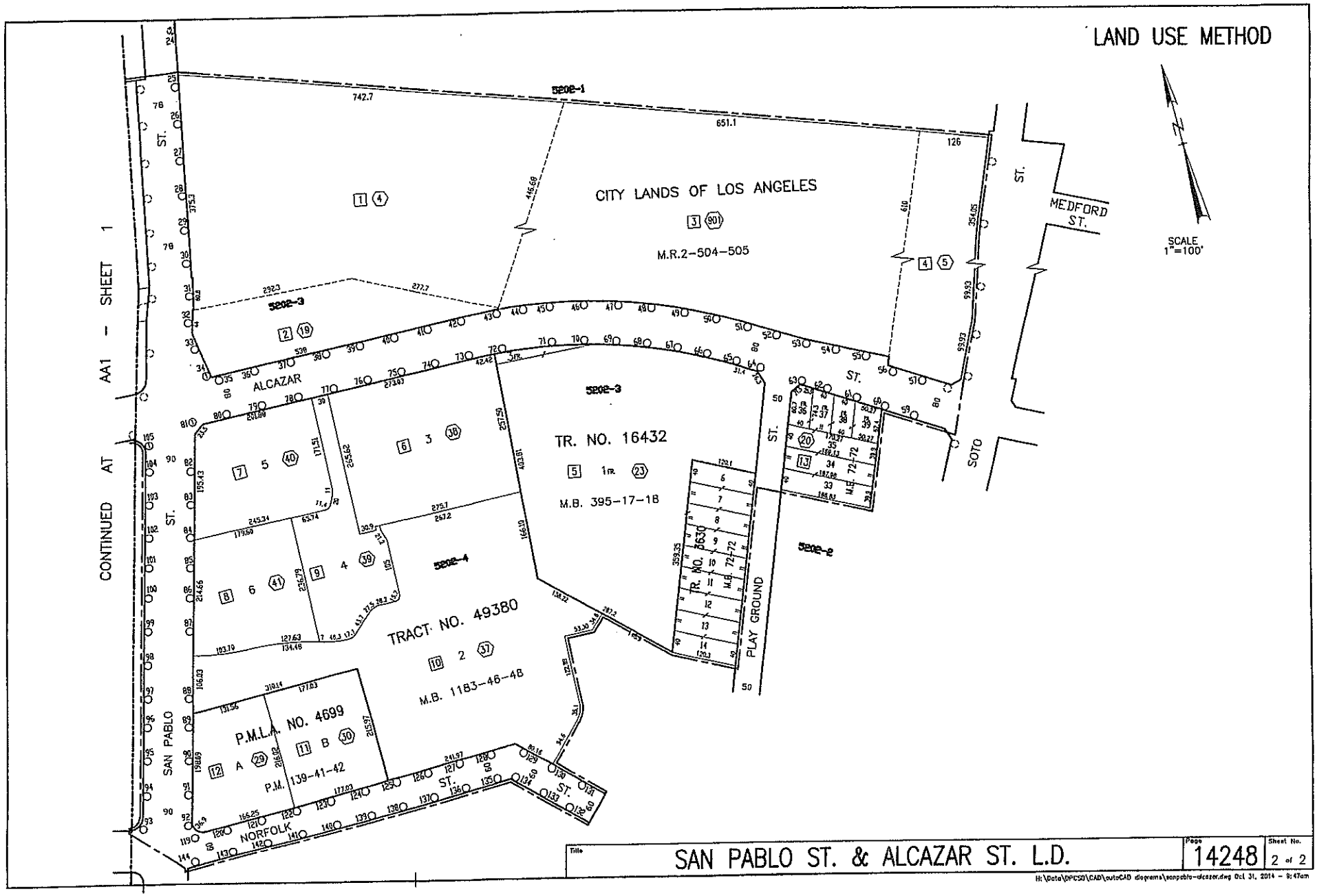
In Serv.	Date	by	D.M. 133-5A225,133-5A227,135A225
Drawn	10-2-11	Q.L.	W.O.
Checked	10-28-11	C.E.	BR003351 Plan
Thomas Guide Page	635	Grid	82,C2

Grid	Revision Description	Date	by

Title
SAN PABLO ST. & ALCAZAR ST. L.D.

Page 14247 Sheet No. 1 of 2

I:\Data\DPCSD\CAD\autoCAD diagrams\sanpablo-alcazar.dwg Oct 31, 2014 - 9:48am



Title: SAN PABLO ST. & ALCAZAR ST. L.D.

Page 14248

Sheet No. 2 of 2

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Light not yet installed.

STREET LIGHTING BALLOT
DON'T THROW AWAY

This package contains a ballot to determine if streetlights will be installed adjacent to your property.

In order to install streetlights near your property, an Assessment District must be created to collect the annual cost from adjacent property owners to operate and maintain the lights. This is your opportunity to vote on whether you want to have streetlights and accept the charge added to your property taxes to pay these costs.

In this packet you will find a blue Notice, a yellow Ballot, and an envelope for mailing the ballot.

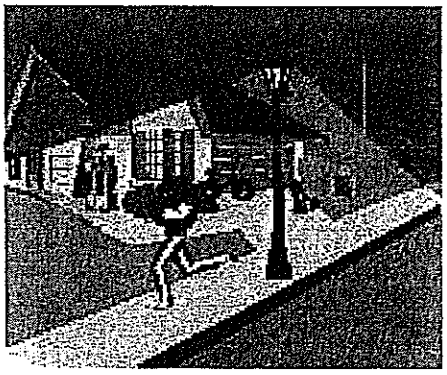
Street Lighting Operation and Maintenance Ballot

This ballot is the most important document in this material.
It shows the proposed assessment amount for your property.
Ballots that are not returned, or that are returned late, cannot be counted.

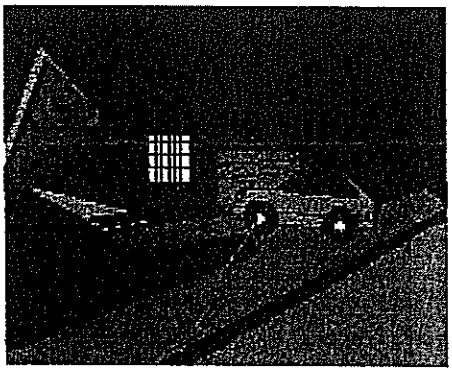
Please return your ballot!

Notice to Property Owners

This Notice provides you with legally required information about the balloting and the assessment. On the back, it explains how your assessment is calculated.



✓ A majority **YES** vote will permit the City to install streetlights near your property.



✓ A majority **NO** vote will not allow the City to install streetlights adjacent to your property.

City of Los Angeles
Dept. of Public Works
Bureau of Street Lighting

BUREAU OF STREET LIGHTING

Questions? Problems paying?
Call 213 847-1500 or visit the Bureau of Street Lighting website.
http://www.lacity.org/BSL/index.htm

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and upon request will provide reasonable accommodation to ensure equal access to its programs, services and activities.

BALOTA DE ALUMBRADO PÚBLICO
FAVOR DE NO TIRAR A LA BASURA

Este paquete contiene una balota para determinar si un sistema de alumbrado público será instalado adyacente a su propiedad.

Para instalar un sistema de alumbrado público cerca de su propiedad, un distrito de valoración debe ser creado para colectar anualmente de los propietarios la cantidad para la operación y mantenimiento del alumbrado. Esta es su oportunidad para votar si desea que el alumbrado se mantenga encendido y aceptar que los cargos se agregen a los impuestos de su propiedad.

En este paquete usted encontrará un aviso color azul, una balota amarilla, y un sobre para enviar la balota.

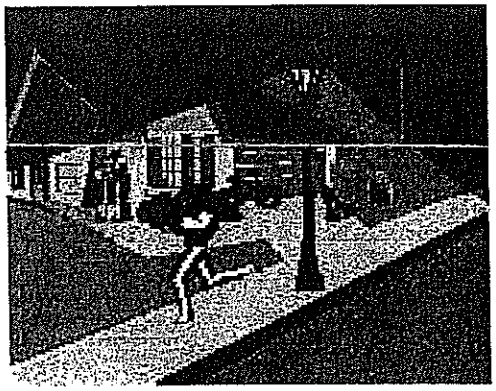
Balota para la Operación y Mantenimiento del Alumbrado Público

Esta balota es el documento más importante dentro de este material.
La balota muestra la propuesta cantidad de tasación sobre su propiedad.
Balotas no regresadas o regresadas tarde, no pueden ser contadas.

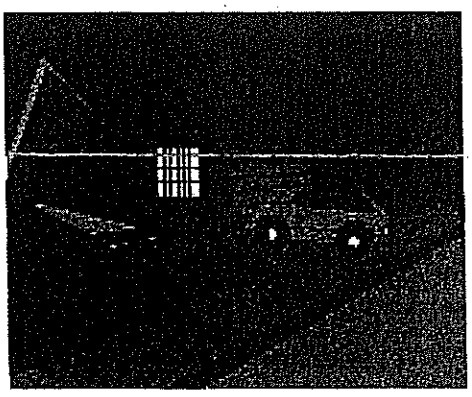
¡Favor de Regresar la Balota!

Aviso Para Propietarios

Este aviso suministra información sobre la votación y tasación requerida por la ley. Al reverso, le explica como su tasación es calculada.



✓ Una mayoría de votos **"SI"**, permitirá a la Ciudad instalar alumbrado público cerca de su propiedad.



✓ Una mayoria de votos **"NO"**, no requerirá a la Ciudad instalar alumbrado público adyacente a su propiedad.

