ENGINEER'S REPORT

FOR

COUNTY OF LOS ANGELES

LANDSCAPING AND LIGHTING DISTRICT NO. 92-1

Revised as of MARCH 16, 1992

COUNTY OF LOS ANGELES
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ENGINEER'S REPORT

COUNTY OF LOS ANGELES

LANDSCAPING AND LIGHTING DISTRICT NO. 92-1

I. INTRODUCTION

This Report is prepared in compliance with the requirements of Article 4 of Chapter 1 of the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code.

This Report presents the engineering analysis for the District known as: County of Los Angeles Landscaping and Lighting District No. 92-1, hereinafter referred to as the "District."

The District will provide funding for park, recreation and open space improvements and some park maintenance throughout the District

Formation of the District and levying of the assessments will be carried out pursuant to Section 22500 et seq. of the California Streets and Highway Code and Sections 5506.9, 5538.9 and 5539.9 of the California Public Resources Code. As required in Section 5539.9 of the Public Resources Code, any assessment to be levied in the District must first be approved by a majority of the voters voting on the proposition. The proposal to levy the assessment described herein will be consolidated with the proposal to form a Los Angeles County Regional Park and Open Space District, which will administer the assessment if approved by the voters. For the purposes of the proposed District, assessments shall be deemed levied upon approval of a majority of the voters voting on the proposition.

Pursuant to Section 5506.9 of the Public Resources Code, the rate and method of apportionment of assessments levied by the proposed District and the proposed improvements to be funded by the assessments must be submitted to the voters for majority approval.

The Landscaping and Lighting Act of 1972 requires that assessments be apportioned with reference to benefit rather than according to assessed value. Section 22573 of the California Streets and Highways Code states:

> "The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements.
>
> The determination of whether or not a lot or parcel will benefit from the improvements shall be made pursuant to the Improvement Act of 1911 (Division 7 commencing with Section 5000 of the Streets and Highway Code)."

Payment of the assessment for each parcel will be due in the same manner and at the same time as payments of property taxes for that parcel.

Properties owned by public agencies, such as cities, the county, the state or the federal government, will not be assessed except when such property is not devoted to a public use. Rights-of-way owned by utilities and railroad operating rights-of-way are also exempt from assessment.

Where the estimated cost of the proposed improvements is greater than can be conveniently raised from a single annual assessment, the District will issue bonds payable from the

assessments under the provisions of the Improvement Bond Act of 1915, California Streets and Highways Code, Section 8500 et seq., which shall govern the proceedings as related to bonds.

II. BOUNDARIES OF DISTRICT

The boundaries of the District are coterminous with the boundaries of the County of Los Angeles. The Diagram showing the exterior boundaries of the District and the lines and dimensions of each lot or parcel of land within the District has been submitted to the Clerk of the Board of Supervisors. A reduced scale copy is included in this Report. The lines and dimensions of each lot or parcel within the District are those lines and dimensions shown on the maps of the Assessor of the County of Los Angeles that support the secured tax roll for fiscal year 1991/1992. The Assessor's maps and records are incorporated by reference herein and made part of this Report.

III. DESCRIPTION OF IMPROVEMENTS

In accordance with Sections 22567 and 22568 of the Streets and Highways Code, the description of the general nature, location and extent of the items to be acquired, constructed, and/or maintained is as follows.

LIST OF PROPOSED IMPROVEMENTS AND IMPROVEMENT COST

a. COUNTY OF LOS ANGELES **$203,150,000**

County Park and Recreation Facilities

These projects consist of county park and recreation facilities, which are regional in nature and are located throughout the District. County-operated park and recreation facilities typically include many of the District's significant natural resources, large regional parks that offer a wide variety of recreation opportunities not available elsewhere in the District, and trail and river systems that traverse the entire District. These facilities include:

- large recreational centers and sports facilities
- lakes, fishing and boating facilities
- trails and trail connections into National Forest areas, State Parks and river systems
- large regional parks
- nature centers in Significant Ecological Areas as identified by the County of Los Angeles
- mountain and canyon areas
- open space and critical natural lands
- equestrian facilities

Funds are included both for specific county park and recreation facilities which meet the regional criteria and for non-specified regional park and recreation facilities throughout the District. The non-specified funds will be distributed evenly within the District.

1. **County Parks & Recreation** **$5,000,000**
   Funds to acquire, develop and restore regional parks, recreation and natural lands through the District.
2. **County Specific Projects** **$127,150,000**

A. Bonelli Regional Park **$1,500,000**
General rehabilitation of picnic, restroom, camping and lake areas. Located in the San Dimas/Pomona area.

B. Brea Heights Park **$4,500,000**
Development of 28 acres for passive recreation use including day-use facilities, picnic areas and jogging trails and construction of three ballfields. Located near La Habra Heights and Rowland Heights.

C. Calabasas Recreational Center **$3,000,000**
Acquisition and construction of a community recreation facility including tennis courts. Located in the City of Calabasas.

D. Castaic Park **$1,500,000**
General rehabilitation of picnic, restroom, camping and lake areas. Located in the Castaic area off Highway 5.

E. Catalina Island Interpretive Center **$500,000**
Expansion of infrastructure, development of displays in center. Located at the top of Avalon Canyon on Santa Catalina Island.

F. Cerritos Park **$2,500,000**

Rehabilitation of gym, lake and passive areas at this county regional park. Located south of the City of Norwalk.

G. Debs Park **$1,000,000**

General park rehabilitation including security and lighting improvements, restroom rehabilitation, pond reconstruction, parking and irrigation improvements. Located in the Monterey Hills area on the edge of the City of South Pasadena in the City of Los Angeles.

H. Dexter Park **$400,000**

General rehabilitation to park facilities in Kagel Canyon including picnic areas and community building/facilities. Located in the Sylmar area of the San Fernando Valley.

I. Eagle Rock Acquisition **$500,000**

Acquire historical landmark and develop picnic areas and parking. Located in the Eagle Rock area in the City of Los Angeles.

J. East Compton Swimming Pool **$1,200,000**

Construct 25 meter pool and bath house on five acres in this densely-populated area.

K. East Los Angeles Parks **$4,000,000**

Community buildings, ballfields, general rehabilitation of picnic and play areas. Improvements could occur at the following parks: Atlantic Avenue, Belvedere, City Terrace, Obregon, Roosevelt, Salazar, and/or Saybrook.

L. Eaton Canyon Park **$1,500,000**

Acquisition of buffer property to protect the natural area and wildlife in Eaton Canyon which is owned by the county. Located in the Altadena area, on the edge of the City of Pasadena.

M. Friendship Park **$4,000,000**

Development of a visitor center including meeting rooms, an interpretive center focusing on the blue butterfly, restroom facilities and office space; expansion of day-use picnic and play areas; development of camping areas. Located in San Pedro.

N. Hancock Park **$5,000,000**

Outdoor park development including access, landscaping and security improvements. Located in the Fairfax area.

O. Handicapped Access Improvements **$1,460,000**

Improvements to all county parks to meet the Americans With Disabilities Act.

P. Hart Park **$500,000**

Rehabilitation to picnic grounds, campgrounds, infrastructure in park, security and lighting. Located in the north San Fernando Valley, Newhall area.

