



MARK PESTRELLA, Director

## COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS

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

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IN REPLY PLEASE  
REFER TO FILE

# ADOPTED

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

2 March 12, 2024

JEFF LEVINSON  
INTERIM EXECUTIVE OFFICER

December 19, 2023

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:

**MUNICIPAL SERVICES CORE SERVICE AREA  
ESTABLISHMENT OF DRAINAGE BENEFIT ASSESSMENT AREA NO. 36 AND  
DETERMINING AND LEVYING OF ASSESSMENTS  
UNINCORPORATED COMMUNITY OF STEVENSON RANCH  
(SUPERVISORIAL DISTRICT 5)  
(3 VOTES)**

### **SUBJECT**

Public Works is seeking Board approval to establish Drainage Benefit Assessment Area No. 36 and to determine and levy an annual assessment on each parcel of real property located in the County unincorporated community of Stevenson Ranch for the purpose of providing funds for the operation and maintenance of a runoff treatment system for Tract 52796.

### **IT IS RECOMMENDED THAT THE BOARD:**

1. Receive and file the Engineer's Report prepared by Sikand Engineering, Inc., and approved by Public Works for Drainage Benefit Assessment Area No. 36 regarding the establishment of Drainage Benefit Assessment Area No. 36 and the determination and levy of an annual assessment on each parcel of real property located therein for the purpose of providing funds for the operation and maintenance of a runoff treatment system.
2. Instruct the Executive Officer of the Board to set a date for a public hearing on February 13, 2024, for the Engineer's Report, establish Drainage Benefit Assessment Area No. 36, and determine and levy an annual assessment on each parcel of real property located therein.
3. Instruct the Executive Officer of the Board to cause notice of the filing of the Engineer's Report including the time, date, and place of the public hearing to be published in accordance with Section

6066 of the Los Angeles County Government Code and have posted in at least three conspicuous places within the jurisdiction of the County.

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

1. Authorize the tabulation of assessment ballots submitted, and not withdrawn, in support of and in opposition of the proposed assessment and determine whether a majority protest against the proposed assessment exists.
2. If no majority protest against the proposed assessment exists:
  - a. Find that the adoption of a resolution to establish Drainage Benefit Assessment Area No. 36 and to determine and levy an annual assessment on each parcel of real property located in Drainage Benefit Assessment Area No. 36 is exempt from the California Environmental Quality Act.
  - b. Approve and adopt the resolution to establish Drainage Benefit Assessment Area No. 36 and to determine and levy an annual assessment on each parcel of real property located in Drainage Benefit Assessment Area No. 36 either as proposed or as modified by the Board.
3. If a majority protest against the proposed assessment exists, refer the item back to Public Works.

**PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The purpose of the recommended actions is to establish Drainage Benefit Assessment Area (DBAA) No. 36 and to determine and levy an annual assessment on each parcel of real property located therein. DBAA No. 36 is being formed for the purpose of maintaining and operating a runoff treatment system, which will improve stormwater quality serving the properties located in a subdivision of land known as Tract 52796.

The runoff treatment system specifically benefits properties located in Tract 52796 and also results in general benefits to public roadways located in Tract 52796, all as set forth in the enclosed Engineer's Report for DBAA No. 36 (Engineer's Report).

**Implementation of Strategic Plan Goals**

These recommendations support the County Strategic Plan: Strategy II.3, Make Environmental Sustainability our Daily Reality and Strategy III.3, Pursue Operational Effectiveness, Fiscal Responsibility, and Accountability. The proposed runoff treatment systems will provide for the improvement of stormwater quality, which improves the quality of life in the County. The proposed actions will also provide the necessary funds to operate and maintain the runoff treatment system, which is a condition precedent to the recordation of the final subdivision map for a subdivision of land known as Tract 52796.

**FISCAL IMPACT/FINANCING**

There will be no impact to the County General Fund.

Funding for the operation and maintenance of the runoff treatment system for Tract 52796 is estimated to be \$10,680 annually and will be paid for by annual special assessments on each parcel of real property located in Tract 52796 (\$8,412.64 annually) as set forth in the enclosed Engineer's

Report and by funding from the Special Road District 5 Fund (\$2,267.36 annually) for the general benefits. To account for the effects of inflation, these costs will be annually adjusted in accordance with the Los Angeles-Riverside-Orange County Consumer Price Index for All Urban Consumers.

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

The proposed establishment of DBAA No. 36 and the proposed determination and levy of an annual assessment on each parcel of real property located therein is being conducted pursuant to the Benefit Assessment Act of 1982 (Los Angeles County Government Code Section 54703 et seq.). This statute authorizes the County to establish areas of benefit within unincorporated areas and impose an annual benefit assessment on each parcel of real property within these areas that derive a special benefit from drainage services provided by the County to finance the costs associated with the provision of the drainage services. In addition, the proposed levy of the annual assessment on DBAA No. 36 is subject to Proposition 218 (Articles 13C and 13D of the California Constitution).

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

Additionally, pursuant to Proposition 218:

- No assessment shall be imposed on a parcel of property that exceeds the reasonable cost of the proportional special benefit conferred on that parcel.
- Only special benefits are assessable, and an agency shall separate the general benefits from the special benefits conferred on a parcel.
- Publicly-owned parcels shall not be exempt from assessment unless the agency can demonstrate by clear and convincing evidence that those publicly-owned parcels in fact receive no special benefit.

The Benefit Assessment Act of 1982 and Proposition 218 also require that the following procedures be complied with:

- For the first fiscal year in which an assessment is proposed to be imposed, the Board must cause a detailed Engineer's Report supporting the proposed assessment to be prepared by a registered professional engineer certified by the State and filed with the Executive Officer.
- The Board must conduct a public hearing to hear and consider all public comments, objections, or protests regarding the proposed assessment.
- The Executive Officer is required to cause notice of the filing of the Engineer's Report including the time, date, and place of the public hearing to be published pursuant to Los Angeles County Government Code Section 6066 and posted in at least three conspicuous places within the jurisdiction of the County.
- Public Works must give notice by mail, at least 45 days prior to the date of the public hearing, to the record owner of each parcel within the assessment area including an assessment ballot by which the owner can indicate his or her support or opposition to the proposed assessment.

- At the conclusion of the public hearing, the Executive Officer is required to tabulate the assessment ballots submitted, and not withdrawn, in support of or opposition of the proposed assessment.
- If a majority protest exists (i.e., the assessment ballots in opposition of the proposed assessment exceed the assessment ballots in favor of the proposed assessment, weighted according to the proportional financial obligation of each property), the proposed assessment may not be levied. If there is no majority protest, the Board may adopt or modify the enclosed resolution determining and levying the proposed assessment.

The enclosed resolution and other documents referred to herein have been reviewed and approved as to form by County Counsel.

