


## SUPPLEMENTAL REPORT TO THE HEARING OFFICER

DATE ISSUED:	February 11, 2025	
HEARING DATE:	February 11, 2025	AGENDA ITEM: 7
PROJECT NUMBER:	96-044-(5)	
PERMIT NUMBER(S):	Conditional Use Permit ("CUP") Modification No. RPPL2019002028	
SUPERVISORIAL DISTRICT:	5	
PROJECT LOCATION:	North of the Antelope Valley Freeway (SR-14) and Soledad Canyon Road, between Shadow Pines Boulevard and Agua Dulce Canyon	
OWNER/APPLICANT:	Spring Canyon Recovery Acquisition LLC	
INCLUSIONARY HOUSING ORDINANCE ("IHO"):	The Project is not subject to the IHO.	
CASE PLANNER:	Marie Pavlovic, Senior Planner mpavlovic@planning.lacounty.gov	

### SUPPLEMENTAL MATERIAL

This supplemental memo provides the attachments to the applicant's responses to Mountains Recreation Conservation Authority ("MRCA") and (Santa Clarita Organization for Planning and the Environment ("SCOPE") comments (Exhibit A) provided on February 6, 2024, as well as additional public comment from MRCA and SCOPE (Exhibit B).

Report  
Reviewed By:   
Joshua Huntington, AICP, Supervising Regional Planner

Report  
Approved By:  for Susan Tae  
Susan Tae, AICP, Assistant Deputy Director

### **LIST OF ATTACHED EXHIBIT**

Exhibit A	Attachments to the applicant's public comment letter that was previously provided.
Exhibit B	New Public Comment



MARK PESTRELLA, Director

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

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

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone (626) 458-5100  
<http://dpw.lacounty.gov>

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

IN REPLY PLEASE  
REFER TO FILE

August 07, 2018

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:

**ADOPTED**

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

1 November 27, 2018

CELIA ZAVALA  
EXECUTIVE OFFICER

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

**SUBJECT**

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

**IT IS RECOMMENDED THAT THE BOARD:**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



the enclosed Engineer's Report.

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

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

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

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

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

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

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

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

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

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

### **FISCAL IMPACT/FINANCING**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

### **ENVIRONMENTAL DOCUMENTATION**

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

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

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

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

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

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

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

### **CONCLUSION**

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

The Honorable Board of Supervisors

8/7/2018

Page 8

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

Respectfully submitted,

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

MARK PESTRELLA

Director

MP:AEN:la

Enclosures

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

# TRACT NO. 48086

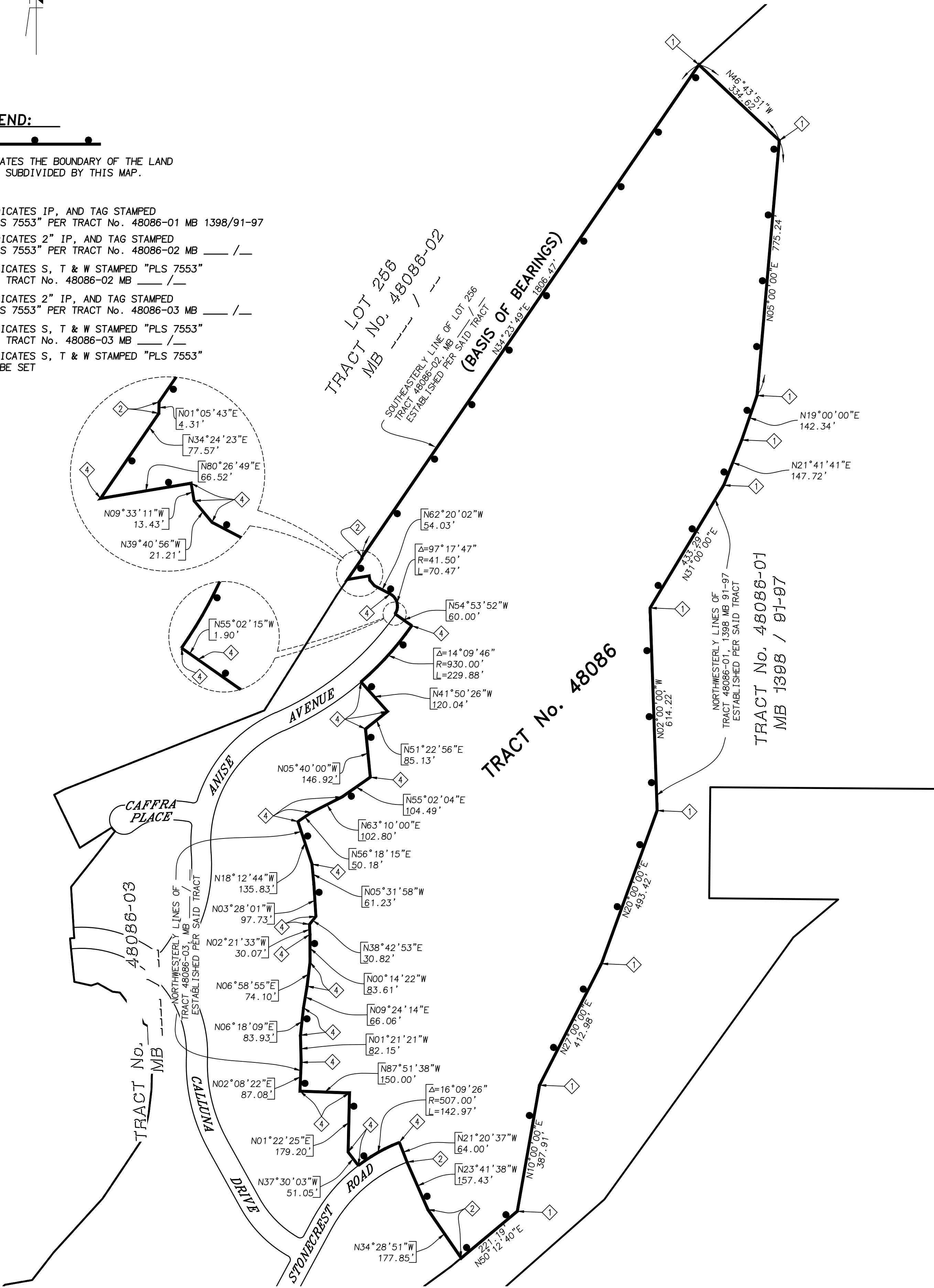
IN THE UNINCORPORATED TERRITORY OF THE  
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



**LEGEND:**

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

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



# TRACT NO. 48086-02

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

### SIGNATURE OMISSIONS:

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

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

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

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

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

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

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

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

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

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

### ABANDONMENT NOTE

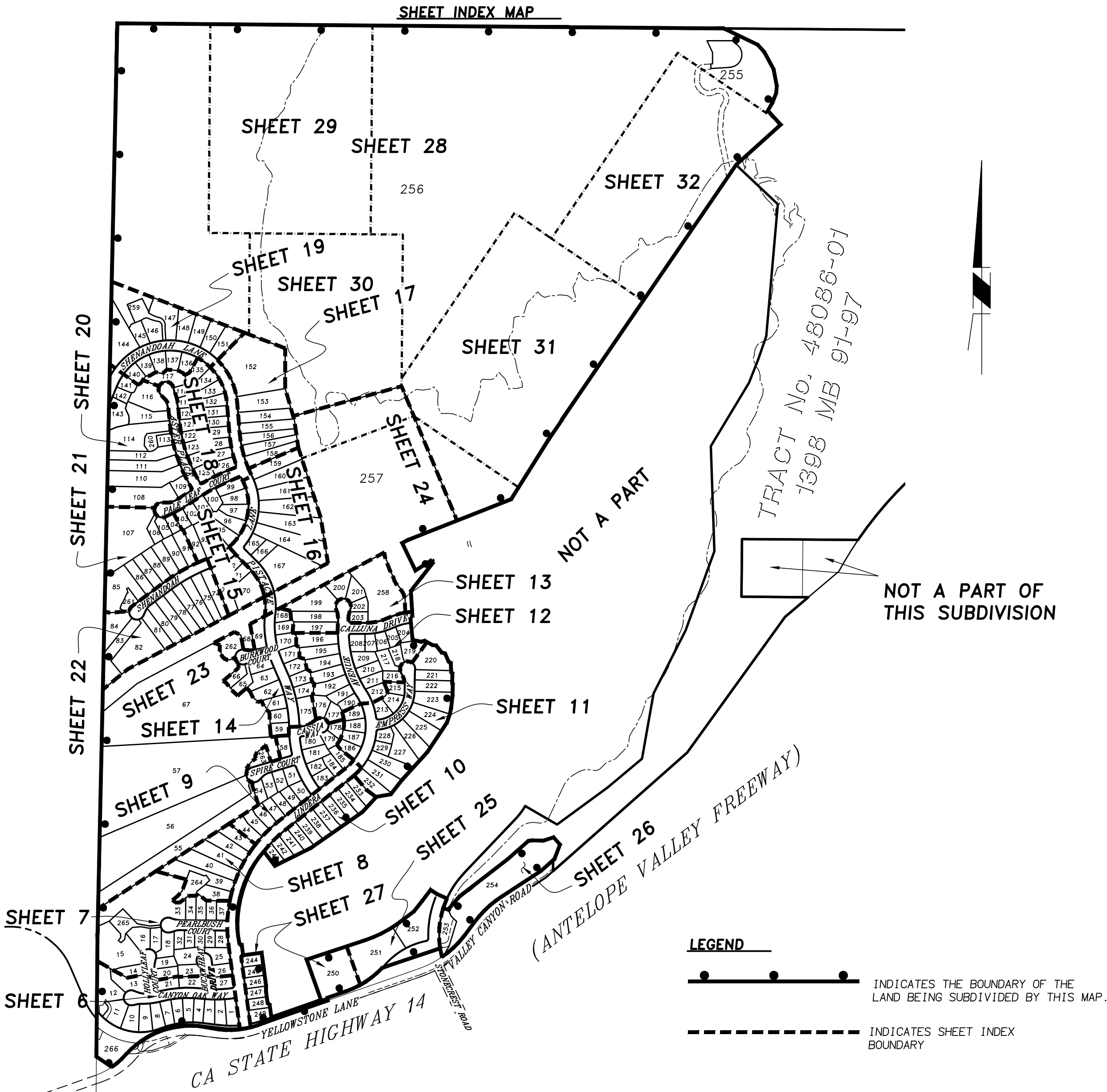
I HEREBY CERTIFY THAT PURSUANT TO SECTION 66434 (G) OF THE SUBDIVISION MAP ACT, THE FILING OF THIS TRACT MAP CONSTITUTES ABANDONMENT OF;

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

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

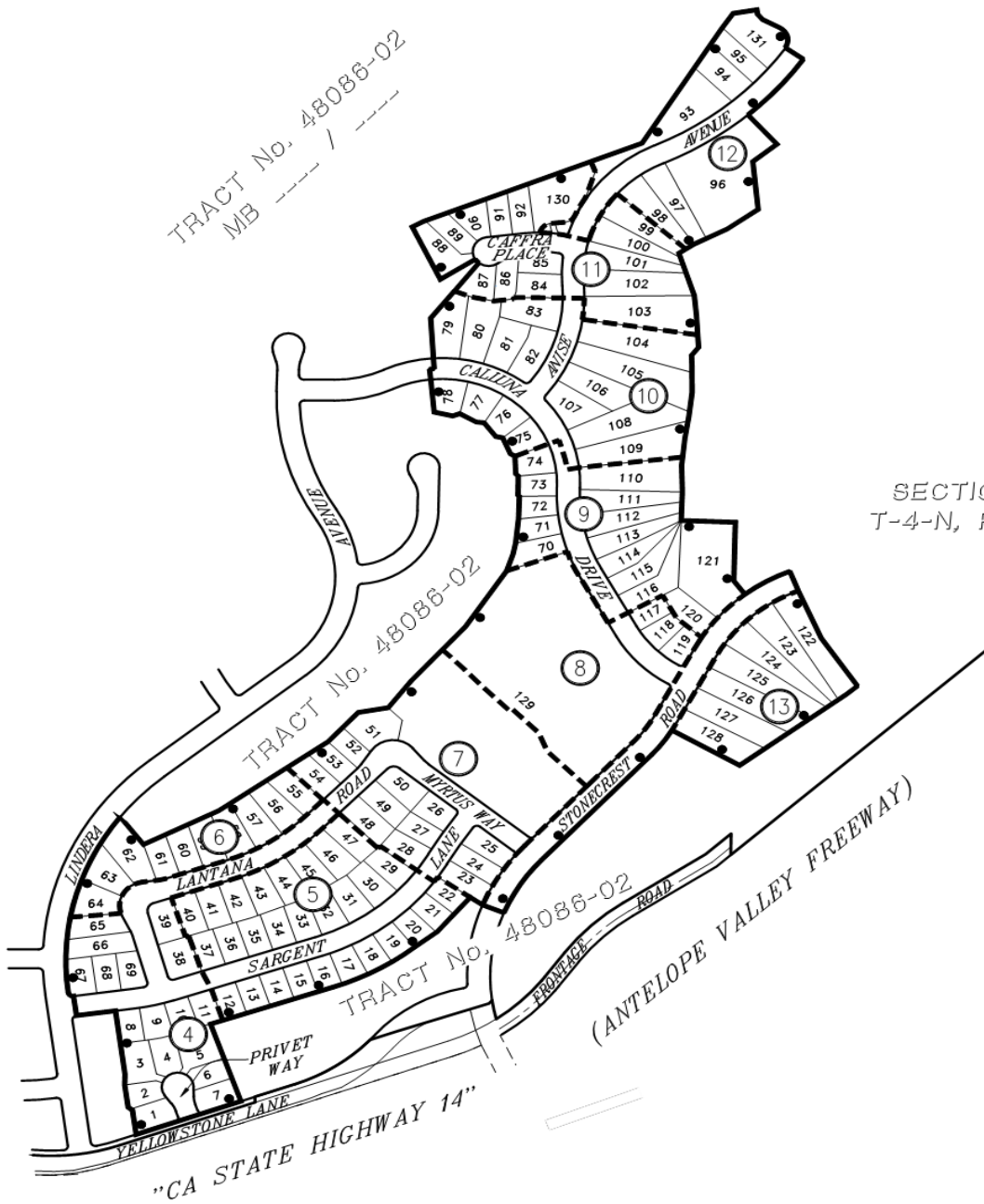
EXECUTIVE OFFICE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

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





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



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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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



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

By *Shirley Heady*  
Deputy

APPROVED AS TO FORM:

MARY C. WICKHAM  
County Counsel

By *Julia Wassman*  
Deputy



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

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

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

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

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

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

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

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

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

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

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

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

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



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

By   
Deputy

APPROVED AS TO FORM:

MARY C. WICKHAM  
County Counsel

By   
Deputy



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

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

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

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

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

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

NOW, THEREFORE, the Board resolves as follows:

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



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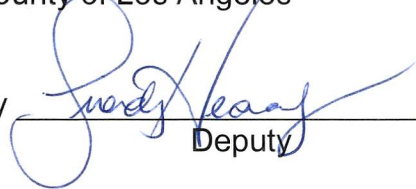
The foregoing resolution was on the 27<sup>TH</sup> day of NOVEMBER, 2018, adopted by the Board of Supervisors of the County of Los Angeles and ex-officio of the governing body of all other special assessment and taxing districts for which said Board so acts.



CELIA ZAVALA

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

By

  
Deputy

APPROVED AS TO FORM:

MARY C. WICKHAM  
County Counsel

By

  
Deputy

FOR MARK YANAI

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**Engineer's Report**

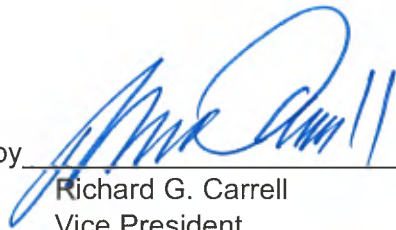
DRAINAGE BENEFIT ASSESSMENT AREA NO. 34

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

UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES  
STATE OF CALIFORNIA

JUNE 2018

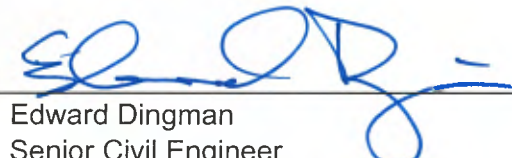
Prepared by

  
Richard G. Carrell  
Vice President  
Michael Baker International



RCE No. 41874


Reviewed by

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



RCE No. 36356

Approved by

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

RCE No. 42186

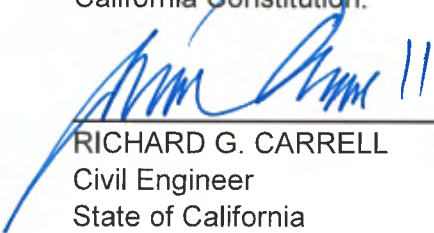
## ENGINEER'S REPORT

### DRAINAGE BENEFIT ASSESSMENT AREA NO. 34

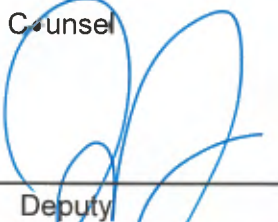
### DRAINAGE SERVICES FOR TRACT NO. 48086-02, 48086-03 and 48086

#### Certification

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

 dated this 27 day of JUNE 2018  
\_\_\_\_\_  
RICHARD G. CARRELL  
Civil Engineer  
State of California

APPROVED AS TO FORM:  
MARY C. WICKHAM  
County Counsel

By  \_\_\_\_\_  
Deputy  
FOR MARK YANAI



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## **INTRODUCTION**

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

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

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

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

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

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

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

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

## **PART I**

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

#### **Proposed Services**

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

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

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

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

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

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

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



## **PART II**

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

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

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

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

## **PART III**

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

#### **Special Benefits**

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

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

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

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

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

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

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

## **PART IV**

### **BASIS OF ASSESSMENT**

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

## PART V

### TOTAL ASSESSMENTS

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

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

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

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

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

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

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

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

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

## **APPENDIX A**

### **ESTIMATED ANNUAL COSTS FOR EACH LOT**

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Table 1.1 DBAA # 34 Proposed Services Costs: CDS Units

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

Table 1.2 DBAA # 34 Proposed Services Costs: Catch Basins

Catch Basin Name	Filter Inspection <sup>(4)</sup>	Filter Maintenance <sup>(5)</sup>	Filter Replacement <sup>(6)</sup>	Wing Gate Inspection <sup>(4)</sup>	Wing Gate Maintenance <sup>(7)</sup>	Wing Gate Replacement <sup>(6)</sup>	Location
CB#1 (W=3.5)	\$43.08	\$210.08	\$657.92	\$43.08	\$0.00	\$717.32	Yellowstone Lane
CB#2 (W=3.5)	\$43.08	\$210.08	\$657.92	\$43.08	\$0.00	\$717.32	Yellowstone Lane
CB#31 (W=7')	\$43.08	\$252.08	\$838.86	\$43.08	\$0.00	\$1,434.64	Calluna Drive & Lindera Avenue
CB#32 (W=7')	\$43.08	\$252.08	\$838.86	\$43.08	\$0.00	\$1,434.64	Calluna Drive & Lindera Avenue
CB#91 (W=3.5)	\$43.08	\$383.16	\$1,410.88	\$0.00	\$0.00	\$0.00	Yellowstone Lane (City)
CB#92 (W=3.5)	\$43.08	\$383.16	\$1,410.88	\$0.00	\$0.00	\$0.00	Yellowstone Lane (County)
<b>Total:</b>	<b>\$258.48</b>	<b>\$1,690.64</b>	<b>\$5,815.32</b>	<b>\$172.32</b>	<b>\$0.00</b>	<b>\$4,303.92</b>	
<b>Frequency (Per Year):</b>	<b>2</b>	<b>1</b>	<b>0.10</b>	<b>2</b>	<b>Weekly</b>	<b>0.10</b>	
<b>Annualized Cost:</b>	<b>\$516.97</b>	<b>\$1,690.64</b>	<b>\$581.53</b>	<b>\$344.65</b>	<b>\$0.00</b>	<b>\$430.39</b>	
<b>Total Annual Cost:</b>	<b>\$10,117.08</b>						

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

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

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



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

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

**Table 2. Special Benefits Areas**

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

**Total:** **7,949,855.21 SF**  
**182.50 AC**

(1) Roadway outside of Tract Boundary and contributes to runoff treatment system

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

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

(4) Roadway in City jurisdiction included in area but not assessed with costs to be recovered outside of DBAA.