Q. Highland-Camrose Bungalows **$5,000,000**

Renovate bungalows for park, visitor-service facilities and community activities, meetings and recreation programs; development of picnic areas; landscaping.

R. Hollywood Bowl **$25,500,000**

Rehabilitate all facilities, replace aging infrastructure, improve public access and facilities, and restore bandshell.

S. Kenneth Hahn State Recreation Area **$12,000,000**

Acquire land, develop picnic areas and trails, and expand lake in Baldwin Hills.

T. La Mirada Park **$2,500,000**

Rehabilitation of fishing lake, picnic areas, day-use facilities, campgrounds, and parking facilities.

U. Magic Johnson Recreation Area **$1,000,000**

Rehabilitation of picnic, lake and play areas; security and parking improvements. Located in the Watts area.

V. Malibu Bluffs Park **$300,000**

Renovation and improvements to ballfields. Located off Pacific Coast Highway in Malibu overlooking the ocean.

W. North County Athletic Complex **$1,603,500**

Acquire and develop multi-purpose regional park in the Lancaster-Palmdale area. Development includes ballfields, soccer fields, meeting space, community facilities, parking, and infrastructure.

X. North County Parks **$2,426,500**

Improvements to picnic areas, parking and restroom facilities in parks throughout the north county.

Y. North County Significant Ecological Areas **$750,000**

Acquisition of SEA's as identified by the County of Los Angeles' Significant Ecological Area Report.

Z. North County Trails **$300,000**

Acquisition and development of trails from Santa Clarita to the Palmdale/Lancaster area.

AA. Pan Pacific Park **$3,500,000**

Develop and restore facilities including community center, day-use facilities, picnic areas, irrigation, and restrooms.

BB. Placerita Canyon Park **$1,000,000**

Acquisition of buffer area to preserve natural oak/woodland area in existing park. Located in the Newhall area of the north county.

CC. Plum Canyon **$400,000**

Improvements to restroom facilities and picnic areas. Located in the northwest Santa Clarita area.

DD. River Corridors, Trails **$5,000,000**

Development including reststops, landscaping, resource protection and park development along the Los Angeles River and its' tributaries.

EE. San Dimas Park **$600,000**

Rehabilitation of nature center, picnic and day use areas.

FF. San Gabriel Valley Parks **$3,430,000**

Upgrade of and improvements to ballfields, parking, security, picnic areas, playground facilities, and water fountains. Improvements could occur at the following parks: Thomas S. Burton, Countrywood, Gunn Ave., Gloria Heer, Carolyn Rosas Park, Trailview, Los Robles, Manzanita, Pepperbrook, and/or Steimson.

GG. Santa Clarita Valley **$2,500,000**

Acquisition of open space land in canyons in the Santa Clarita Valley.

HH. Santa Fe Dam Park **$4,000,000**

Lake expansion; improvements to picnic, day-use areas, parking, security, infrastructure, restrooms, and campgrounds. Located in the Irwindale area near the intersection of the 210 and 605 freeways.

II. Schabarum Park **$2,500,000**

Improvements of tennis courts, soccer area, restrooms and general rehabilitation. Located in Rowland.

JJ. Senior Citizen Facilities **$3,400,000**

Improvements to county senior citizen recreation facilities in the following parks: Hart, Basset, Arcadia, Obregon, Salazar, and/or Sorenson.

KK. Towsley Canyon **$1,000,000**

Property acquisition for park and open space and wildlife habitat. Located in the Santa Clarita Woodlands.

LL. Urban County Parks **$5,630,000**

Community building, ballfield and picnic area rehabilitation. Improvements could occur at the following parks: Alondra, Bethune, Bodger, Cantanella, Carver, Del Aire, Enterprise, Keller, Ladera, Lennox, Mona, Monteith, Owens, Rogers, and/or Victoria.

MM. Val Verde Park **$750,000**

Rehabilitation of picnic areas, restroom facilities, community building, security and lighting. Located northwest of Santa Clarita.

NN. Walnut Creek **$250,000**

Park is oak woodland and has limited development. This project will expand picnic areas; improve and rehabilitate parking, drinking fountains, and public access. Located in the San Dimas area.

OO. Whittier Narrows Regional Park **$5,750,000**

Development of picnic and children's area at 6-acre site; park improvements including irrigation improvements and general picnic and day use area rehabilitation. Located north of Pico Rivera and south of South El Monte.

3. Countywide Competitive Funds **$25,000,000**

These funds are designed to meet the wide and varied park and recreation-related needs in all regions of the District by making funds available to public agencies throughout the District. These funds are designed to preserve, develop or restore natural resources which are unique or significant to the entire District; improve public access to these and other park resources; provide important regional recreation facilities in all regions of the District that are not currently available; and increase the safety of park and recreation facilities. Funds are provided for the following purposes:

A. Trails $5,000,000

Funds to acquire and develop land for walking, hiking, horse, bicycle and handicapped access trails, for trails that connect mountain areas, National Forests, State Parks, canyons, rivers and regional and local parks throughout the District, and

for improvements to public access.

B. Senior Facilities $5,000,000
Funds to develop, improve and restore senior citizen recreation facilities that serve many communities in all regions of the District.

C. Urban Tree Planting $5,000,000
Funds to plant trees in public places for urban beautification projects.

D. Rivers, Habitat and Recreation $5,000,000
Funds to improve and restore natural habitat lands for wildlife enhancement or for the development of compatible recreational resources along rivers and their tributaries in the District.

E. Graffiti Prevention $5,000,000
Funds to improve and to increase the safety of parks and recreation facilities by removing graffiti on public facilities throughout the District.

4. At-risk Youth Facilities $12,000,000
Funds to build regional youth service facilities for gang prevention throughout the District.

5. County Beaches $30,000,000

Beaches are a significant natural resource and a vital economic resource in Los Angeles County. Los Angeles County's beaches are unparalleled in the world, and are a major recreational asset to the entire region. The presence of safe, attractive and usable beaches attracts millions of users every year, encourages businesses to locate in the region and contributes to the economic viability of these businesses. Funds will be provided to acquire, develop and restore facilities to enhance beaches and public access and to improve the safety of beach facilities along sixty miles of Los Angeles County's unique coast.

6. Santa Monica Bay $4,000,000
Funds for capital outlay projects that reduce the toxicity of and/or pollutant load in urban runoff into the Santa Monica Bay.

b. FUNDS TO CITIES $279,850,000

1. Per parcel funds to all cities and unincorporated area $75,000,000
Each city in the District and the unincorporated area of Los Angeles County will be allocated funds based on the city's and the unincorporated area's percentage of the total number of parcels in the District. The purpose of these funds is to ensure that each community throughout the District will benefit from park and recreation facilities and park safety improvements. The governing bodies of each city will allocate these funds to improve, acquire and develop necessary park and recreation facilities in neighborhoods

within each city.