### **ENVIRONMENTAL DOCUMENTATION**

The establishment of DBAA No. 36 is statutorily exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to Section 21080, subsections (b)(8), of the Public Resources Code and Section 15273, subsection (a), of the CEQA guidelines, since adoption of the proposed resolution forming DBAA No. 36 and determining and levying an annual assessment on each parcel of real property therein is for the purpose of meeting operating expenses.

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

The establishment of DBAA No. 36 will provide a funding mechanism for maintaining and operating runoff treatment systems, which will improve stormwater quality.

### **CONCLUSION**

Please return one adopted copy of this letter and a copy of the signed resolution to Public Works, Land Development Division. Also, please forward one adopted copy of the letter and resolution to the Assessor, Auditor-Controller, and County Counsel.

The Honorable Board of Supervisors

12/19/2023

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Respectfully submitted,

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

MARK PESTRELLA, PE

Director

MP:JC:la

Enclosures

c: Assessor  
Auditor-Controller  
Chief Executive Office (Chia-Ann Yen)  
County Counsel  
Treasurer and Tax Collector


**Engineer's Report**

DRAINAGE BENEFIT ASSESSMENT AREA NO. 36

DRAINAGE SERVICES FOR TRACT NO. 52796

UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES  
STATE OF CALIFORNIA

Prepared by

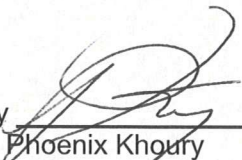
  
Doug Farmer  
Project Engineer  
Sikand Engineering Associates

9-14-2023

RCE No. 49041



Reviewed by

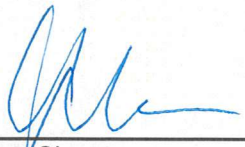
  
Phoenix Khoury  
Senior Civil Engineer  
LA County Dept. of Public Works

9/20/23

RCE No. 57755

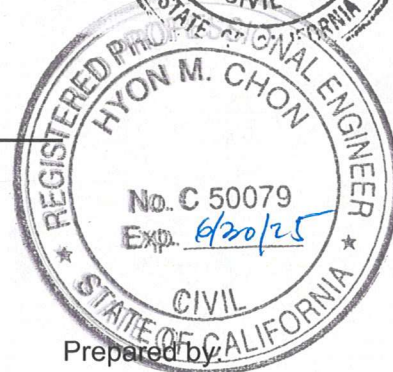


Reviewed by

  
James Chon  
Principal Engineer  
LA County Dept. of Public Works

9/20/23

RCE No. 50079



Prepared for:

Lennar Homes  
2000 Five Point, 3<sup>rd</sup> Floor  
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805-295-1624

Prepared by:

Sikand Engineering  
15230 Burbank Blvd. Ste 100  
Van Nuys, CA 91411  
818-787-8550

Date Prepared: September 2023

## ENGINEER'S REPORT

### DRAINAGE BENEFIT ASSESSMENT AREA NO. 36 DRAINAGE SERVICES FOR TRACT NO. 52796

#### Certification

In the matter of Drainage Benefit Assessment Area No. 36 for drainage services for Tract No. 52796 in the unincorporated territory of the County of Los Angeles, State of California, I, Doug Farmer, Civil Engineer, have prepared the following Engineer's Report pursuant to the provisions of the Benefit Assessment Act of 1982 (Division 2, Chapter 6.1 of the California Government Code of the State of California) and Article 13D of the California Constitution.



dated on this 22nd day of August 2023

Doug Farmer  
Project Engineer  
Sikand Engineering Associates

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## **INTRODUCTION**

Drainage Benefit Assessment Area (DBAA) No. 36 is being formed for the purpose of maintaining and operating runoff treatment systems for Tract No. 52796. The runoff treatment systems, hereafter referred to as "Drainage Facilities", consist of a Water Quality Basin, Automatic Retractable Screens (ARS) and Connector Pipe Screens (CPS) for all catch basins (10 total), and two (2) Triton Catch Basin Filters.

According to the Tentative Tract Map (TTM) 52796 Hydrology Study/ Drainage Concept/ LID (Alliance Engineering 2015), storm water runoff from developed areas including lots, streets, water tank, and tributary manufactured slopes would be treated by the proposed water quality basin, automatic retractable screens, connector pipe screens and catch basin filters.

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

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

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

Article 13D of the California Constitution also provides for property owners to determine by assessment ballot whether they approve of the proposed assessment.

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

The purpose of the proposed assessment is to fund the costs required to operate and maintain the Drainage Facilities required as a condition of approval for Tract No. 52796.

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

## **PART I**

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

#### **Proposed Services**

The proposed services consist of the operation and maintenance of Drainage Facilities required as a condition of approval for Tract No. 52796. The benefiting parcels are within the unincorporated territory of the County of Los Angeles in the vicinity of the City of Santa Clarita.

The Drainage Facilities are comprised of a water quality basin, 10 ARS & CPS systems and two Triton Basin Filters.

The yearly maintenance and operation for the Drainage Facilities includes but is not limited to inspection, cleaning and replacement of screens and filter media, trash and sediment removal and vegetation maintenance within the water quality basin as needed.

The general nature, location, and extent of the Drainage Facilities are set forth in Appendix B. The As-Built plans for the Drainage Facilities will be on file in the Executive Office of the Board of Supervisors and the Department of Public Works.

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

The total estimated annual cost of the proposed services is \$10,680. The basis of the estimated annual cost of the proposed services is set forth in Part IV. Operation and maintenance costs will be incurred until such time as the appropriate legislative body finds alternate funding sources and rescinds/disbands the proposed assessment area. Since it is not feasible to estimate the total of the costs for a proposed assessment that will be incurred indefinitely, the total of the costs for the first 100 years of this assessment is \$1,068,000.00 as indicated in Table 1.