Ciudad de los Angeles
Departamento de Obras Públicas
Buró de Alumbrado Público

BUREAU OF STREET LIGHTING

¿Preguntas? ¿No puede pagar?
Llame al 213 847-1500 o visite la página de internet del Buró de Alumbrado publico:
http://www.lacity.org/BSL/index.html

La Ciudad de Los Angeles, como ser bajo el "Title II of the Americans with Disability Act", no descrimina en base de incapacidad y al ser solicitado proveerá facilidades razonables para asegurar el acceso a sus programas, servicios y actividades.

OFFICIAL PROPERTY OWNER ASSESSMENT BALLOT

STREET LIGHTING DISTRICT : "SAN PABLO ST & ALCAZAR ST"

PROPERTY OWNER : L A COUNTY

VOTE HERE

☐ YES, I am IN FAVOR of the proposed Street Lighting Assessment District. I understand that I will be assessed $5,478.44 annually for the operation and maintenance of the street light(s) adjacent to my property.

☐ NO, I am OPPOSED to the proposed Street Lighting Assessment District. I understand that a majority NO vote will cause the streetlight(s) not to be installed; or if already installed, turned off and removed from service.

Election: 4172
City Parcel: 14247-001
County APN: 5201-004-902

I hereby declare, under penalty of perjury under the laws of the State of California, that I am the record owner, or the authorized representative of the record owner, of the parcel identified above.

(Both Name and Original Signature must be completed in order for your ballot to be counted.)

PRINT NAME (Property Owner, Authorized Rep., etc.)	ORIGINAL SIGNATURE	DATE

INSTRUCTIONS

1. Vote by marking one of the boxes on the reverse side of this ballot - Mark only one box.
2. Mark your ballot with blue or black ink – Do not use pencil.
3. Print your name, sign and date the ballot - If more than one owner, only one owner needs to sign.
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6. Ballot must be received by Wednesday, January 28, 2015

LOS ANGELES CITY CLERK, ELECTION DIV.
ATTN: 218 BALLOT ST. LTG. MNT. # 4172
555 RAMIREZ STREET, SPACE 300
LOS ANGELES, CA 90099-9716

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NOTICE TO PROPERTY OWNERS

FOR THE FORMATION OF THE CITY OF LOS ANGELES
STREET LIGHTING MAINTENANCE DISTRICT:

SAN PABLO ST & ALCAZAR ST

NOTE: Ballots must be received by **Wednesday, January 28, 2015**

This package contains a ballot to determine if streetlights adjacent to your property will be installed or removed.
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NOTICE

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Public Hearing: Wednesday, January 21, 2015. 10:00 AM
Board of Public Works – 3rd fl., Rm. 350, City Hall, 200 N. Spring Street.

Council Hearing: Wednesday, January 28, 2015, 10:00 AM
Los Angeles City Council – 3rd fl., Rm. 340, City Hall, 200 N. Spring Street.

Protest Procedure: Protests presented for consideration to the Council are not binding, regardless of the number. The Council may accept or deny the protest(s) at its discretion. Any person may file a written protest or appeal with the City Clerk at any time prior to, or on the day of, the final public hearing by the City Council on this matter. Written protests shall specify the ground(s) upon which the protest is based, the name and mailing address of the person protesting, a description sufficient to identify the property for which the protest is being filed, the Council File number, and be mailed or delivered to the City Clerk, Room 395, Los Angeles City Hall, 200 N. Spring St., Los Angeles, CA 90012.

ASSESSMENT INFORMATION

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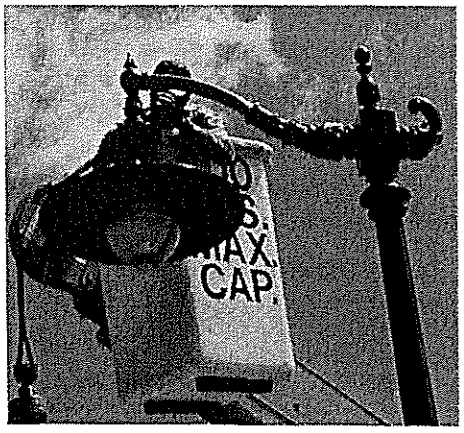
1. **Proposed Annual Assessment (Your Property):** $5,478.44 for FY 2014-15. *
2. **Proposed Annual Assessment (Entire District):** $27,507.34 for FY 2014-15.
3. **Duration of the Proposed Assessment:** Annually on your Property Tax Bill.
4. **Reason for the Assessment:** To pay for the cost of operating, servicing and maintaining local street lighting. These costs include, but are not limited to electricity, lamps, fixtures, poles, wires, repair crews and vehicles and other items necessary to operate streetlights in the City of Los Angeles.
5. **Balloting Results:** The District will be formed and the assessment in the amount listed on the enclosed ballot will be imposed unless a majority of the ballots are returned opposing the assessment. Installed streetlights will be removed from service. Ballots are weighted proportionally by each parcel's assessment amount. ($1 = 1 vote.)



bsl.lacity.org

Proposed Assessment Calculation

The process of determining maintenance assessments for each parcel is based on evaluating three areas relative to the amount of special benefit received. These include the size of the property, the land use, and the type of street lighting system(s) benefiting the property. These factors are evaluated for your property to determine your annual assessment. For more detailed information regarding assessment calculations, please visit us at: www.lacity.org/bsl

SEE ATTACHED MAP

Questions?

Call (213) 847-1500
or visit the Bureau of
Street Lighting website:
www.lacity.org/bsl

PROPERTY and ASSESSMENT DETAILS

- Location: 1537 ALCAZAR ST
- County APN: 5201-004-902
- Fiscal Year: 2014-15
- Acreage: 11.0000
- Land Use: GOV
- Dwell Units: 0
- Current Assessment: $0.00
- Proposed Assessment: $5,478.44 *
  (this equates to about $456.54 per month)

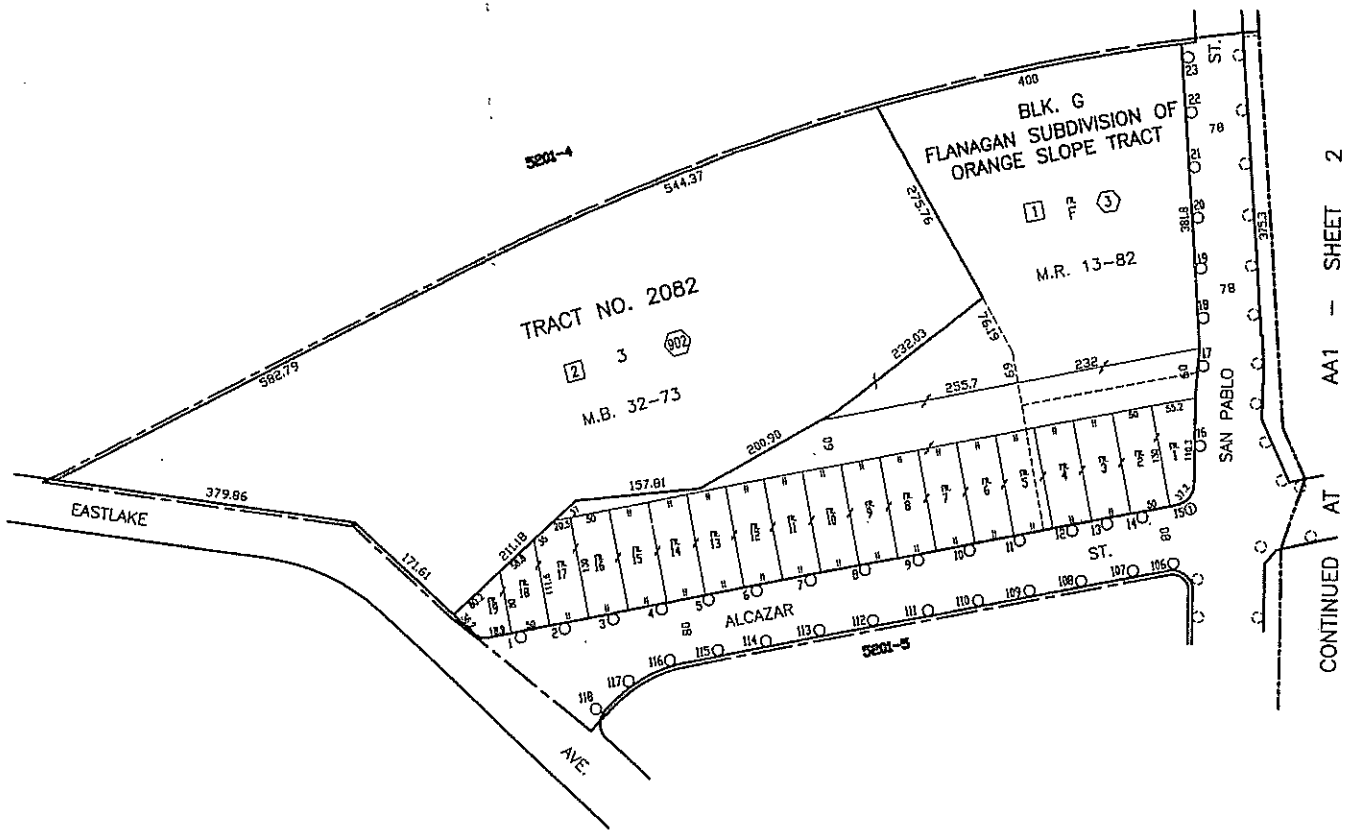
** Assessments may be increased annually without further notice or ballot, by no more than the annual Consumer Price Index (CPI) for Los Angeles-Anaheim-Riverside CA, provided by the U.S. Dept. of Labor (Bureau of Labor Statistics). The annual Consumer Price Index (CPI) will be calculated from the calendar year (Jan 1-Dec 31) just prior to the assessment period affected (Jul 1-Jun 30). Current Assessment will be replaced by Proposed Assessment.*