2. Specific City Projects **$204,850,000**

This category consists of regional park and recreation facilities located in cities throughout all areas of the District. Each of these projects meet the established criteria (see page 24), and the regional significance of each of the projects listed was carefully documented. A large number of these projects will protect significant natural resources or improve unique recreational facilities in the District. Many of the projects specifically benefit large regions of the District, and serve a much larger area other than the city in which they are located. These projects include:

- improvement and development of existing regional park and recreation facilities
- development of new regional parks and sports facilities
- improvement of safety lighting and fencing at park and recreation facilities
- acquisition of critical natural lands, wildlife habitat and open space
- preservation of significant natural resources and coastal areas
- development of trail and greenbelt systems
- improvement of regional senior facilities

The following is a list of the city specific projects:

A. Agoura Hills: Agoura Hills Community Center **$1,410,000**
Construction of facility to provide recreational facilities for the Agoura/Calabasas/Las Virgenes area. Located on Medfield west of Clareton.

B. Alhambra: Granada Park Swim Complex **$1,100,000**
Reconstruction of pool complex. Located in Granada Park in the southwest quadrant of the city which borders Monterey Park and East Los Angeles.

C. Avalon: Avalon Waterfront **$2,480,000**
Renovation and repair of Avalon Waterfront; including beach and public access improvements. Located on Santa Catalina Island.

D. Azusa: Slauson Park Community Pool **$1,400,000**
Development including: demolition of existing pool facilities, and construction of a new pool, bath house, multi-purpose room, staff office, pump-equipment room, decking, bleacher seating and security fences, parking facility and lighting. Located in Slauson Park, 501 N. Pasadena Ave.

E. Bell: Veterans Memorial Park **$400,000**
Renovations to existing city-owned park; improvements include: expansion of recreation facilities, upgrade of ball fields, security lighting, and picnic areas. Located in the east central section of the city.

F. Burbank: Stough Canyon **$1,470,000**
Construction of a 3,000 square foot nature center in Stough Canyon. Located in the Verdugo Hills, Stough Canyon area.

G. Calabasas: Regional Youth Baseball Facility **$250,000**
Construction of a youth baseball facility, including four baseball fields. Located

at Lupin Hill Elementary School.

H. Covina: Wingate Park **$2,050,000**

Development of existing park to include: three roller/street hockey rinks, two lighted tennis courts, gymnasium, conversion of the existing wash to a planned stream with a pond, jogging path/nature trail, picnic areas near stream, and 425 parking spaces. Located on the east side of the city.

I. Cudahy: Lugo Park Upgrade **$1,330,000**

Expansion of Lugo Park including playground renovation and additions, construction of a baseball diamond, picnic shelters, park maintenance building, and community center. Located on the border of Huntington Park.

J. Diamond Bar: Pantera Park **$1,470,000**

The proposed development of Pantera Park would include a Community Center, lighted baseball and soccer fields, outdoor hard courts, tot lot and a passive picnic area. Located at the comer of Pantera Dr. and Bowcreek Dr.

K. Downey: Downey Community-Senior Center **$1,860,000**

Design and construction of a community-senior center at Apollo Park which will provide recreation and meeting space for various senior organizations. Located in the northwest sector of the city.

L. Duarte: Duarte School Sports Facility **$600,000**

Renovation of open space areas including complete turf and irrigation renovation, replacement of perimeter fencing, landscaping, and development of two lighted baseball/softball fields which can also serve as soccer fields. Located on the 2300 block of Central Ave.

M. Gardena: Willows Wetlands Wildlife Preserve **$850,000**

Development of 10-acre natural water preserve adjacent to city park. Restoration work, fencing, trails, signage, benches, etc.

N. Glendale: **Total: $3,330,000**

1) Freeway Park Sports Complex **$1,860,000**

Development of 33 acre flat site to include three soccer fields, one Little League baseball field, one regulation size baseball field, two restrooms, one tot lot and ample parking. Located on the east side of the Glendale Freeway on the west-facing slope of the San Rafael Hills.

2) Deukmejian Wilderness Park **$1,470,000**

Improvements to trails for hikers and equestrians, corrals for day, overnight and monthly horse lodging and a horse show ring, picnic areas. 10 acres of the 702 acre park will be developed. Located in the northern portion of the city in the foothills of the San Gabriel Mountains.

O. Glendora: **Total: $2,070,000**

1) La Fetra Senior Recreation Center **$600,000**

Construction of a 4000 square foot recreation center which will feature an Arts and Crafts room, pool room, main hall and stage, and senior facilities.

2) Wildlife Corridor **$1,470,000**

Acquisition of critical natural areas and wildlife habitat in Glendora foothills.

P. Hawthorne: **Total: $1,500,000**

1) Hawthorne Youth Camp Lodge **$500,000**

Rebuild lodge of multi-purpose camp. Located in the Angeles National Forest, Big Pines Area.

2) Eucalyptus Recreational Complex **$1,000,000**

Development of new 10,000 square foot gymnasium building with child care center and adult classroom for seniors and other improvements to existing facilities at this 10.25 acre park serving residents of Hawthorne, El Segundo, Lennox and Del Aire. Located in the Eucalyptus Recreation area on Inglewood Avenue.

Q. Hermosa Beach: **$3,980,000**

1) Hermosa Greenbelt **$2,480,000**

Acquisition of 20 acres to create a Greenbelt extending 1.9 miles which provides a cross-town trail for jogging, walking and open space enjoyment.

2) Municipal Pier Renovation Project **$1,500,000**

Improvement of pier, including increased seating, vista points, public access, and fishing areas. Located along the ocean off of Pier Avenue.

R. La Habra Heights: Hacienda Park **$500,000**

Restoration and improvement of the gymnasium building, equestrian facilities and grounds/open space area, and development of additional recreation and support facilities. Located on Hacienda Blvd. between Encanada Dr. and East Rd.

S. Lakewood: **Total: $1,750,000**

1) McCormick Pool **$850,000**

Renovation of 6,000 square foot of men's and women's lockers, office, pool equipment and food service area. The project also includes the upgrade of area lights and fencing, along with pool spectator and picnic areas. Located in Bolivar Park.

2) Mayfair High School Sports Complex **$900,000**

Development through a joint use agreement with the Bellflower Unified School District including athletic field lighting for a baseball diamond, softball diamond, tennis courts and soccer field, construction of a restroom facility, resurface of tennis courts and installation of pedestrian walkways with access for the disabled. Located at 6000 Woodruff Avenue.

T. Lancaster: Prime Desert Woodland Preserve **$1,860,000**

Acquisition and development, including installation of nature trails and signage, of approximately 75 acres designated as Prime Desert Woodland in the City of Lancaster General Plan.

U. Long Beach: **Total: $19,660,000**

1) Westside Park Acquisition **$11,460,000**

Acquisition of parkland in densely populated, underserved west area of city.

2) El Dorado Regional Park **$6,200,000**

Development of ball fields, playground, jogging trail, restrooms, and-parking.

3**) Martin Luther King, Jr. Park** **$1,000,000**

Construction of an enclosure for an existing swimming pool to provide for

year-round aquatic activities.

4) Belmont Pier **$1,000,000**

Development and rehabilitation of City's main fishing pier. Located at Ocean Blvd. and 39th Place.

V. Los Angeles: **Total: $97,000,000**

1) Elysian Park **$2,200,000**

Develop new 15-acre greenbelt, improve stream and pond and picnic areas. Located north of downtown Los Angeles.

2) Exposition Park **$7,000,000**

Replace swim and recreation facility at Exposition Park. Located south of downtown, near the Coliseum.

3) Griffith Observatory **$18,000,000**

Restore infrastructure and planetarium, improve handicapped access and construct education center. Located in Griffith Park, near Silverlake.