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

Table 1

Cost of Each Facility						
BMP	Drainage Area(AC)	Manufacturers Model Number	Annual Maintenance	Replacement Cost	Life Cycle O&M Cost PV (100 yr+ Replacement)	Total Annual Cost (Amortized)
Triton Curb Inlet Filter - Culvert C (1)	0.64	REM Triton Filter - TRC10	\$ 600.00	\$ 3,000.00	\$ 66,000.00	\$ 660.00
Triton Curb Inlet Filter - Lateral F-1 (1)	0.67	REM Triton Filter - TRC10	\$ 600.00	\$ 3,000.00	\$ 66,000.00	\$ 660.00
ARS & CPS - Line A - Lateral A-1 PD 2652 (2)	2.12	G2 ARS-CL / G2 CPS Mod	\$ 100.00	\$ 4,860.00	\$ 58,600.00	\$ 586.00
ARS & CPS - Line A - Lateral A-2 PD 2652 (2)	2.12	G2 ARS-CL / G2 CPS Mod	\$ 100.00	\$ 4,860.00	\$ 58,600.00	\$ 586.00
ARS & CPS - Line A - Lateral A-4 PD 2652 (2)	4.95	G2 ARS-CL / G2 CPS Mod	\$ 100.00	\$ 4,860.00	\$ 58,600.00	\$ 586.00
ARS & CPS - Line A - Lateral A-5 PD 2652 (2)	4.95	G2 ARS-CL / G2 CPS Mod	\$ 100.00	\$ 4,860.00	\$ 58,600.00	\$ 586.00
ARS & CPS - Line A - Lateral A-7 PD 2652 (2)	1.70	G2 ARS-CL / G2 CPS Mod	\$ 100.00	\$ 4,860.00	\$ 58,600.00	\$ 586.00
ARS & CPS - Line A - Lateral A-8 PD 2652 (2)	1.70	G2 ARS-CL / G2 CPS Mod	\$ 100.00	\$ 4,860.00	\$ 58,600.00	\$ 586.00
ARS & CPS - Line B - Lateral B-1 PD 2652 (2)	4.65	G2 ARS-CL / G2 CPS Mod	\$ 100.00	\$ 4,860.00	\$ 58,600.00	\$ 586.00
ARS & CPS - Line B - Lateral B-2 PD 2652 (2)	4.65	G2 ARS-CL / G2 CPS Mod	\$ 100.00	\$ 4,860.00	\$ 58,600.00	\$ 586.00
ARS & CPS - Line B - Lateral B-5 PD 2652 (2)	2.21	G2 ARS-CL / G2 CPS Mod	\$ 100.00	\$ 4,860.00	\$ 58,600.00	\$ 586.00
ARS & CPS - Line B - Lateral B-6 PD 2652 (2)	2.21	G2 ARS-CL / G2 CPS Mod	\$ 100.00	\$ 4,860.00	\$ 58,600.00	\$ 586.00
Water Quality Basin - Lot 105 (3)	37.30	Sierra Terrace Basin	\$ 3,000.00	\$ 25,000.00	\$ 350,000.00	\$ 3,500.00
<b>Total on-site drainage Area</b>	<b>37.30</b>		<b>\$ 5,200.00</b>	<b>\$ 79,600.00</b>	<b>\$ 1,068,000.00</b>	<b>\$ 10,680.00</b>

## Notes

- (1) Maintenance for Triton Filters includes inspection (4 times per year) and replacement of filter media (Every 2 years). Entire unit to be replaced every 50 years
- (2) Maintenance for ARS and CPS units includes inspection (4 times per year) and minor cleaning as needed. Units to be replaced every 10 years.
- (3) Maintenance for Water Quality Basin includes inspection (4 times per year), trash and debris removal as needed, vegetation maintenance as necessary.

Replacement of top layer (6" to 1") of soil in the basin to restore infiltrative capacity assumed every 50 years.

## **PART II**

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

The area of benefit of DBAA No. 36 will include portions of Assessor's Parcel No.'s 2826-097-003, 2826-020-020, 2826-020-021, 2826-020-022, 2826-020-023, 2826-020-031, 2826-020-032

The Boundary Map (Map No. 1), entitled "Boundary Map for Drainage Benefit Assessment Area No. 36" and the Legal Description (Exhibit A) set forth the boundaries of the assessment area as recommended by this Engineer's Report. In accordance with Section 4 of Article 13D of the California Constitution, publicly-owned parcels within the proposed assessment area will be assessed unless there is clear and convincing evidence that a publicly-owned parcel receives no special benefit.

The Assessment Diagram (Map No. 2), entitled "Assessment Diagram for Proposed Drainage Benefit Assessment Area No. 36, County of Los Angeles, State of California", sets forth each individual parcel of land to be assessed.

### **PART III**

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

Article 13D of the California Constitution requires the separation of general benefits from special benefits as only special benefits are assessable. Special benefit is defined by Article 13D as "a particular and distinct benefit over and above general benefits conferred on real property located in the assessment area or to the public at large". General enhancement of property value does not constitute a special benefit; however, the specific enhancement of property value is a special benefit. In essence, an assessment, levy, or charge on a parcel must be based on a special and distinct benefit to the parcel and shall not include any general benefits conferred on the public at large including real property within the assessment area.

The total of the costs for the proposed services are assessed over the first 100 years (since it is not feasible to estimate the total of the costs for an assessment that will be incurred indefinitely). The total amount to be assessed for special benefits conferred on the identified parcels within the proposed assessment district for each assessment year is summarized in Appendix A.

#### **Special Benefits**

The proposed services will provide for the operation and maintenance of Drainage Facilities for Tract No. 52796.

Since the project is greater than 1 acre of disturbed area and adds more than 10,000 square feet of impervious surfaces, it is a Designated Project per the Los Angeles County Low Impact Development Standards Ordinance. Per the ordinance, Designated Projects such as this one are required to retain 100 percent of the Storm Water Quality Design Volume (SWQDv) on-site through infiltration, evapotranspiration, stormwater runoff harvest and use, or a combination thereof. The proposed Drainage Facilities will treat and infiltrate 100 percent of the SWQDv.

Therefore, the operation and maintenance of the Drainage Facilities specifically benefit each parcel within DBAA No. 36 by capturing and treating the stormwater runoff from these parcels, as required by the Los Angeles County Low Impact Development Standards Ordinance.

### General Benefit

The proposed services will also provide general benefits to the proposed assessment area and the public at large. General benefits are provided to the public street within the proposed assessment area. The proposed public street storm runoff will be conveyed and treated in the proposed water quality basin and catch basin filters located in the public streets. There are 7.92 acres of County road right of way area within the proposed assessment area. The proposed assessment area is 37.30 acres consisting of the developed areas (street, lots, manufactured slopes, etc.) treated by the BMP's as shown on the Boundary Map (Map No. 1). Therefore, 21.23 percent of the cost of the proposed services is considered a general benefit. This information is summarized in the table below.

	ACREAGE	PERCENTAGE
County Public Road Right of Way	7.92	21.23%
Special Benefit Area	29.38	78.77%
Proposed Total Assessment Area	37.30	100%

### Special Benefit Share of the Proposed Services Costs

The estimated annual cost of the proposed services is \$10,680 as set forth on the Cost of Each Facility table shown on sheet 3. Since the special benefit proportionate share of the total costs is 78.77%, the special benefit share of the estimated annual costs is \$8,412.64.

The special benefit of the services costs will be incurred until such time as the appropriate legislative body finds alternate funding sources and rescinds/disbands the proposed assessment area. Since it is not feasible to estimate the total of the special benefit costs for a proposed assessment that will be incurred indefinitely, the total of the special benefit costs for the first 100 years of this assessment has been calculated by multiplying the estimated special benefit proportionate share of the proposed services costs by 100 and has been determined to be \$841,264.