**DRAINAGE BENEFIT ASSESSMENT AREA NO. 34**

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

# DRAINAGE BENEFIT ASSESSMENT AREA NO. 34

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

# DRAINAGE BENEFIT ASSESSMENT AREA NO. 34

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

# DRAINAGE BENEFIT ASSESSMENT AREA NO. 34

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

# DRAINAGE BENEFIT ASSESSMENT AREA NO. 34

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

**DRAINAGE BENEFIT ASSESSMENT AREA NO. 34**

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



# DRAINAGE BENEFIT ASSESSMENT AREA NO. 34

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

# DRAINAGE BENEFIT ASSESSMENT AREA NO. 34

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

# DRAINAGE BENEFIT ASSESSMENT AREA NO. 34

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

# DRAINAGE BENEFIT ASSESSMENT AREA NO. 34

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

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

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

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

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

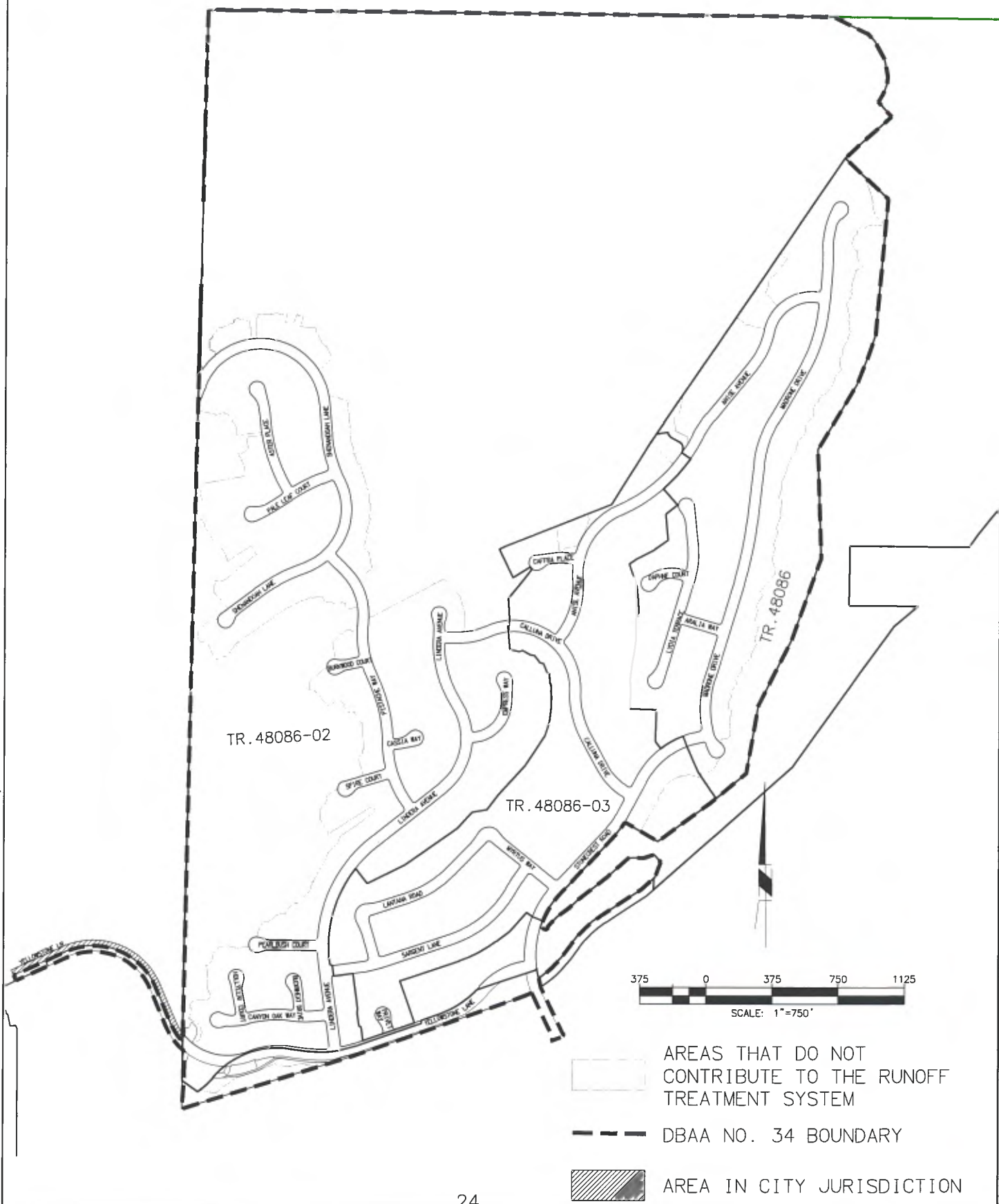
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## **MAP NO.1**

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



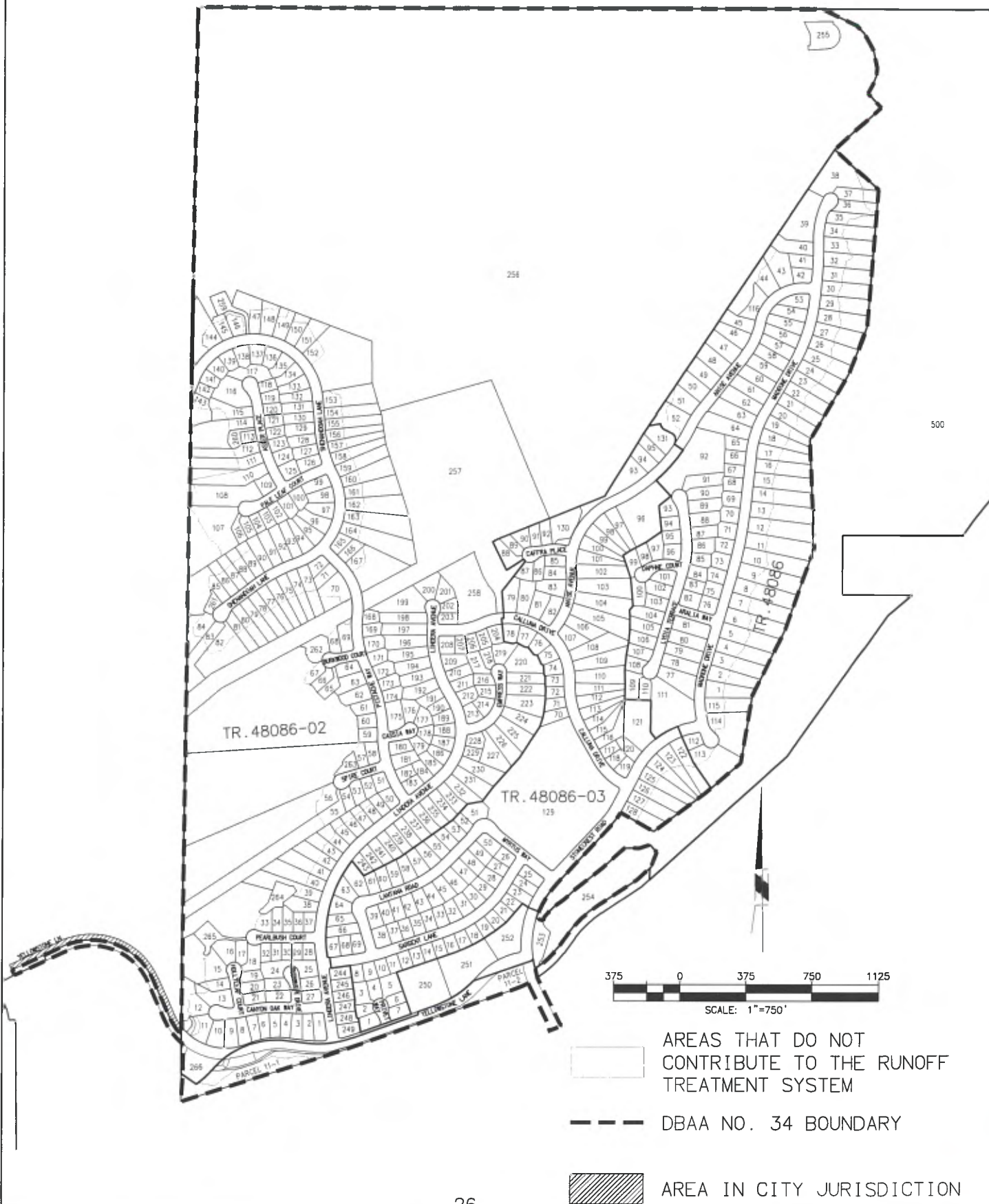
BOUNDARY MAP FOR DRAINAGE BENEFIT ASSESSMENT AREA NO 34 MAP NO. 1  
 COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



## **MAP NO. 2**

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

ASSESSMENT DIAGRAM FOR DRAINAGE BENEFIT ASSESSMENT AREA NO 34 MAP NO. 2



## **EXHIBIT A**

### **LEGAL DESCRIPTION**

## EXHIBIT "A"

Page 1 of 5

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

### DESCRIPTION

#### PARCEL A:

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

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

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

## EXHIBIT "A"

Page 2 of 5

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



## EXHIBIT "A"

Page 3 of 5

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

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

## EXHIBIT "A"

Page 4 of 5

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

## EXHIBIT "A"

Page 5 of 5

northeasterly having a radius of 350.00 feet;


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

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

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

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



  
Matthew J. Vernon  
PLS 7553

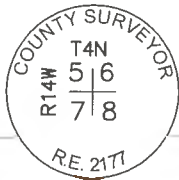
6/08/2018  
Date

# EXHIBIT "B"

PLAT TO ACCOMPANY LEGAL DESCRIPTION



SCALE: 1"=800'



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

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

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

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

ANTELOPE VALLEY FREEWAY  
SOLEDAD CYN RD

# EXHIBIT "B"

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

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

## **APPENDIX B**

### **USAGE AND AREA FOR EACH LOT**



# **DRAINAGE BENEFIT ASSESSMENT AREA NO. 34**

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

# **DRAINAGE BENEFIT ASSESSMENT AREA NO. 34**

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

**DRAINAGE BENEFIT ASSESSMENT AREA NO. 34**

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

# **DRAINAGE BENEFIT ASSESSMENT AREA NO. 34**

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

**DRAINAGE BENEFIT ASSESSMENT AREA NO. 34**

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

# **DRAINAGE BENEFIT ASSESSMENT AREA NO. 34**

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

**DRAINAGE BENEFIT ASSESSMENT AREA NO. 34**

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



# DRAINAGE BENEFIT ASSESSMENT AREA NO. 34

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

**DRAINAGE BENEFIT ASSESSMENT AREA NO. 34**

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

# DRAINAGE BENEFIT ASSESSMENT AREA NO. 34

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

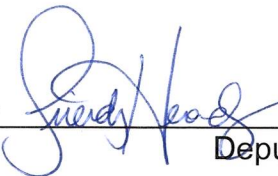
Section 7. That the amount to be assessed for the expenses of installation, maintenance, operation, and services as described in said Engineer's Report and resolution shall be levied and collected in the same manner and by the same officers as taxes for County purposes are levied and collected, and shall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

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

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




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

By   
Deputy

APPROVED AS TO FORM:

MARY C. WICKHAM  
County Counsel

By   
Deputy



# **COUNTY OF LOS ANGELES**

## **ENGINEER'S REPORT**

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

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

**Fiscal Year 2018/2019**

**Intent Meeting: August 7, 2018**

**Public Hearing: September 25, 2018**

**COUNTY OF LOS ANGELES  
500 W. TEMPLE STREET  
LOS ANGELES, CA 90012**

**JULY 2018**

**PREPARED BY**

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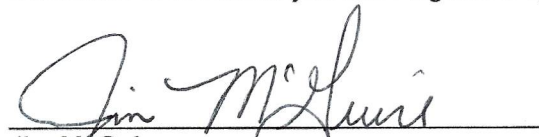
**ENGINEER'S REPORT AFFIDAVIT**  
**COUNTY OF LOS ANGELES**  
**LANDSCAPING AND LIGHTING ACT DISTRICT NO. 4**  
**ANNEXATION OF TERRITORY AS**  
**ZONE NO. 82**  
**FISCAL YEAR 2018/2019**


**ENGINEER'S REPORT  
CERTIFICATES**

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

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

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

  
\_\_\_\_\_  
Jim McGuire,  
Principal Consultant, Project Manager  
District Administration and Financial Consulting Services

By:   
\_\_\_\_\_  
Dave Hunt  
R. C. E. # 30514



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## Introduction

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

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

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

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

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

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

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

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

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

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

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

## **Ballot Proceedings**

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

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

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

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

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

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

## **Report Content**

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

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

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

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

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

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

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

## Part IV - Assessment Diagram

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

## Part V - Assessment Roll

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



## Part I - Plans and Specifications

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### Description of the District

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

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

### Description of District Improvements and Services

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

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



## Initial Open Space Mitigation Activities

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

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

## Open Space & Wildlife Corridor Management.

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

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

➤ **General Maintenance:**

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

➤ **Habitat Maintenance:**

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

➤ **Trail Maintenance:**

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

• **Reporting:**

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

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

## Part II - Method of Apportionment

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### Legislative Authority and Provisions

#### 1972 Act

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

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

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

Section 22574 provides for zones as follows:

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

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

#### California Constitution

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

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

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

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

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

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

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

## Benefit Analysis

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

### Special Benefits

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

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

## **General Benefit**

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

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

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

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

## **Reason for the Assessment**

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

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

## **Method of Assessment**

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

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



## Equivalent Benefit Units

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

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

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

### Land Use Classifications

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## Part III –Estimate of Costs

### Calculation of Assessments

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

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

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

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

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

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

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

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

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

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

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



## Zone Budget and Assessments

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

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

## Zone No. 82 Budget Establishing Maximum Assessment

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

## **Assessment Range Formula**

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

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

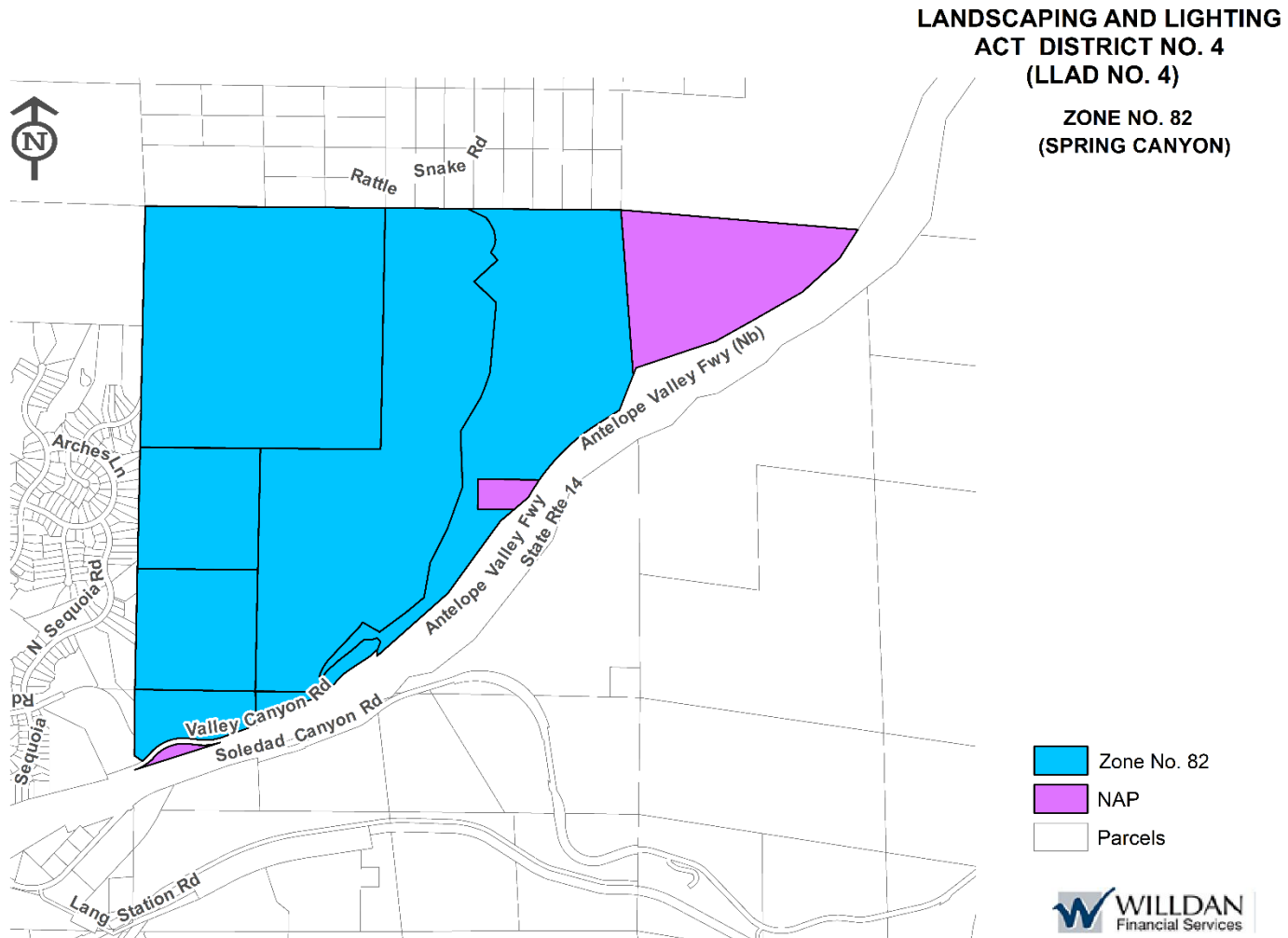
The adjusted maximum assessments shall be calculated each fiscal year independent of the annual budgets and proposed annual assessments. Although the adjusted maximum assessment rates will increase each year, the proposed budget and annual assessment rates adopted for the fiscal year may not change from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

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

## Part IV - Assessment Diagram

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



## Part V - Assessment Roll

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

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





MARK PESTRELLA, Director

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

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

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

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**ADOPTED**

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

July 12, 2022

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

60 July 12, 2022

CELIA ZAVALA  
EXECUTIVE OFFICER

Dear Supervisors:

**DEVELOPMENT SERVICES CORE SERVICE AREA  
APPROVE ACQUISITION FUNDING AND JOINT COMMUNITY FACILITIES AGREEMENT FOR  
CALIFORNIA MUNICIPAL FINANCE AUTHORITY COMMUNITY FACILITIES DISTRICT  
NO. 2021-17  
(SUPERVISORIAL DISTRICT 5)  
(3 VOTES)**

**SUBJECT**

Public Works is seeking Board approval to adopt a Resolution to approve the Acquisition Funding and Joint Community Facilities Agreement by and among the California Municipal Finance Authority Community Facilities District No. 2021-17, the Spring Canyon Recovery Acquisition LLC, and the County of Los Angeles to allow certain facilities and improvements that are financed by the Community Facilities District No. 2021-17 to be transferred to, owned, and operated by the County of Los Angeles. Certain facilities may subsequently be transferred to the Los Angeles County Flood Control District.

**IT IS RECOMMENDED THAT THE BOARD:**

1. Determine that the recommended action is within the scope of the Environmental Impact Report (EIR), certified by your Board on August 3, 2004, and the addendum to the Final EIR approved by your Board on June 25, 2019.
2. Adopt the Resolution approving the Acquisition Funding and Joint Community Facilities District Agreement among the County of Los Angeles, the California Municipal Finance Authority Community Facilities District No. 2021-17, and the Spring Canyon Recovery Acquisition LLC.

3. Authorize and direct the Chair of the Board to execute the Acquisition Funding and Joint Community Facilities Agreement.

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

The purpose of the recommended actions is to approve and execute an Acquisition Funding and Joint Community Facilities Agreement (JCFA) related to public facilities for the Spring Canyon residential project and to approve a resolution finding that the JCFA is beneficial to the residents of the County. This will allow the Community Facilities District (CFD) No. 2021 17, formed by the California Municipal Finance Authority, to provide financing for the facilities that are proposed to ultimately be transferred to, owned, and operated by the County of Los Angeles. The County may transfer certain flood control facilities to the Los Angeles County Flood Control District (LACFCD).

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

These recommendations support the Countywide Strategic Plan: Strategy III.3, Pursue Operational Effectiveness, Fiscal Responsibility, and Accountability by providing a cost-effective source of financing to fund the capital construction needs of the County and to facilitate their transfer to the County.

### **FISCAL IMPACT/FINANCING**

There will be no fiscal impact to the County General Fund. The JCFA does not include any financial obligation for the County.

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

The California Municipal Finance Authority, formed by the CFD No. 2021-17, pursuant to the Mello-Roos Community Facilities Act of 1982, to provide financing for certain public facilities to be included in the development of the Spring Canyon project. The Spring Canyon project is a proposed 548-acre residential development located north of the Antelope Valley Freeway and Soledad Canyon Road, between Shadow Pines Boulevard and Agua Dulce Canyon. The development will consist of 492 single-family residences, a fire station, a Sheriff substation, three parks, three open spaces, 12 debris basins, one water reservoir, and one public school.

The Mello-Roos Community Facilities Act of 1982 requires an agreement between any jurisdiction creating a Mello-Roos CFD and any other jurisdiction that will own or operate the improvements financed through the CFD. Adoption of the Resolution to approve the Agreement will enable the California Municipal Finance Authority to finance facilities through Mello-Roos financing that are proposed to ultimately be owned and operated by the County of Los Angeles and/or the LACFCD. The facilities that will be transferred to the County under the JCFA are identified on Exhibit B and include facilities for sewer, stormwater, streets and streetlights, trails, and a park.

The JCFA, by and among the County, the California Municipal Finance Authority, and the project's developer, the Spring Canyon Recovery Acquisition LLC, sets forth the terms by which the County will approve financing by the CFD and acceptance and acquisition of the facilities to be constructed by the developer for the Spring Canyon project. The County of Los Angeles is authorized under the JCFA to inspect and approve the Developer's construction of the facilities and improvements to be acquired by the County before the facilities are accepted by the County for operation.

The enclosed JCFA agreement and resolution have been reviewed and approved as to form by County Counsel.

### **ENVIRONMENTAL DOCUMENTATION**

As the lead agency for the Spring Canyon project, the County of Los Angeles approved the Environmental Impact Report (EIR) for the project on August 3, 2004. The County approved an addendum to the Final EIR on June 25, 2019. The recommended action is within the scope of the project in the previously certified EIR and addendum(s). The facilities to be financed through the JCFA are considered in those documents.

There are no changes to the project or to the circumstances under which the project is undertaken that require further review under CEQA. The Statement of Overriding Considerations and mitigation monitoring reporting program that were previously adopted by your Board will continue to apply to the current actions.

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

The location of the documents and other materials constituting the record of the proceedings upon which your Board's decision is based in this matter is available online at [https://planning.lacounty.gov/case/view/amendment\\_to\\_tract\\_map\\_no\\_48086](https://planning.lacounty.gov/case/view/amendment_to_tract_map_no_48086) and at the Department of Regional Planning, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials is the Section Head of the Subdivisions Section, Department of Regional Planning.

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

The operation and maintenance of public facilities under the purview of the County of Los Angeles and/or LACFCD are routine functions of Public Works.

### **CONCLUSION**

Please return one adopted copy of this letter and the executed originals of the Agreement and Resolution to the Public Works, Land Development Division.