4) Hansen Dam **$10,000,000**

Development of a 15-acre swim lake, lake front improvements, and construction of a pier and fishing area. Located in Lakeview Terrace.

5) Harbor Walkway **$2,700,000**

Develop 5 miles of walkway and viewpoints from White Point to Wilmington. Located in San Pedro.

6) Housing Authority Recreation facilities **$4,700,000**

Restore sites and tot lots and build community centers at housing projects throughout the City of Los Angeles.

7) Sepulveda Basin **$4,700,000**

Restore wildlife habitat preserves and park and recreation facilities. Located near the intersection of the 405 and 101 freeways.

8) Urban Impact Parks **$12,700,000**

Redevelopment and restoration of local recreation facilities, all located in low-income communities throughout the City of Los Angeles.

9) Venice Beach and Pier **$10,000,000**

Restore pier, Venice beach facilities, Ballona Lagoon, beach path and park along Venice beach.

10) Los Angeles Zoo **$25,000,000**

Development, improvement and rehabilitation in accordance with the Los Angeles Zoo Master Plan as approved by the Los Angeles City Board of Recreation and Park Commission.

W. Lynwood: Dymally Park **$1,550,000**

Renovations and additions to existing park, including: construction of a lighted soccer stadium, enclosed baseball diamond, outdoor mini amphitheatre, teen center, picnic areas; tennis court expansion, landscaping. Located near center of the city.

X. Malibu: Civic Center Park **$1,000,000**

Acquisition and development of park within Civic Center area, including wetlands restoration, creek side trail system improvements, and lagoon enhancement. Located

in the center of downtown Malibu.

Y. Manhattan Beach: **Total: $1,970,000**

1) Parkway Park **$1,470,000**

Improvement of 100 feet wide and approximately two miles long former railroad right-of-way, including installation of modern irrigation, lighting, walks and steps, jogging trail, additional trees and shrubbery. Located along the linear strip park, approximately two miles long, that transverses the city in a north-south direction between Valley Drive and Ardmore Ave.

2) Pier **$500,000**

Repairs to Pier and improvements to Oceanographic Teaching Station. Pier located at west end of Manhattan Beach Blvd.

Z. Monrovia: Monrovia Canyon Park **$1,380,000**

Improvements to handicapped accessibility of existing and proposed renovations and repair to existing trails, and development of new trails in the foothills bordering the San-Gabriel Mountains:

AA. Montebello: Sports Complex **$1,470,000**

Construction of swimming facility, gymnasium suitable for competition with spectator seating, senior center, and conference rooms. Located in existing park between Whittier and Olympic.

BB. Palos Verdes Estates: Coastal Access **$1,470,000**

Acquisition and improvement of land for coastal access, trails, and open space purposes

CC. Pasadena: **Total: $5,810,000**

1) Devil's Gate **$1,860,000**

Development and restoration of 600 acres of natural area in Devils Gate including public access, trails, information center, equestrian center, playfields, landscaping. Located in between La Canada and Altadena in the northern corner of Pasadena; lies in the foothills of the San Gabriel Mountains.

2) Lower Arroyo Seco **$1,470,000**

Development and restoration of 90 acres of nature preserve in Lower Arroyo Seco, including trails, public access and facilities and replanting native habitat. Located in Pasadena just south of the Rose Bowl.

3) Senior Facility **$2,480,000**

Development of senior center in the City of Pasadena.

DD. Pico Rivera: Activity Center/Gymnasium **$2,050,000**

Development of an activity center with meeting rooms and a gymnasium in the city.

EE. Pomona: Ganesha Park **$1,550,000**

Renovations and upgrading to twenty acre developed portion of park, including restrooms, picnic facilities, community center, parking, trails, sprinklers, swimming pool, playground, and landscaping. Located in the northwest portion of the city.

FF. Rancho Palos Verdes: **Total: $6,820,000**

1) Pt. Vicente Regional Park **$2,480,000**

Development of an amphitheatre, athletic field, trails, parking, interpretive

center, senior citizens center, paddle tennis courts, and vista point. Located on the coastline tip of the Palos Verdes Peninsula.

2) Peninsula Natural Lands **$4,340,000**

Acquisition and preservation of significant natural lands and wildlife habitat in the City of Rancho Palos Verdes.

GG. Redondo Beach: Redondo Beach Pier and Harbor **$3,220,000**

Reconstruction of Redondo Beach Pier; improvements to regional bikeway system; development of Moonstone Park, including construction of a community building, public restrooms, and canoe launching facility; and renovation of Seaside Lagoon. Located in the Pier and King Harbor Recreation Area.

HH. Rolling Hills Estates: Wildlife Habitat **$1,470,000**

Acquisition of wildlife habitat, natural lands and critical open space lands in the City of Rolling Hills Estates.

II. Rosemead: Senior Citizen Recreation Center **$1,470,000**

Development of senior recreation facility on 4.5 acres in the city.

JJ. San Dimas: Horsethief Canyon Park **$1,100,000**

Improvements to equestrian center and trail connection which provides trail users access to the Angeles National Forest; construction of access road, parking and staging area in 110-acre park. Located north of Foothill Blvd and west of Sycamore Canyon Road.

KK. San Gabriel: **Total: $100,000**

1) Smith Park Pool **$30,000**

Restoration of pool. Located in Smith Park at 232 West Broadway.

2) Jefferson Gymnasium **$70,000**

Renovation of gymnasium. Located at Jefferson Intermediate School.

LL. Santa Clarita: Santa Clara River **$2,480,000**

Acquisition and construction of a 13-mile multi-purpose regional trail for pedestrians, cyclists and equestrians. Acquisition of major segments of the Santa Clara River and a djacent riparian and wetland areas.

MM. Santa Monica: **Total: $4,960,000**

1) Santa Monica Beaches **$1,860,000**

Improvement of the Santa Monica State Beach (three miles), including public access, recreation and public facilities, parking. Three miles along Pacific Coast from Barnard Way and Neilson Way to Entrada Drive at Santa Monica Canyon.

2**) Palisades Park** **$3,100,000**

Improvements to Palisades Park from Santa Monica Pier to the end of the Park at the northern City limit. Includes complete overhaul of park, replace lighting, install new irrigation to reduce bluff erosion, new restrooms, pathways, entries and landscaping. Total of 24.4 acres. Located on top of coastal bluffs in Santa Monica.

NN. Sierra Madre: Sierra Madre Hills **$3,100,000**

Acquisition of approximately 350 acres of natural lands to preserve critical wildlife habitat, trails and scenic viewpoints.

OO. South Gate: Senior Recreation Building **$900,000**

Construction of a building adjacent to the current Senior Citizens Clubhouse with meeting rooms and development of a patio between the two sites. Located at 4855 Tweedy Blvd.

PP. Torrance: **Total: $3,360,000**

1) Madrona Marsh Nature Preserve **$1,500,000**

Restoration and enhancement of the Madrona Marsh Nature Preserve and development of the Natural History Center.

2) Charles H. Wilson Regional Park **$1,860,000**

Construction of gym, weight room, lockers and showers, offices, multi-purpose room and swim complex. Located halfway between Sepulveda Blvd. and Carson Street along Crenshaw Blvd.