To account for the effects of inflation, operation and maintenance costs will be annually adjusted using the Los Angeles - Riverside - Orange County consumer price index for all urban consumers. For the purposes of clarity, the consumer price index adjustments of the operation and maintenance costs have not been specifically included in the estimated annual assessments.

## **PART IV**

### **BASIS OF ASSESSMENT**

The proposed assessment is based on the developed area including private lots, HOA slopes, pump station, water tank and private and public streets treated by the BMP's as shown on the approved hydrology/ LID map which equals 37.3 acres. Undeveloped areas including debris basins which are within the watershed boundary of the Drainage Facilities, specifically the Sierra Terrace water quality basin do not receive a special benefit and are excluded from the areas used in the calculating of the basis of assessment. Since the residential lots will have roughly the same developable pad areas, each single-family residential lot will be assessed one benefit unit. The average single-family lot area that contributes to the Drainage Facilities is 8,519 square feet. The pump station, water tank, secondary Emergency Vehicle access road and Homeowner's Association maintained slopes will be assessed one benefit unit for every 8,519 square feet of lot size. See Appendix A and Appendix B for the breakdown.

## **PART V**

### **TOTAL ASSESSMENTS**

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

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

This part sets forth the Total Assessments. The proposed annual assessment of \$56.02 per benefit unit determined in accordance with the following formula.

$$\text{Proposed Annual Assessment Rate} = \frac{\text{Annual Proposed Assessment Area Costs (\$)}}{\text{Sum Total of All Benefit Units}} = \frac{\$ 8,412.64}{150.15} = \$56.02$$

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

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

The Annual Assessment column in Appendix A indicates the proposed annual assessment for each identified parcel as to the date of formation of DBAA No. 36. To account for the effects of inflation, the annual assessments will be annually adjusted using the Los Angeles-Riverside-Orange County Consumer Price Index for all Urban Consumers beginning in the year following the year that DBAA No. 36 is formed. For the purposes of clarity, the Consumer Price Index adjustments of the operation and maintenance costs have not been specifically included in the proposed annual assessment.

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



## **APPENDIX A**

### ESTIMATED ANNUAL COSTS FOR EACH PARCEL

Annual Lot Assessment						
Tract No	Lot No.	Lot Type	Benefit Unit (BU)	Assessor Parcel Number	Annual Assessment	Total Assessment
52796	1	SFR	1		\$56.02	\$5,602.00
52796	2	SFR	1		\$56.02	\$5,602.00
52796	3	SFR	1		\$56.02	\$5,602.00
52796	4	SFR	1		\$56.02	\$5,602.00
52796	5	SFR	1		\$56.02	\$5,602.00
52796	6	SFR	1		\$56.02	\$5,602.00
52796	7	SFR	1		\$56.02	\$5,602.00
52796	8	SFR	1		\$56.02	\$5,602.00
52796	9	SFR	1		\$56.02	\$5,602.00
52796	10	SFR	1		\$56.02	\$5,602.00
52796	11	SFR	1		\$56.02	\$5,602.00
52796	12	SFR	1		\$56.02	\$5,602.00
52796	13	SFR	1		\$56.02	\$5,602.00
52796	14	SFR	1		\$56.02	\$5,602.00
52796	15	SFR	1		\$56.02	\$5,602.00
52796	16	SFR	1		\$56.02	\$5,602.00
52796	17	SFR	1		\$56.02	\$5,602.00
52796	18	SFR	1		\$56.02	\$5,602.00
52796	19	SFR	1		\$56.02	\$5,602.00
52796	20	SFR	1		\$56.02	\$5,602.00
52796	21	SFR	1		\$56.02	\$5,602.00
52796	22	SFR	1		\$56.02	\$5,602.00
52796	23	SFR	1		\$56.02	\$5,602.00
52796	24	SFR	1		\$56.02	\$5,602.00
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52796	26	SFR	1		\$56.02	\$5,602.00
52796	27	SFR	1		\$56.02	\$5,602.00
52796	28	SFR	1		\$56.02	\$5,602.00
52796	29	SFR	1		\$56.02	\$5,602.00
52796	30	SFR	1		\$56.02	\$5,602.00
52796	31	SFR	1		\$56.02	\$5,602.00
52796	32	SFR	1		\$56.02	\$5,602.00
52796	33	SFR	1		\$56.02	\$5,602.00
52796	34	SFR	1		\$56.02	\$5,602.00
52796	35	SFR	1		\$56.02	\$5,602.00
52796	36	SFR	1		\$56.02	\$5,602.00
52796	37	SFR	1		\$56.02	\$5,602.00
52796	38	SFR	1		\$56.02	\$5,602.00
52796	39	SFR	1		\$56.02	\$5,602.00
52796	40	SFR	1		\$56.02	\$5,602.00
52796	41	SFR	1		\$56.02	\$5,602.00
52796	42	SFR	1		\$56.02	\$5,602.00
52796	43	SFR	1		\$56.02	\$5,602.00