The Honorable Board of Supervisors

7/12/2022

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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:AVV:la

Enclosures

c: Chief Executive Office (Chia-Ann Yen)  
County Counsel  
Executive Office  
Department of Regional Planning

RESOLUTION NO. 79302

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES APPROVING AN ACQUISITION FUNDING AND JOINT COMMUNITY FACILITIES AGREEMENT RELATING TO THE CALIFORNIA MUNICIPAL FINANCE AUTHORITY COMMUNITY FACILITIES DISTRICT NO. 2021-17 (SPRING CANYON)

WHEREAS, the California Municipal Finance Authority (CMFA) is a joint exercise of powers authority the members of which include numerous cities, counties, and other local agencies in the State of California (State); and

WHEREAS, the CMFA has established the Bond Opportunities for Land Development Program ("BOLD Program") to allow the financing of certain public facilities to be owned by local agencies in the State, through the levy of special taxes under the Mello-Roos Community Facilities Act of 1982, as amended ("Act"); and

WHEREAS, at the request of Spring Canyon Recovery Acquisition LLC, (the "Developer"), the CMFA formed a Community Facilities District ("CFD") pursuant to the Act, which is expected to levy special taxes within such CFD, and issue bonds secured by such special taxes, to finance public facilities that the Developer is required to construct as a condition of development ("County Facilities"); and

WHEREAS, pursuant to Section 53316.2 of the Act (California Government Code Section 53315.2), a CFD is authorized to finance facilities to be owned or operated by an entity other than the agency that created the district pursuant to a joint community facilities agreement; and

WHEREAS, the Developer, CMFA, and County propose to enter into an Acquisition Funding and Joint Community Facilities Agreement, in the form attached hereto as Exhibit A, authorizing and setting forth requirements for the CFD to finance County Facilities, through the CMFA's issuance of bonds and levy of special taxes on properties within the proposed CFD; and

WHEREAS, the County Facilities will be under the ownership, management, and control of County and some of the County Facilities will ultimately be transferred to the Los Angeles County Flood Control District for ownership, management, and control; and

NOW, THEREFORE, BE IT RESOLVED AND ORDERED:

1. Each of the above recitals is true and correct.

2. The Board of Supervisors finds and determines that the County Facilities are necessary to meet the increased demand that will be placed upon local agencies and public services as a result of new development within the CFD, and that the County Facilities to be financed by the CFD will be beneficial to the residents of the County and the future residents of the CFD.

3. The Board of Supervisors hereby approves the execution and delivery of the Acquisition Funding and Joint Community Facilities Agreement, substantially in the form attached hereto as Exhibit A, and the Chair of the Board of Supervisors is authorized to execute and deliver the Acquisition Funding and Joint Community Facilities Agreement, together with such changes as are approved by the Chair, with the approval of such changes to be conclusively evidenced by the execution and delivery thereof.

3. This Resolution shall be effective upon its adoption.



CELIA ZAVALA, Executive Officer-Clerk of  
the Board of Supervisors of the County of  
Los Angeles

By: *Maria Olea*  
Deputy

APPROVED AS TO FORM:

DAWYN R. HARRISON  
Acting County Counsel

By: *Joan Vigil* for *Carole Suzuki*  
DEPUTY



## ACQUISITION FUNDING AND JOINT COMMUNITY FACILITIES AGREEMENT

### California Municipal Finance Authority BOLD Program Community Facilities District No. 2021-17 (Spring Canyon)

THIS ACQUISITION FUNDING AND JOINT COMMUNITY FACILITIES AGREEMENT ("**Agreement**") is made and entered into on this 12th day of July, 2022, ("**Effective Date**") among Spring Canyon Recovery Acquisition LLC, a Delaware limited liability company ("**Developer**"); the California Municipal Finance Authority ("**Authority**"); and the County of Los Angeles, a political subdivision of the State of California ("**County**").

#### RECITALS

A. Pursuant to a request by Developer on December 10, 2021, the governing board of the Authority adopted Resolution No. 79302 ("**Resolution**") forming California Municipal Finance Authority Community Facilities District No. 2021-17 (Spring Canyon) ("**CFD**") under the provisions of the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5, Part 1, Division 2, Title 5, of the Government Code of the State of California (the "**Act**"). The CFD is authorized to levy special taxes ("Special Taxes") upon land within the CFD and issue bonds (the "**Bonds**") in one or more series to provide financing for infrastructure and other public capital improvements to be owned, operated or maintained by the County and other public agencies. The boundaries of the CFD are illustrated on Exhibit A hereto.

B. In connection with the CFD, the Developer applied to the Authority for the financing of certain public capital improvements as further described in Exhibit B hereto to be owned, operated or maintained by the County, including improvements that the County intends to transfer to the Los Angeles County Flood Control District (the "**Acquisition Improvements**").

C. The Authority is authorized to fund, among other things, all or a portion of the costs of the Acquisition Improvements through the CFD by means of Special Taxes and Bonds. The portion of the proceeds of the Special Taxes (including prepayments) and Bonds available to fund the cost of the Acquisition Improvements, together with interest earned thereon, is referred to herein as the "**Available Amount**."

D. The CFD will provide financing for the acquisition of the Acquisition Improvements and the payment of the Acquisition Price (as defined herein) of the Acquisition Improvements from the **Available Amount**.

E. The parties anticipate that pursuant to this Agreement the Developer may be reimbursed for costs of the Acquisition Improvements and, subject to the terms and conditions of this Agreement, the County will acquire the completed Acquisition Improvements.

F. Any and all monetary obligations of the Authority arising out of this Agreement are the special and limited obligations of the Authority payable only from the Available Amount, and no other funds whatsoever of the Authority or the County shall be obligated therefor under any circumstances.

79303

G. Under California Government Code Section 53316.2, the Authority may form the CFD to, among other things, finance the Acquisition Improvements, provided that the Authority and the County enter into a joint community facilities agreement ("JCFA") such as this Agreement. This Agreement constitutes a JCFA in accordance with Section 53316.2 of the Act. Because the legislative bodies of the County and Authority have determined that this JCFA would be beneficial to the residents of those entities, the County is willing to cooperate with the Authority in the Authority's financing of the Acquisition Improvements and to confer upon the Authority the full power to provide financing for the Acquisition Improvements in the event that proceeds of special taxes and/or bonds of the CFD become available and are utilized for such purpose by executing this Agreement under the authority of Section 53316.2 of the Act.

H. In consideration of the formation of the CFD and the issuance of the Bonds, and the mutual covenants, undertakings and obligations set forth below, the County, the Authority and the Developer agree as stated below.

I. Attached to this Agreement are Exhibit A (Map of CFD Boundary), Exhibit B (Description of Acquisition Improvements and Estimated Costs), Exhibit C (Actual Cost Certificate), Exhibit D (Disbursement Request Form), Exhibit E (Letter of Concurrence Form) and Exhibit F (Potential Change of Work Form), all of which are incorporated into this Agreement for all purposes.

## **AGREEMENT**

NOW, THEREFORE, in consideration of the faithful performance of the terms and conditions set forth in this Agreement, the parties hereto agree as follows:

1. Incorporation of Recitals. The foregoing Recitals are true and correct and are hereby incorporated into and form a material part of this Agreement.

2. Effect on Other Agreements. Nothing in this Agreement shall be construed as affecting the Developer's or the County's duty to perform their respective obligations under any other agreements (including the Development Documents defined below), land use regulations or subdivision requirements related to the Project, which obligations are and shall remain independent of the Developer's and the County's rights and obligations under this Agreement. The Developer shall not be relieved of its obligation to construct any of the Acquisition Improvements and convey them to the County in accordance with the Development Documents, land use regulations or subdivision requirements related to the Project even if the Available Amount is insufficient to fund the costs of such Acquisition Improvements. In no event shall the County have any obligation pursuant to this Agreement to fund the costs of completing the Acquisition Improvements.

3. Definitions. As used herein, including the Recitals and all Exhibits, the following capitalized terms shall have the meanings ascribed to them below:

**"Acceptable Title"** means title that is free and clear of all monetary liens, encumbrances, assessments, whether any such item is recorded or unrecorded, and taxes, except (i) those items which are reasonably determined in the sole discretion of the County Authorized Officer not to interfere with the intended use and therefore are not required to be cleared from the title and (ii) obligations of the property for any taxes, assessments or fees from which the County is not exempt.

**“Acquisition and Project Fund”** means the “CMFA CFD No. 2021-17 (Spring Canyon) Acquisition and Project Fund” established and held by the Authority pursuant to Section 6.2.1 hereof and established and held by the Authority Trustee pursuant to the Authority Trust Agreement and Section 6.2.2 for the purpose of paying the Acquisition Price of the Acquisition Improvements.

**“Acquisition Improvement”** means a public capital improvement, described in Exhibit B, as it may be amended from time to time.

**“Acquisition Price”** means the total approved Actual Costs eligible to be paid to the Developer from the Available Amount, upon acquisition by the County of an Acquisition Improvement, determined in accordance with Section 6.3.3, not to exceed the Actual Cost of the Acquisition Improvement.

**“Act”** means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5, Part 1, Division 2, Title 5, of the Government Code of the State of California.

**“Actual Cost”** means the total paid cost of an Acquisition Improvement, as documented by the Developer to the satisfaction of the County Authorized Officer in an Actual Cost Certificate including, without limitation, (a) the Developer’s Hard Construction Costs and the grading costs attributable to such Acquisition Improvement, as determined by the County Authorized Officer, (b) the Developer’s cost of designing and engineering the Acquisition Improvement, preparing the plans and specifications and bid documents for such Acquisition Improvement, and the costs of inspection, materials testing and construction staking for such Acquisition Improvement, (c) the Developer’s cost of any performance, payment and maintenance bonds and insurance, including title insurance, required hereby for such Acquisition Improvement, (d) the actual cost of Developer’s actions necessary to ensure the design and construction of the Acquisition Improvements meets the mitigation, monitoring, and reporting plan described in the applicable approved final environmental impact report, except any costs related to litigation, (e) fees actually paid by the Developer, such as permit and plan processing fees relating directly to the Acquisition Improvement, and (f) the Developer’s construction management costs in an amount equal to 3% of the eligible Hard Construction Costs, as determined by the County Authorized Officer.

**“Actual Cost Certificate”** means a certificate prepared by the Developer in substantially the form shown in Exhibit C detailing the Actual Cost of an Acquisition Improvement, to be acquired hereunder, as may be revised by the County Authorized Officer pursuant to Section 6.3.3.

**“Agreement”** means this Acquisition Funding and Joint Community Facilities Agreement, fully executed as of the Effective Date, by and among the County, the Authority, and the Developer.

**“Authority”** means the California Municipal Finance Authority.

**“Authority Trust Agreement”** means a trust agreement, indenture or fiscal agent agreement entered into by the Authority and an Authority Trustee or Fiscal Agent in connection with the issuance of a series of Bonds on behalf of the CFD.

**“Authority Trustee” or “Fiscal Agent”** means the financial institution identified as trustee or fiscal agent in an Authority Trust Agreement.

**“Available Amount”** shall have the meaning assigned to the term in Recital C.

**“Board of the Authority”** means the Board of the California Municipal Finance Authority.

**“Bonds”** means bonds or other indebtedness issued in one or more series by the Authority that are to be repaid with Special Taxes.

**“CFD”** shall have the meaning assigned to the term in Recital A.

**“Code”** means the Government Code of the State of California.

**“County Authorized Officer”** means the Los Angeles County Director of Public Works or any designee thereof.

**“Developer”** means Spring Canyon Recovery Acquisition LLC, a Delaware limited liability company, and its successors and assigns.

**“Development Documents”** means, as applicable, one or more of the following: (i) an improvement agreement between the Developer and the County concerning an Acquisition Improvement (sometimes referred to by the County as a “Multiple Agreement”); (ii) improvement plans submitted by the Developer to the County concerning an Acquisition Improvement; (iii) any and all conditions of approval and mitigation measures imposed in connection with the granting of land use entitlements, permits and approvals for the Project; and (iv) any other agreement with the County or County condition of development concerning an Acquisition Improvement.

**“Disbursement Request Form”** means a requisition for payment of funds by the County Authorized Officer from an Acquisition and Project Fund for an Acquisition Improvement in substantially the form contained in Exhibit D.

**“Hard Construction Costs”** means the costs of labor, materials and equipment that the Developer pays to a construction contractor pursuant to a construction contract solicited in accordance with Sections 5.3 and 5.11, including any change orders approved in accordance with Section 5.7.

**“Plans”** means the plans and specifications for the Acquisition Improvements which have been approved by all appropriate departments of the County, and from each other public entity or public utility from which such approval must be obtained.

**“Prior Bid Acquisition Improvements”** are Acquisition Improvements bid prior to January 1, 2022, as further described in Section 5.11 and as identified in Exhibit B.

**“Project”** means the Developer's development of the property in the CFD in accordance with Vesting Tentative Tract Map No. 48086 and the offsite improvements serving property in the CFD, including the design and construction of the Acquisition Improvements.

**“Soft Costs”** means engineering and architecture costs and other professional services incurred in the design and construction of an Acquisition Improvement.

**“Special Taxes”** means annual special taxes, and prepayments thereof, authorized by the CFD to be levied by the Board of the Authority within the CFD.

**“Title Documents”** means, for each Acquisition Improvement acquired hereunder, an instrument acceptable to the County transferring right, title and interest in and to the portion of the land owned by the Developer related to the Acquisition Improvement to be acquired hereunder, including any construction or access easements, and to the Acquisition Improvement to the County, where applicable.

4. Purpose; Effective Date; Developer Deposit.

4.1. Purpose. The purpose of this Agreement is to provide financing for the Acquisition Improvements from the Available Amount.

4.2. Effective Date. The Effective Date of this Agreement shall be as set forth in the preamble above.

4.3. Developer Deposit for County Costs. The Developer has provided County with a deposit of \$45,000 (the “Initial Deposit”) to fund the County’s documented costs incurred in conjunction with reviewing and approving this Agreement (the “Initial Costs”). The Initial Deposit and any subsequent deposit made by the Developer pursuant to this Agreement shall be referred to as the “Deposit.” To the extent the Initial Deposit is expected to exceed the Initial Costs, the County may request in writing an additional amount from the Developer. In addition, the County may request in writing one or more additional Deposits from the Developer to pay the County’s documented costs incurred in administering and performing its obligations pursuant to this Agreement (the “Administration Costs”). Payments of each such additional Deposit shall be made by the Developer within 15 days of the County’s written request. The amount of the Deposit expended by the County on Initial Costs and Administration Costs shall be reimbursed to the Developer from the Available Amount. When payment requests for all Acquisition Improvements have been completed and processed by the County or Developer notifies the County it will not submit any additional payment requests, the unexpended and unencumbered portion of the Deposit shall be returned to the Developer.

5. Design and Construction of Acquisition Improvements.

5.1. Plans for Acquisition Improvements. The Developer represents that it has obtained or will obtain approval of the Plans for the Acquisition Improvements from all appropriate departments of the County, and from each other public entity or public utility from which such approval must be obtained. The Developer further represents that the Acquisition Improvements have been or will be constructed in full compliance with such Plans and any change orders thereto, as approved in the same manner.

5.2. Duty of Developer to Construct. All Acquisition Improvements to be acquired hereunder shall be constructed by or at the direction of the Developer (or its licensed affiliate). All such Acquisition Improvements shall be constructed in accordance with the applicable legal requirements, the approved Plans, the Development Documents and this Agreement. The Developer (or its licensed affiliate) shall perform all of its obligations hereunder and shall conduct all operations with respect to the construction of the Acquisition Improvements in a good, workmanlike and commercially reasonable manner, with the standard of diligence and care normally employed by duly qualified persons utilizing their commercially reasonable efforts in the performance of comparable work and in accordance with generally accepted practices appropriate to the activities undertaken.

The Developer shall be obligated: (i) to construct, or cause to be constructed, and cause conveyance of all Acquisition Improvements in accordance with the Development Documents , and (ii) subject to the use of the Available Amount to pay the Acquisition Price (as defined herein) of Acquisition Improvements in accordance with this Agreement, to use its own funds to pay all costs associated with such construction and conveyance(s), except as may be otherwise expressly provided in the Development Documents.

The Developer shall not be relieved of its obligation to construct each Acquisition Improvement and convey each such Acquisition Improvement to the County or other public agency in accordance with the Development Documents and this Agreement even if the total Available Amount over time is insufficient to pay the Acquisition Price thereof. This Agreement shall not alter any obligation of the Developer or any owner of land in the Project relating to the public improvements required in connection with the development of land within the Project, whether such obligation is imposed pursuant to the Development Documents or arises under any other law, regulation, government approval, or for any other reason.

**5.3 Bid Procedures for Acquisition Improvements.** The following bid procedures shall apply to contracts for the construction of Acquisition Improvements under this Agreement except for the **Prior Bid Acquisition Improvements** (as defined herein and further described in Section 5.11), which are Acquisition Improvements that were bid prior to the date of this Agreement. These bid procedures do not apply to Soft Costs, or to any materials needed in the construction of the Acquisition Improvements. For materials that are not included in a bid as described in this section, the Developer will request bids from at least three vendors and purchase materials from the lowest cost responsive supplier.

(i) Developer shall work with the County Authorized Officer to create a list of pre-qualified contractors using a set of objective prequalification factors mutually acceptable to the Developer and the County.

(ii) The Developer shall request bids (A) from at least three (3) pre-qualified contractors or (B) if due to the nature of the Acquisition Improvement being constructed, the number of pre-qualified contractors is less than three, then the request for bids from less than three contractors is acceptable if determined by the County Authorized Officer to be acceptable.

(iii) Developer shall distribute notices inviting formal bids to the prequalified contractors in accordance with subsections (i) and (ii)t. The notices shall be distributed (by mail or email) no more than thirty (30) calendar days and not less than 10 calendar days before the opening date of the bids. The notices shall distinctly describe the Acquisition Improvement to be constructed and state the time and place for submission of bids.

(iv) Bids shall be submitted to the Developer either via email or deposit into an electronic portal, as the Developer may direct from time to time. The bids shall be received and opened by the Developer and there shall be no requirement for a public bid opening. At the time that the bids are due, the Developer shall open the bids that have been received. The Developer may contact one or more of the bidders and request clarification of any bid or adjustments to the bid to comply with the specifications of the proposed Acquisition Improvement so that all bids may be evaluated on a comparable basis.



(v) Developer shall submit to the County Authorized Officer written evidence of compliance with the competitive bidding procedures set forth herein, including evidence of the required noticing, a listing of those to whom bids were requested, a listing of all responsive bids and their amounts (as adjusted pursuant to subsection (iv), if applicable), and the name or names of the contractor or contractors to whom the Developer proposes to award the contracts for such construction.

(vi) The bidding documents for the Acquisition Improvements shall require (A) performance of services in accordance with the approved Plans (as modified or amended from time to time), (B) liability and worker's compensation insurance naming the Developer, the County, and their respective designees as additional insureds, (C) retention amounts, and (D) performance and payment bonds.

(vii) The contract for the construction of an Acquisition Improvement shall be awarded to the responsible bidder submitting the lowest responsive bid (as adjusted pursuant to subsection (iv), if applicable) for the construction of such Acquisition Improvement, subject to written concurrence from the County Authorized Officer as provided in Section 5.6.

5.4 Prevailing Wages. The Developer covenants that it will require that all contracts or subcontracts for the construction of the Acquisition Improvements require compliance with any applicable law or regulation for the payment of prevailing wages for such construction.

5.5 Applicability of Public Contracts Code. The parties hereto agree that this Agreement is for the acquisition of certain Acquisition Improvements to be acquired by the County and is not nor is intended to be a public works contract under the California Public Contracts Code. The Authority, County and the Developer agree that the provisions of the California Public Contracts Code do not apply to the construction of the Acquisition Improvements. The Authority, County and the Developer agree that this Agreement is necessary to assure the timely and satisfactory completion of the Acquisition Improvements and establishes the terms under which the Acquisition Improvements shall be constructed as if they were constructed under the direction and supervision, or under the authority of, the County I, as applicable as required by the Act. In performing this Agreement, the Developer is an independent contractor and not the agent of the County or the Authority. Neither the County nor the Authority shall have responsibility for payment to any contractor or supplier of the Developer. Notwithstanding the foregoing, the Developer shall be required to post all payment and performance bonds required by the Development Documents.

5.6 Construction Contracts for Acquisition Improvements. The Developer (or its licensed affiliate) shall be responsible for entering into all contracts required for the construction of the Acquisition Improvements. All such contracts shall be submitted to the County Authorized Officer for review and concurrence prior to commencement of the work identified in the contract. For all construction contracts, as well as Soft Costs related to the construction work, Developer shall provide to the County Authorized Officer a spreadsheet of the construction bid results, the anticipated cost for Soft Costs, and a letter requesting the County Authorized Officer's concurrence ("**Letter of Concurrence**") of funding eligibility and award of the construction contract to the responsible bidder submitting the lowest responsive bid. The form of Letter of Concurrence is attached hereto as Exhibit E. The County Authorized Officer shall make reasonable efforts to review construction contracts and provide a Letter of Concurrence within ten (10) business days. If time is of the essence, the Developer may proceed at its own risk, and potentially forfeit reimbursement from the Available Amount for such work, pending approval of the contract and provision of the Letter of Concurrence; provided, however, that in no event shall

the Developer be permitted to submit, or obtain approval of, a contract more than twenty (20) business days following the execution of a contract with a contractor (the parties acknowledging that the Developer may under certain circumstances need to cause the contractor to commence work under such contract in the field prior to the submission to the County Authorized Officer).