QQ. Whittier: Whittier Hills Wilderness Park **$9,300,000**

Acquisition and some development of natural lands and wildlife habitat for a wilderness park contiguous to the existing Whittier Wilderness Park area (Hellman Park). Developments will include trail head facilities, interpretive center, trail development, public access, handicapped access and picnic facilities. Bounded on the west by Hacienda Heights, on the south by the Rose Hills Cemetery and on the north by hillside lands.

c. SANTA MONICA MOUNTAINS CONSERVANCY **$40,000,000**

Mountains and Canyons

Los Angeles County's mountain and canyon areas are a significant and unique natural resource, and provide a wide range of easily accessible recreation opportunities to the entire District. Mountain ranges and their canyons and streams traverse the entire District. The Santa Monica Mountains cover 230 square miles from the western boundary of the county to downtown Los Angeles; the Simi and San Rafael Hills and the Santa Susana and Verdugo Mountains encircle the entire San Fernando Valley; the Santa Susanas also border the greater Santa Clarita area and the Verdugos mark the boundary of the Antelope Valley. The San Gabriel Mountains and their foothills border the entire San Gabriel Valley and provide ready access into one of the steepest and geologically unique areas in the world.

Preservation of the county's mountains and the canyons they contain helps to protect air and water quality throughout the District, and protects irreplaceable wildlife, natural and open space resources that are essential to the quality of life for the entire District. Funds will be provided to acquire mountain and canyon lands, streams, wildlife habitat, trails and scenic areas, and to develop parks, trails, public access, senior facilities and camps for at-risk youth in mountain and canyon areas throughout the District.

The following funds would include at least $4,000,000 for the Santa Clarita Woodlands; at least $1,000,000 for restoration of wild trout habitat; $3,000,000 for acquisition of land and development of facilities for at-risk youth and gang prevention; and $7,000,000 for preservation of park and open space lands in the Whittier Hills.

1. Within City of Los Angeles 35%
2. Outside City of Los Angeles 65%

d. EXPOSITION PARK **$17,000,000**

Development of ballfields, walkways, open space and park facilities; improvements to security lighting, landscaping and public access; tree-planting; acquisition of additional park lands.

IV. COST ESTIMATE

A summary of the acquisition, improvement, administration and bond issuance costs follow.

SUMMARY OF IMPROVEMENT COSTS
Improvements:

a. County of Los Angeles	
1. County Parks & Recreation, Discretionary	$5,000,000
2. County Specific Projects	$127,150,000
3. Countywide Competitive Funds	$25,000,000
4. At-risk Youth Facilities	$12,000,000
5. County Beaches	$30,000,000
6. Santa Monica Bay	$4,000,000
b. Funds to Cities	
1. Per parcel funds to all cities and unincorporated area of county	$75,000,000
2. City Specific Projects	$204,850,000
c. Santa Monica Mountains Conservancy	$40,000,000
d. Exposition Park	$17,000,000
Total Improvements	**$540,000,000**

***Bond Amount and Related Costs:**

Estimated Bond Issuance Costs

Construction and Acquisition	$450,313,200
Additional Financing Costs	$400,000
Capitalized Interest	0
Reserve Fund	$45,254,930
Underwriters Discount (0.85%)	$4,251,870
Bond Amount	$500,220,000
Pay As You Go Amount	$90,000,000

Annual Assessment:

Estimated Annual Debt Service	$42,300,000
Annual Amount of Assessment	$48,000,000

* These figures assume four bond financings over a four year period and a 12% annual operations and maintenance set-aside.

V. RATE AND METHOD OF ASSESSMENT

General

The Landscaping and Lighting Act of 1972 provides that assessments may be apportioned by any formula or method which fairly distributes the assessment among all assessable lots or parcels in proportion to the estimated benefits to be received by each lot or parcel from the improvements.

Benefit to Property from Park and Recreation Facilities

Studies in a number of communities, including counties-and cities throughout the United States, have indicated that recreation areas and facilities, if well maintained and wisely administered, have caused a marked increase in property values of parcels in the community. Consequently, such recreation and park facilities have proved a potent factor in maintaining a sound economic condition and a high standard of livability in the community. These studies confirm the opinion long held by planning authorities as to the economic value of open space in a community.

"The recreation value is realized as a rise in the value of land and other property in or near the recreation area, is of both private interest to the landowner and others holding an economic stake in the area, and of public interest to the taxpayers, who have a stake in a maximum of total assessed values." (National Recreation and Park Association, June 1985)

The benefit of parks and other recreational facilities to residential and commercial/industrial properties has been summarized by a number of studies. The United States Department of the Interior, National Park Service, in a publication of June 1984, concluded that:

* "Parks and recreation stimulate business and generate tax revenues."

* "Parks and recreation create direct and indirect job opportunities."

* "Parks and recreation help conserve land, energy, and resources."

* "An investment in parks and recreation helps reduce pollution and noise, makes communities more livable, and increases property values."

* "Public recreation benefits all employers by providing continuing opportunities to maintain a level of fitness throughout one's working life, and through helping individuals cope with the stress of a fast-paced and demanding life."

In addition, a publication of the National Recreation and Parks Association states: "Industry is demanding recreation services" and in exploring site selection is increasingly taking into account "... the educational and recreational opportunities..." available.

Property values in a community are increased when public infrastructure such as parks, open space, and recreation facilities are in place, improved, operable, safe, clean and maintained. Facilities that are unsafe or destroyed by the elements or vandalism decrease surrounding property values. Park and recreation facilities are less likely to attract crime if they are well lit, clean and maintained. Clean and safe parks increase public safety, help to reduce crime and enhance the overall quality of life and desirability of an area. Property values in an area also increase when there is an increase in the number of parks, recreation centers, trail systems, sports facilities and open space areas. Conversely, property values decrease when park and recreation facilities are in disrepair, old, unsafe, unclean and unusable.

Benefit to property in the District from the Improvements

Assessment law provides that benefit must be related to the land since it is the land which must bear the assessment. The park, open space and recreational improvements proposed for the District (see Section III) will specifically benefit the properties to be assessed by increasing the property value of each parcel in one or more of the following respects:

1) Increased economic value of improved property due to increased capacity to draw business, homebuyers, tourists and others to the District;
2) Expanded employment opportunities and increased economic activity due to increased capacity to attract business;
3) Increased economic health of the region due to stimulation and generation of additional tax revenues;
4) Increased attractiveness of the District for development or redevelopment as a result of the preservation of mountains, foothills and canyons, and increased public access to these lands;
5) Improved environmental quality by protecting, restoring and improving the District's irreplaceable beaches, wildlife, park, mountains and open space lands, and improved public access to these lands;
6) Improved air and water quality, capacity of roads, transportation and other public infrastructure systems as a result of more evenly dispersing recreational facilities throughout the District;
7) Increased attractiveness of the District as a place to work and live;
8) Improved recreational opportunities and expanded access to recreational facilities for all properties within the District, through improvements such as beaches, parks, trails and other public recreational facilities;
9) Increased safety and usability of park and recreational facilities and a corresponding decrease in crime throughout the District.

The improvements to be funded by the District are acquisition, development, improvement and restoration projects for park, recreation, beach and open space purposes. These improvement

projects include: regional facilities which benefit the entire District, regional facilities which benefit large areas of the District; and neighborhood facilities which benefit smaller, local areas of the District. The improvements are distributed between these different categories of regional use to ensure that all areas of the District will benefit; funds for improvements are also distributed throughout all geographic areas of the District, and between all of the cities and the unincorporated area of Los Angeles County.