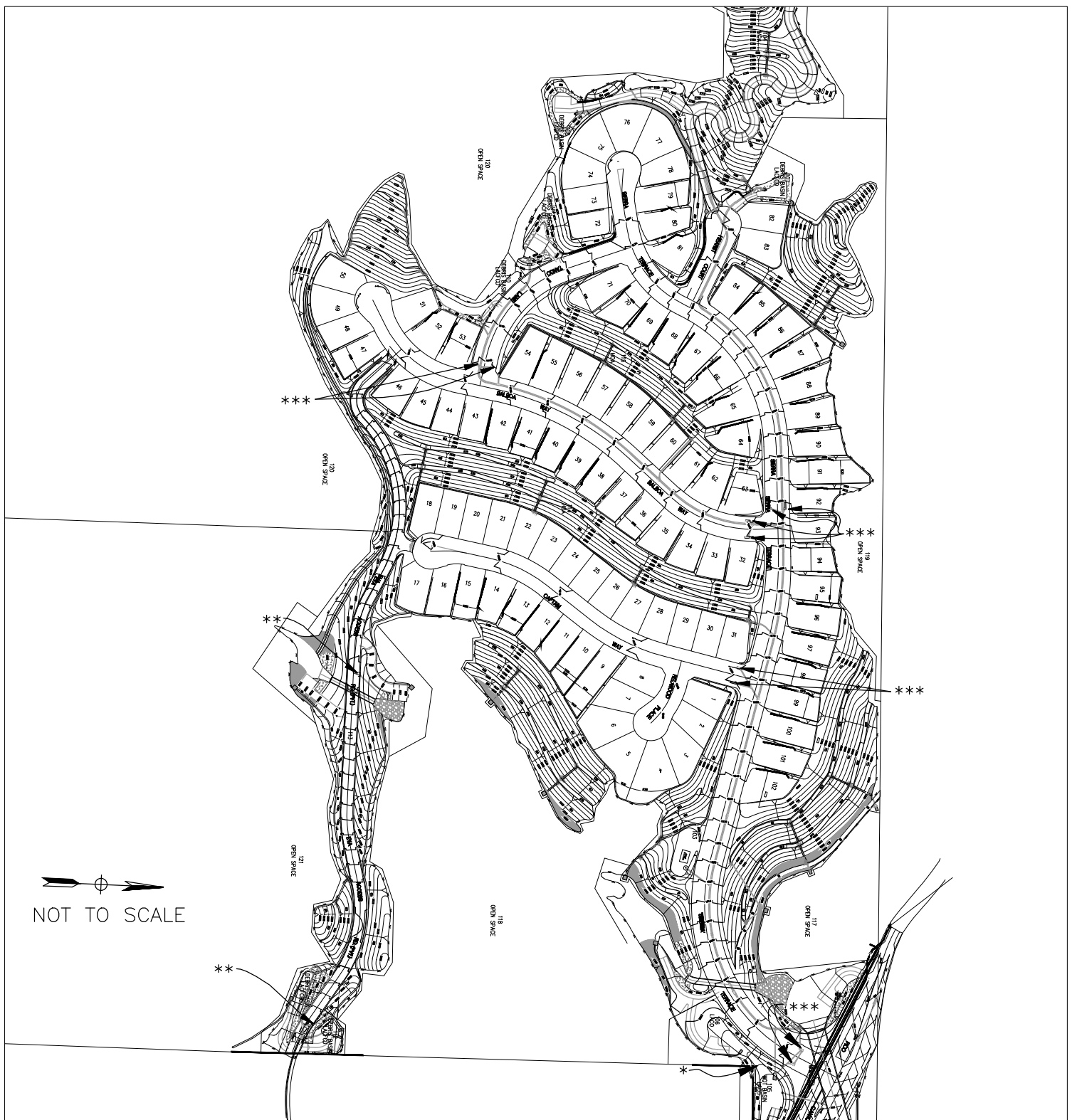
Annual Lot Assessment						
Tract No	Lot No.	Lot Type	Benefit Unit (BU)	Assessor Parcel Number	Annual Assessment	Total Assessment
52796	44	SFR	1		\$56.02	\$5,602.00
52796	45	SFR	1		\$56.02	\$5,602.00
52796	46	SFR	1		\$56.02	\$5,602.00
52796	47	SFR	1		\$56.02	\$5,602.00
52796	48	SFR	1		\$56.02	\$5,602.00
52796	49	SFR	1		\$56.02	\$5,602.00
52796	50	SFR	1		\$56.02	\$5,602.00
52796	51	SFR	1		\$56.02	\$5,602.00
52796	52	SFR	1		\$56.02	\$5,602.00
52796	53	SFR	1		\$56.02	\$5,602.00
52796	54	SFR	1		\$56.02	\$5,602.00
52796	55	SFR	1		\$56.02	\$5,602.00
52796	56	SFR	1		\$56.02	\$5,602.00
52796	57	SFR	1		\$56.02	\$5,602.00
52796	58	SFR	1		\$56.02	\$5,602.00
52796	59	SFR	1		\$56.02	\$5,602.00
52796	60	SFR	1		\$56.02	\$5,602.00
52796	61	SFR	1		\$56.02	\$5,602.00
52796	62	SFR	1		\$56.02	\$5,602.00
52796	63	SFR	1		\$56.02	\$5,602.00
52796	64	SFR	1		\$56.02	\$5,602.00
52796	65	SFR	1		\$56.02	\$5,602.00
52796	66	SFR	1		\$56.02	\$5,602.00
52796	67	SFR	1		\$56.02	\$5,602.00
52796	68	SFR	1		\$56.02	\$5,602.00
52796	69	SFR	1		\$56.02	\$5,602.00
52796	70	SFR	1		\$56.02	\$5,602.00
52796	71	SFR	1		\$56.02	\$5,602.00
52796	72	SFR	1		\$56.02	\$5,602.00
52796	73	SFR	1		\$56.02	\$5,602.00
52796	74	SFR	1		\$56.02	\$5,602.00
52796	75	SFR	1		\$56.02	\$5,602.00
52796	76	SFR	1		\$56.02	\$5,602.00
52796	77	SFR	1		\$56.02	\$5,602.00
52796	78	SFR	1		\$56.02	\$5,602.00
52796	79	SFR	1		\$56.02	\$5,602.00
52796	80	SFR	1		\$56.02	\$5,602.00
52796	81	SFR	1		\$56.02	\$5,602.00
52796	82	SFR	1		\$56.02	\$5,602.00
52796	83	SFR	1		\$56.02	\$5,602.00
52796	84	SFR	1		\$56.02	\$5,602.00
52796	85	SFR	1		\$56.02	\$5,602.00
52796	86	SFR	1		\$56.02	\$5,602.00

Annual Lot Assessment						
Tract No	Lot No.	Lot Type	Benefit Unit (BU)	Assessor Parcel Number	Annual Assessment	Total Assessment
52796	87	SFR	1		\$56.02	\$5,602.00
52796	88	SFR	1		\$56.02	\$5,602.00
52796	89	SFR	1		\$56.02	\$5,602.00
52796	90	SFR	1		\$56.02	\$5,602.00
52796	91	SFR	1		\$56.02	\$5,602.00
52796	92	SFR	1		\$56.02	\$5,602.00
52796	93	SFR	1		\$56.02	\$5,602.00
52796	94	SFR	1		\$56.02	\$5,602.00
52796	95	SFR	1		\$56.02	\$5,602.00
52796	96	SFR	1		\$56.02	\$5,602.00
52796	97	SFR	1		\$56.02	\$5,602.00
52796	98	SFR	1		\$56.02	\$5,602.00
52796	99	SFR	1		\$56.02	\$5,602.00
52796	100	SFR	1		\$56.02	\$5,602.00
52796	101	SFR	1		\$56.02	\$5,602.00
52796	102	SFR	1		\$56.02	\$5,602.00
52796	103	pump Station	0.97		\$54.14	\$5,413.93
52796	104	Water Tank	18.96		\$1,062.86	\$106,285.97
52796	113	VA Access Road	6.68		\$374.49	\$37,449.46
52796	114	HOA Slope	13.87		\$777.13	\$77,712.96
52796	115	HOA Slope	6.22		\$348.73	\$34,872.73
52796	120 *	HOA Slope	1.45		\$81.25	\$8,125.08
	TOTAL		150.15		\$8,412.64	\$841,264.12

\* Area for Lot 120 is partial for manufactured slope area that is not tributary to a debris basin.