5.7 Change Orders for Acquisition Improvements. The Developer (or its licensed affiliate) shall be responsible for entering into all change orders required for the construction of the Acquisition Improvements. The Developer shall submit change order documentation to the County Authorized Officer accompanied by a Potential Change of Work ("**PCOW**") Form to determine funding eligibility and to obtain County approval prior to implementing changes. The County Authorized Officer shall make reasonable efforts to approve the PCOW Form within five (5) business days. The PCOW Form is attached hereto as Exhibit F. If time is of the essence, the Developer may proceed at its own risk, and potentially forfeit reimbursement from the Available Amount for this work, pending County approval of the changes; provided, however, that in no event shall the Developer be permitted to submit a PCOW Form more than twenty (20) business days following the issuance of a written change order to the contractor (the parties acknowledging that the Developer may under certain circumstances need to cause the contractor to commence such implementing changes in the field prior to the final design or engineering and written change order being written and executed by the Developer and applicable contractor). Approved PCOW Forms shall include the signature of the County Authorized Officer inspector assigned to inspect the Acquisition Improvement.

5.8 Independent Contractor. In performing this Agreement, the Developer is an independent contractor and not the agent or employee of the County or the Authority. Neither the County nor the Authority shall be responsible for making any payments directly to any contractor, subcontractor, agent, employee or supplier of the Developer.

5.9 Periodic Meetings for Acquisition Improvements. From time to time at the request of the County Authorized Officer, representatives of the Developer shall meet and confer with County staff, consultants and contractors regarding matters arising hereunder with respect to the Acquisition Improvements and the progress in constructing and acquiring the same, and as to any other matter related to the Acquisition Improvements or this Agreement. The Developer shall advise the County in advance of any coordination and scheduling meetings to be held with its contractors relating to the Acquisition Improvements, in the ordinary course of performance of an individual contract. The County shall have the right to be present at such meetings, and to meet and confer with individual contractors if deemed advisable by the County to resolve disputes and/or ensure the proper completion of the Acquisition Improvements.

5.10 Non-County Improvements. Any improvements to be acquired by a utility or a local agency other than the County and for which Developer seeks reimbursement from the Available Amount shall be bid and constructed in accordance with an agreement between the Developer and the utility, district, or agency.

5.11 Prior Bid Acquisition Improvements. Notwithstanding anything herein to the contrary, prior to the execution of this Agreement, the Developer has solicited bids and may have begun or completed construction for the Acquisition Improvements identified in Exhibit B attached hereto as "Prior Bid Acquisition Improvements" (the "**Prior Bid Acquisition Improvements**"). The Developer certifies as to the following with respect to the Prior Bid Acquisition Improvements: The Prior Bid Acquisition Improvements were bid consistently with the following: (i) the contract was competitively bid and the construction contract was awarded to the responsible bidder submitting the lowest responsive bid, (ii) the contractors identified in Exhibit B for each Prior Bid Acquisition Improvement are reputable, licensed contractors registered with the California Contractors State License Board, (iii) the bid was received in an arms-length transaction with the

Developer, and (iv) the bidders have no proprietary interest in the any portion of overall Project. Upon written request by the County Authorized Officer, the Developer will supply backup documentation to demonstrate compliance with the bid procedures in (i)-(iv) above for the Prior Bid Acquisition Improvements in order to be eligible for payment of their Acquisition Price pursuant to this Agreement.

5.12 Inspection. No final payment of the Acquisition Price hereunder shall be made to the Developer for an Acquisition Improvement or other improvement until the Acquisition Improvement or other improvement has been inspected by the County or other applicable public entity or utility and found to be constructed in accordance with the Plans approved by the County or other applicable public entity or utility. The Developer shall request inspection of the Acquisition Improvements using applicable County procedures. The Developer agrees to pay all inspection, permit and other fees required by the County applicable to construction of the Acquisition Improvements, which fees shall be subject to reimbursement under this Agreement as part of the Actual Cost (as defined below) of the Acquisition Improvements.

## 6. Funding of Improvements through the CFD.

6.1. Establishment of CFD. Developer has requested the Authority provide financing of the Acquisition Improvements through the establishment and authorization of the CFD. The CFD has been established by the Authority, and through the successful landowner election held in conformance with the Act, the Board of the Authority is authorized to levy the Special Taxes and to issue the Bonds to finance the Acquisition Improvements. Developer, the County, and the Authority agree to reasonably cooperate with one another in the completion of the financing through the issuance of the Bonds in one or more series.

### 6.2. Deposit and Use of Available Amount.

6.2.1. Acquisition and Project Fund Held by Authority. Prior to the issuance of the first series of Bonds, Special Taxes collected by the Authority (including from prepayments of Special Taxes) shall be deposited in the Acquisition and Project Fund established by the Authority and may be disbursed to pay the Acquisition Price of Acquisition Improvements in accordance with this Agreement. All funds in the Acquisition and Project Fund shall be considered a portion of the Available Amount, and upon the issuance of the first series of Bonds, the Acquisition and Project Fund shall be transferred to the Authority Trustee to be held in accordance with the Authority Trust Agreement.

6.2.2. Acquisition and Project Fund Held by Trustee. Upon the issuance of the first series of Bonds, the Authority will cause the Authority Trustee to establish and maintain a separate Acquisition and Project Fund for the purpose of holding all funds derived from the issuance of the Bonds for the financing of Acquisition Improvements. Separate subaccounts may be established for each issue of Bonds. All earnings on amounts in the Acquisition and Project Fund or subaccount shall remain in such Acquisition and Project Fund or subaccount for use as provided herein and pursuant to the applicable Authority Trust Agreement. Money in each and every Acquisition and Project Fund subaccount shall be available to respond to delivery of a Disbursement Request Form and to be paid to the Developer or its designee to pay the Acquisition Price of the Acquisition Improvements to the extent the Acquisition Price has not previously been paid from the Available Amount. Upon completion of all of the Acquisition Improvements and the payment of all costs thereof, any remaining funds in each Acquisition and Project Fund (less any amount determined by the Authority as necessary to reserve for claims against the account) (i) shall be applied to pay the costs of any other non-County improvements eligible for acquisition and, to the extent not so used, (ii) shall be applied by the Authority to call Bonds or to reduce Special Taxes as the Authority shall determine.

### 6.3. Payment for Acquisition Improvements.

6.3.1 Conveyance of Acquisition Improvements. The Developer agrees to convey to the County each Acquisition Improvement to be constructed by Developer, or its licensed affiliate, (including any rights-of-way or other easements necessary for the Acquisition Improvements, to the extent not already publicly owned), when the Acquisition Improvement is Complete (defined below). At the time an Acquisition Improvement is Complete, the Developer shall deliver to the County Authorized Officer Title Documents required by the County for the transfer of the Acquisition Improvement where necessary, and as-built Plans that are verified and stamped by a civil engineer licensed in the State of California).

6.3.2 Request for Payment. When an Acquisition Improvement is Complete, Developer may submit to the County Authorized Officer an Actual Cost Certificate for the Acquisition Improvement requesting payment of the Acquisition Price (as determined below). The term **"Complete"** means the construction of an Acquisition Improvement is, in the sole discretion of the County Authorized Officer, in all respects satisfactorily complete in accordance with the Plans and ready for serviceable use, and the County has issued a Notice of Completion. The Actual Cost Certificate shall be in the form attached hereto as Exhibit C and include such necessary information (including invoices, receipts, worksheets and other evidence of cost as required by the County Authorized Officer) in sufficient detail to allow the County Authorized Officer to verify the Acquisition Price.

6.3.3 Determination of Acquisition Price/County Inspection. The estimated cost of the Acquisition Improvements is shown in Exhibit B attached hereto. Notwithstanding such estimated costs, all parties to this Agreement hereby acknowledge and agree that (a) the Actual Costs to complete the Acquisition Improvements may vary from this estimate, and (b) the Acquisition Price shall never exceed the Actual Cost of any Acquisition Improvement. Upon submittal of a complete (as reasonably determined by the County Authorized Officer) Actual Cost Certificate, the County Authorized Officer shall determine the total Actual Cost of the Acquisition Improvement based upon the contract prices as set forth in contracts and purchase orders entered into by Developer with its contractors, and suppliers, in accordance with standards and procedures therefore as prescribed by the County Authorized Officer, which total Actual Cost shall be the **"Acquisition Price."** For costs that are not subject to competitive bidding requirements, Actual Costs shall not include amounts in excess of what is reasonable and customary, as determined by the County Authorized Officer.

The County Authorized Officer shall have thirty (30) days from receipt of an Actual Cost Certificate to review and determine the Acquisition Price.

Developer may submit an Actual Cost Certificate in advance of bond issuance. However, no payment of the Acquisition Price shall be made prior to bond issuance unless funds are available from the collection of Special Taxes.

Upon determination of the Acquisition Price, the County Authorized Officer shall promptly notify Developer in writing of such Acquisition Price. In the event that the County Authorized Officer, during such time period, finds that the supporting paperwork submitted by the Developer fails to properly substantiate the Actual Cost or demonstrate the required relationship between the subject Actual Cost and eligible work, the County Authorized Officer shall advise the Developer that the amount set forth on the Actual Cost Certificate (or the ineligible portion thereof) has been disallowed and shall request further documentation from the Developer. Once the Developer delivers the further documentation, the County Authorized Officer and the County shall have twenty (20) days to review the additional documentation. If the County Authorized Officer

determine that further documentation is still not adequate, the County Authorized Officer shall notify the Developer in writing within such twenty-day period and may revise the Actual Cost Certificate to delete any disallowed items and the determination shall be final and conclusive. If only a portion of the Actual Cost requires further documentation, the County Authorized Officer shall include the Actual Costs that do not require further documentation in the determination of the Acquisition Price.

Upon determination of the Acquisition Price, the County Authorized Officer shall prepare a Disbursement Request Form as shown in Exhibit D and submit it to the Authority and Authority Trustee.

**6.3.4 Conditions Precedent to Payment of Acquisition Price/County Inspection.** Payment to the Developer or its designee of the Acquisition Price for an Acquisition Improvement shall in every case be conditioned upon the County Authorized Officer's determination of satisfaction of the following additional conditions precedent:

(a) The County shall have issued a Notice of Completion to the Developer for the Acquisition Improvement.

(b) The Developer shall have provided the County with the lien releases or other similar documentation satisfactory to the County Authorized Officer as evidence that none of the property (including any rights-of-way or other easements necessary for the operation and maintenance of the Acquisition Improvement, to the extent not already publicly owned) comprising the Acquisition Improvement is subject to any prospective mechanics lien claim respecting the Acquisition Improvements.

(c) The Developer shall have provided the County Title Documents needed to provide the County with title to the Acquisition Improvement site, right-of-way, or easement upon which the subject Acquisition Improvement is situated. All such Title Documents shall be in a form acceptable to the County and shall convey Acceptable Title. The Developer shall provide a policy of title insurance as of the date of transfer in a form acceptable to the County Authorized Officer insuring the County as to the interests acquired. Each title insurance policy required hereunder shall be in the amount equal to the Acquisition Price. The amount paid to the Developer or its designee upon satisfaction of the foregoing conditions precedent shall be the Acquisition Price less all installment payments paid previously with respect to the Acquisition Improvement.

**6.3.5 Payment of Acquisition Price.** Within ten (10) business days after receipt of a complete Disbursement Request Form, the Authority, through the Authority Trustee, shall authorize payment, from the Available Amount, of the Acquisition Price then due to Developer. However, if the Developer is not current in the payment of all due and payable general property taxes and all Special Taxes of the CFD on property owned by the Developer within the CFD, the Authority Trustee may direct the Authority to withhold such payment until the Developer brings all such property taxes and Special Taxes current.

Payments to Developer shall be payable solely from the Available Amount. The amount to be paid to Developer shall be a reimbursement for Actual Costs incurred as determined by the County Authorized Officer in accordance with this Agreement and shall not exceed the Developer's cost thereof as reasonably determined by the County Authorized Officer to be eligible under the Act and approved in the Disbursement Request Form. All portions of the Acquisition Improvement not reimbursed by the Available Amount shall nonetheless be constructed by the Developer and transferred to the County, to the extent required by the Development Documents. In the event the Available Amount is insufficient to pay the eligible Acquisition Price, any shortfall shall be the responsibility of the Developer; however, Developer may request that all or any

portion of such shortfall be reimbursed from additional series of bonds for the CFD if and when such additional bonds are issued or additional Special Tax proceeds are available, and in such event the deferred amount will be paid from available proceeds of such future bonds or Special Tax proceeds.

The Authority Trustee shall make payment directly to the Developer or its designee, if directed by the Developer, of the amount included in an executed Disbursement Request Form pursuant to the applicable Authority Trust Agreement. The Authority, the County, and the Developer acknowledge and agree that the Authority Trustee shall make payment strictly in accordance with the Disbursement Request Form and shall not be required to determine whether or not the Acquisition Improvement has been completed or what the Acquisition Price may be with respect to the Acquisition Improvement. The Authority Trustee shall be entitled to rely on the executed Disbursement Request Form on its face without any further duty of investigation. In the event that the Acquisition Price of an Acquisition Improvement is in excess of the Available Amount, the Authority Trustee shall withdraw all funds remaining in the applicable Acquisition and Project Fund and shall transfer those amounts to the Developer or its designee. The unpaid portion of the Acquisition Price shall be paid from funds that may subsequently be deposited in the same or another Acquisition and Project Fund from a subsequent issuance of Bonds, from prepayments of Special Taxes to be used to fund Acquisition Improvements, or from Special Tax revenues, if any of those occurs. In no event shall the Authority be required to pay the Developer or its designee more than the Available Amount (available from time to time).

6.4. Audit. The County and the Authority shall each have the right, during normal business hours and upon the giving of ten calendar days' written notice to the Developer, to review all books and records of the Developer pertaining to costs and expenses incurred by the Developer (for which the Developer seeks reimbursement pursuant to this Agreement) in constructing the Acquisition Improvements, including costs relating to property interests necessary for the Acquisition Improvement.

## 7. Indemnity and Insurance.

7.1. Indemnification. Developer agrees to indemnify, defend and hold the County, and Authority, including elective and appointed boards, commissions, officers, agents, employees and consultants (each an "**Indemnified Party**" and collectively the "**Indemnified Parties**"), harmless from and against any and all claims, liabilities, losses, damages or injuries of any kind (collectively, "**Claims**") arising out of Developer's, or Developer's contractors', subcontractors', agents' or employees', acts, omissions, or operations under this Agreement, including, but not limited to, the construction by the Developer of any Acquisition Improvement, whether such acts, omissions, or operations are by Developer or any of Developer's contractors, subcontractors, agents or employees, except to the extent such Claims are caused by the sole negligence or willful misconduct of an Indemnified Party. This indemnification includes, without limitation, the payment of all penalties, fines, judgments, awards, decrees, attorneys' fees, and related costs or expenses, and the reimbursement of County and Authority, its elected officials, officers, employees, and/or agents for all legal expenses and costs incurred by each of them. Developer shall defend the Authority and County as required by California Civil Code Section 2778, and with counsel reasonably acceptable to the County and Authority. Developer shall have no right to seek reimbursement from County or Authority for the costs of defense.

The aforementioned indemnity shall apply regardless of whether or not County has approved plans and/or specifications for the Acquisition Improvements and regardless of whether any insurance, workers compensation, disability or other employee benefit acts or terms required under this Agreement are applicable to any Claims. The County shall not waive any of its rights under this indemnity provision because of its acceptance of the bonds or insurance required under

the provisions of this Agreement. Developer's obligations to indemnify the County, and Authority shall survive the expiration or termination of this Agreement. Developer agrees to obtain executed indemnity agreements in favor of the County with provisions identical to those set forth here in this section from each and every construction contractor involved by, for, with or on behalf of Developer in the performance of this Agreement. Notwithstanding the foregoing, Developer agrees to be fully responsible according to the terms of this section. Failure of County to monitor compliance with these requirements imposes no additional obligations on County and will in no way act as a waiver of any rights hereunder.

7.2. Insurance. For an Acquisition Improvement, Developer shall maintain insurance in amount and substance as required by the County under any Development Documents applicable to such Acquisition Improvement.

8. Breach of Agreement; Opportunity to Cure; Remedies.

8.1. Notice of Breach and Default. The occurrence of any of the following constitutes a breach and default of this Agreement:

(1) Developer refuses or fails to complete any Acquisition Improvement within the time set forth in the applicable Development Documents or abandons the construction of an Acquisition Improvement.

(2) Developer assigns the Agreement to an unaffiliated entity without the prior written consent of Authority and County.

(3) Developer is adjudged bankrupt or makes a general assignment for the benefit of creditors, or a receiver is appointed in the event of Developer's insolvency.

(4) Developer or Developer's contractors, subcontractors, agents or employees, fail to comply with any terms or conditions of this Agreement to which the Developer or Developer's contractors, subcontractors, agents, or employees are subject.

(5) Developer fails to perform any obligation under this Agreement. The Authority and County must serve written notice of breach and default upon Developer (and any surety that has provided bonds with respect to an Acquisition Improvement). Developer shall have 30 days to cure the breach and default described in the written notice of breach and default.

(6) County fails to perform any obligation under this Agreement. Developer must serve written notice of breach and default upon the County. The County shall have 30 days to cure the breach and default described in the written notice of breach and default.

8.2. Breach of Agreement; Performance by County. If the County gives Developer notice under Section 8.1 and Developer fails to cure the breach and default described in the written notice prior to the expiration of the applicable cure period, a "**Developer Event of Default**" shall be deemed to have occurred. In the event of the occurrence and continuation of a Developer Event of Default, the County may exercise the remedies described in Section 8.3 below, including the right of the County to proceed to complete the Acquisition Improvement by contract or other method the County considers advisable, at the sole expense of Developer; however, County is under no financial or performance obligation to complete the Acquisition Improvement. Where funds are currently available from the collection of Special Taxes, said funds shall be used first for completion of the Acquisition Improvements in the event that the County elects to complete the Acquisition Improvement. In the event of the occurrence and continuance of a Developer Event of Default, (i) Developer, immediately upon demand, shall pay all costs and charges related



to the Acquisition Improvement and any subsequent repairs, provided, upon such payment, Developer shall be entitled to payment for the Acquisition Improvement from the Available Amount in accordance with this Agreement, (ii) County, without liability for doing so, may take possession of and utilize in completing the Acquisition Improvement and repairs, if any, such materials and other property belonging to Developer as may be on or about the construction site of the Acquisition Improvement that is necessary for completion of the Acquisition Improvement, and (iii) the County may draw upon any surety bonds required by the applicable Development Documents and/or Available Amount.

If the Developer gives the County notice under Section 8.1(6) and County fails to cure the breach and default described in the written notice prior to the expiration of the applicable cure period, a “**County Event of Default**” shall be deemed to have occurred.

8.3. Remedies. It is acknowledged by the parties that the County would not have entered into this Agreement if it were to be liable in damages under or with respect to this Agreement or the application thereof, other than for the payment to the Developer of any moneys paid by the Developer pursuant to the provisions hereof which are misappropriated or improperly obtained, withheld or applied by the County.

In general, upon the occurrence and continuation of a Developer Event of Default or a County Event of Default, the applicable party may pursue any remedy at law or equity available for the breach of any provision of this Agreement, except that the County shall not be liable in damages to the Developer or to any assignee or transferee of the Developer other than for the payments to the Developer specified in the preceding paragraph. Subject to the foregoing, the Developer covenants not to sue for or claim any damages for any alleged breach of, or dispute which arises out of, this Agreement.

## 9. Miscellaneous.

9.1. Compliance with Laws. Developer shall fully comply with all federal, state, and local laws, ordinances, and regulations in the performance of this Agreement. Developer shall, at its own cost and expense, obtain all necessary permits and licenses for each Acquisition Improvement, give all necessary notices, pay all fees and taxes required by law and make any and all deposits legally required by those public utilities that will serve the development on the Project. Copies and/or proof of payment of said permits, licenses, notices, fee and tax payments and deposits shall be furnished to the County Authorized Officer upon request.

9.2. Cooperation. The County, the Authority and the Developer agree to cooperate with respect to the completion of the financing of the Acquisition Improvements by the Authority through the levy of the Special Taxes and issuance of Bonds. The County, the Authority, and the Developer agree to meet in good faith to resolve any differences on future matters which are not specifically covered by this Agreement.

9.3. General Standard of Reasonableness. Any provision of this Agreement which requires the consent, approval or acceptance of any party hereto or any of their respective employees, officers or agents shall be deemed to require that the consent, approval or acceptance not be unreasonably withheld or delayed, unless the provision expressly incorporates a different standard. The foregoing provision shall not apply to provisions in the Agreement which provide for decisions to be in the sole discretion of the party making the decision.

9.4. Notices. Formal written notices, demands, correspondence and communications between County, Authority, and Developer shall be sufficiently given if: (a) personally delivered; or (b) dispatched by next day delivery by a reputable carrier such as Federal Express to the offices

of County and Developer indicated below, provided that a receipt for delivery is provided; or (c) if dispatched by first class mail, postage prepaid, to the offices of County and Developer indicated below. Such written notices, demands, correspondence and communications may be sent in the same manner to such persons and addresses as either party may from time-to-time designate by next day delivery or by mail as provided in this section.

County: County of Los Angeles  
Los Angeles Department of Public Works  
900 South Fremont Avenue  
Alhambra, CA 91803  
Attn: Land Development Division

Authority: California Municipal Finance Authority  
2111 Palomar Airport Road, Suite 320  
Carlsbad, CA 92011  
Attn: Edward J. Becker

Developer: Spring Canyon Recovery Acquisition LLC  
c/o Raintree Investment Corporation  
2753 Camino Capistrano, Suite A-1  
San Clemente, CA 92672  
Attn: Matt Villalobos

With a copy to: O'Neil LLP  
Attn: John P. Yeager  
19900 MacArthur Blvd., Suite 1050  
Irvine, CA 92612

Notices delivered by deposit in the United States mail as provided above shall be deemed to have been served two (2) business days after the date of deposit if addressed to an address within the State of California, and three (3) business days if addressed to an address within the United States but outside the State of California.

9.5 [This Section intentionally left blank]

9.6. Entire Agreement. The terms and conditions of this Agreement constitute the entire agreement among Authority, County and Developer with respect to the matters addressed in this Agreement. This Agreement may not be altered, amended or modified without the written consent of all parties hereto.