City of Los Angeles
Department of Public Works
Bureau of Street Lighting

L A COUNTY
500 W TEMPLE ST, RM 754
LOS ANGELES CA 90012

bsl.lacity.org

LAND USE METHOD



SCALE 1"=100'

PRIOR TO THE FOLLOWING DATES, THE LISTED PARCELS WERE ASSESSED UNDER THE REFERENCE NUMBERS AS SHOWN:

DATE	PARCEL NO.	PREVIOUS REFERENCE DIST.	PAGE	PARCEL

COUNCIL DISTRICT NO. 14
PROJECT ID NO. 4172

5202	1,2,3,4,
5201	4,5
C.M.B.	Page(s)

MAINTENANCE ASSESSMENT DIAGRAM
FOR PROPOSITION 218 REQUIREMENTS
SHOWING LOCATION OF ELECTROLIERS AND THE EXTENT OF THE TERRITORY INCLUDED WITHIN THE ASSESSMENT DISTRICT
FOR THE FURNISHING OF ELECTRIC ENERGY & MAINTENANCE FOR THE LIGHTING OF SAID DISTRICT IN THE CITY OF LOS ANGELES

ED EBRAHIMIAN, DIRECTOR – BUREAU OF STREET LIGHTING
THE EXTERIOR BOUNDARIES OF THE ASSESSMENT DISTRICT ARE SHOWN
——— — ——— NEW BOUNDARY

APPROVED BY THE CITY COUNCIL _____
_____ BY _____
CITY CLERK DEPUTY CITY CLERK
COUNCIL FILE NO. _____

(#) Indicates L.A. County APN
[#] Indicates L.A. City Assessment Number
○ Indicates New Electrolier 14' VSDD POLE 100W EQ B.Z. 1,2,4
① Indicates New Electrolier 17'-3-100 W/15' MA. W/8' Lum Arm 200W EQ B.Z. 3
② Indicates New Equipment 310W EQ B.Z. 3
■ Indicates Future Electrolier B.Z.
◌ Indicates Adjacent System
361 Thomas Guide Page

DISTRICT OUTLINED BY C. ENRIQUEZ
DISTRICT CHECKED BY Ruben Flamenco
APPROVED November 5, 2014
Ed Ebrahimian, Director
Bureau of Street Lighting
By Ruben Flamenco for
Engineer

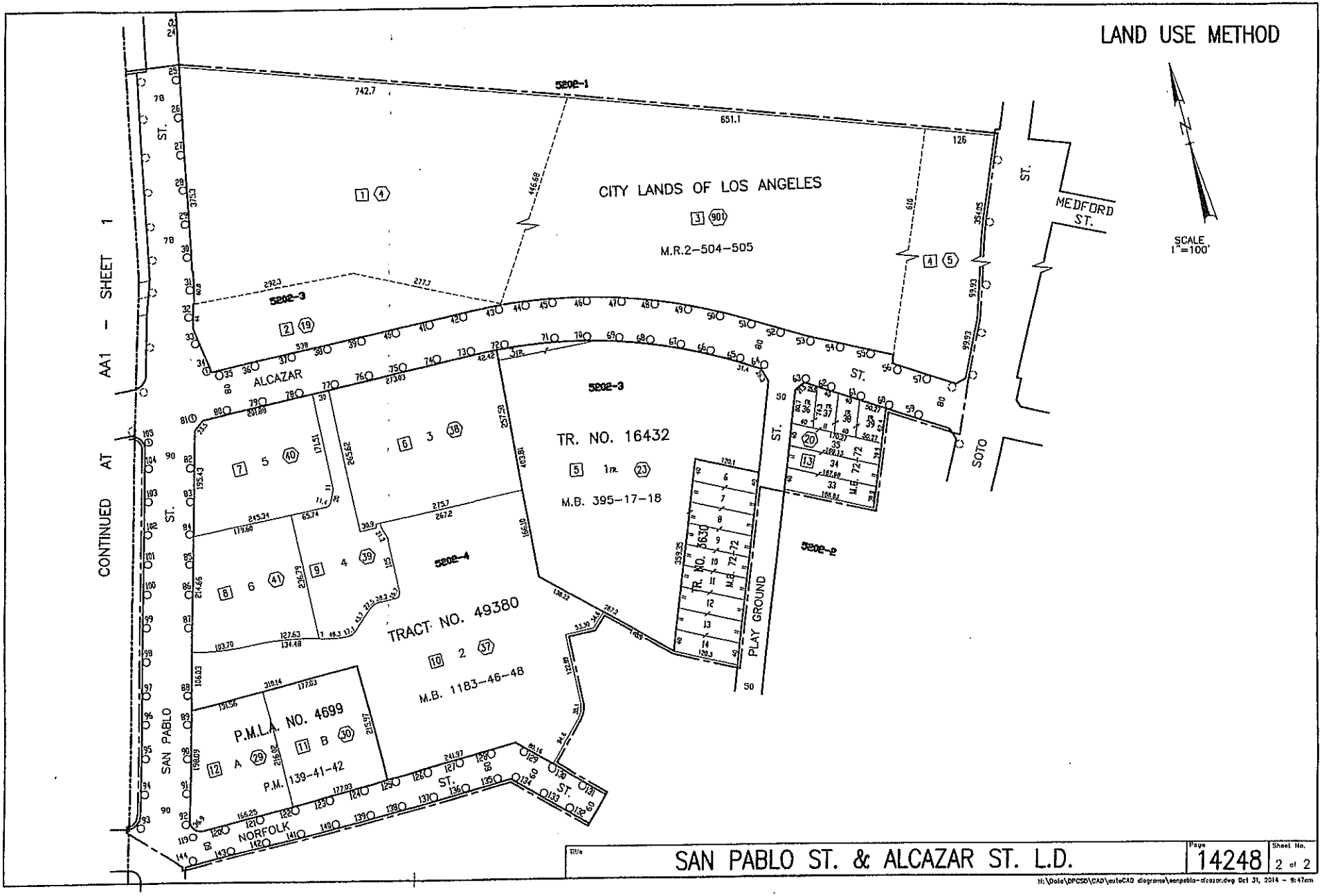
	Date	by	D.M. 133-5A225,133-5A227,135A225
In Serv.			
Drawn	10-2-14	Q.L.	W.O. Plan
Checked	10-29-14	C.E.	BR003351
Thomas Guide Page	635		Grid 82.C2

Grid	Revision Description	Date	by

Title
SAN PABLO ST. & ALCAZAR ST. L.D.

Page 14247 | Sheet No. 1 of 2

H:\Data\DPCSD\CAD\autoCAD diagrams\sanpablo-alcazar.dwg Oct 31, 2014 - 9:46am



SAN PABLO ST. & ALCAZAR ST. L.D.

Page 14248

Sheet No. 2 of 2

H:\Data\DPCSD\CAD\autoCAD diagrams\sanpablo-alcazar.dwg Oct 31, 2014 - 9:47am

ORDINANCE NO. _____

An Ordinance of Intention to order the necessary street lighting systems to be operated, maintained, and repaired, including furnishing electric energy, for the Fiscal Year of 2014-2015, for the lighting of that district designated as the **SAN PABLO ST & ALCAZAR ST LIGHTING DISTRICT** pursuant to the provisions of Sections 6.95 - 6.127 of the Los Angeles Administrative Code, Section 53753 of the California Government Code, and Proposition 218 (Articles XIII C and XIII D of the California Constitution).

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

Section 1. The public interest and convenience require, and it is the intention of the Council of the City of Los Angeles to order the following improvement to be made:

That the necessary street lighting equipment be operated, maintained and repaired and that electric energy be furnished for the Fiscal Year of 2014-2015, for the lighting of:

SAN PABLO STREET,

from the intersection of Norfolk Avenue to 779' north of the centerline of Alcazar Street.

ALCAZAR STREET,

from the intersection of Eastlake Street to the intersection of Soto Street.

NORFOLK STREET,

from the intersection of San Pablo Street to 1070' east of the centerline of San Pablo Street.

in the City of Los Angeles (see Plan for details). The street or portions of streets to be improved, and the district to be assessed to pay the costs and expenses of the improvement, shall be known for all proceedings hereunder as:

SAN PABLO & ALCAZAR ST LIGHTING DISTRICT

Sec. 2. All of this work shall be done in accordance with the report of the Director of the Bureau of Street Lighting adopted by the Board of Public Works, approved by the City Council and on file in the office of the City Clerk. Reference to the report is hereby made for a full and detailed description of the proposed improvement and of the assessments to be levied.

Sec. 3. The Council hereby makes all the costs and expenses of the improvements, including incidental expenses, chargeable upon the district to be benefited, with no additional portion of the costs to be paid out of the City Treasury. District parcels shall be assessed pursuant to the Engineer's Report prepared and approved by the Bureau of Street Lighting.

Sec. 4. The Council hereby determines and declares that the district, which receives special benefit from the improvements, and is to be assessed to pay the costs and expenses of the improvements, is described by the diagram with City page numbers 14247 - 14248 and accompanying assessment roll included by reference in the report of the Director of the Bureau of Street Lighting adopted by the Board of Public Works, which diagram indicates by a boundary line the extent of the territory included within the assessment district. Reference is hereby made to the report and diagram for a full and complete description of the district, which diagram shall govern for all details as to its extent.

Sec. 5. That the proceedings for the improvements shall be conducted in accordance with Sections 6.95 - 6.127 of the Los Angeles Administrative Code, Section 53753 of the California Government Code, and Proposition 218 (Articles XIII C and XIII D of the California Constitution).