## **APPENDIX B**

### **DRAINAGE FACILITIES LOCATIONS AND CROSS-SECTIONS**



## LEGEND:

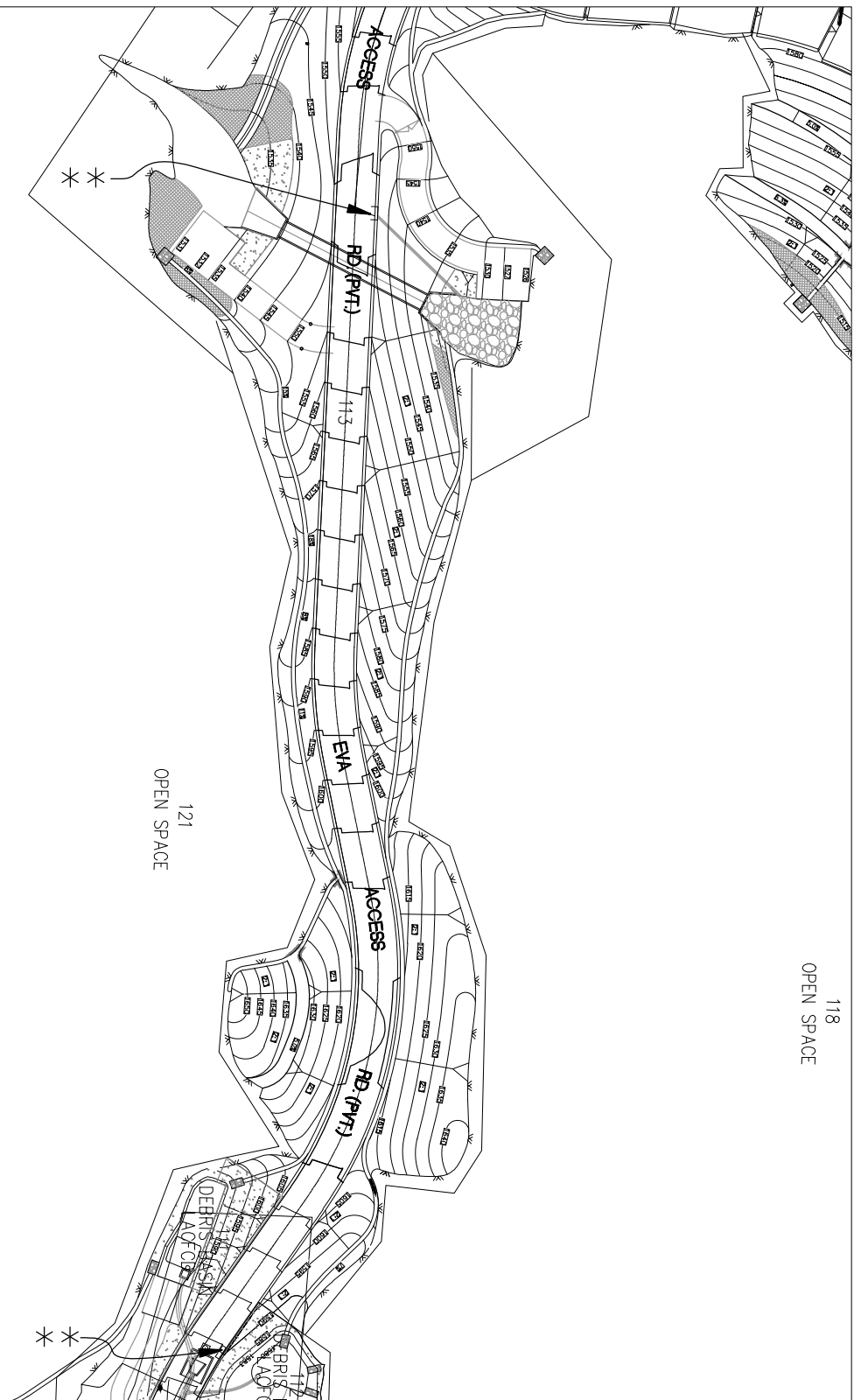
- \* RETENTION BASIN
- \*\* CURB INLET FILTER  
TRITON TRC SERIES
- \*\*\* G2 ARS-CL / G2 CPS Mod

DATE: 8-22-2023

W.O. 5122-25

SHEET 1 OF 5

D.B.A.A. NO. 36  
RUNOFF TREATMENT  
DEVICES



NOT TO SCALE

### LEGEND:

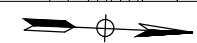
\*\* CURB INLET FILTER  
TRITON TRC SERIES