9.7. Conflict with Other Agreements. Nothing contained herein shall be construed as releasing the Developer from any condition of development or requirement imposed by the Development Documents or other agreement associated with the Project.

9.8. Assignment. The obligations and rights of the parties to this Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors, but, those rights and obligations shall not be assignable, transferable or delegable, without the express written consent of the other parties hereto, such consent to not be unreasonably withheld, and any attempted assignment, transfer or delegation thereof which is not made pursuant to the terms hereof shall be void. Any assignment shall be contingent on Developer providing a written assignment and assumption agreement to County and Authority that is acceptable to the County and Authority, immediately upon such assignment.

9.9. Time is of the Essence. Time is of the essence of this Agreement and of each and every term and condition hereof.

9.10. Severability. If any provision of this Agreement is held, to any extent, invalid, the remainder of this Agreement shall not be affected, except as necessarily required by the invalid provision, and shall remain in full force and effect.

9.11. Waiver or Modification. Any waiver or modification of the provisions of this Agreement must be in writing and signed by the authorized representative(s) of each party. Failure by a party to insist upon the strict performance of any of the provisions of this Agreement by another party, or the failure by a party to exercise its rights upon the default of another party, shall not constitute a waiver of any party's right to insist upon and demand strict compliance by another party with the terms of this Agreement.

9.12. Relationship of the Parties. Neither Developer nor the Authority nor either's contractors, subcontractors, agents, officers, or employees are agents, partners, joint ventures or employees of County, and the Developer's relationship to the County, if any, arising herefrom is strictly that of an independent contractor. Developer's contractors and subcontractors are exclusively and solely under the control and dominion of Developer. Further, there are no intended third-party beneficiaries of any right or obligation assumed by the parties.

9.13. Binding upon Heirs, Successors and Assigns. The terms, covenants and conditions of this Agreement shall be binding upon all heirs, successors and permitted assigns of the parties hereto; provided, however, that this Agreement shall not be binding upon a purchaser or transferee of any portion of the Developer's property within the CFD unless this Agreement has been assigned and assumed pursuant to Section 9.8, in which event this Agreement shall remain binding upon purchaser or transferee. The Developer's sale or transfer of any portion of its property within the CFD shall not relieve the Developer of its obligations under this Agreement in the absence of such assignment and assumption, with the written consent of the parties to this agreement, as provided in Section 9.8.

9.14. Governing Law; Venue. This Agreement shall be construed and enforced in accordance with the laws of the State of California, without reference to choice of law provisions. Any legal actions under this Agreement shall be brought only in the Superior Court of the County of Los Angeles, State of California.

9.15. Counterparts. This Agreement may be executed in multiple counterparts, each of which shall be deemed to be an original.

9.16. Interpretation. This Agreement shall be construed according to its fair meaning, and not strictly for or against any party. No presumptions or rules of interpretation based upon the identity of the party preparing or drafting the Agreement, or any part thereof, shall apply to the interpretation of this Agreement.

9.17. Headings. Section headings in this Agreement are for convenience only and are not intended to be used in interpreting or construing the terms, covenants or conditions contained in this Agreement.

9.18. Authority to Execute. Each party executing this Agreement on behalf of a party represents and warrants that such person is duly and validly authorized to do so on behalf of the entity it purports to bind and if such party is a partnership, corporation or trustee, that such partnership, corporation or trustee has full right and authority to enter into this Agreement and perform all of its obligations hereunder.

9.19. Singular and Plural; Gender. As used herein, the singular of any word includes the plural, and terms in the masculine gender shall include the feminine.

9.20. Conflict with Other Agreements. Nothing contained herein shall be construed as releasing the Developer from any Development Documents, conditions of approval or requirement imposed by any other agreement with the County, and, in the event of a conflicting provision, the more specific provision, as determined by the County, shall prevail unless such conflicting provision is specifically waived or modified in writing by the County.

[Signature Page Follows]

IN WITNESS WHEREOF, County, Authority, and Developer have executed this Agreement as of the Effective Date.



APPROVED AS TO FORM

DAWYN R. HARRISON  
Acting County Counsel

By: *[Signature]*  
for Carole Suzuki,  
Deputy

ATTEST: CELIA ZAVALA  
EXECUTIVE OFFICER  
CLERK OF THE BOARD OF SUPERVISORS

By *[Signature]*, Deputy

**ADOPTED**

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

60 July 12, 2022

*[Signature]*

CELIA ZAVALA  
EXECUTIVE OFFICER

COUNTY OF LOS ANGELES

By: *[Signature]*  
**HOLLY J. MITCHELL,**  
Chair, Board of Supervisors

I hereby certify that pursuant to  
Section 25103 of the Government Code,  
delivery of this document has been made.

CELIA ZAVALA  
Executive Officer  
Clerk of the Board of Supervisors

By *[Signature]*  
Deputy

79303

"DEVELOPER"

SPRING CANYON RECOVERY  
ACQUISITION LLC, a Delaware limited  
liability company

By:                       
Name:                       
Its:                     

**ORIGINAL  
SIGNED**

"AUTHORITY"

CALIFORNIA MUNICIPAL FINANCE  
AUTHORITY, a joint powers authority

By:                       
Name:                       
Title:                     

**ORIGINAL  
SIGNED**

Authorized Signatory

IN WITNESS WHEREOF, County, Authority, and Developer have executed this Agreement as of the Effective Date.

COUNTY OF LOS ANGELES

**ORIGINAL**

By: **SIGNED**  
Chair of the Board of Supervisors

APPROVED AS TO FORM

DAWYN R. HARRISON  
Acting County Counsel

**ORIGINAL  
SIGNED**

By: \_\_\_\_\_  
Deputy

SIGNED AND CERTIFIED THAT A COPY OF  
THIS DOCUMENT HAS BEEN DELIVERED  
TO THE CHAIR OF THE BOARD PER G.C.  
SEC 25103

**ORIGINAL  
SIGNED**

By: \_\_\_\_\_  
Clerk of the Board of Supervisors  
County of Los Angeles, California


ATTEST:

**ORIGINAL  
SIGNED**

By: \_\_\_\_\_  
Clerk of the Board of Supervisors  
County of Los Angeles, California

"DEVELOPER"

SPRING CANYON RECOVERY  
ACQUISITION LLC, a Delaware limited  
liability company

By:   
Name: Matthew Villalobos  
Its: Authorized Signatory

"AUTHORITY"

CALIFORNIA MUNICIPAL FINANCE  
AUTHORITY, a joint powers authority

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Authorized Signatory

79303

IN WITNESS WHEREOF, County, Authority, and Developer have executed this Agreement as of the Effective Date.

COUNTY OF LOS ANGELES

**ORIGINAL  
SIGNED**

By: \_\_\_\_\_  
Chair of the Board of Supervisors

APPROVED AS TO FORM

DAWYN R. HARRISON  
Acting County Counsel

**ORIGINAL  
SIGNED**

By: \_\_\_\_\_  
Deputy

SIGNED AND CERTIFIED THAT A COPY OF  
THIS DOCUMENT HAS BEEN DELIVERED  
TO THE CHAIR OF THE BOARD PER G.C.  
SEC 25103

**ORIGINAL  
SIGNED**

By: \_\_\_\_\_  
Clerk of the Board of Supervisors  
County of Los Angeles, California

ATTEST:

**ORIGINAL  
SIGNED**

By: \_\_\_\_\_  
Clerk of the Board of Supervisors  
County of Los Angeles, California

79303


"DEVELOPER"

SPRING CANYON RECOVERY  
ACQUISITION LLC, a Delaware limited  
liability company

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Its: \_\_\_\_\_

"AUTHORITY"

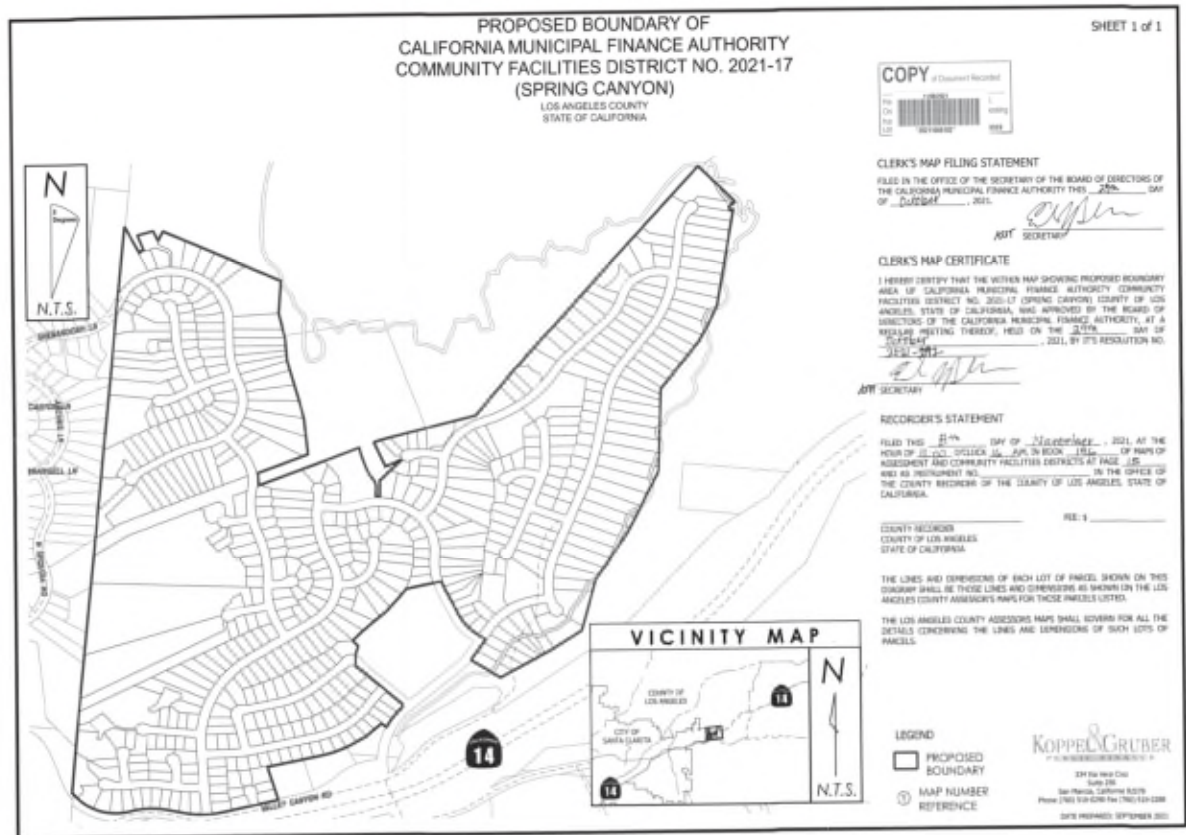
CALIFORNIA MUNICIPAL FINANCE  
AUTHORITY, a joint powers authority

By:   
Name: EDWARD J. BECKER  
Title: EXECUTIVE DIRECTOR  
Authorized Signatory



# EXHIBIT A

## MAP OF THE CFD BOUNDARY



## EXHIBIT B

### DESCRIPTION OF ACQUISITION IMPROVEMENTS AND ESTIMATED COSTS/ACQUISITION PRICES FOR ACQUISITION IMPROVEMENTS

Unless specifically excluded in the Agreement, the list of eligible facilities and costs consist of the following:

LA COUNTY CFD ESTIMATED COSTS			
FACILITY	ESTIMATED COST	BID/AWARDED	SUBCONTRACTOR
<b>Earthwork - entire site</b>			
Multi-use Trail (Detail A,B,C, & Switchback)	\$ 1,756,356.33	AWARDED	Independent Construction Co. <sup>1</sup>
<b>Yellowstone Sewer Lift Station</b>			
Yellowstone Sewer Lift Station	\$ 3,670,200.00	AWARDED	W.M. Lyles <sup>1</sup>
<b>Backbone / Offsite Improvement</b>			
Backbone Storm Drain	\$ 3,787,114.72	AWARDED	Toro Enterprises Inc. <sup>1</sup>
Backbone Flatwork (curbs, sidewalks, driveways)	\$ 239,499.89		
Signal at Stoncrest/Soledad Intersection	\$ 495,900.00		
Backbone Street Lights	\$ 582,037.75		
Backbone Sewer	\$ 533,530.00	AWARDED	Toro Enterprises Inc. <sup>1</sup>
<b>Lindera Ave (Yellowstone to Lots 49/247)</b>			
Storm Drain	\$ 1,637,935.20	AWARDED	Toro Enterprises Inc. <sup>1</sup>
Flatwork	\$ 53,091.36		
Street Lights	\$ 216,450.00		
Sewer	\$ 309,934.00	AWARDED	Toro Enterprises Inc. <sup>1</sup>
<b>Village 3 Improvement (partial) - (Stoncrest Rd (Lots 410/404 to 452/400), Madone Dr (Lots 398/399 to 479/381), Aralia Way, Daphne Ct, Lydia Terrace)</b>			
Storm Drain	\$ 792,680.82	AWARDED	Toro Enterprises Inc. <sup>1</sup>
Street Lights	\$ 482,137.75		
Sewer	\$ 840,154.00	AWARDED	Toro Enterprises Inc. <sup>1</sup>
<b>Village 4 Improvement (partial) - (Madrone Rd (Lots 480/380 to Lot 360))</b>			
Storm Drain	\$ -		
Street Lights	\$ 192,400.00		
Sewer	\$ 314,432.00	AWARDED	Toro Enterprises Inc. <sup>1</sup>
<b>Active Park</b>			
Active Park	\$ 2,700,000.00		
<b>Village 1 (Hollyleaf Court, Pearlbrush Court, Canyon Oak Way, Buckwheat Drive)</b>			
Storm Drain	\$ 717,521.99		
Flatwork (curbs, sidewalks, driveways)	\$ 169,803.00		
Street Lights	\$ 299,700.00		
Sewer	\$ 285,974.00		
<b>Village 2 (Sargent Lane, Lantana Road, Myrtus Way, Privet Way)</b>			
Storm Drain	\$ 243,872.75		
Flatwork (curbs, sidewalks, driveways)	\$ 206,166.60		
Street Lights	\$ 366,300.00		
Sewer	\$ 484,643.00		
<b>Village 3 Improvement (remaining) - (Stoncrest Rd (Lots 410/404 to 452/400), Madone Dr (Lots 398/399 to 479/381), Aralia Way, Daphne Ct, Lydia Terrace)</b>			
Flatwork (curbs, sidewalks, driveways)	\$ 158,422.49		
<b>Village 4 Improvement (remaining)</b>			
Flatwork (Madrone Rd (Lots 480/380 to Lot 360))	\$ 77,268.60		
Storm Drain (Anise Ave Lot 359 to Lots 504/480)	\$ 285,177.20		
Flatwork-curbs,sidewalks,driveways (Anise Ave Lot 359 to Lots 504/480)	\$ 117,856.80		
Street Lights (Anise Ave Lot 359 to Lots 504/480)	\$ 233,100.00		
Sewer (Anise Ave Lot 359 to Lots 504/480)	\$ 186,808.00		
<b>Village 6 (Lindera Ave from Lots 50/246 to Lot 200, Empress Way, Calluna Drive, Caffra Place, Anise Ave from Lots 331/422 to Lots 344/458)</b>			
Storm Drain	\$ 3,127,058.63		
Flatwork (curbs, sidewalks, driveways)	\$ 325,363.41		
Street Lights	\$ 849,150.00		
Sewer	\$ 942,612.00		
<b>Village 7 (Pistache Way, Spire Court, Cassia Way, Burkwood Court, Shenandoah Lane, Aster Place, Pale Leaf Court)</b>			
Storm Drain	\$ 2,581,640.87		
Flatwork (curbs, sidewalks, driveways)	\$ 500,259.60		
Street Lights	\$ 832,500.00		
Sewer	\$ 1,261,330.00		
<b>GRAND TOTAL</b>	<b>\$ 32,856,382.76</b>		

<sup>1</sup> These are Prior Bid Acquisition Improvements for which bids were obtained prior to January 1, 2022.

## EXHIBIT C

### ACTUAL COST CERTIFICATE

Pursuant to the Acquisition Funding and Joint Community Facilities Agreement, dated as of \_\_\_\_\_, 2022 (the "Acquisition Agreement"), by and among Spring Canyon Recovery Acquisition LLC, a Delaware limited liability company (the "Developer"), the California Municipal Finance Authority ("Authority"), and the County of Los Angeles ("County"), the Developer hereby requests payment of the Acquisition Price of the Acquisition Improvements, described in Attachment 1 hereto. Capitalized terms not otherwise defined herein shall have the meanings ascribed thereto in the Acquisition Agreement.

In connection with this Actual Cost Certificate the undersigned hereby represents and warrants to the Authority as follows:

1. The undersigned is an authorized representative of the Developer, qualified to execute this certificate on behalf of the Developer and knowledgeable as to the matters set forth herein.

2. The Developer has submitted or submits herewith to the County Authorized Officer as-built Plans at the completion of construction of each of the Acquisition Improvements described in Attachment 1, and such drawings, as applicable, are true, correct and complete representations of the Acquisition Improvements listed in Attachment 1.

3. Each of the Acquisition Improvements described in Attachment 1 has been constructed in accordance with the approved plans (the "Plans"), and in accordance with all applicable legal requirements, including County ordinances and standards and the requirements of the Acquisition Agreement, and the Plans.

4. None of the Acquisition Improvements described in Attachment 1 has been the subject of any prior payment request.

5. The true and correct Actual Cost of the Acquisition Improvements is set forth in Attachment 1 hereto.

6. The Developer has submitted or submits herewith to the County Authorized Officer a copy of each construction contract for each of the Acquisition Improvements described in Attachment 1, a copy of the bid notice for each such contract, a copy of each change order applicable to each such contract, and construction quantities certified by the engineer of record. All change orders have been approved by the County Authorized Officer.

7. The Developer has submitted or submits herewith to the County Authorized Officer invoices, receipts, worksheets and other evidence of costs for each of the Acquisition Improvements described in Attachment 1, which are in sufficient detail to allow the County Authorized Officer to verify the Actual Cost of such Acquisition Improvement.

8. The Developer has submitted or submits herewith to the County Authorized Officer evidence that each of the invoices, receipts, worksheets and other evidence of costs referred to in the preceding paragraph, has been paid in full, which evidence is in the form of

copies of cancelled checks or such other form as the County Authorized Officer has approved in writing.

9. There has not been filed with or served upon the Developer notice of any lien, right to lien or attachment upon, or claim affecting the right to receive, the payment of the Acquisition Price for each of the Acquisition Improvement(s) described in Attachment 1 which has not been released or will not be released simultaneously with the payment of such obligation per paragraph 10 herein.

10. The Developer has submitted or submits herewith to the County Authorized Officer copies of unconditional or conditional (providing for release upon payment) lien releases from the general contractors for all work with respect to each Acquisition Improvement described in Attachment 1. In the case of a payment request for a completed Acquisition Improvement, the Developer submits herewith to the County Authorized Officer copies of unconditional or conditional (providing for release upon payment) lien releases from all contractors, subcontractors and materialmen in addition to a recorded Notice of Completion for said Acquisition Improvement,

11. The representations and warranties of the Developer set forth in the Acquisition Agreement are true and correct on and as of the date hereof with the same force and effect as if made on and as of the date hereof.

12. The Developer represents that it has satisfied the conditions specified in the Acquisition Agreement for the payment of the Acquisition Price.

I hereby declare under penalty of perjury that the above representations and warranties are true and correct.

\_\_\_\_\_  
a \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

## ATTACHMENT 1

Acquisition Improvement	Actual Cost
<i>[Insert detailed description of Acquisition Improvement to be acquired]</i>	
<b>Total</b>	

## EXHIBIT D

### DISBURSEMENT REQUEST FORM

To: \_\_\_\_\_  
Attention: \_\_\_\_\_  
Fax: \_\_\_\_\_  
Phone: \_\_\_\_\_  
E-mail: \_\_\_\_\_

Re: CMFA CFD No. \_\_\_\_\_ (\_\_\_\_\_)

The undersigned, a County Authorized Officer, hereby requests a disbursement from the CFD Acquisition and Project Fund as follows:

Request Date: [Insert Date of Request]

Name of Developer: \_\_\_\_\_

Disbursement Amount: [Insert Acquisition Price]

Acquisition Improvements  
: [Insert Description of Acquisition  
Improvement(s)]

Payment Instructions: [Insert Wire Instructions or Payment Address  
for Developer or Developer's designee as  
provided by the Developer]

The undersigned hereby certifies as follows:

The disbursement is being requested in accordance with the Acquisition Funding and Joint Community Facilities Agreement dated \_\_\_\_\_, 2022 among Spring Canyon Recovery Acquisition LLC, the California Municipal Finance Authority and County of Los Angeles (the "Acquisition Agreement"). Capitalized terms not otherwise defined herein shall have the meaning ascribed to them in the Acquisition Agreement.

None of the items for which payment is requested have been reimbursed previously from this or any other Acquisition and Project Fund.

If the disbursement amount is greater than the funds held in the Acquisition and Project Fund, the Authority Trustee is authorized to pay the available amount of such funds and to pay remaining amount(s) as funds are subsequently deposited in the Acquisition and Project Fund, should that occur.

The amounts being disbursed pursuant to this request are being used to finance or refinance certain public infrastructure and facilities (the "Acquisition Improvements") pursuant to the Acquisition Agreement. The County of Los Angeles or Los Angeles County Flood Control District will own, and for the entire useful life of such Acquisition Improvements reasonably

expects to own, all such Acquisition Improvements. To the extent any of such Acquisition Improvements are sold to an entity that is not a state or local government agency, the County will seek the advice and approval of bond counsel to the Authority prior to any such sale. The County will not allow any of such Acquisition Improvements to be used (for example, by lease or other contract) in the trade or business of any nongovernmental persons (other than in their roles as members of the general public) except as permitted pursuant to Government Code Section 53313.5(e). All such Acquisition Improvements will be used in the performance of essential governmental functions of the County or another state or local government agency. The average expected useful life of such Acquisition Improvements is at least 20 years. The representations and covenants contained in this paragraph are intended to support the conclusion that the interest paid on the bonds issued to finance the Acquisition Improvements is excluded from gross income for federal income tax purpose under Section 1.03 of the Internal Revenue Code of 1986 (the "Code").