Specific criteria were established to identify regional park and recreation projects throughout Los Angeles County which would benefit all areas of the proposed District. Each specific project was required to be environmentally sound, regionally significant and strongly supported; each project also had to show documentation of regional significance and regional use. The regional significance of each project was required to be documented through:

- evidence that the project is a significant natural resource;
- letters or studies documenting the regional use of the proposed project by surrounding communities;
- evidence that the project is or will be made available or advertised on a regional basis; and
- evidence that the project is the only one of its kind in the surrounding region.

Meetings were conducted with over seventy cities in the proposed District and with County departments during the summer of 1991 to identify regional park, recreation and open space projects. All of the specific improvements listed in Section III of this Report meet the established criteria, and hundreds of letters were received documenting the regional significance of the specific improvement projects located within cities.

Regional projects, by their definition, are of area-wide benefit; therefore, the regional facilities in Los Angeles County cumulatively benefit all properties within the District. As described above, the local projects are distributed throughout the proposed District and are of regional significance. The acquisition, improvement, and restoration of both local and regional parks, beaches and open space lands and recreation facilities are distributed throughout the proposed District and therefore are of direct and specific benefit to all parcels within the District. All

areas benefit equally from the proposed improvements with benefit to parcels varying with their land use.

Benefit Points

To establish the benefit to the individual parcels with their varying land uses a benefit point system is used. Each land parcel and each improvement on a land parcel is assigned benefit points in proportion to the benefit the land and the improvements (as reflected in land use) receive. The total number of points are then divided into the annual revenue requirement necessary to fund the proposed improvements to determine the value of benefit for each point. Since the number of benefit points for each parcel has been established, the benefit obligation for each parcel is established and thus the amount of assessment for each parcel is established.

Land Value Benefit

In order to fairly allocate benefit from the proposed improvements to parcels throughout the District, it is necessary to address the benefits to land and to land use. The benefit received by land varies as land varies in size. It is our finding that larger parcels benefit more than smaller parcels. To use the benefit point system, it is necessary to establish separately the benefit for each of the two elements, land value and improved value. To facilitate this procedure, the median single-family home is used as a standard to which all other properties are related. The median single-family home in Los Angeles County is located on a lot of approximately 1/7 of an acre in area with the relative valuation between the home and the lot being 75% and 25% respectively. This relative valuation is based upon the opinion of professional appraisers, appraising current market property values for real estate in Southern California. The land value portion typically ranges from 20 to 30 percent; for this report we are using approximately 25 percent. This evaluation is based upon current market values, not on assessed values which are skewed by the impact of Proposition 13.

The lot, therefore, has 1/3 the value of the improvement (.25 / .75). Assigning one benefit point to a house as the standard and using the 1/3 ratio, the lot would then represent 1/3 benefit

point, see the discussion on "Land Use (Improvement) Benefits" below where one benefit point is assigned to a single-family house. As stated above, the median single-family home is located on a lot of approximately 1/7 of an acre; therefore, the median density for single-family residential property in Los Angeles County is 7 units per acre, thus the benefit point for the typical acre occupied by single-family homes would be 7 x 1/3, or 2.33 benefit points per acre. This 2.33 benefit points per acre is used as the basis for assessing the land value benefit to all assessable parcels within the District.

Land Use (Improvement) Benefit

That portion of the benefit that inures to land use or improvement value will, of course, vary with the type of land use. This benefit for land use is condensed and segregated into three categories below, and each category is assigned portions of a benefit point (BP) relative to the percentage of improvement value it provides (see discussion under "Benefit to Property from Park and Recreation Facilities" above).

1) Economic Value: The increase to improved property value due to increased economic activity and health, expanded employment opportunities and increased capacity to draw business, home buyers, renters, tourists, etc., to the District. .50 BP

2) Environmental Quality: The increase to improved property value due to the improved quality of air, water, visual aesthetics, attractiveness of the District as a place to live and work, etc. .25 BP

3) Recreation Enhancement: The increase to improved property value due to the availability of useable and safe parks, beaches, and recreation facilities. .25 BP

Benefits to land uses vary; therefore, the above factors have been assigned to each land use classification as shown in Table 1.

<u>Single-Family Residence</u>

A single-family residence receives all three of the above benefits, therefore 1.0 BP is assigned to each single-family residence. The land upon winch tie hone is located receives a separate benefit which is 2.33 times the acreage of the lot upon which the home is situated. The benefit to a typical single-family residence is the summation of these two, i.e., one plus 2.33 times the area of the parcel in acres.

To assess land use benefit equitably, it is necessary to relate the different parcel classifications to each other. Using one benefit point for a single-family residential unit, all other uses are related to this.

Multiple-Residential and Mobile Home

Multiple-residential and mobile home land use equivalences are reduced by multiplying the number of home units on each parcel by .75 and .5, respectively, due to the relative population density of these types of dwelling units compared to the typical density of single-family units. Studies have consistently shown that an apartment unit impacts infrastructure approximately 75% as much as a single family residence, and mobile homes impact infrastructure approximately 50% (Sources: Institute of Transportation Engineers Informational Report Trip Generation, Fifth Edition, 1991; Metcalf and Eddy, Wastewater Engineering Treatment Disposal Reuse, Third Edition, 1991). The reduced impact on park and recreational facility use by residents of multiple-residential and mobile homes results in a lesser enhancement per unit to property values. Therefore, the Economic Value, Environmental Quality, and Recreation Enhancement benefit points for multiple-residential and mobile homes have been uniformly reduced to 75% and 50%, respectively. (See Table 1)

The benefit points assigned to a multiple-residential or a mobile home parcel for the Land Use (Improvement Value) portion of the assessment are calculated based on the number of house units and the appropriate benefit point per house unit. The benefit points for multi-residential (.75) are multiplied by the number of dwelling units on the parcel to determine the total Land Use (Improvement Value) benefit points for the parcel. The total Land Use (Improvement Value) benefit points for a mobile home parcel is calculated by multiplying the benefit point per

home unit (.50) by the number of units on the parcel. The benefit points for the land value portion of the assessment are calculated by multiplying the land area in acres by 2.33 benefit points per acre. These two amounts are then added together to obtain the total number of benefit points for the parcel.

Commercial/Industrial - Other

For determining the land use benefit points to be assigned for properties in commercial/industrial use, these properties are first related to the basic single-family unit. The median home in the District has a lot size of approximately 1/7 of an acre, therefore the typical single-family residential density is seven dwelling units per acre. All properties that are developed for commercial/industrial are thus assigned seven benefit points per acre for the land use portion of the parcel. Each land use category of commercial/industrial property is then evaluated as to whether or not the three components of the land use benefit point (i.e., Economic Value, Environmental Quality and Recreation Enhancement) applies to the particular land use category.