DATE: 8-22-2023

W.O. 5122-25

SHEET 2 OF 5

D.B.A.A. NO. 36  
RUNOFF TREATMENT  
DEVICES



NOT TO SCALE

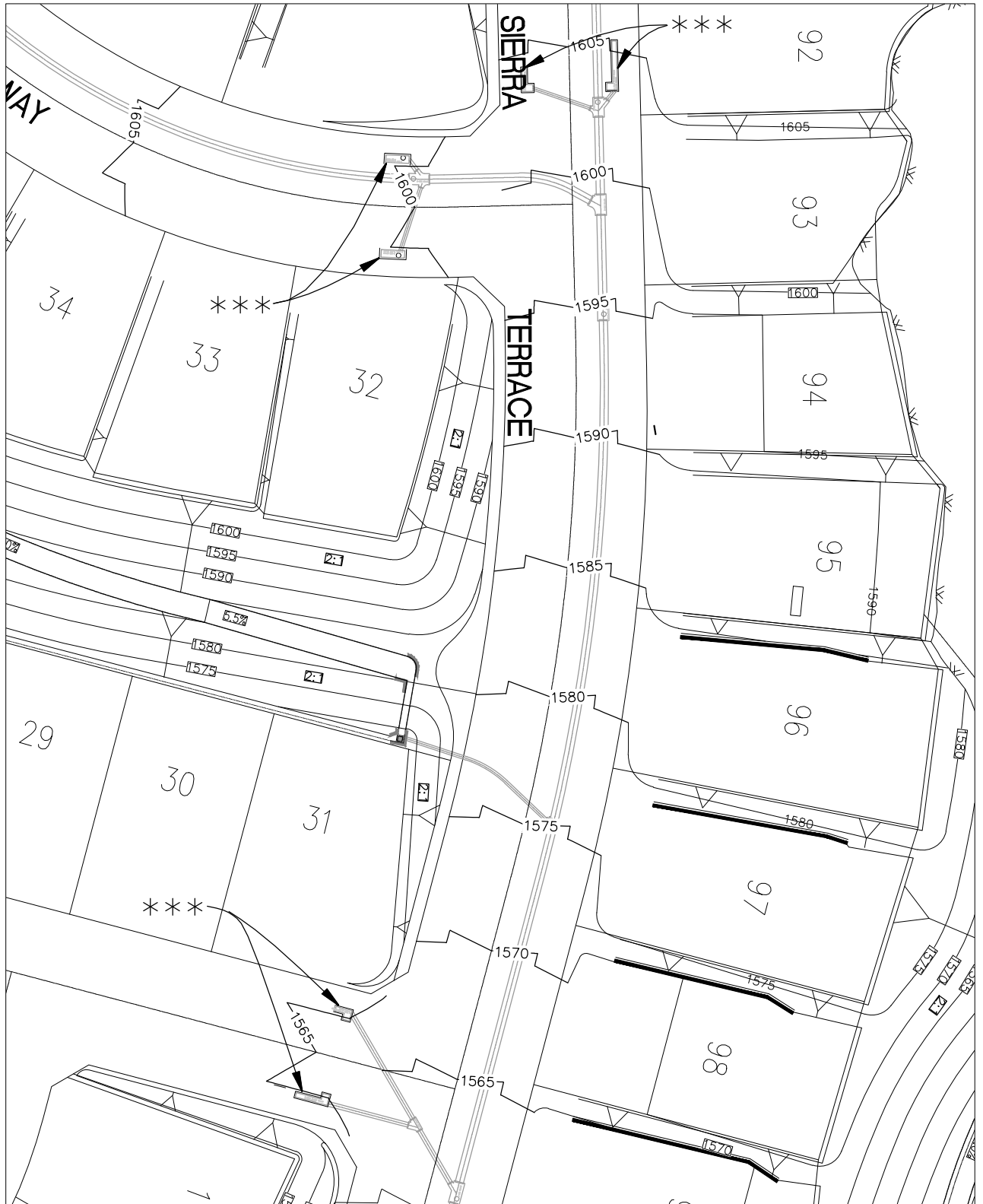
**LEGEND:**

\*\*\* G2 ARS-CL / G2 CPS Mod

**D.B.A.A. NO. 36  
RUNOFF TREATMENT  
DEVICES**

DATE: 8-22-2023	
W.O.	5122-25
SHEET 3 OF 5	





NOT TO SCALE

# LEGEND:

\*\*\* G2 ARS-CL / G2 CPS Mod

DATE: 8-22-2023

W.O. 5122-25

SHEET 4 OF 5

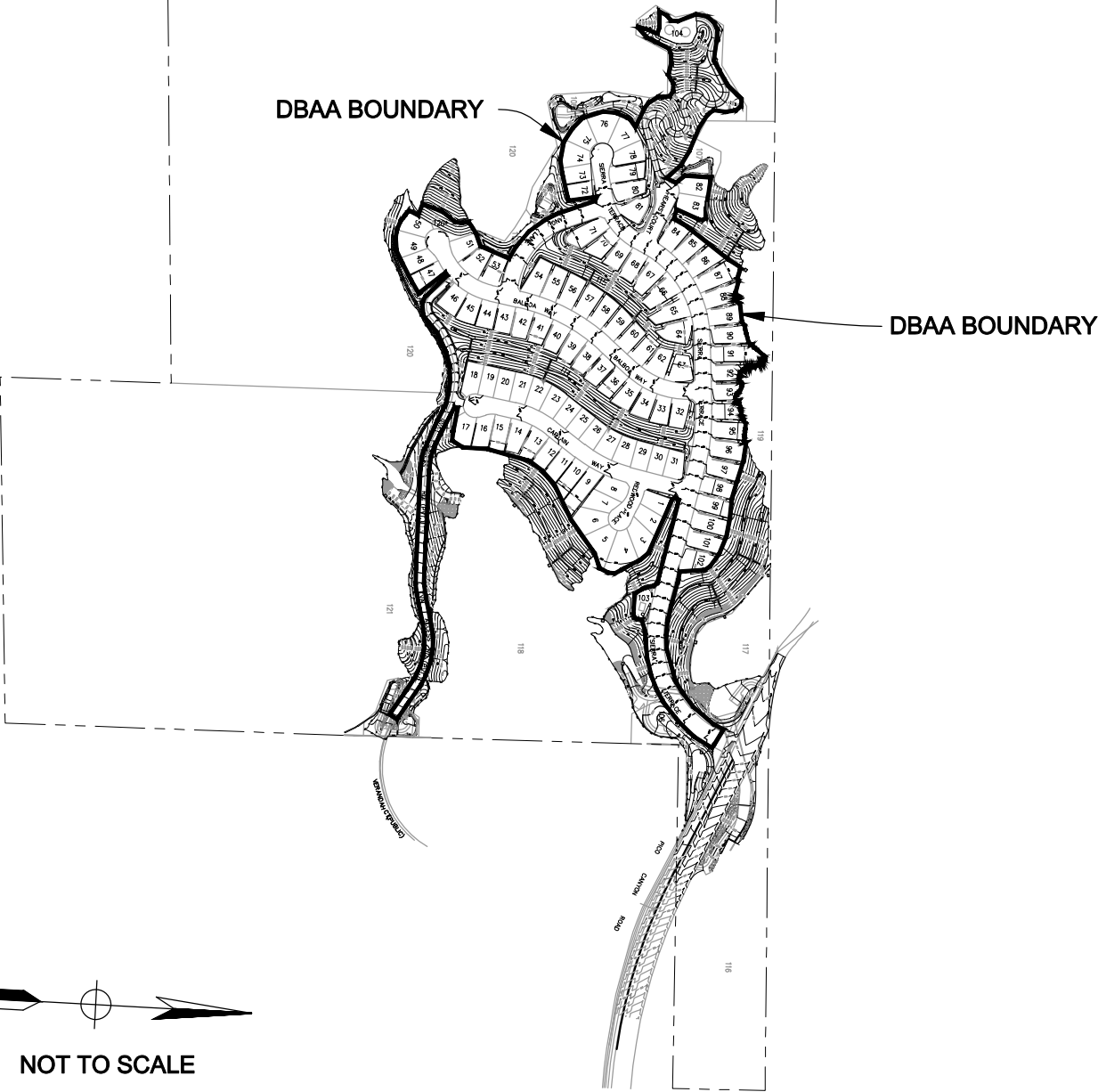
D.B.A.A. NO. 36  
RUNOFF TREATMENT  
DEVICES



**MAP NO. 1**

BOUNDARY MAP FOR DRAINAGE BENEFIT ASSESSMENT AREA NO. 36

TRACT MAP 52796



———— DBAA NO. 36 BOUNDARY

NOTE: PORTION OF LOT 120 FALLS WITHIN  
DBAA BOUNDARY (SLOPE ADJACENT  
LOTS 50 AND 51)