COUNTY OF LOS ANGELES

By: \_\_\_\_\_

Title: \_\_\_\_\_



**EXHIBIT E**

**LETTER OF CONCURRENCE FORM**

\_\_\_\_\_[INSERT DATE]

County of Los Angeles

Attention: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Subject: Concurrence Letter for \_\_\_\_\_[Insert description of the construction work]

Dear \_\_\_\_\_:

On behalf of Spring Canyon Recovery Acquisition LLC, a Delaware limited liability company ("**Company**"), we are submitting the following information related to the construction of \_\_\_\_\_[Insert description of the construction work]:

- Bid Spread showing the results of each responsive bid. See attached schedule that follows this Concurrence Letter
- \_\_\_\_\_[Insert description of field soft cost proposals applicable for the construction work]

Company recommends award of the following work:

**CFD PORTION**

DESCRIPTION OF WORK	VENDOR NAME	CONTRACT NO.	AMOUNT
			<b>Award Total:</b>

Please indicate your concurrence and eligibility of the improvements to be reimbursed by signing below and returning to me. If you have any questions or require additional information, please do not hesitate to contact me at \_\_\_\_\_.

Sincerely,

COUNTY OF LOS ANGELES CONCURRENCE

\_\_\_\_\_

\_\_\_\_\_  
TITLE

\_\_\_\_\_  
DATE

**EXHIBIT F**  
**POTENTIAL CHANGE OF WORK FORM**

*Potential Change of Work ("PCOW")*

The purpose of this form is to acknowledge a change in work for the intent of reimbursement of CFD costs.

**Date:** \_\_\_\_\_

**PCOW No.** \_\_\_\_\_

**Description of Contract:** \_\_\_\_\_

**Vendor Name:** \_\_\_\_\_

**Contract Number/Change  
Order Number:** \_\_\_\_\_

**Owner:** \_\_\_\_\_

**Owner's Licensed Affiliate:** \_\_\_\_\_

Provide the following information if PCOW is

for field services during construction:

Contractor: \_\_\_\_\_

Contract No.: \_\_\_\_\_

**Potential Change of Work description:**

**Total Amount of PCOW:** \_\_\_\_\_

**Company Review:** \_\_\_\_\_  
Company Representative Date

**County of Los Angeles Approval:**

☐

Approved  
and is CFD  
eligible

☐

Not approved and is  
not CFD eligible

County comments:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Reviewed by:** \_\_\_\_\_  
County Representative Date



**MOUNTAINS RECREATION & CONSERVATION AUTHORITY**  
King Gillette Ranch  
26800 Mulholland Highway  
Calabasas, California 91302  
Phone (310) 589-3230

February 10, 2025

Regional Planning Commission  
Los Angeles County  
320 W. Temple Street  
Los Angeles, California 90012

**Appellant Request to Bolster Permanent Open Space Funding - Condition No. 17**  
**Tract No. 48086 – Spring Canyon - PN 96-044-(5)**

Dear Commissioners:

The Mountains Recreation and Conservation Authority's (MRCA) appeal issues have been partially solved per the posted revised Conditions. However, it is imperative to bolster the required maintenance funding part of Condition No. 17 as shown below to ensure that the Open Space Dedication is adequately patrolled and maintained. Open space dedications are great, but public management agencies must not be permanently stuck with all the maintenance costs. Permanent funding sources benefit both the public and the Tract homeowners. Now is the time to inject certainty into this process.

**Requested language revisions to Condition No. 17 (MRCA added text underlined):**  
*Prior to the issuance of the first grading permit, Permittee shall transfer, or record an irrevocable offer to dedicate, ownership of all undeveloped, natural area depicted as open space to a public agency, or non-profit conservation organization, to the satisfaction of the Director, for perpetual maintenance of those portions of the open space and shall dedicate to the County the right to restrict any and all development on said lots. The final executed agreement shall include a reasonable endowment for maintenance as agreed upon by the public agency, or non-profit agency, or non-profit conservation organization and permittee, and must be to the satisfaction of the Director.*

*Said endowment structure and terms between the entity accepting the open space lots and the Permittee shall be in place and approved by the Director prior to the issuance of the first grading permit and shall be sufficient to yield no less than \$15,000 annually, for the life of the project. The endowment shall be fully funded by no more than six months after the issuance of the first grading permit. The first \$15,000 payment to the land holding entity shall occur no more than six months from the full funding date of the endowment. That payment date shall set the annual payment date going forward.*

Sincerely,

Paul Edelman  
Chief of Natural Resources and Planning

**From:** [SCOPE](#)  
**To:** [Marie Pavlovic](#)  
**Subject:** Spring Canyon Sewer lift station  
**Date:** Monday, February 10, 2025 10:53:45 AM  
**Attachments:** [TR48086 HO package.pdf](#)

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**CAUTION: External Email. Proceed Responsibly.**

Hi Ms. Pavlovic - I have attached the requirement for the sewer lift station from the 2nd amendment. (its on page 3, 6th bullet point). This lift station should be required, or at least a bond for funding it BEFORE the grading permit is issued. There is no point in allowing or grading for housing that can't be serviced by a sewage system. In our letter we provided proof that the facility district for the lift station has not yet been formed.

With 2 addendums and 4 amendments to this project, it is difficult to track all the changes to the conditions. We are worried that this requirement has gotten overlooked.

Would you please post a full list of all the conditions? I have a list as of the March 19th 2019 BOS hearing of the new conditions that were added, but the numbers seem to have changed. And there is a "catch all" item -

*("#16. All vesting tentative tract map conditions of TR48086 not amended by this fourth amendment map and all conditions of previously approved CUP 96-044 and Oak Tree Permit No.96-044 apply." )*

that avoided listing all previous conditions.

Or in the alternative, if you could just point me to where the full list of conditions is on your website, I would be very grateful. I am concerned that the full conditions are not readily available to the public and the Commissioners.

Please provide this email to the Commission and enter it into the Administrative record.

Lynne Plambeck

SCOPE President.

Hearing Officer Meeting: 8-21-07  
Agenda Item No.: 15

**AMENDMENT TO VESTING TENTATIVE TRACT MAP NO. 48086-(5)**

**Project:** Vesting Tentative Tract Map No. 48086 was approved by the Board of Supervisors with General Plan (Sub-Plan) Amendment No. 96-044-(5), Zone Change Case No. 96-044-(5), Conditional Use Permit No. 96-044-(5), and Oak Tree Permit No. 96-044-(5) on August 3, 2004. The tentative map approval authorized the creation of 542 single-family residential lots, 1 fire station lot, 1 sheriff sub-station lot, 2 park lots and 3 open space lots on approximately 548.1 gross acres.

**Location:** North of the Antelope Valley Freeway and Soledad Canyon Road, between Shadow Pines Boulevard and Agua Dulce Canyon Road

**Zone:** R-1-6,000 (Single-Family Residence - 6,000 Square Feet Minimum Required Lot Area);  
R-1-7,000 (Single-Family Residence - 7,000 Square Feet Minimum Required Lot Area);  
R-1-8,000 (Single-Family Residence - 8,000 Square Feet Minimum Required Lot Area);  
R-1-10,000 (Single-Family Residence - 10,000 Square Feet Minimum Required Lot Area);  
R-1-15,000 (Single-Family Residence - 15,000 Square Feet Minimum Required Lot Area);  
R-1-20,000 (Single-Family Residence - 20,000 Square Feet Minimum Required Lot Area).

**Zoned District:** Soledad

**Approval Date:** August 3, 2004 Board of Supervisors

**Map Date:** March 7, 2000

**PROJECT HISTORY:**

Vesting Tentative Tract Map No. 48086 was approved by the Los Angeles County Board of Supervisors on August 3, 2004 to authorize the creation of 542 single-family residential lots, 1

fire station lot, 1 sheriff sub-station lot, 2 park lots and 3 open space lots on approximately 548.1 gross acres. The following associated entitlements were also approved and/or adopted:

General Plan and Sub-Plan Amendment Case Nos. 96-044-(5), an amendment to the Los Angeles Countywide General Plan to change the land use designation from R (Non-Urban) to 1 (Low Density Residential); and an amendment to the Santa Clarita Valley Area Plan from N2 (Non Urban 2) to U1 (Urban 1);

Zone Change Case No. 96-044-(5), from A-2-1 (Heavy Agricultural - 1 Acre Minimum Required Lot Area) to R-1-6,000 (Single-Family Residence - 6,000 Square Feet Minimum Required Lot Area), R-1-7,000 (Single-Family Residence - 7,000 Square Feet Minimum Required Lot Area), R-1-8,000 (Single-Family Residence - 8,000 Square Feet Minimum Required Lot Area), R-1-10,000 (Single-Family Residence - 10,000 Square Feet Minimum Required Lot Area), R-1-15,000 (Single-Family Residence - 15,000 Square Feet Minimum Required Lot Area), and R-1-20,000 (Single-Family Residence - 20,000 Square Feet Minimum Required Lot Area);

Conditional Use Permit Case No. 96-044-(5), to authorize a density controlled development and to ensure the project is developed in compliance with hillside management design criteria; and

Oak Tree Permit Case No. 96-044-(5), to permit the removal of 4 oak trees.

**CURRENT REQUEST:**

The applicant requests approval of this first amendment to Vesting Tentative Tract Map No. 48086. The amended vesting tentative map dated May 16, 2007 depicts 499 single-family residential lots (an alternative design depicts 531 single-family residential lots if no school site provided), 1 school site, 1 fire station lot, 1 sheriff sub-station lot, 3 park lots, 3 open space lots, 12 debris basin lots and 1 water reservoir lot. The amended map proposes the following changes:

- Relocate an elementary school site from the adjacent Tract 36943 to the southwest corner of this Tract along Yellowstone Lane. The school site with grading is shown on the amended map;
- Adjust lot lines and lot configurations, resulting in a total of 499 single-family residential lots (a reduction of 43 units from the approved tentative map). Alternatively, if the Sulphur Springs School District determines that the relocated school site is no longer required within the development, 32 residential lots will be added to that location resulting in a proposed total of 531 single-family residential lots. This alternative project still proposes a reduction of 11 units from the approved tentative map.
- Redesign an active private park, which was originally approved with two pads and two

storm drains for bulk flow at Lot 549. Labeled as Lot 500 on the amended map, the active park site now has only one pad, and the storm drains are eliminated;

- Revise street pattern to accommodate the school site and the revised lot configurations;
- Relocate a water reservoir from the upper northwestern portion to the upper northeastern portion of the project site due to revised requirements by Newhall Water District for the size and elevation of the reservoir;
- Redesign drainage facilities and add desilting basins both onsite and offsite. Seven debris basins were shown on the approved map; the amended map now includes 12 debris basins within the Tract and one offsite debris basin;
- Depict wildlife corridors as required in the Mitigation Monitoring Program ("MMP"). At the southwest corner of the project site, add a 60" arch culvert under Yellowstone Lane. This pipe would act as an underpass for wildlife use, eliminating the obstacle of crossing Yellowstone Lane to get to the existing 10' culvert under the Antelope Valley Freeway (CA-14). Part of the existing pavement of the old Spring Canyon Road will also be removed in order to provide a continuous wildlife corridor connecting Spring Canyon to the wildlife undercrossing at Stonecrest Road. Finally, to facilitate wildlife movement between the two wildlife undercrossings mentioned above, a landscaped parkway and a wildlife corridor extending from Open Space Lot 499 to the Stonecrest Road underpass will be added on the south side of Yellowstone Lane;
- Revise the cross section for the Stonecrest Road freeway undercrossing from having two retaining walls to having four retaining walls. Since a minimum of 17' clearance is required between the bottom of the bridge and the finished surface of Stonecrest Road, the street elevation will be lowered, and additional walls will be needed to retain the soil.
- Add a sewer lift station. Additional soil explorations demonstrated that the soil did not allow for deep trenching and placement of a sewer line under Soledad Canyon Road as originally designed. The sewer lift station avoids having to cross under CA-14 with the sewer line.
- The approved map shows encroachment into the stream course and a substantial narrowing of the existing corridor in the vicinity of Lots 400-403. As required in the MMP, the equivalent Lots 317-319 on the amended map have been reconfigured in order to eliminate the encroachment into the stream course.
- Change grading footprint and grading amount from 4.2 million cubic yards cut and fill balanced onsite to 5.3 million cubic yards cut and fill balanced onsite. This change is necessary due to the above-mentioned changes in the design such as the relocation of



the water reservoir and the addition of the school site within the Tract boundary.

- Other minor changes associated with the above.

The amendment request letter dated August 15, 2007 is attached.

**STAFF EVALUATION:**

As conditioned in both Conditional Use Permit No. 96-044-(5) and Vesting Tentative Tract Map No. 48086, the original project was approved as a density-controlled development in which the areas of the proposed lots may be averaged to conform to the minimum lot area requirements of the proposed zones in accordance with Section 22.56.205 of the County Code. The conditions further allow the approved map to be recorded in phases as separate final maps, provided that the average area of all lots shown on each final map, or each final map in conjunction with previously recorded final maps, complies with the minimum area requirements of the zones where lots are proposed with reduced areas. According to the Zoning Boundary Exhibit dated August 8, 2007, which reflects the current zoning as adopted on August 3, 2004, the average area of all lots shown on the amended map, either in each proposed phase or in each phase in conjunction with previous phases, complies with the minimum area requirements of the zones.

In review of the changes requested by the applicant as a result of changes requested by the water district and the school district, the project footprint and design substantially reflect the approved project design.

**RECOMMENDATION:**

Approve the amendment to this previously approved project. This action is Categorically Exempt pursuant to Class 5 of the California Environmental Quality Guidelines.

- Add the following Department of Regional Planning conditions for Vesting Tentative Tract Map No. 48086:
  1. Permission is granted to develop the subdivision in accordance with the amendment dated May 16, 2007.
  2. Permission is granted to make the following changes to the tentative map: Relocate an elementary school site from the adjacent Tract 36943 to the southwest corner of this Tract; adjust lot lines and lot configurations resulting in a total of 499 single-family residential lots (or a total of 531 single-family residential lots without the school site); redesign an active park with only one pad and no storm drains; revise street pattern; relocate a water reservoir from the upper northwestern portion to the upper northeastern portion of the project site; redesign drainage facilities and add desilting basins both onsite and offsite; add a 60" arch culvert under Yellowstone Lane for wildlife use; remove part of the existing pavement of the old Spring Canyon Road in

order to provide a continuous wildlife corridor connecting Spring Canyon to the wildlife undercrossing at Stonecrest Road; add a landscaped parkway and a wildlife corridor on the south side of Yellowstone Lane; revise the cross section for the Stonecrest Road freeway undercrossing from having two retaining walls to having four retaining walls; add a sewer lift station; reconfigure Lots 317-319 to eliminate encroachment into the stream course; change grading footprint and grading amount from 4.2 million cubic yards cut and fill balanced onsite to 5.3 million cubic yards cut and fill balanced onsite; and other minor changes associated with the above changes.

3. Delineate and label open space within private lots as shown on the May 16, 2007 Open Space Exhibit, as "Open Space-Restricted Use Area" on the final map. Add note on the final map dedicating the right to prohibit any development including grading, construction of any buildings or structures, or improvements, to the County of Los Angeles.

- Approve the following revised reports:

Department of Public Works - Land Development Division - Subdivision (7-3-07)  
Geotechnical and Materials Engineering Division -  
Geology (6-18-07)  
Geotechnical and Materials Engineering Division - Soils  
(6-19-07)  
Land Development Division - Drainage and Grading Unit  
(6-12-07)  
Land Development Division - Road (7-3-07)  
Land Development Division - Sewer (6-27-07)  
Land Development Division - Water (6-25-07)

Fire Department (8-8-07)

Department of Parks and Recreation - Park and Open Space Conditions (8-1-07)  
Park Obligation Report (8-2-07)  
Trails Report (7-18-07)

Department of Public Health (6-26-07)

Since minor changes are proposed for the original approved exhibit map, the amended map also serves as a Revised Exhibit "A" to the approved Conditional Use Permit. All other conditions applicable to the area covered by this amendment map shall remain as previously approved.

SMT: TF  
8/16/07



26650 The Old Road, Suite 110  
Valencia, CA 91381  
Phone (661) 222-3200  
Fax (661) 255-7837

JAMES C. BIZZELLE, III  
Vice President, Community Development  
Phone (661) 222-3200  
Fax (661) 255-7837

August 15, 2007

Ms. Tina Fung  
Senior Regional Planning Assistant  
Land Division Research  
**COUNTY OF LOS ANGELES**  
Department of Regional Planning  
320 West Temple Street, 13<sup>th</sup> Floor  
Los Angeles, CA 90012

Re: **Amended Tentative Tract Map No. 48086:  
List of Changes in Amended Map**

Dear Ms. Fung:

Per your request, we are sending you a revised list of the major changes between the Approved and the Amended VTTM 48086:

Approved VTTM No. 48086 & Proposed Amended VTTM No. 48086 Comparison		
	Changes from Approved VTTM No. 48086 to Amended VTTM No. 48086	Reason for change
1.	<b>School:</b> The original site of the school was located offsite and included as part of the Approved VTTM 48086 under Conditional Use Permit (C.U.P.), Case No. 96-044-(5). It is instead now located within the Tract along Yellowstone Lane. There is also an alternative to this area for the school site to be graded to residential streets and lots since we have not received confirmation from the Sulphur Springs School District whether they will need the site. With the school site now situated within the Tract, there were approximately 43 residential units that were displaced.	Due to steep terrain site constraints the creation of a single 9+/- acres graded pad area was determined infeasible. The Sulphur Springs School District therefore required that the school should be located within the approved Vesting Tentative Tract Map 48086 (VTTM 48086) along Yellowstone Road.
2.	<b>Number of Lots:</b> The total number of lots decreased from 542 units to 499 units.	With the placement of the school site within the tract, 43 units were lost. If the school site were not to be accepted by the Sulphur Spring School District, then this area would be available for another 32 residential lots to be graded there. This would still be less than the approved total number of units: 542 approved and 531 proposed.
3.	<b>Park Redesign:</b> The original Approved VTTM 48086 map included an active park with two pads and two storm drains for bulk flow at Lot 549. The park on the Amended VTTM 48086 Lot 500 eliminates the storm drains and has only one pad.	This change was done due to drainage requirements by the Los Angeles County Department of Public Works (LACDPW), as well as specifications provided by the Los Angeles County Department of Parks and Recreation (LACDPR).
4	<b>Streets:</b> The Approved VTTM 48086 contained 24 streets total. The Amended map has 23 streets.	The street pattern was revised to make room for the school site. Other streets within the project were realigned and modified due to comments from LACDPW.

Approved VTTM No. 48086 & Proposed Amended VTTM No. 48086 Comparison		
	Changes from Approved VTTM No. 48086 to Amended VTTM No. 48086	Reason for change
5.	<b>Reservoir:</b> The location of the water reservoir in Approved VTTM 48086 was moved from the upper northwestern portion of the project to the upper northeastern portion in the Amended map.	The relocation was necessary due to revised requirements by Newhall Water District for the size and elevation of the reservoir.
6.	<b>Desilting Basins:</b> Onsite as well as offsite desilting basins were added to the Amended map and all basins shown on the Approved map were redesigned.  Approved map included 7 debris basins; revised map increased to 12 debris basins intract and 1 offsite debris basin.	The drainage facilities were redesigned to comply with the latest LACDPW's standards:  Access roads with turn-arounds were added at all desilting basins. Inlet/outlet pipes on the Approved VTTM with stairs as their only access were replaced with desilting basins with vehicular access. For water quality treatment, a central device was replaced by decentralized hydrodynamic clarifiers/separators or catch basin inserts, as specified by LACDPW.
7.	<b>Animal Crossing/Wildlife Corridor:</b> The Amended VTTM 48086 now depicts the wildlife undercrossing under Yellowstone Lane and wildlife corridors that were conditioned in the mitigation measures of the Approved VTTM 48086.	According to the Mitigation Monitoring Program for the Approved VTTM 48086, it is stated on sheets 18 and 19 that connectivity should be maintained for animals to continue their path across this area. A designated wildlife corridor was therefore added along the southwesterly edge of the project, including a 60" arch culvert undercrossing at Yellowstone Lane, to connect the open space west of the school site to the existing 10' culvert under Freeway 14.  A continuous wildlife corridor is also provided connecting Spring Canyon to the wildlife undercrossing at Stonecrest Road by removing part of the existing pavement of the old Spring Canyon Road, east of the Stonecrest Road freeway undercrossing.  At Stonecrest Road, the wildlife corridor/multi-use trail is located at the eastern side of the street. LACDPW indicated that Public Street R/W could not include animal/equestrian use, so a compromise was reached between LACDPW and LA County Dept. of Parks and Recreation (LACDPR) to reduce the Stonecrest Rd R/W and place the wildlife corridor outside of the road R/W.  In the southern portion of Yellowstone Lane, LACDPW would not allow the wildlife corridor within Public Street R/W. There was a compromise with LACDPW to minimize the Yellowstone Lane R/W parkway section from 12' to 3', and have the remaining 9' between the Yellowstone Lane R/W and Caltrans R/W serve as the animal corridor. The wildlife corridor will be dedicated to LACDPR. East and west of this tight area between the street R/W and Caltrans R/W, the animal corridor is the full 12' width beyond the 12' parkway.  In addition, wildlife movement between the two mentioned Freeway crossings is facilitated along Yellowstone Lane by removing the southerly sidewalk and providing a fully landscaped parkway.
8.	<b>Freeway Undercrossing:</b> The cross section for the Stonecrest Road Undercrossing that is in the approved VTTM 48086 has changed from having two retaining walls to having four retaining walls.	Per direction from LACDPW, a 17' minimum clearance between the bottom of the bridge and the finish surface of the street was required. This resulted in grading lower than the existing street elevations of Stonecrest Road, and the need for additional walls to retain the existing soil.