Commercial/industrial properties that have been found to receive the same benefits as residential properties from increased economic activity and health, expanded employment opportunities and increased capacity to attract business as residential properties receive .50 BP for Economic Value, as do residential properties. Certain commercial/industrial properties, such as warehouses, storage facilities and mineral processing, mining and petroleum facilities, receive no economic benefit because these properties are not affected in any way by park and recreation improvements. All commercial/industrial properties benefit from increased environmental quality as a result of the improvements; therefore, all commercial/industrial properties are assigned a factor of .25 BP for Environmental Quality. Those properties which are used by or which serve people are benefited by improved and increased park and recreational facilities; these properties are assigned a factor of .25 BP for Recreational Enhancement. (See Table 1)

The assignment of these various benefit points are set forth in Table 1.

Additionally, a higher level of use for a commercial/industrial property is identified when an improvement has multiple stories or occupies a greater percentage of the parcel than that which is the norm. To account for this, the benefit points for the property use is multiplied by a number which is proportional to the intensity of the structures and improvements contained on the property.

The typical coverage of a commercial/industrial parcel with a structure is 33%. Using this as the standard, the square footage of an improvement on a parcel, as this value is set forth in the Los Angeles County Assessor's records, is divided by one-third of the area of the parcel in square feet. The number then becomes proportional to the intensity of development on the parcel and represents an equivalent number of stories that may be found on a parcel. For the purpose of identifying this factor, it is set forth as "equivalent stories" in the benefit point equation. A minimum of one "equivalent story" will be applied to any improved commercial/industrial property.

Vacant Property

Vacant property has no Land Use Benefits associated with it. Even if a vacant parcel is designated as commercial/industrial or residential, it receives no additional benefits because of its designation as there are no improvements constructed upon it; therefore, vacant property receives only a Land Value Benefit of 2.33 benefit points per acre.

Exempt Properties

Several land uses have been determined to be exempt from the assessment because they either do not benefit from the proposed improvements or they have restricted uses that would not be in the public interest to acquire in the event of foreclosure. Examples are common areas, open spaces, green belts, sliver parcels, etc. Also exempt are public properties, all lands designated as agricultural, lands that have physical or legal restrictions preventing development thereon, and that portion of vacant parcels in excess of five acres. Also exempt is that portion of any partially improved single parcel that is in excess of five acres of which no use is being made. Such parcels that are partially improved will often appear on the Assessor's roll as improved.

Those parcels that are found to be so classified after field review will have their assessments revised per this report. This is because vacant land greater than five acres functionally serves as open space.

Modifications

It is recognized, that when dealing with the millions of parcels that will be part of this assessment district, using the secondary information on the Los Angeles County Assessor's tapes as the primary source for the assessment formula may lead to some errors and some circumstances that do not precisely fit the intent of this program.

Where such circumstances are discovered, either by the persons administrating this program, or by the owners of the properties affected, such circumstances shall be reported to a committee appointed by the Board of Supervisors. The function and the authority of the committee will be to recommend such corrections or adjustments with such proposed changes being consistent with the concept. intent and parameters of the programs set forth herein. Unless such proposed changes are appealed to the Board of Supervisors, they will be incorporated into the Assessment Roll.

Individual Assessments

In accordance with Section 22572 of the Streets and Highways Code, the net amount of the assessment to each parcel as shown on the county assessment roll will be computed in the following steps:

1. Classify each parcel by land use as shown on the County of Los Angeles Assessor's Roll.

2. Assign benefit points (BPs) to each parcel based on the following formulas:

   Residential BPs
   = Improvement Value BPs + Land Value BPs
   = (Econ Val BP + Envir Qual BP + Recr Enh BP) * No. Units + (2.33 BPs/acre) * Parcel Acreage

   The following are examples of residential assessments:

   Median SFR (1 home on 1/7 acre) BPs

   = [(.5 + .25 + .25) BP/unit * 1 home] + (2.33 * 1/7 ac) BPs
   = 1 Improvement Value BP + 0.3329 Land Value BP
   = 1.3329 BPs

   SFR (1 home on ¼ acre) BPs

   = [(.5 + .25 + .25) BP/Unit * 1 home] + (2.33 BP/acre * ¼ ac)
   = 1 Improvement Value BP + 0.5825 Land Value BP
   = 1.5825 BPs

   MF (25 units on 1/3 acre) BPs

   = [(.375 + .1875 + .1875) BP/Unit * 25 MF units] + (2.33 BP/acre * 1/3 ac)
   = 18.75 Improvement Value BPs + .7777 Land Value BP
   = 19.5277 BPs

   Mobile Homes (100 units on ½ acre) BPs

   = [(.25 + .125 + .125) BP/unit * 100 homes + (2.33 BP/ac * ½ acre)
   = 50 Improvement Value BPs + 1.165 Land Value BPs
   = 51.165 BPs

Commercial BPs

= Improvement Value BPs + Land Value BPs
= [(Econ Val BP + Envir Qual BP + Recr Enh BP)/acre * 7BP * Parcel Acreage * No. Equivalent Stones(1)] + [(2.33 BPs/acre) * Parcel Acreage]

(1) No. Equivalent Stories is the number of stories measured by dividing the parcels' improved square feet by one-third of the parcel area (Improved Square Feet / 1/3 x Parcel Square Feet).

The following are examples of varying commercial or industrial assessment calculations:

Office (3 stories, ½ acre) BPs

= [(.5 + .25 + .25) BP/acre * 3 stories * 7 BP/ac * ½ ac] + (2.33 BP/ac * ½ ac)
= 10.5 Improvement Value BPs + 1.1650 Land Value BPs
= 11.6650 BPS

Parking Lot (1 acre) BPs

= [(0 + .25 + 0) BP/ac * 1 story * 7 BP/ac * 1 ac] + (2.33 BP/ac * 1 ac)
= 1.75 Improvement Value BPs + 2.33 Land Value BPs
= 4.08 BPs

Vacant Land

= Improvement Value BPs + Land Value BPs
= (Zero Improvement Value BPs + (2.33 BPs/acre) * Parcel Acreage

An example of a vacant parcel's assessment computation follows:

Vacant Land (10 Acres) BPs

= 0 BP + (2.33 BP/Acre * 10 ac)
= 0 Improvement Value BPs + 23.3 Land Value BPs
= 23.3000 BPs

3. Divide the annual amount to collect by the sum of all benefit points to determine the assessment per benefit point. The annual assessment per benefit point will not exceed $9.39 per year. Using $9.39 per benefit point, a median single-family residence would have an annual assessment of $12.52 (1.3329 benefit points times $9.39 = $12.52).

The amount of annual installments for the fiscal year if the county orders the assessment to be collected in annual installments shall be calculated as provided above.

The total assessment to be levied on each parcel shall be the annual assessment per parcel times the number of years over which the assessment will be levied. The annual assessment for each parcel shall remain in effect unless and until the property is reclassified into another land use category, at which time the assessment for that parcel will be recalculated.

Conclusion

In conclusion, it is our opinion that the assessments for County of Los Angeles Landscaping and Lighting District No. 92-1 have been apportioned in direct accordance with the benefits that each parcel receives from the improvements.

BSI Consultants, Inc.

By: Jeffrey M. Cooper, P.E.

Willdan Associates

By: William C. Stookey, P.E.

ENGINEER'S REPORT

COUNTY OF LOS ANGELES

LANDSCAPING AND LIGHTING DISTRICT NO. 92-1

The undersigned respectfully submits the enclosed report as directed by the Board of Supervisors,

Dated:

BY: Jeffrey M. Cooper
R.C.E. No. 31572

William Stookey
R.C.E. No. 8719

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment Roll and Assessment Diagram thereto attached was filed with me on the 17th day of March 1992.