DATE: 8-22-2023

W.O. 5122-25

SHEET 1 OF 1

BOUNDARY MAP  
DRAINAGE BENEFIT  
ASSESSMENT DISTRICT  
MAP NO. 1

**MAP NO. 2**

ASSESSMENT DIAGRAM FOR DRAINAGE BENEFIT ASSESSMENT AREA NO. 36

# TRACT MAP 52796



DBAA BOUNDARY



DBAA NO. 36 BOUNDARY

NOTE: PORTION OF LOT 120 FALLS WITHIN  
DBAA BOUNDARY (SLOPE ADJACENT  
LOTS 50 AND 51)

22

DATE: 8-22-2023

W.O. 5122-25

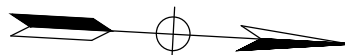
SHEET 1 OF 2

BOUNDARY MAP  
DRAINAGE BENEFIT  
ASSESSMENT DISTRICT 36  
MAP NO. 2

DBAA BOUNDARY

DBAA BOUNDARY

# TRACT MAP 52796



NOT TO SCALE

DBAA NO. 36 BOUNDARY

NOTE: PORTION OF LOT 120 FALLS WITHIN  
DBAA BOUNDARY (SLOPE ADJACENT  
LOTS 50 AND 51)

23

DATE: 8-22-2023

W.O. 5122-25

SHEET 2 OF 2

BOUNDARY MAP  
DRAINAGE BENEFIT  
ASSESSMENT DISTRICT 36  
MAP NO. 2





EXHIBIT A

LEGAL DESCRIPTION

**EXHIBIT "A"**

**DRAINAGE BENEFIT ASSESSMENT NO. 36  
A.P.N. 2826-097-003, 2826-020-020, 2826-020-021, 2826-020-022, 2826-020-023,  
2826-020-031, 2826-020-032  
T.G. 4459 (E5 & E6)**

REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES,  
STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

**PARCEL 1: (2826-020-023 AND 2826-020-031)**

LOT 5 AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, IN TOWNSHIP 3 NORTH, RANGE 16 WEST OF THE SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE ON JUNE 29, 1897. EXCEPT 1 PERCENT OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AND MINERALS WHICH MAY LIE IN, ON, UNDER OR BE HEREAFTER PRODUCED, SAVED, SOLD OR REMOVED FROM SAID LAND, WITH RIGHT OF INGRESS AND EGRESS THERETO AND THERETO AND THEREFROM, IN BOOK 35795 PAGE 422, OFFICIAL RECORDS.

**PARCEL 2: (2826-020-033)**

THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 3 NORTH, RANGE 16 WEST, SAN BERNARDINO MERIDIAN ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE.

**PARCEL 3: (2826-020-032)**

THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER SECTION 6, TOWNSHIP 3 NORTH, RANGE 16, WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE ON JUNE 29, 1897. EXCEPT THEREFROM WHATEVER RIGHT, TITLE, INTEREST OR ESTATE IS OWNED OF RECORD AS OF THE DATE HEREOF BY ANY PERSON OR PERSONS OTHER THAN TRUSTOR IN OR TO THE OIL, GAS, HYDROCARBON AND MINERAL SUBSTANCES LYING IN AND UNDER OR THAT MAY BE PRODUCED, SAVED, SOLD, OR REMOVED FROM SAID LAND OR IN AND TO THE PROCEEDS THEREFROM AND ANY AND ALL RIGHTS WITH RESPECT THERETO.

**PARCEL 4:**

ANY AND ALL EASEMENTS AND RIGHTS-OF-WAY, INCLUDING RIGHTS BY PRESCRIPTION, FOR PURPOSES OF INGRESS AND EGRESS TO AND FROM PARCEL 2 AND PARCEL 3.

**PARCEL 5: (2826-020-024 AND 2826-020-030)**

THE NORTH HALF OF LOT 6 AND THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 3 NORTH, RANGE 16 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND, APPROVED BY THE SURVEYOR GENERAL JUNE 29, 1897.

**PARCEL 6: (2826-097-003; 2826-020-020; 2826-020-021 AND 2826-020-022)**

LOTS 1, 2, 3 AND 4 IN SECTION 6, TOWNSHIP 3 NORTH, RANGE 16 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE JUNE 29, 1897.

**RESOLUTION OF THE COUNTY OF LOS ANGELES TO FORM DRAINAGE  
BENEFIT ASSESSMENT AREA NO. 36 AND TO DETERMINE AND LEVY ANNUAL  
ASSESSMENTS ON THE REAL PROPERTY LOCATED THEREIN**

WHEREAS, the Board of Supervisors of the County has received an Engineer's Report, dated September 2023 (Engineer's Report), pertaining to the establishment of an area of benefit (hereafter referred to as Drainage Benefit Assessment Area [DBAA]) No. 36 and the determination and levy of an annual assessment on the parcels of real property located therein, to finance the operation and maintenance costs for certain runoff treatment improvements described in the Engineer's Report (Improvements); and

WHEREAS, the establishment of DBAA No. 36 and the determination and levy of an annual assessment to finance the operation and maintenance costs for the Improvements is a condition of the County of Los Angeles' approval of a tentative map for a subdivision of land know as Tract Map No. 52796.

WHEREAS, the Clerk of the Board has caused notice of the filing of the Engineer's Report and of the time, date, and place of a public hearing on the proposed establishment of DBAA No. 36 and the determination and levy of an annual assessment on the parcels of real property located therein, to be given in the manner required by law; and

WHEREAS, the Board has conducted the public hearing on the proposed establishment of DBAA No. 36 and the determination and levy of an annual assessment on the parcels of real property located therein, and has considered all objections and protests to said proposals; and

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

NOW, THEREFORE, the Board resolves as follows:

1. DBAA No. 36 is hereby established in accordance with and as described in the Engineer's Report.
2. An annual assessment on the parcels of real property in DBAA No. 36 is hereby determined and imposed in accordance with and as described in the Engineer's Report.
3. From and after the date on which the County accepts the Improvements for operation and maintenance or the date on which the final tract map for

4. The Clerk of the Board is hereby authorized and directed to file a certified copy of this Resolution, upon its adoption, with the County Assessor, Ownership Services Section, and the County Auditor-Controller, Tax Section.

Page 2 of 3

The foregoing Resolution was adopted on the 12th day of March, 2024, by the Board of Supervisors of the County of Los Angeles and ex-officio of the governing body of all other special assessment and taxing districts for which said Board so acts.



JEFF LEVINSON  
Interim Executive Officer of the  
Board of Supervisors of the  
County of Los Angeles

By La Chelle Smithman  
Deputy

APPROVED AS TO FORM:

DAWYN R. HARRISON  
County Counsel

By [Signature]  
Deputy

\\pw01\pwpublic\ldpub\SUBPCHECK\Hydrology\DBAA\DBAA 36 TR 52796 Aidlin Hills\DBAA 36 Board Letter\DBAA 36 Resolution.DOC