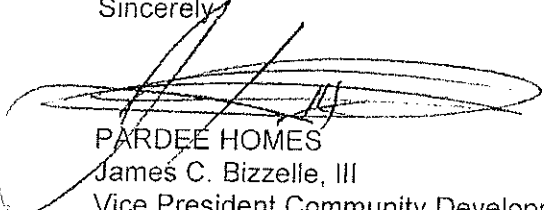
Approved VTTM No. 48086 & Proposed Amended VTTM No. 48086 Comparison		
	Changes from Approved VTTM No. 48086 to Amended VTTM No. 48086	Reason for change
9.	<b>Sewer Lift Station:</b> The Amended VTTM 48086 includes a sewer lift station that was not included in the approved VTTM.	The addition of the sewer lift station was as a result of additional soil explorations that demonstrated that the soil did not allow for deep trenching and placement of a sewer line under Soledad Canyon Road per the original design. The sewer lift station avoids having to cross under the Freeway with the sewer line.
10.	<b>Grading Limit:</b> The grading limit at lots 400-403 on the Approved VTTM 48086 extends into the flow line of Spring Canyon. The grading limit for the equivalent lots 317-319 in the Amended VTTM 48086 is moved out of the flow line.	This change was as a result of the Mitigation Monitoring Program for the Approved VTTM 48086. It is stated on page 19 and 20 of this Mitigation Monitoring Program that this issue shall be resolved before the issuance of a grading permit. The lots were reconfigured to move the grading limit outside the stream flow line.
11.	<p><b>Grading:</b> The disturbed graded area has increased marginally from 215 acres in the approved VTTM to 221 acres in the revised VTTM within the tract boundary.</p> <p>As stated on the Approved Map, grading required 4.2 million CY of cut and fill (excluding remedial earthwork), balanced on site. However, these quantities were based on an old topography. Per the soils report for the Approved Map, remedial grading in the canyons was required to depths of 50 to 60 feet. Based on a recent, more accurate aerial topography the earth quantities were found to require 5.5 million CY of cut rather than the 4.2 million shown. This would have resulted in approximately 1.3 million CY of export from the site. That is unaccounted for in the approved Map.</p> <p>This imbalance was corrected in the Amended Map, which requires 5.3 million CY of cut and fill, balanced on site. Remedial depths in the canyons per the soils report for the Amended Map are only 15 to 20 feet. The quantity of remedial work is thus significantly reduced compared to the Approved Map.</p>	<p>This change was as a result of all of the above-mentioned revisions in the design such as the water reservoir relocation, the addition of the school site within the tract boundary and the addition of debris basins with vehicular access per new LACDPW requirements. The grading for the reservoir per the approved map resulted in a disturbed area of 1 acre. For the new reservoir site the disturbed area is 5 acres, due to the large fill slope to place the reservoir at a higher elevation per Newhall Water District requirements.</p> <p>Earth quantities for the Approved Map were based on an old topography. A new aerial topography yielded different results. Earth quantities are now balanced in the Amended Map and remedial earthwork has been reduced on the basis of more extensive soil testing.</p>

In addition to these major changes, there were minor changes due to the review process of the improvement plans by LACDPW. All improvement plans have been through two plan checks. If you have any further questions, please contact:

Applicant:  
**Pardee Homes**  
Jim Bizzelle, Peter Kim  
26650 The Old Road, Suite 110  
Valencia, CA 91381  
Phone: (661) 222-3200

Engineer:  
**RBF Consulting**  
Rick Carrell, Detlef Kopp  
14725 Alton Parkway  
Irvine, CA 92618  
Phone: (949) 472-3505

Sincerely,

  
**PARDEE HOMES**  
James C. Bizzelle, III  
Vice President Community Development

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION  
TRACT NO. 48086 (Amend.)

Page 1/1

LETTER AND MAP DATED 05-16-2007

We have no objections to the amendment requests. The following reports/conditions are recommended for inclusion in the conditions of tentative approval

1. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.
2. Comply with the attached 2-page drainage/grading conditions.
3. Comply with the attached 2-page geology/soils conditions.
4. Comply with the attached 4-page Road conditions.
5. Comply with the attached 1-page Sewer conditions.
6. Comply with the attached 1-page Water conditions.
7. Comply with all other previously approved conditions to the satisfaction of Public Works.

HW

Prepared by Henry Wong  
tr48086La-rev3(05-16-07)-(rev'd 07-03-07).doc

Phone (626) 458-4921

Date Rev. 07-03-2007



**COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION  
SUBDIVISION PLAN CHECKING SECTION  
DRAINAGE AND GRADING UNIT**

**TRACT MAP NO. 48086**

**REVISED AMENDED TENTATIVE MAP DATED 05/16/07**

**DRAINAGE CONDITIONS**

1. Provide drainage facilities to remove the flood hazard and dedicate and show necessary easements and/or right of way on the final map. This is required to the satisfaction of the Department of Public Works prior to the filing of the final map.
2. Place a note of flood hazard on the final map and delineate the areas subject to flood hazard. Show and label all natural drainage courses. Dedicate to the County the right to restrict the erection of buildings in the flood hazard area. This is required to the satisfaction of the Department of Public Works prior to the filing of the final map.
3. Provide fee title lot for debris basins/inlets to the satisfaction of the Department of Public Works.
4. Notify the State Department of Fish and Game prior to commencement of work within any natural drainage course. If non-jurisdiction is established by the Department of Fish and Game, submit a letter of non-jurisdiction to Public Works (Land Development Division).
5. Contact the State Water Resources Control Board to determine if a Notice of Intent (NOI) and a Storm Water Pollution Prevention Plan (SWPPP) are required to meet National Pollution Discharge Elimination System (NPDES) construction requirements for this site.
6. Comply with Caltrans permit conditions for encroaching and connecting to their drainage systems.
7. Contact the Corps of Engineers to determine if a permit is required for any proposed work within the major watercourse. Provide a copy of the 404 Permit upon processing of the drainage plans. If non-jurisdiction is established by the Corps of Engineers, submit a letter of non-jurisdiction to Public Works (Land Development Division).
8. Prior to recordation of the final map, form an assessment district to finance the future ongoing maintenance and capital replacement of SUSMP devices/systems identified on the latest approved Drainage Concept. The developer shall cooperate fully with Public Works in the formation of the assessment district, including, without limitation, the preparation of the operation, maintenance, and capital replacement plan for the SUSMP devices/systems and the prompt submittal of this information to Land Development Division. The developer shall pay for all costs associated with the formation of the assessment district. SUSMP devices/systems shall include but are not limited to catch basin inserts, debris excluders, biotreatment basins, vortex separation type systems, and other devices/systems for stormwater quality.
9. Prior to recordation of the final map, the developer shall deposit the first year's total assessment for the entire assessment district, based on the engineers estimate as approved by Public Works. This will fund the first year's maintenance after the facilities are accepted. The County will collect the second and subsequent years' assessment from the owner(s) of each parcel within the assessment district.
10. The alternative shown in lieu of the elementary school site must comply with the requirements of the revised drainage concept / Hydrology / Standard Urban Stormwater Mitigation Plan (SUSMP) plan which was conceptually approved on 05/10/07 to the satisfaction of Public Works.





COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION  
SUBDIVISION PLAN CHECKING SECTION  
DRAINAGE AND GRADING UNIT

TRACT MAP NO. 48086

REVISED AMENDED TENTATIVE MAP DATED 05/16/07

=====

GRADING CONDITIONS:

1. Comply with the requirements of the revised drainage concept / Hydrology / Standard Urban Stormwater Mitigation Plan (SUSMP) plan which was conceptually approved on 05/10/07 to the satisfaction of Public Works.
2. A grading plan and soil and geology report must be submitted and approved prior to approval of the final map. The grading plans must show and call out the construction of at least all the drainage devices and details, the paved driveways, the elevation and drainage of all pads, and the SUSMP devices. The applicant is required to show and call out all existing easements on the grading plans and obtain the easement holder approvals prior to the grading plans approval.

Name Ernesto J. Rivera  
ERNESTO J RIVERA

Date 06/12/07 Phone (626) 458-4921

County of Los Angeles Department of Public Works  
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION  
GEOLOGIC REVIEW SHEET  
900 So. Fremont Ave., Alhambra, CA 91803  
TEL. (626) 458-4925

DISTRIBUTION  
1 Geologist  
1 Soils Engineer  
1 GMED File  
1 Subdivision

TENTATIVE TRACT MAP 48086 TENTATIVE MAP DATED 5/16/07 (Revision)  
SUBDIVIDER ASL Sand Canyon, LTD LOCATION Spring Canyon  
ENGINEER RBF Consulting  
GEOLOGIST & SOILS ENGINEER The J. Byer Group, Inc. REPORT DATE 6/22/05, 4/19/05, 1/31/05

Additional reports reviewed: Pacific Soils Engineering, Inc.: 5/15/00, 12/17/97, 11/12/97.

☒ **TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL. PRIOR TO FILING THE FINAL LAND DIVISION MAP, THE FOLLOWING CONDITIONS MUST BE FULFILLED:**

- ☒ The final map must be approved by the Geotechnical and Materials Engineering Division (GMED) to assure that all geotechnical factors have been properly evaluated.
- ☒ A grading plan must be geotechnically approved by the GMED. This grading plan must be based on a detailed engineering geology report and/or soils engineering report and show all recommendations submitted by them. It must also agree with the tentative map and conditions as approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds will be required.
- ☒ All geologic hazards associated with this proposed development must be eliminated,  
or  
delineate restricted use areas, approved by the consultant geologist and/or soils engineer, to the satisfaction of the Geology and Soils Sections, and dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas.
- ☐ A statement entitled: "Geotechnical Note(s), Potential Building Site: For grading and corrective work requirements for access and building areas for Lot(s) No(s). \_\_\_\_\_ refer to the Soils Report(s) by \_\_\_\_\_, dated \_\_\_\_\_."
- ☒ The Soils Engineering review dated 6/19/07 is attached.

☐ **TENTATIVE MAP IS APPROVED FOR FEASIBILITY. THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:**

- ☐ This project may not qualify for a waiver of final map under section 21.48.140 of the Los Angeles County Title 21 Subdivision Code.
- ☐ The subdivider is advised that approval of this division of land is contingent upon the installation and use of a sewer system.
- ☐ Geology and/or soils engineering reports may be required prior to approval of building or grading plans.
- ☐ Groundwater is less than 10 feet from the ground surface on lots \_\_\_\_\_
- ☐ The Soils Engineering review dated \_\_\_\_\_ is attached.

Prepared by

  
Geir R. Mathisen

Reviewed by \_\_\_\_\_

Date 6/18/07

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION

SOILS ENGINEERING REVIEW SHEET

Address: 900 S. Fremont Ave., Alhambra, CA 91803  
Telephone: (626) 458-4925  
Fax: (626) 458-4913

District Office 8.2  
PCA LX001129  
Sheet 1 of 1

Tentative Tract Map 48086  
Location Spring Canyon  
Developer/Owner ASL Sand Canyon, LTD  
Engineer/Architect RBF Consulting  
Soils Engineer The J. Byer Group, Inc. (JB 19660-B)  
Geologist The J. Byer Group, Inc.

DISTRIBUTION:

☐ Drainage  
☐ Grading  
☐ Geo/Soils Central File  
☐ District Engineer  
☐ Geologist  
☐ Soils Engineer  
☐ Engineer/Architect

Review of:

Tentative Map Dated by Regional Planning 5/16/07 (rev.)  
Previous Review Sheet Dated 6/15/06

ACTION:

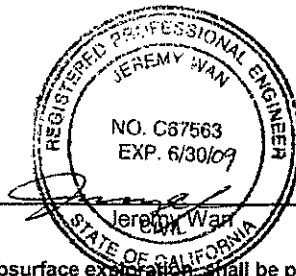
Tentative Map feasibility is recommended for approval, subject to conditions below:

REMARKS:

1. At the grading plan stage: Provide additional direct shear test results to verify shear strength parameters utilized within the slope stability analyses (i.e. older alluvium, compacted fill, Tmc, etc.). Also, provide additional geotechnical cross sections and slope stability analyses at 40-scale for the natural descending slope along the eastern portion of the subject site (i.e. Lots 302-316, etc.). Recommend mitigation if factors of safety are below County minimum standards.
2. At the grading plan stage, submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.

NOTE(S) TO THE PLAN CHECKER/BUILDING AND SAFETY ENGINEER:  
ONSITE SOILS ARE CORROSIVE TO FERROUS MATERIALS.

Prepared by \_\_\_\_\_



Date 6/19/07

**NOTICE:** Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.  
P:\gmepubl\Soils Review\Jeremy\TR 48086, Spring Canyon, TTM-A\_18.doc

We have no objection to the amendment requests. The following revised conditions are recommended for inclusion in the tentative approval:

1. This previously approved road condition, *"Adjust the location of the PRC on "B" Street near Lot 154 so that it is either at or outside the BCR of "F" Street."* is eliminated.
2. Adjust the location of the PRC on "B" Street so that it is either at or outside the BCR of "F" Street. If unavoidable, maintain a minimum centerline radius of 400 feet.
3. This previously approved portion of a road condition, *"Dedicate right of way 32 feet from centerline on "B" St., "I" St. from "H" St. to "N" St., "J" St. from Valley Canyon Rd. to "K" St."* is eliminated.
4. This previously approved portion of a road condition, *"Dedicate right of way 30 feet from centerline on "D" St. from "C" St. to "W" St., on "I" St. from "J" St. to "N" St., on "J" St. from "I" St. to "K" St., on "V" St., and on "T" St. from "H" St. to "U" St."* is eliminated.
5. Dedicate right of way 30 feet from centerline on "B" St., on "D" St., on "I" St., on "J" St., "J" St. cul-de-sac south of Valley Canyon Rd., "V" St. from "A" St. to "U" St., and "T" St. from "H" St. to "V" St. plus additional right of way for a standard knuckle." Provide a unique name for the portion of "T" St. from the knuckle to "V" St.
6. This previously approved road condition, *"Dedicate right of way 29 feet from centerline on all remaining cul-de-sac streets."* is eliminated.
7. Dedicate right of way 32 feet from centerline on Yellowstone Lane between Stonecrest Road and the westerly tract boundary. Permission is granted to reduce the parkway from 12 feet to 3 feet on the south side of Yellowstone Lane adjacent to the Freeway 14 right of way (Typical Section D-D) only at locations to the satisfaction of Public Works. Sidewalk is not required on south side of Yellowstone Lane between Stonecrest Road and the westerly tract boundary (Typical Sections C-C and D-D).
8. Dedicate right of way 29 feet from centerline plus additional right of way for a standard cul-de-sac bulb on "C" St. west of "D" St., "D" St., "E" St. west of "B" St., "F" St., "G" St., "J" St. north of "I" Street, "L" St. south of "K" St. and north of "M" St., "M" St., "N" St., "O" St., "V" St. west of "U" St., "W" St., "X" St., and "Z" St.

+16)

9. Dedicate vehicular access rights on "X" St. from the school lot. If the Department of Regional Planning requires the construction of a wall, complete access rights shall be dedicated.
10. If the "Alternative to Elementary School Site" detail is used, dedicate right of way 30 feet from centerline on "P" St. including the cul-de-sac street, 29 feet from centerline plus additional right of way for a standard cul-de-sac bulb on "R" St., and "Q" St.
11. Permission is granted to reduce the road right of way from 32 feet to approximately 23 feet from centerline on the easterly half of Stonecrest Road in the vicinity under the Antelope Valley Freeway adjacent to the proposed equestrian/wildlife trail to the satisfaction of Public Works. Sidewalks are not required on the east side of Stonecrest Road in the vicinity under the freeway adjacent to the proposed equestrian/wildlife trail. The proposed equestrian/wildlife trail shall be located outside of the road right of way.
12. This previously approved road condition is modified to, *"Provide adequate landing area at a maximum 3% grade on all "tee" intersections except "F" St. and "Z" St. to the satisfaction of Public Works. Permission is granted to provide adequate landing area at a maximum grade of 4 percent on "F" St. and "Z" St."*
13. This previously approved portion of a road condition, *"Provide intersection sight distance commensurate with a design speed of 40 mph (415 feet) on "A" St. from "V" St.; on "B" St. from "F" St. (southerly direction); and on Valley Canyon Rd. from "A" St."* is eliminated.
14. Provide intersection sight distance for a design speed of 40 mph (415 feet) on "A" St. from "B" Street (northerly direction) and from "O" Street (southerly direction); on "H" St. from "I" St. (westerly direction); and on Valley Canyon Rd. from the proposed driveways serving Lot 498 (both directions). Line of sight shall be within right of way or dedicate airspace easement to the satisfaction of the Department of Public Works. Additional grading may be required.
15. This previously approved road condition is modified to, *"Provide intersection sight distance commensurate with a design speed of 30 mph (310 feet) on "E" St. from "C" St. (southerly direction), on "J" St. from "I" St. (southerly direction); on "V" St. from "S" St. (southerly direction); and on "T" St. from "U" St. (northerly direction). Line of sight shall be within right of way or dedicate airspace easement to the satisfaction of the Department of Public Works. Additional grading may be required."*

16. This previously approved road condition is modified to, *"Provide stopping sight distance commensurate with a design speed of 30 mph along all points of the 375 ~~365-foot-radius~~ curve on "E" St. in the vicinity of ~~lots 116 through 125~~ Lots 93 to 106. Line of sight shall be within right of way or dedicate airspace easements to the satisfaction of the Department of Public Works. Additional grading may be required."*
17. In determining the adequate sight distance with respect to the position of the vehicle at the minor road, the driver of the vehicle is presumed to be located 4 feet right of centerline and 10 feet back the top of curb (TC) or flow line (FL) prolongation. When looking left, we consider the target to be located at the center of the lane nearest to the parkway curb. We use 6 feet from TC as a conservative rule. When looking right, the target is the center of the lane nearest to the centerline or from the median TC (when present). The lines of sight and/or airspace easements as depicted on the amendment map are not necessarily approved.
18. This previously approved portion of a road condition, *"Permission is granted for street grades up to 12% on the offsite portion of Valley Canyon Rd. within Tract 36943 and 11.5% on "E" St. only at locations to the satisfaction of Public Works."* is eliminated.
19. Permission is granted for street grades up to 12.5% on the off-site portion of Valley Canyon Rd. within Tract 36943 and 11% on "E" St. only at locations to the satisfaction of Public Works.
20. This previously approved road condition, *"A deposit is required to review documents and plans for final map clearance."* is eliminated.
21. If applicable, provide a longer driveway on Lot 521 (elementary school site) to avoid queuing problems on Valley Canyon Road and for a more efficient drop-off/pick-up area to the satisfaction of Public Works.
22. Prepare signing and striping plans for Valley Canyon Rd. within or abutting this subdivision to the satisfaction of Public Works.

23. Prior to recordation of the phase containing Lot 521 and/or prior to issuance of building permit(s) for Lot 521, the developer shall coordinate with and notify the Sulphur Springs School District (SSSD) that the preliminary school site plan, traffic circulation plan, the informational packets or brochures, and the student drop-off/pick-up procedures shall be prepared and submitted to our Traffic and Lighting Division for review and approval. We recommend a mechanism for enforcement and levying of non-compliance penalties be included in the plan. The SSSD shall prepare informational packets containing the approved student drop-off/pick-up procedures and provide them to the parents/guardians of the students.
24. Comply with all other previously approved conditions to the satisfaction of Public Works.

*HCW*

Prepared by John Chin  
tr48086ra-rev3(05-16-07).doc

Phone (626) 458-4915

Date 06-27-2007

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. The subdivider shall install and dedicate main line sewers and serve each building/lot with a separate house lateral or have approved and bonded sewer plans on file with Public Works.
2. The subdivider shall submit an area study to Public Works to determine if capacity is available in the proposed and existing sewerage system servicing this land division. The sewer area study and outlet approval shall also be reviewed and approved by the City of Santa Clarita. The approved sewer area study shall remain valid for two years after initial approval of the tentative map. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.
3. If the existing sewer system is found to have insufficient capacity, upgrade the proposed and existing sewerage system (both on and off-site) to the satisfaction of Public Works.
4. The subdivider shall send a print of the land division map to the County Sanitation District with a request for annexation. The request for annexation must be approved prior to final map approval.
5. Sewer reimbursement charges as determined by the Director of Public Works shall be paid to the County of Los Angeles before the filing of this land division map.
6. The subdivider shall install off-site sewer mainline to serve this subdivision to the satisfaction of Public Works.
7. The subdivider shall provide any necessary off-site easements to construct the off-site sewer improvements to the satisfaction of Public Works. It shall be the sole responsibility of the subdivider to acquire the necessary easements and/or right of way.



The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. A water system maintained by the water purveyor (including off-site pump station), with appurtenant facilities to serve all lots in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. There shall be filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each lot.
3. Install off-site water mainline to serve this subdivision to the satisfaction of Public Works.
4. Easements (including off-site easements) shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction, and maintenance of all infrastructures constructed for this land division to the satisfaction of Public Works.
5. Submit landscape and irrigation plans for each open space lot in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.
6. Depict all line of sight easements on the landscaping and grading plans.

HW

Prepared by Lana Radle  
tr48086wa-rev3(05-16-07).doc

Phone (626) 458-4921

Date 06-25-2007



# COUNTY OF LOS ANGELES

## FIRE DEPARTMENT

5823 Rickenbacker Road  
Commerce, California 90040

### CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: TR 48086 Map Date May 16, 2007

C.U.P. 89-213 Vicinity Spring Canyon

- ☐ **FIRE DEPARTMENT HOLD** on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881-2404.
- ☒ Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 902 of the Fire Code, which requires all weather access. All weather access may require paving.
- ☒ Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.
- ☒ Where driveways extend further than 300 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.
- ☒ The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.
- ☒ Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.
- ☒ This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Fuel Modification Plan" shall be submitted and approved prior to final map clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
- ☒ Provide Fire Department or City approved street signs and building access numbers prior to occupancy.
- ☐ Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.
- ☐ The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.
- ☐ These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.
- ☐ The Fire Department has no additional requirements for this division of land.