Sec. 6. The Board of Public Works shall prepare and mail notices and ballots of the improvements to each property owner affected by the assessment, and have the notices to be published in newspapers of general circulation published and distributed in the several areas of the City in the manner and form and within the time required by law.

Sec. 7. The City Clerk shall conduct an assessment ballot proceeding for this lighting district, as required by Proposition 218 (Article XIII D of the California Constitution). The Clerk shall count, certify, and report the results to the Council. In tabulating the ballots, the ballots shall be weighted according to the proportional financial obligation of the affected property due to the improvement. If the count of the weighted "yes" votes is equal to or greater than the "no" votes, the Council shall impose the proposed assessment, contingent upon the construction of the specified lighting system. If the count of the weighted "no" votes are greater than the "yes" votes, the Council shall not impose the proposed assessment and the specified lighting system shall be removed from service or not constructed.

Sec. 8. The proposed street lighting maintenance assessments referenced here are intended to be in addition to or in replacement of the existing assessment, as specified in the Engineer's Report. Where the proposed assessment is to be in addition to the existing assessment, whether the proposed assessment is levied or abandoned, the existing assessment shall not be affected. Where the proposed assessment is to be in replacement of the existing assessment, if the proposed assessment is not levied, the existing assessment shall not be affected.

Sec. 9. For each year following the first year of the assessment, the amounts of the assessments designated in the assessment roll may be increased annually, without further notice or ballot, by no more than the annual Consumer Price Index (CPI) for Los Angeles-Anaheim-Riverside CA, provided by the U.S. Dept. of Labor (Bureau of Labor Statistics). The annual Consumer Price Index (CPI) will be calculated from the calendar year (January 1- December 31) just prior to the assessment period affected (July 1-June 30).

Sec. 10. The administration of this district may be combined, without further notice or ballot, with the administration of any other district or districts, for which authority for the administrative combination is provided in the establishing ordinance. These combined districts, for all administrative purposes including but not limited to, assessment, diagram, revenue and expenditures, notice and balloting, may be treated as a single district.

Sec. 11. Notwithstanding that the assessments specified in the assessment roll are imposed for the 2014/15 fiscal year, only if the street lighting system is energized on or before July 1, 2014, shall those assessments be transferred to the 2014/15 property tax rolls and collected. If the system is not energized on or before that date, the assessments approved here, may be levied in the fiscal year following the year in which the system is energized, without further notice or ballot.

Sec. 12. The City Council shall hold a public hearing on _____ at 10:00 a.m. in the Council Chamber on the third floor of City Hall on the proposed improvement and assessment. Any person objecting to their assessment may file a written protest or appeal with the City Clerk at any time prior to the hearing by the City Council. Any person may also present written or oral comments at the City Council hearing on this matter. The protest must contain a description of the property in which each signer owns an interest, sufficient to identify the property, and be delivered to the City Clerk, and no other protests than those presented within the time specified will be considered.

Ballots are due to the City Clerk at any time prior to the close of the public hearing on the proposed improvement and assessment. The City Clerk shall prepare a report of the assessment ballot proceeding results to the City Council.

Sec. 13. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

I hereby certify that the foregoing ordinance was passed by the Council of the City of Los Angeles, at its meeting of _____.

HOLLY L. WOLCOTT, City Clerk

By _____
Deputy

Approved _____

_____
Mayor

Approved as to Form and Legality

MICHAEL N. FEUER, City Attorney

By _____ CHRISTY NUMANO-HIMRA
Deputy City Attorney

Date: 11-4-14

File No. _____

Word File: L:\$PROP218\Ordinance - Intention\OI - San Pablo & Alcazar (CE).doc
CE Date: 10/29/2014

DEPARTMENT OF PUBLIC WORKS
BUREAU OF STREET LIGHTING

DATE NOV 0 5 2014

C.D. 14

Honorable City Council
of the City of Los Angeles

SAN PABLO STREET AND ALCAZAR STREET STREET LIGHTING MAINTENANCE ASSESSMENT DISTRICT

This report submits the proposed Ordinance of Intention to institute maintenance assessment proceedings for the above street lighting project.

RECOMMENDATIONS

1. Council adopt this report and the Ordinance of Intention, and that the proceedings be conducted in accordance with Sections 6.95 - 6.127 of the Los Angeles Administrative Code, Section 53753 of the California Government Code, and Proposition 218 (Articles XIII C and XIII D of the California Constitution). This includes Council holding a Public Hearing for the proposed District Diagram with City page number 14247 - 14248.

2. Upon Council adoption of the Ordinance of Intention, the Bureau of Street Lighting be instructed to: Mail notices of the assessment ballot proceedings, and Mail assessment ballots (as required by Prop. 218) to the property owners in the lighting district.

3. Upon completion of Item 2 above, the City Clerk be instructed to conduct the assessment ballot proceedings (i.e. count, certify, and report the results of the assessment ballot proceedings to the Council).

4. Following the conclusion of the final public hearing, if a project has weighted "YES" votes equal to, or in excess of weighted "NO" votes, the Council shall deny the appeals, confirm the maintenance assessments, and adopt the Final Ordinance levying the assessments. If the weighted "NO" votes are in excess of weighted "YES" votes, Council will abandon the lighting district and proceedings in accordance with Proposition 218; and the affected street lighting system shall be removed from service or not be constructed.

5. A copy of this report be provided to each affected Council office and the Mayor's Office of Economic Development.

The passage of Proposition 218 on November 5, 1996, requires a vote of the property owners prior to Council confirming and levying the assessments for maintenance. Upon adoption of the transmitted Ordinance of Intention, the Council shall set a date for hearing appeals and the last day to receive completed assessment ballots. A hearing to be held by the Board of Public Works will be scheduled at least one week prior to the date of the public hearing for the City Council to review and resolve any appeals concerning the proposed maintenance assessments – as specified in the Engineer's Report. If the assessment ballot proceeding as required by Proposition 218 approves these assessments, the City Council may confirm and levy the assessments. If levied, the administration of this district may be combined with that of another district or districts in the future as provided in the Ordinance of Intention. Protests that are received, as described in the Administrative Code, are for the consideration of the Council, but are not binding. Only a weighted majority vote against the assessment is binding.

The assessments to be levied to pay for the cost and expenses of the work or improvements in the proposed SAN PABLO STREET AND ALCAZAR STREET Street Lighting Maintenance Assessment District (or Sidewalk Maintenance Assessment District) fall within the (e)7 exemption of Prop 26. As set forth in the accompanying Ordinance of Intention, said assessments will be imposed in accordance with the provisions of Article XIIID of the California Constitution.

In accordance with Council Policy adopted on December 11, 1998, the Bureau of Street Lighting will cast ballots in favor of the assessments for all Council controlled public properties in the district.

SUMMARY

TOTAL STREETLIGHTS:	**144**
AFFECTED PARCELS:	**15**
TOTAL ASSESSMENTS:	**$ 27,507.34**
TAX YEAR:	**2014/2015**
TYPE OF PROJECT:	**PROPOSED PRIVATE DEVELOPMENT PROJECT**

TRANSMITTALS

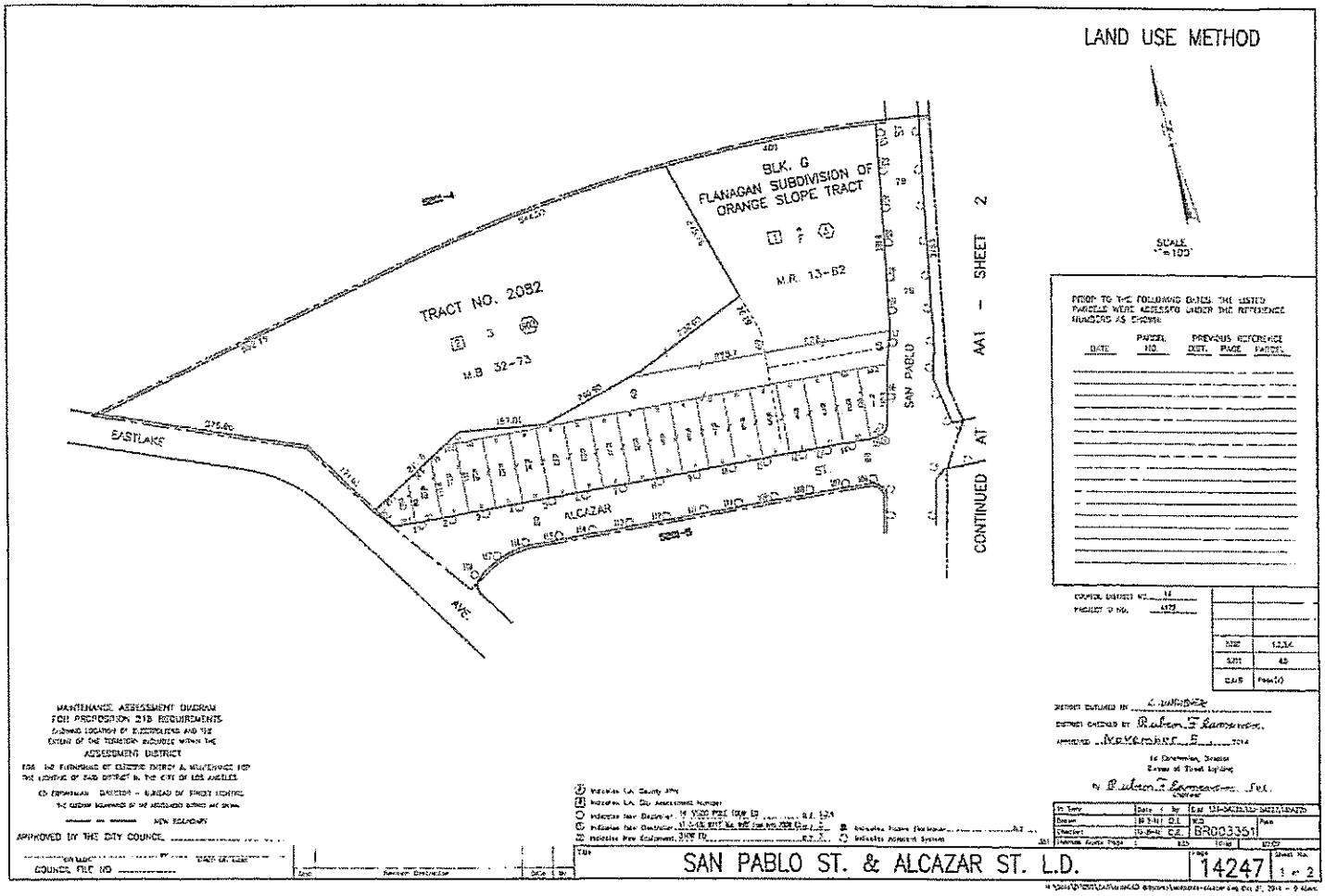
1. Ordinance of Intention, approved as to form and legality by the City Attorney, for the proposed assessment district.
2. Diagram delineating those lands proposed to be assessed.
3. Proposed assessment roll.
4. Engineer's Report as required by Proposition 218.