Larry J. Monteith
Clerk of the Board of Supervisors
Los Angeles County, California
By

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment Roll and Assessment Diagram thereto attached, was approved and confirmed by the Board of Supervisors, County of Los Angeles, California, on the 17th day of March 1992.

Larry J. Monteith
Clerk of the Board of Supervisors
Los Angeles County, California
By

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment Roll and Assessment Diagram thereto attached, was filed with the County Auditor of the County of Los Angeles, on the 17th day of March 1992.

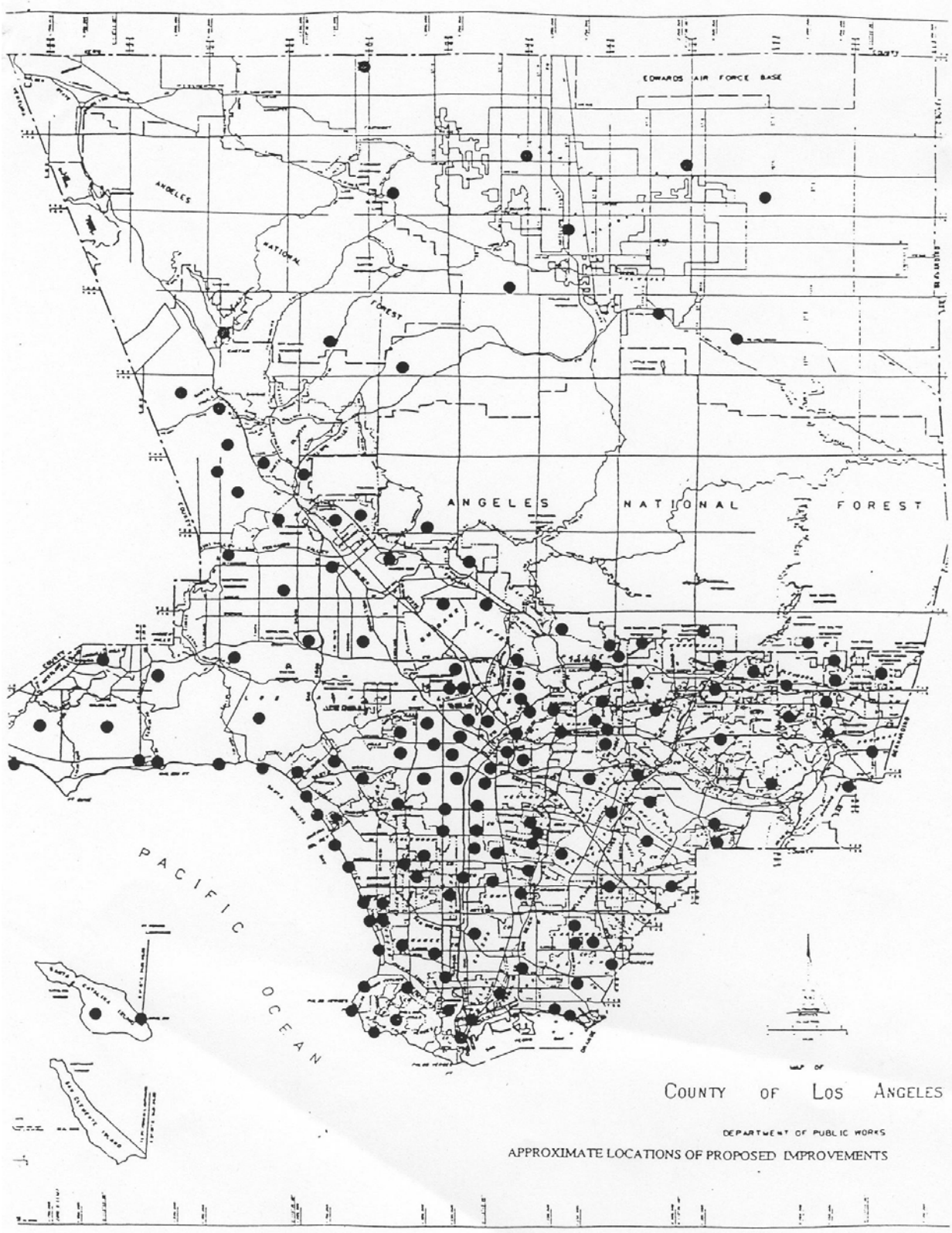
Larry J. Monteith
Clerk of the Board of Supervisors
Los Angeles County, California
By

TABLE 1

County of Los Angeles Landscaping and Lighting District No. 92-1

Improvement Value Benefit Points

County Use Code	Land Use	Economic	Environmental	Recreation	Total Benefit
01	Single Family Residential (1 DU = 1 BP)	0.5000	0.2500	0.2500	1.00
02-06	Multi-family residential (1 DU = .75 BP)	0.3750	0.1875	0.1875	0.75
07,09	Mobile Homes (1 DU = .5 BP)	0.2500	0.1250	0.1250	0.50
	Commercial/Industrial (1 Acre = (Econ Val + Envir Qual + Rec Enh) x 7 BP x No. of Equivalent Stories)				
17	Office Buildings	0.50	0.25	0.25	1.00
18	Hotel/Motel	0.50	0.25	0.25	1.00
08	Rooming Houses	0.50	0.25	0.25	1.00
19	Professional Buildings	0.50	0.25	0.25	1.00
64	Clubs, Lodge Halls, and Fraternal Organizations	0.50	0.25	0.25	1.00
10,11,14-16	Stores, Markets, Shopping Centers	0.50	0.25	0.00	0.75
12	Store Combos	0.50	0.25	0.00	0.75
13	Department Stores	0.50	0.25	0.00	0.75
20-26	Restaurants, Sales, Service	0.50	0.25	0.00	0.75
30-32,34-36	Misc. Industrial	0.50	0.25	0.00	0.75
61-63	Theaters, Bowling Alleys	0.50	0.25	0.00	0.75
70-73	Private Schools and Churches	0.00	0.25	0.25	0.50
74-76	Hospitals, Home for the aged	0.00	0.25	0.25	0.50
27,38	Parking Lots	0.00	0.25	0.00	0.25
28	Animal Kennels	0.00	0.25	0.00	0.25
29	Nurseries	0.00	0.25	0.00	0.25
33,39	Warehousing, Storage	0.00	0.25	0.00	0.25
37,78,80 82,83	Mineral Processing, Mining, Petroleum	0.00	0.25	0.00	0.25
60,65-69	Misc. Recreational Facilities	0.00	0.25	0.00	0.25
	Vacant Property (Assessed for land value only)	0.00	0.00	0.00	0.00
	Exempt Property (Not Assessed for land or improved value)				
40-59	Agricultural	0.00	0.00	0.00	0.00
77	Cemetaries	0.00	0.00	0.00	0.00
81,84-89	Misc. and Utilities	0.00	0.00	0.00	0.00


EDWARDS AIR FORCE BASE
ANGELES
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FOREST
ANGELES NATIONAL FOREST
PACIFIC OCEAN
COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
APPROXIMATE LOCATIONS OF PROPOSED IMPROVEMENTS