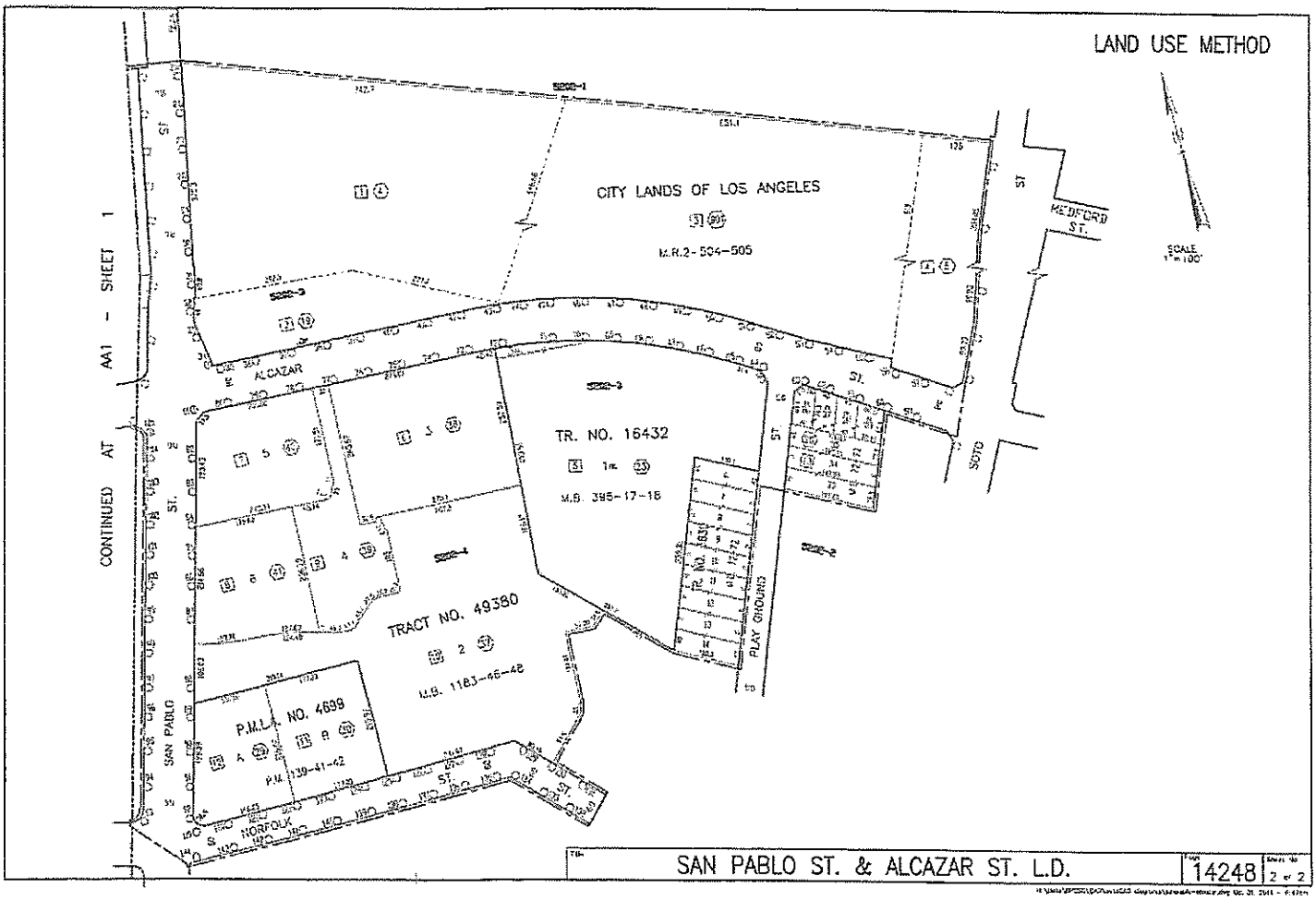
Report prepared by:
Assessment Engineering Division
Proposition 218 Compliance Section
C. Enriquez, Street Lighting Engineering Associate III
Ruben Flamenco, P.E., Division Manager

Respectfully submitted,

Ruben Flamenco for
Ed Ebrahimian, Director
Bureau of Street Lighting

CE (L:\$PROP218\Council Report\CR - San Pablo & Alcazar (CE).doc)


LAND USE METHOD
SCALE 1"=100'
BLK. G
FLANAGAN SUBDIVISION OF
ORANGE SLOPE TRACT
M.R. 13-82
TRACT NO. 2082
M.B. 32-73
EASTLAKE
SAN PABLO
ALCAZAR
AVE.
CONTINUED AT SHEET 2 AA1
PRIOR TO THE FOLLOWING DATES THE LISTED PARCELS WERE ASSESSED UNDER THE REFERENCE NUMBERS AS SHOWN
DATE
PAPER NO.
PREVIOUS REFERENCE DIST.
PREVIOUS REFERENCE PAGE
PREVIOUS REFERENCE PARCEL
MAINTENANCE ASSESSMENT DIAGRAM
FOR PROPOSITION 218 REQUIREMENTS
ASSESSMENT DISTRICT
APPROVED BY THE CITY COUNCIL
COUNCIL FILE NO
SAN PABLO ST. & ALCAZAR ST. L.D.
14247
1 of 2
BR0033511


LAND USE METHOD
CITY LANDS OF LOS ANGELES
M.R.2-504-505
TR. NO. 16432
M.B. 395-17-18
TRACT NO. 49380
M.B. 1183-66-68
P.M.L. NO. 4699
P.M. 139-41-42
ALCAZAR ST.
SAN PABLO ST.
NORFOLK ST.
MEDFORD ST.
SOTO ST.
PLAY GROUNDS
CONTINUED AT AA1 - SHEET 1
SCALE 1" = 100'
SAN PABLO ST. & ALCAZAR ST. L.D.
14248
2 of 2

CITY OF LOS ANGELES

LIGHTING MAINTENANCE ASSESSMENT ROLL

(Under Secs. 6.95-6.127 of the Los Angeles Administrative Code)

For the Maintenance and the Furnishing of Electric Energy for the Lighting of

SAN PABLO ST & ALCAZAR ST

LIGHTING DISTRICT

as shown on the assessment diagram recorded in the Bureau of Street Lighting in Assessment Map Book 24

Page 0247, for the Fiscal Year of 2014-2015, in accordance with:

Ordinance of Intention No. _____.

ESTIMATE COST

	Dollars	Cents
Electric Energy	$11,911	00
Maintenance	$11,058	00
Incidentals	$4,539	00
Total	$27,507	00
Less Unexpended Balance	$0	00
Balance	$27,507	00
AMOUNT ASSESSED TO PROPERTY OWNERS	$27,507	00

ASSESSMENT

ADOPTED by the Board of Public Works of the City of Los Angeles at its meeting of _____

_____
Secretary.

FILED with the City Clerk, City of Los Angeles

APPROVED by the City Council, City of Los Angeles, at its meeting of _____

CONFIRMED and adopted by the City Council, City of Los Angeles, at its meeting of _____

Holly L. Wolcott, City Clerk

By _____
Deputy.

RECORDED _____, at 10:00 o'clock A.M.

BOARD OF PUBLIC WORKS of the CITY OF LOS ANGELES

By _____ President

_____ Member.

_____ Member.

STLTG (11/99)

PROPOSED LIGHTING MAINTENANCE ASSESSMENT ROLL

DESIGN

DESCRIPTION OF PROPERTY "ASSESSMENT NUMBER"							LAND USE	ACREAGE	BENEFIT ZONE	ANNUAL ASSESSMENT	COUNTY REFERENCE		
											MAP	PAGE	PARCEL
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	24	at page	0247	as "	001 "	GOV	11.00	1, 4	$5,478.44	5201-004-902		
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	24	at page	0247	as "	002 "	COM	3.00	1, 4	$1,431.86	5201-004-003		
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	24	at page	0248	as "	001 "	COM	6.52	1, 4	$4,980.40	5202-001-004		
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	24	at page	0248	as "	002 "	INS	1.15	1, 4	$616.32	5202-003-019		
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	24	at page	0248	as "	003 "	GOV	8.20	1, 4	$4,980.40	5202-001-901		
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	24	at page	0248	as "	004 "	INS	1.80	3, 4, 5	$1,862.97	5202-001-005		
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	24	at page	0248	as "	005 "	INS	5.00	1, 4	$1,867.65	5202-003-023		
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	24	at page	0248	as "	006 "	COM	1.85	1, 4	$1,431.86	5202-004-038		
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	24	at page	0248	as "	007 "	VAC	1.13	1, 4	$119.84	5202-004-040		
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	24	at page	0248	as "	008 "	COM	1.05	1, 4	$747.06	5202-004-041		
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	24	at page	0248	as "	009 "	INS	0.90	1, 4	$280.15	5202-004-039		
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	24	at page	0248	as "	010 "	INS	4.26	1, 4	$1,867.65	5202-004-037		
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	24	at page	0248	as "	011 "	COM	0.88	1, 4	$747.06	5202-004-030		
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	24	at page	0248	as "	012 "	COM	0.80	1, 4	$547.84	5202-004-029		
That certain parcel of land numbered in red ink on assessment diagram or assessment as filed in Book No.	Book	24	at page	0248	as "	013 "	COM	0.64	1, 4	$547.84	5202-002-020		
							** DISTRICT ** ASSESSMENT =			$27,507.34			
SAN PABLO ST & ALCAZAR ST													

ENGINEER'S REPORT

FOR THE

CITY OF LOS ANGELES
BUREAU OF STREET LIGHTING

REGARDING STREET LIGHTING MAINTENANCE ASSESSMENTS IN THE

SAN PABLO ST AND ALCAZAR ST
LIGHTING DISTRICT

IN CONFORMANCE WITH PROPOSITION 218

PREPARED **October 29, 2014**

Project ID No. 4172

Transmittal No. 2 to the Report of the Board of Public Works

CITY OF LOS ANGELES
BUREAU OF STREET LIGHTING

ENGINEER'S REPORT

Subject: Description of how the City finances the cost of street lighting operation and maintenance, how these assessments were calculated, and how this complies with Section 4 of Proposition 218, Article XIII D of the California Constitution, in regards to the subject street lighting maintenance assessment district(s).

Abstract: The Bureau of Street Lighting, for the Board of Public Works, administers and operates the street lighting system of the City. This includes managing the financing of the system. By Council Policy, about 80% of the streetlights are financed through street lighting maintenance assessments to benefiting properties, and the rest through the LADWP.

Proposition 218, section 4 (b), requires that "...All assessments shall be supported by a detailed engineer's report prepared by a registered professional engineer certified by the State of California..." It further requires in section 4 (f) that "...in any legal action contesting the validity of any assessment, the burden shall be on the agency to demonstrate that the property or properties in question receive a special benefit over and above the benefits conferred on the public at large and that the amount of any contested assessment is proportional to, and no greater than, the benefits conferred on the property or properties in question..."

The purpose of this report is to respond to the specific requirements of Proposition 218 and State law, for the subject street lighting maintenance assessment district(s) – Diagram with City page number 14247 - 14248.

Prepared by: _____
Chris Enriquez, St. Ltg. Engrg. Associate III,
Prop. 218 Compliance Section

Approved by: R. Flamenco
Ruben Flamenco, P.E., Division Manager,
Street Lighting Assessment Division, Bureau of Street Lighting

R.E. NO. E 16069 Date 10/30/14

REGISTERED PROFESSIONAL ENGINEER
RUBEN F FLAMENCO
E 16069
EXP. 12/31/15
ELECTRICAL
STATE OF CALIFORNIA

CONTENTS

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Summary	3
Street Lighting Types and Financing	3
How Street Lighting Maintenance Assessments are Calculated	4
Equivalent Dwelling Unit Rates	5
Benefit Zones (assessment Rates)	7
Adjustment Factors	8
Specifications For The Operation of Street Lighting Maintenance Assessment District(s)	10
Data Entry Sheet(s)	11

Refer to the Report of the Board of Public Works For The Following Transmittals

1. Ordinance(s) of Intention for the Proposed Assessment District(s)
2. Assessment Diagram(s) for the Proposed Assessment District(s) – City page number 14247 - 14248
3. Assessment Roll(s) for the Proposed Assessment District(s)

SUMMARY

This engineer's report will explain the methodology for the calculation of the street lighting operation and maintenance assessments, the City's policy between special and general benefit and information about the subject project.

STREET LIGHTING TYPES AND FINANCING

There are three types of street lighting in the City of Los Angeles, each with different purposes, physical characteristics and financing modes. The following is a brief description of each:

A. **SPECIAL BENEFIT** is the direct street lighting benefit to a property, and to its owner or users, based on the existence of the nearby street lighting systems that is designed to illuminate the roadway and sidewalk adjacent to the specific property at night. When there is a single streetlight in front of or near the property in question, there is special benefit to the extent that the roadway and sidewalk are illuminated, notwithstanding that the street lighting system for the block is incomplete. Proposition 218 allows the assessment of properties which receive special benefit, to the extent that the assessment is not greater than the reasonable cost of the proportional special benefit conferred on those parcels.

Special Benefit street light systems are permanent streetlight systems designed to meet City standards of illumination which provide special benefit to nearby properties. These are generally systems with steel or concrete poles, underground wiring, intended to be part of a complete system providing a designed level of illumination and uniformity on the roadway and sidewalk areas. These systems are generally installed through either, assessments to nearby benefiting properties, grants or through requirements on private developments, and are owned by the Department of Public Works. The financing of their entire costs of operation and maintenance is through the annual assessment of nearby properties that are determined to receive special benefit. All general benefits, if any, to the surrounding community and public in general from these special benefit streetlight systems are intangible and are not quantifiable.

B. **GENERAL BENEFIT** is defined as a benefit to properties in the surrounding community or a benefit to the public in general resulting from the improvements, activities or services to be provided by the assessment levy. These benefits include the benefit from street lighting systems for locations that do not benefit specific properties, as well as interim lighting for minimal traffic safety on wooden power poles and permanent lighting at intersections with mast arm or traffic vehicular heads. Any special benefit from these lights will be intangible and not quantifiable in relation to their General Benefit use. Proposition 218 requires the City to finance general benefit costs from other than property assessments. These costs are financed from public funds.

General Benefit lighting systems are permanent street light system and which illuminate vehicular and pedestrian bridges and tunnels; intersections with mast arm or traffic vehicular heads; and other locations where there are no adjacent or nearby properties which receive direct, special benefit. These are part of a complete system for the structure, or street, providing a designed level of illumination and uniformity on the roadway and sidewalk areas. The financing of their entire costs of operation and maintenance is through public funds and/or Department of Water and Power funds. These systems are generally installed with public funding, and owned by the Department of Public Works.

C. **UTILITARIAN LIGHTING** is a general benefit type of street lighting that is installed, operated and maintained by the Department of Water and Power. These lights are mounted on wooden power poles, and do not have a designed average level of uniformity or illumination. These lights are considered interim, minimal safety lighting for specific locations where there are no permanent street lighting systems. The costs of operation are financed through the Department of Water and Power. However, for "continuous utilitarian lighting" systems, or "continuous alley lighting", the lighting benefit associated with these systems exceeds standard lighting requirements, therefore these special systems are considered as systems with a special benefit component.

HOW MAINTENANCE ASSESSMENTS ARE CALCULATED

Based on Council Policy, Los Angeles Administrative Code, annual City Budgets, and assessment proceedings, assessments are for the total estimated amount of the cost of operation and maintenance.

All costs of street lighting maintenance and operation for the subject lighting systems deemed as special benefit are to be assessed - none are to be financed with public funds.

The total estimated amounts of revenues and operating costs for previously assessed parcels are shown in the annual reports for the Los Angeles City Street Lighting Maintenance Assessment District (LACLD). The assessment rates are based on these estimates, which rely on actual costs for previous years, and on historic relationships between the different rates.

Proper maintenance and operation of the streetlight infrastructure benefits all properties within the District by providing security, safety, and community character and vitality.

In addition, Proposition 218, the "Right to Vote on Taxes Act" which was approved on the November 1996 statewide ballot and added Article XIIID to the California Constitution, requires that a parcel's assessment may not exceed the reasonable cost for the proportional special benefit conferred on that parcel. Article XIIID provides that only special benefits are assessable and the City must separate the general benefits from the special benefits. It also requires that publicly owned properties, which benefit from the improvements, be assessed.

METHODOLOGY

The process of determining maintenance assessments for each parcel is based on evaluating three areas of calculation which are relative to the amount of special benefit received. These areas of calculation are: equivalent dwelling units (EDU), benefit zones (rates), and adjustment factors.

Assessment Calculation for a Parcel

Assessment Cost = (Equivalent Dwelling Units) x (Benefit Zone Rate) x (Adjustment Factor)

Where, Adjustment Factor = (Benefit Factor) x (Partial Lighting Factor) x (Lot Shape Factor)

The following section explains each area of calculation in more detail:

EQUIVALENT DWELLING UNITS

The calculation will take into account the different land uses on the properties for comparative purposes. (e.g. A vacant property vs. a multiple family property vs. a commercial property.)

The medium density single-family residential parcel has been selected as the basic unit for calculation of assessments; therefore, the medium density single-family residential parcel is defined as one (1) Equivalent Dwelling Unit (EDU). The calculation methodology developed relates all other land uses, and their respective lot sizes, to the medium density single-family residential land use. The determination of the EDU takes into account two factors in relation to a SFR: land use, and the lot size.

Land Use of the parcel — The EDU is adjusted in accordance with the land use of the property. The factor assigned is related to the approximate use or trips generated for a particular property type. For example, multiple family residences, with many dwelling units, will have more use of the property and of a street lighting system, compared to SFR. Similarly, vacant properties and agricultural properties of similar size, will have less use and benefit, compared to SFR. The land use adjustment determines the proportional special benefit that the parcel derives from the use of the street lighting system within the vicinity.

Size of the parcel — One of the factors in determining the EDU of all properties is evaluating the size of a parcel compared to the average lot size of a medium density SFR. Based on an analysis of all of the properties within the City of Los Angeles, it has been determined that the average medium SFR lot size is approximately 7,000 to 8,000 sq. ft. From this same data, the EDU conversion factor is adjusted proportionally with respect to various land use distributions across eight lot size categories. They are: less than 0.1 acres, 0.1 to 0.2 acres, 0.2 to 0.4 acres, 0.4 to 0.8 acres, 0.8 to 1.5 acres, 1.5 to 3.0 acres, 3.0 to 6.0 acres, and greater than 6.0 acres.

Table 1, on the following page, summarizes the EDU conversion factors for various land uses and their respective lot sizes.

TABLE 1 - EQUIVALENT DWELLING UNIT (EDU)

LAND USE			ACREAGE							
			< 0.1	0.1-0.2	0.2-0.4	0.4-0.8	0.8-1.5	1.5-3.0	3.0-6.0	> 6.0
RESIDENTIAL	SINGLE FAMILY		0.75	1	1.25	1.5	1.75	2	2.25	2.5
	MULTI-FAMILY APARTMENTS, CONDOS PRIVATE COMMUNITIES	2 - 4 units	1.5	1.75	3.25	5.5	8	11	14	18
		5 - 15 units	1.75	2	3.75	6.25	9	13	15	21
		16 - 25 units	2	2.5	4.5	7	10	15	17	25
		26 - 50 units	2.5	3	5	8	11.5	17	19	30
		> 50 units	3	4	6	9.5	13	19	25	40
NON-RESIDENTIAL	COMMERCIAL INSTITUTION GOVERNMENT		0.75	1.25	2	4	6	11.5	20	40
	INDUSTRIAL UTILITY		0.5	1	1.25	2.25	4	7	10	25
	MOBILE HOME PARKS		0.35	0.75	1	1.75	3	4.25	7.5	15
	VACANT AGRICULTURE		0.25	0.5	0.75	1.25	1.75	3.5	4.5	8

RESIDENTIAL

Residential properties include single family residential parcels and multiple family residential parcels.

- Single Family Residential (SFR) Parcels: All SFR parcels with lot sizes equal to 0.1 acre, and up to 0.2 acre, are considered medium density SFR, and are assigned the value of 1 equivalent dwelling unit (EDU).

- Multi-Family Residential (MFR) Parcels: The equivalencies of multi-residential land uses, such as apartments, condominiums, and private communities, are calculated based on their respective population densities (dwelling units to lot size), and their residential land uses as they relate to the medium-density SFR. These factors are derived from trip generation rates and estimated wastewater usage, which are both related to population density and usage.

NON-RESIDENTIAL

Non-residential properties include commercial, government, institutional (such as schools, churches and hospitals), industrial, utility, mobile homes, parks, vacant lots, and agricultural.

- Vacant and agricultural properties consist of parcels with few or no improved structures. Utilization of vacant property is significantly less than improved property, therefore receive substantially less lighting benefit.

BENEFIT ZONES (RATES)

Benefit Zones are used to differentiate between the different types of lighting services each parcel receives. These zones indicate the type of lighting system used (i.e. ornamental, modern, pedestrian, etc.), as well as the location where the lighting system will be installed (i.e. arterial, residential, etc.)

Each benefit zone will have a specific assessment rate associated with it. The rates associated with these zones have been set in accordance to the Bureau's current maintenance district. These rates include costs for energy, maintenance, administration and eventual replacement.

The assessment each parcel receives will be relative to the proportioned benefit received from each benefit zone. Parcel receiving benefit from multiple lighting systems, may be included in multiple benefit zones relative to the proportioned benefit.

Zones may be adjusted due to any identified general benefit component. For parcels on corners with more than one lit side, the parcel will be zoned per the side that the property takes access. We have determined that there are seven (7) different levels of benefit within the District, and these are distinguished by different zone designations. The zones identified below are assumed to utilize energy efficient lamps. Any request for lamps that are not energy efficient or require additional maintenance will need to be evaluated and the rate will need to be adjusted accordingly.

TABLE 2 – BENEFIT ZONE SUMMARY

BENEFIT ZONE	DESCRIPTION	RATE
Zone 1	This zone is an ornamental lighting system on residential streets. This lighting system generally is used to illuminate the roadway and sidewalk areas.	$98.69
Zone 2	This zone is a modern lighting system on residential streets.	$73.15
Zone 3	This zone is a modern lighting system on arterial streets.	$163.09
Zone 4	This zone is applied to lighting systems that require additional maintenance or energy greater than standard energy efficient lamps.	$25.82
Zone 5	This zone is for special stand alone pedestrian electroliers on arterial streets. The lighting system provides illumination for pedestrian use only. This zone would be in addition to zone's 1, 2, 3 or 4.	$107.26
Zone 6	This zone is for special pedestrian systems that are attached to existing roadway electroliers. This zone would be in addition to zone's 1, 2, 3 or 4.	$64.69
Zone 7	This zone is for continuous utilitarian alley lighting. This type of lighting consists of simple 100W HPS luminaires mounted to existing wooden power poles. Standard util lighting (general benefit) is spaced no closer than 300 feet to another existing street lighting source. Continuous utilitarian alley lighting (special benefit) exceeds this standard, and may be spaced at closer intervals.	$30.06

The following table provides more detail regarding the maximum assessment rates for each of the Zones:

TABLE 3 – ASSESSMENT RATE DETAILS

ZONE	Admin & Eng	Energy (ECA, Utility Users Tax)	Replace	Repair	Tree Trim	Total BU	Total FY 2004-05 Max $/BU *	Total FY 2014-15**
1	$541,745	$ 1,175,461.83	$450,130	$548,859	$120,264	34,343.44	$82.59	$98.69
2	$6,008,929	$10,636,819.25	$4,992,757	$6,087,840	$1,333,943	474,857.79	$61.20	$73.15
3	$2,252,888	$ 4,622,360.97	$1,871,902	$2,282,474	$500,126	84,486.29	$136.47	$163.09
4	$5,967	$ 315,887.76	$0	$6,045	$0	15,182.44	$21.60	$25.82
5	$205,715	$ 536,528.47	$170,926	$208,416	$45,667	13,273.31	$89.78	$107.26
6	$762	$ 297,504.72	$14,284	$772	$0	6,336.65	$54.14	$64.69
TOTAL	$9,016,006	$17,584,563	$7,500,000	$9,134,407	$2,000,000	N/A	$45,234,970	N/A

** The amounts of the assessments designated in the assessment roll may be increased annually, without further notice or ballot, by no more than the annual Consumer Price Index (CPI) for Los Angeles, Anaheim, Riverside CA, provided by the U.S. Dept. of Labor (Bureau of Labor Statistics). The annual Consumer Price Index (CPI) will be calculated from the calendar year (January 1- December 31) just prior to the assessment period affected (July 1- June 30).*

***Assessment Rate adjusted by 1.08% in February 2014 for the annual Consumer Price Index (CPI) for the 2013 calendar year (January 1 - December 31).*

Note: Duplexes are charged 130% of the normal rate. Triplexes are charged 140% of the normal rate. Four-plexes are charged 150% of the normal rate. SFR parcels on arterial streets (zone 3) are charged 75% of the normal rate.

ADJUSTMENT FACTORS

These include benefit factors, partial lighting factors, and lot shape factors. Benefit Factors will define the benefit associated with the use of the property. Partial lighting factors will define the proportion of lighting benefit received by the affected properties. Lot shape factors will provide adjustments for odd shaped lots where the available benefiting frontage is disproportionate to the relative amount of lighting benefit received (e.g. flag-lots, corner lots, etc.).

Benefit Factors - The EDU rates are modified by Benefit Factors that relate to how a particular land use benefits from streetlights. The amount of benefit received will vary with the different land use on the property. There are two categories from which the benefit of a parcel is derived:

1. **Security and Safety Benefit.** The prevention of crime and the alleviation of the fear of crime at the assessed properties, and the prevention of local pedestrian and traffic accidents related to the assessed properties.
2. **Community Character and Vitality Benefit.** The promotion of social interaction, promotion of business and industry, and the contribution to a positive night time visual image for the assessed properties.

To assign the benefit factors, each land use is compared to residential properties. Residential properties are the base properties and are assigned benefit factors of 1 for both the "Security and Safety Benefit" and the "Community Character and Vitality Benefit". Commercial and Parks benefit similarly to residential property and therefore are assigned the same benefit factors. Industrial and utility properties receive benefits from added security and safety, but receive little to no benefit for community character and vitality, as the nature of these properties do not promote either. Likewise, vacant and agriculture properties receive benefits from added security and safety, although not at nearly the level of a developed property, but receive little benefit from additional community character and vitality.

Table 4 on the following page provides a summary of the Benefit Factors that are applied.

Table 4 – STREET LIGHTING BENEFIT FACTORS

Land Use	Residential (non-arterial)	Residential (arterial)	Commercial	Institutional (schools)	Utility, Industrial	Park	Vacant, Agriculture
Security and Safety	1	1	1	1	1	1	0.5
Community Character and Vitality	1	0.5	1	0.5	0	1	0.5
Subtotal:	2	1.5	2	1.5	1	2	1
Applied Benefit Factor	1	0.75	1	0.75	0.5	1	0.5

Partial Lighting Factors - The EDU rates are further modified by Partial Lighting Factors that take into consideration the amount of benefiting frontage lit by the streetlights. If almost the entire frontage of a parcel is lit, then the Partial Lighting Factor is 1.0. If the frontage of a parcel is not fully lit, then a Partial Lighting Factor of 0.75, 0.50 or 0.25 will be applied depending on the percentage of frontage lit.

Lot Shape Factors - Lot shape factors will provide adjustments for odd shaped lots where the available benefiting frontage is disproportionate to the relative amount of lighting benefit received. For lots where the amount of lighting benefit received exceeds normal design standards, the assessment will be increased 10%. An example of this case would be corner lots with two or more benefiting sides, compared to similar shaped mid-block lots with only one benefiting side (normal configuration). For lots where the amount of lighting benefit received is less than comparable lots of similar size and land use, such as flag-lots, compound flag lots, or complex lots, they will receive assessment discounts of 25%, 50%, and 75%, respectively.

The actual assessments levied in any fiscal year will be as approved by the City Council and may not exceed the maximum assessment rate without receiving property owner approval for increase. The actual annual assessment rates for each Zone will be calculated each year based on the estimated costs of operating and maintaining the street lighting system in the following fiscal year. **The funding source to repair and maintain the City of Los Angeles' general benefit lights are not included in the estimated annual budget.**

For parcels with mixed use, such as a commercial / residential combination, the benefit units are calculated for each use separately, and the higher of the two calculations will be used.

It is our conclusion that the proposed street lighting maintenance assessments follow the methodology described above.

SPECIFICATIONS FOR THE OPERATION OF STREET LIGHTING MAINTENANCE DISTRICTS IN THE CITY OF LOS ANGELES FOR 2014-15

WORK TO BE DONE. The work and improvement to be done shall be the operation, including furnishing electric energy and timing/switching; maintenance, including lamp changing, emergency services, pole painting, fixture cleaning and glassware replacement, and rehabilitation, which includes modernization and replacement of systems; repairs, including poles, conduit, wiring and fusing, and fixtures repair and replacement; management of the funds, records, engineering, equipment approval and testing, administration and assessments, buildings, vehicles, equipment and materials; and related activities for the street lighting system designated herein under the "MAINTENANCE ASSESSMENT DISTRICT," – Diagram with City page number 14247 - 14248, for the fiscal year ending June 30, 2015, in accordance with the report of the Board of Public Works therefore, on file in the office of the City Clerk.

AUTHORITY. The said work and improvement is to be made under and is to be governed in all particulars by the Charter of the City of Los Angeles, Section 580 and other sections; the Los Angeles Administrative Code, Section 6.95-6.127; Proposition 218 (Articles XIII C and XIII D of the California Constitution), and the Ordinance of Intention to be hereafter adopted therefore.

LIGHTING SYSTEM. The street lighting system consists of electroliers, luminaires, and lamps, together with the necessary conduits, cables, wires and other appurtenances. Plans showing the location and description of said equipment are on file in the office of the Bureau of Street Lighting and are hereby referred to and made a part of these specifications. The properties to be benefited by the work and improvement are designated in the assessment diagrams on file in the office of the Bureau of Street Lighting, Assessment Engineering Division, and are hereby referred to and made a part of the specifications.

OPERATION SCHEDULES. The lighting system shall be lighted in accordance with the All Night and 1:00 a.m. schedules of operation, and minor exceptions, as agreed upon by the Department of Public Works and the Department of Water and Power, or other utility suppliers.

ELECTRIC ENERGY. It is contemplated that the City of Los Angeles, through its Department of Public Works, will purchase electric energy as it may deem necessary from the Department of Water and Power, or other utility suppliers, in accordance with the terms, conditions, and rates prescribed for in such services as have been agreed upon by the Board of Public Works and the utility supplier, and approved by the City Council.

MAINTENANCE. The Department of Public Works will itself perform the work, or will contract for certain work with the Department of Water and Power, or private companies, in providing normal maintenance for the following district(s), in accordance with the terms, and conditions as prescribed for in such services as have been agreed upon by the Board of Public Works and the supplier, and approved by the City Council.

MAINTENANCE ASSESSMENT DISTRICT TITLE

SAN PABLO ST & ALCAZAR ST
Lighting District

REPAIRS. The Department of Public Works, will itself perform the repair work, or will contract for certain work with private companies, provide the materials, equipment and expense, appliances, and other appurtenances and appurtenant work necessary to repair the street lighting system. This may also require approval by the City Council.

SAN PABLO ST & ALCAZAR ST

City Asset ID	APN	Situs	Owner name	Owner address	Land Use	Acreage	Dwelling Units	Den zone	Parcel Lg	Lot Shape	Assmt	Pct Total	Existing Assmt	NOTE
14247-001	5201-034-902	1501 ALCAZAR ST	L.A. COUNTY	500 W TEMPLE ST, RM 754 LOS ANGELES, CA 90012	GOV	11	0	1, 4	1.00, 1.00	1 1	$5,478.44	19.92%	$0.00	
14247-002	5201-034-903	1533 SAN PABLO ST	UNIVERSITY OF SOUTHERN CALIF C/O DEE JACKSON	USC MC CARTHY WAY, STE 5 LOS ANGELES, CA 90089	COM	3	0	1, 4	1.00, 1.00	1	$1,431.65	5.21%	$0.00	
14248-001	5202-031-004	1620 N SAN PABLO ST	UNIVERSITY OF SOUTHERN CALIF C/O	620 USC MC CARTHY WAY STE 5 LOS ANGELES, CA 90089	COM	6.82	0	1, 4	1.00, 1.00	1	$4,280.40	15.11%	$0.00	
14248-002	5202-003-015	NA	UNIVERSITY OF SOUTHERN CALIF	620 MC CARTHY WAY, STE 5 LOS ANGELES, CA 90089	INS	1.15	0	1, 4	1.00, 1.00	1 1	$616.32	2.24%	$633.15	A
14248-003	5207-001-901	2275 ALCAZAR ST	L.A. COUNTY FLOOD CONTROL DISTRICT	500 W TEMPLE ST, RM 754 LOS ANGELES, CA 90012	GOV	6.2	0	1, 4	1.00, 1.00	1	$4,595.40	16.11%	$0.00	
14248-004	5202-001-005	NA	UNIVERSITY OF SOUTHERN CALIF C/O DEE JACKSON	620 W MC CARTHY WAY, STE 5 LOS ANGELES, CA 90089	INS	1.8	0	3, 4, 5	1.00 .25 .25	1, 1	$1,662.07	6.77%	$0.00	
14248-005	5202-003-023	2250 ALCAZAR ST	UNIVERSITY OF SOUTHERN CALIF C/O DEE JACKSON	620 MC CARTHY WAY STE 5 LOS ANGELES CA 90089	INS	5	0	1, 4	1.00 1.00	1	$1,657.65	6.79%	$1,737.25	A
14248-006	5202-004-038	NA	UNIVERSITY OF SOUTHERN CALIF C/O DIANA CONTRERAS	620 W MC CARTHY WAY, STE 5 LOS ANGELES CA 90089	COM	1.65	1	1, 3	1.00, 1.00	1	$1,431.65	5.21%	$705.01	A
14248-007	5202-004-040	NA	UNIVERSITY OF SOUTHERN CALIF C/O DEE JACKSON	620 MC CARTHY WAY STE 5 LOS ANGELES, CA 90089	VAC	1.13	1	1, 4	1.00, 1.00	1 1	$119.84	0.44%	$530.54	A
14248-008	5202-004-041	1520 SAN PABLO ST	UNIVERSITY OF SOUTHERN CALIF C/O DEE JACKSON	620 USC MC CARTHY WAY, STE 5 LOS ANGELES CA 90089	COM	1.00	1	1, 4	1.00, 1.00	1	$747.08	2.72%	$0.00	
14248-009	5202-004-020	NA	UNIVERSITY OF SOUTHERN CALIF C/O DEE JACKSON	620 MC CARTHY WAY, STE 5 LOS ANGELES, CA 90089	INS	0.934	1	1, 4	1.00, 1.00	0.5	$280.16	1.02%	$73.48	A
14248-010	5202-004-037	1500 SAN PABLO ST	UNIVERSITY OF SOUTHERN CALIF C/O DIANA CONTRERAS	620 USC MC CARTHY WAY, STE 5 LOS ANGELES, CA 90089	INS	4.70	1	1, 4	1.00, 1.00	1	$1,667.65	6.75%	$341.75	A
14248-011	5202-004-030	1537 NORFOLK ST	DOHENY EYE INSTITUTE INC TRUST C/O FINANCE	1450 SAN PABLO ST LOS ANGELES , CA 90033	COM	0.89	0	1, 4	1.00, 1.00	1	$747.08	2.72%	$187.85	A
14248-012	5202-004-029	1420 SAN PABLO ST	UNIVERSITY OF SOUTHERN CALIF C/O GENERAL COUNSEL	3551 TROUSDALE PKWY, ADM 352 LOS ANGELES CA 90089	COM	0.6	0	1, 4	1.00, 1.00	1 1	$547.84	1.99%	$139.61	A
14248-013	5202-002-020	2310 ALCAZAR ST	UNIVERSITY OF SOUTHERN CALIF	620 MC CARTHY WAY, STE 5 LOS ANGELES, CA 90089	COM	0.64	0	1, 4	1.00, 1.00	1 1	$547.84	1.99%	$520.33	A

TOTAL VOTING PARCELS: 15

Total: $27,507.34 100%

A = New assessments will replace existing assessments