Comments: **The proposed passive park located off "H" Street shall provide for a minimum paved width of 24'. The on-site driveway shall be designed to the satisfaction of the Fire Department and Public Works Department. Individual flag lots shall provide adequate widths necessary to accommodate 20' of paved vehicular access, provide verification of said width on the final map. Attached are the Conditions of Approval for Lot 495, Fire Station Site**

By Inspector: Janna Masi Date August 8, 2007



COUNTY OF LOS ANGELES  
FIRE DEPARTMENT

5823 Rickenbacker Road  
Commerce, California 90040

**WATER SYSTEM REQUIREMENTS - UNINCORPORATED**

Subdivision No. TR 48086 Tentative Map Date May 16, 2007

Revised Report yes

- ☐ The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.
- ☒ The required fire flow for public fire hydrants at this location is 1250 gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand. 1 Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- ☐ The required fire flow for private on-site hydrants is      gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing      gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.
- ☐ Fire hydrant requirements are as follows:
- Install 41 public fire hydrant(s). Upgrade / Verify existing      public fire hydrant(s).
- Install      private on-site fire hydrant(s).
- ☒ All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
- ☒ Location: As per map on file with the office.
- ☐ Other location:
- ☒ All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.
- ☐ The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.
- ☐ Additional water system requirements will be required when this land is further subdivided and/or during the building permit process.
- ☐ Hydrants and fire flows are adequate to meet current Fire Department requirements.
- ☐ Upgrade not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments:     

All hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate city regulations. This shall include minimum six-inch diameter mains. Arrangements to meet these requirements must be made with the water purveyor serving the area.

By Inspector Janna Masi Date August 8, 2007



## COUNTY OF LOS ANGELES FIRE DEPARTMENT

### CONDITIONS OF APPROVAL – VTTM 48086 FIRE STATION 100 SITE REQUIREMENTS

DEVELOPER shall convey an improved FIRE STATION SITE to the DISTRICT (actual title to be transferred to "Consolidated Fire Protection District of Los Angeles County") prior to the issuance of the building permit for the 50<sup>th</sup> unit for VTTM 48086<sup>(1)</sup>. DEVELOPER shall improve the FIRE STATION SITE at its sole cost and expense (the only compensation due the DEVELOPER is a credit for developer fees equal to the appraised value of the improved site as provided through a Developer Fee Credit Agreement<sup>(2)</sup>). Improvements shall include:

1. The FIRE STATION SITE shall have a minimum net buildable pad of 1.10 acres (gross lot size is 1.40 acres).
2. Grading of the FIRE STATION SITE must meet the following minimum requirements: **a building pad area** that measures **217'** (width, fronting a public street) X **229'** (depth). The pad shall be graded flat to +/- 0.1 and tops and toes of slopes to +/- 0.3. The required pad dimensions shall be free of any easements, slopes or any other conditions that would restrict full use of the pad area. The site is to be graded in relation to the street which fronts the site such that the emergency vehicle egress and ingress driveways can be constructed with a 2% maximum slope. The emergency egress driveway begins at the rear of the 12' approach and extends sixty feet to the apparatus doors. The ingress driveway begins at the back of the 12' approach and extends fifty feet into the property.
3. A two-inch diameter domestic water line with a meter box and jumper installed to a DISTRICT approved location. Point of connection shall extend into the FIRE STATION SITE a minimum of 12'0" from the property line (P/L). DEVELOPER will obtain and provide the DISTRICT with a "Will Serve Letter" from the water purveyor.
4. A one-inch irrigation water line (reclaimed if available) with a meter box and jumper installed to a DISTRICT approved location. Point of connection shall extend into the FIRE STATION SITE a minimum of 12'0" from the P/L. DEVELOPER will obtain and provide the DISTRICT with a "Will Serve Letter" from the water purveyor.
5. A six-inch diameter fire sprinkler service line installed to a DISTRICT approved location. Point of connection shall extend into the FIRE STATION SITE a minimum of 12'0" from the P/L with a shut-off valve located within the public street.
6. A fire hydrant within the public right-of-way fronting the address side of the FIRE STATION SITE as approved by the Los Angeles County Fire Department, Fire Prevention Division.
7. A 6" sewer lateral installed to a DISTRICT approved location. Point of connection shall extend into the FIRE STATION SITE a minimum of 12'0" from the P/L. DEVELOPER will obtain and provide the DISTRICT with a "Will Serve Letter" from the permitting agency.
8. A storm drain connection (sized to accommodate both onsite and DISTRICT approved offsite drainage) installed to a DISTRICT approved location. The invert of the storm drain pipe must be at an elevation that allows for collection of all surface flows and piped drainage systems. Point of connection shall extend into the FIRE STATION SITE a minimum of 12'0" from the P/L.
9. Electric Service, (208/120 V, 3 Phase, 4 Wire, 800 Amps) stubbed to a DISTRICT APPROVED location. Point of connection shall extend into the FIRE STATION SITE a minimum of 12'0" from the P/L.
10. Telephone Service, 25 pair phone line (fiber optics if available) stubbed to a DISTRICT APPROVED location. Point of connection shall extend into the FIRE STATION SITE a minimum of 12'0" from the P/L.
11. Television Service, stubbed to a DISTRICT APPROVED location. Point of connection shall extend into the FIRE STATION SITE a minimum of 12'0" from the P/L.
12. Natural gas, 1" line stubbed to a DISTRICT approved location. Point of connection shall extend into the FIRE STATION SITE a minimum of 12'0" from the P/L.
13. Install flex post at the termination points of all required wet and dry utilities. The flex post shall be imbedded 2'0" into the ground and extend 4'0" above the ground. Each utility must be clearly identified on the top of the flex post.



## COUNTY OF LOS ANGELES FIRE DEPARTMENT

### CONDITIONS OF APPROVAL – VTTM 48086 FIRE STATION 100 SITE REQUIREMENTS

14. All offsite public right-of-way improvements fronting the FIRE STATION SITE which at a minimum shall include: curbs, gutters, streets, sidewalks, parkway landscaping, driveway approaches (maximum of 3), traffic signs, traffic signal, street lights and median breaks with full turn movements at both the emergency vehicle egress driveway and ingress driveway.
15. As required by the DISTRICT, installation of a traffic signal(s), with FIRE STATION SITE preemption, that allows for controlled access from the FIRE STATION SITE emergency egress driveway onto the public roadway fronting the FIRE STATION SITE. (In addition, the FIRE DEPARTMENT shall have the ability to control/preempt the signals at Spring Canyon & Soledad Canyon Road). The traffic signal(s) must be operational by the time the fire station is placed into service.
16. The Completion of a Phase I Site Assessment, and if warranted, a Phase II Site Assessment, and removal or remediation of any hazardous materials located at or adjacent to the FIRE STATION SITE, as required by all applicable Federal, State and local laws (to be provided at the completion of all required site improvements).
17. **Verification of full compliance with the “California Environmental Quality Act” for the development and operational impacts associated with a first responder fire station. Written verification must be obtained from the County of Los Angeles Regional Planning Department.**
18. The FIRE STATION SITE shall be free of any soils and geological hazards. The County / City approved geo-technical reports for the underlying and adjacent grading must be submitted to the DISTRICT for review and approval.
19. The DEVELOPER must provide verification from the Los Angeles County Department of Public Works, Flood Control Division, that the FIRE STATION SITE is located outside of the 50-year capital flood zone.
20. A geo-technical report that meets the requirements of the California Geological Survey (CGS) Note 48 “Checklist for the Review of Engineering Geology and Seismology Reports for California Public Schools, Hospitals, and Essential Services Buildings (fire stations)” must be submitted to the DISTRICT for review and approval. The DISTRICT will also obtain a third party peer review of the report. For information regarding the CGS Note 48 refer to the following website:  
[http://www.conservation.ca.gov/cgs/information/publications/cgs\\_notes/index.htm](http://www.conservation.ca.gov/cgs/information/publications/cgs_notes/index.htm)
21. Provide the following property monuments: 1.5” iron pipes with brass markers at all corners and angle points, chisel crosses at curb lines.
22. Any common property line walls either existing or to be built by the Developer must be engineered and built to a minimum height of 8’0”. Wall plans must be submitted to the DISTRICT for review and approval.
23. All driveway approaches shall be constructed to commercial standards with a 12’0” cross section (8’0” of grade change (invert of gutter to ADA sidewalk) and 4’0” ADA sidewalk). The approaches shall be engineered to accommodate Fire Department apparatus weighing up to 80,000 pounds.
24. All required erosion control devices shall be in place prior to transfer to the DISTRICT.
25. The FIRE STATION SITE shall be fenced on all sides with 6’0” chain link (new material) and a 20’0” double wide gate. Those fencing sections facing public streets shall include tan colored screening slats.
26. The FIRE STATION SITE shall be free of vegetation, trash and other construction debris at time of transfer to the DISTRICT.
27. The FIRE STATION SITE shall be free of easements, except as expressly approved by the DISTRICT.
28. A current American Land Title Association survey (ALTA) must be submitted to the DISTRICT for review and approval.
29. The FIRE STATION SITE shall not contain slopes or hillsides for the DISTRICT to maintain. The DEVELOPER must arrange for the sloped area to be maintained by a third party, such as a Landscaping Maintenance District (LMD), at no cost to the DISTRICT.



## COUNTY OF LOS ANGELES FIRE DEPARTMENT

### CONDITIONS OF APPROVAL – VTTM 48086 FIRE STATION 100 SITE REQUIREMENTS

30. Provide the DISTRICT with the information outlined on the "Request for Information" (RFI) form.
  31. Remediation of any defects of the property to the satisfaction of the DISTRICT.
  32. Any other requirements as reasonably determined by the DISTRICT that are necessary before construction of a fire station can begin on the FIRE STATION SITE.
- 
- (1) Developer shall provide a copy to and receive approval of the title language for the FIRE STATION SITE from the Fire Department Planning Division prior to Land Development's final map clearance.
  - (2) Prior to a developer fee credit being issued, an agreement must be approved by the Los Angeles County Fire District. No refunds of developer fees are made for any building permits issued prior to developer fee credit issuance. This agreement takes approximately 30 days to process after DEVELOPER has submitted approved copies to the DISTRICT. The Fire Chief of the DISTRICT and the DEVELOPER may modify these requirements as mutually agreeable and set in the developer fee credit agreement.

*Revised: August 6, 2007*



COUNTY OF LOS ANGELES  
DEPARTMENT OF PARKS AND RECREATION  
*"Creating Community Through People, Parks and Programs"*

Russ Guiney, Director

August 1, 2007

Ms. Susan Tae, AICP  
Land Divisions/Research Section  
Department of Regional Planning  
320 West Temple Street, Room 1346  
Los Angeles, California 90012

Dear Ms. Tae:

**SPRING CANYON  
CONDITIONS OF MAP APPROVAL  
AMENDED VESTING TENTATIVE TRACT MAP 48086  
Regional Planning Map dated May 16, 2007**

The Department's recommended park and open space conditions of map approval are listed below for Amended Vesting Tentative Tract Map (AVTTM) 48086 and in the Park Obligation Report and Worksheet attached to this letter. Neither the "active" park on Lot 500 nor the "passive" park on Lot 497 will be conveyed to the County; however, Condition 41 of Conditional Use Permit No. 96-044-(5) approved by the Board of Supervisors on August 3, 2004 provides that the expenditures the permittee makes on required improvements to these parks be credited against the subdivision's remaining Quimby obligation otherwise payable by the permittee, and that the permittee shall otherwise bear the entire costs to complete such park improvements.

1. Dedicate natural open space Lot 501 and Lot 502 to the County.
2. Create a Landscaping and Lighting Act District (LLAD) prior to the County accepting title to the open space lots for the mutual benefit of Subdivider and the County to maintain the trails and open space lots. When LLAD maintenance areas are planned on private, fee simple lots, LLAD easements must be recorded prior to clearance of final (unit) maps by the Department.
3. Active Park (Lot 500)
  - 3.1. Complete the active park to the satisfaction of the Department prior to the Department clearing the 213<sup>th</sup> residential unit for recordation or any unit map which when cleared by the Department would result in more than 213 units being cleared.

- 3.2. The active park shall be approximately 18 acres in size (includes slopes) with a total usable pad of approximately 4.30 acres and consisting of at least the following improvements: parking lot, youth soccer field, recreational turf and landscaping, and restroom facilities in accordance with the plans approved by the Department's Design Review Committee on October 31, 2005.
4. Passive Park (Lot 497)
  - 4.2. The developer shall complete the passive park to the satisfaction of the Department prior to the Department clearing the 380<sup>th</sup> residential unit for recordation or any unit map which when cleared by the Department would result in more than 380 units being cleared.
  - 4.2. The passive park shall consist of turf, irrigation, and other improvements consistent with the plans approved by the Department's Design Review Committee on October 31, 2005.
5. Prior to the Department clearing the first final (unit) map:
  - 5.1. Enter into a Park Development Agreement (PDA) with the Department for development of the parks on Lot 500 (active park) and Lot 497 (passive park) and post Faithful Performance and Labor and Materials bonds with the Department to cover design and construction of the parks in accordance with cost estimates for the parks. The PDA shall be substantially similar in form and content to the PDA approved by the Board of Supervisors on August 8, 2006, and the content of the bonds shall be substantially similar in form and content to the bonds used by the Los Angeles County Department of Public Works (DPW).
  - 5.2. Prior to the Department clearing the unit map containing either the active or passive park, Subdivider shall deliver the final version of the covenants, conditions and restrictions (CC&Rs) requiring the park lots to be used for park purposes only and to be owned, operated, and maintained by the homeowner's association ("Association"), along with a letter stating that the CC&Rs will be recorded after the recordation of the final map and approval by the Department of Real Estate. The CC&Rs shall contain the following provision: "the active park shall, at all times and under all conditions, be equally open and available to residents and nonresidents of the subdivision and there shall be no discrimination against or preference, gratuity, bonus or other benefit given residents of the subdivision not equally accorded non-residents of the subdivision." Recorded copies of the CC&Rs shall be delivered to: County of Los Angeles Department of Parks and Recreation, 510 S. Vermont Avenue, Room 201, Attention:



Chief of Planning, Los Angeles, CA 90020. The unit map containing respectively the active or passive park shall contain a notation dedicating to the County the right to prohibit residential construction on the park lot and each park lot shall be clearly labeled on the final map.

- 5.3. Submit critical path method (CPM) schedules for completing the active park and passive park (one for each park) encompassing design development submittals, and submittals required for the various stages of construction document development, permits and approvals, including the encroachment permit from Caltrans, and park construction and completion dates. Subdivider shall update the Park Delivery Schedule on a monthly basis to show actual progress compared to planned progress and submit the updates to the Department on the first County business day of each month. If as a result of these monthly schedule updates it appears that the Park Delivery Schedule does not comply with the critical path, the Subdivider shall submit a Recovery Schedule as a revision to the Park Delivery Schedule showing how all work will be completed within the period for park delivery. In the event Subdivider fails to comply with this condition, the Department shall give written notice to Subdivider describing such breach. Notice is deemed given when sent by Certified Mail, Return Receipt Requested with postage prepaid addressed to Subdivider, or by a reliable over-night courier with charges prepaid, or by personal delivery to Subdivider's relevant address set forth in the PDA. Failure to comply with this condition, or to complete construction by the thresholds established in Condition 3.1 or Condition 4.1, may result in the Department not clearing additional units/maps to record until the respective park is built and/or updated park delivery schedule is received.
6. Subdivider shall pay prevailing wage for the park improvements. Subdivider shall receive a Quimby parkland credit in an amount not to exceed \$180,254 for the park improvements, calculated as shown on the attached Park Obligation Report and Worksheet. Subdivider shall otherwise bear the entire costs to complete the park improvements.
7. Subdivider is responsible for developing the parks in accordance with the park improvement plans approved by the Department, using standard construction activities and responsible contractors licensed by the State of California to perform this type of work. Sole responsibility for completion of the park improvements, and payment of all costs incurred, lies with Subdivider.
8. Obtain all applicable jurisdictional approvals, comply with all applicable federal, state, and local laws, rules, codes, and regulations; obtain, coordinate and pay for all studies, permits, fees and agency inspections required to design and build

the parks; provide one (1) copy of all studies, permits, inspection reports, and written approvals to the Department's representative; provide the County with certification that any playground constructed within the parks meet American Society for Testing and Materials (ASTM) standards, United States Consumer Product Safety Commission (USCPSC) standards, and all State of California accessibility playground guidelines.

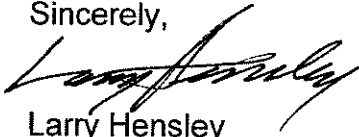
9. Submit to the Department park plans and specifications to the Department for review and approval during the design development stage, fifty percent (50%), seventy five percent (75%), ninety percent (90%), and one hundred percent (100%) stages of construction document development. Specifications and a grading plan (scale: 1 inch = 40 feet, or as required by the Department) shall be submitted to the Department concurrent with the final grading plan submittal to DPW. The respective stage of each submittal shall be clearly labeled on the drawings. Plan submittals shall be made by giving the Department three (3) sets of drawings and a CD-ROM containing the drawings in AutoCad 2000 format. The Department shall have twenty-one (21) County business days from receipt of any design/construction document submittal to review and approve it. If the Department does not respond within said time period, the submittal shall be deemed approved by the Department. Any corrections or changes made by the Department during review of one stage shall be incorporated into a revision of the current drawings and specifications and resubmitted for the Department's approval of the next said stage unless it is determined that the change is significant whereas the construction document would be resubmitted prior to permission by the Department for Subdivider to proceed with the next stage.
10. Provide the Department with written Notice of Construction Commencement for each park. Construction Commencement is defined as when the Subdivider starts precise grading and/or installing utilities for the park. The Construction Phase is defined as the period of time from said notice to the date the Department issues its Notice of Approval of Completed Park Improvements, inclusive of the 90-day plant establishment period. Upon completing park construction, and obtaining final sign off from DPW on all code compliance issues, notify the Department in writing by submitting a Notice of Completion of Park Construction. Within thirty (30) days after receipt of said notice, Department shall inspect the park and reasonably determine whether or not the park improvements have been constructed in accordance with the construction documents, and to a level of quality and workmanship for the Department to issue its Notice of Approval of Completed Park Improvements. If park construction is unacceptable, within fifteen (15) County business days after inspection, Department shall provide Subdivider with a list of items that need to be corrected, after receipt of said list, in order for the Department to issue its Notice of Approval of Completed Park Improvements, or issuance of said notice will be delayed until the items on the list are corrected.

11. Designate and identify a project manager who will oversee design and construction of the parks. The project manager shall communicate by providing written documentation via facsimile, e-mail, or mail to County's representative and abide by County's requirements and direction to ensure acceptable park completion; provide County with reasonable access to the park sites and the park improvements for inspection purposes and at a minimum shall initiate and coordinate the following inspections and approvals during the course of construction with not less than two (2) County business days advanced notice of any request for inspection or approval: (1) contractor orientation/pre-construction meeting; (2) construction staking and layout; (3) progress/installation inspections to be scheduled on a weekly basis or as required to insure conformance with construction documents; (4) irrigation mainline and equipment layout; (5) irrigation pressure test; (6) irrigation coverage test; (7) weed abatement after abatement cycle, to review degree of kill; (8) plant material approval; (9) plant material/Hydroseed/pre-maintenance inspection; (10) substantial completion and commencement of maintenance period; (11) final walk through and approval. Continued work without inspection and approval shall make Subdivider and its subcontractors solely responsible for any and all expenses incurred for required changes or modifications. County reserves the right to reject all work not approved in conformance with this condition.
12. During park construction and for each respective (active, passive) park, developer shall submit a schedule of values and progress payment statements at least quarterly with supporting documentation sufficient for the Department to verify the developer's construction cost expenditures for Quimby credit.
13. Upon completing construction of each private park, and after Subdivider having first obtained final sign off from DPW on all code compliance issues, Subdivider shall notify the Department in writing by submitting a Notice of Completion of Park Construction. Within thirty (30) County business days after receipt of said notice, the Department shall inspect the park and reasonably determine whether or not the park improvements have been constructed in accordance with the construction documents, and to a level of quality and workmanship for the Department to issue its Notice of Approval of Completed Park Improvements. If park construction is unacceptable, within fifteen (15) County business days after inspection, the Department shall provide Subdivider with a list of items that need to be corrected after receipt of said list in order for Department to issue its Notice of Approval of Completed Park Improvements, or issuance of said notice will be delayed until the items on the list are corrected.

Should you have any questions regarding this matter, please contact Mr. James Barber of my staff at (213) 351-5117.

Ms. Susan Tae  
August 1, 2007  
Page 6 of 6

Sincerely,

A handwritten signature in black ink, appearing to read "Larry Hensley", written over the printed name.

Larry Hensley  
Chief of Planning

LH:JB (c: AVTTM 48086 Spring Canyon)

Attachments

1. Park Obligation Report & Worksheet
- c: Kathleen Ritner, Jim McCarthy, Susan Pearson (Parks and Recreation)  
Patrick Malekian (LLAD)  
Roger Hernandez, CAO Real Estate Division



LOS ANGELES COUNTY  
DEPARTMENT OF PARKS AND RECREATION



PARK OBLIGATION REPORT

Tentative Map # **48086**      DRP Map Date: **05/16/2007**      SCM Date: / /      Report Date: **08/02/2007**  
Park Planning Area # **43B**      **AGUA DULCE / ACTON**      Map Type: **REV. (REV RECD)**

Total Units **531** = Proposed Units **531** + Exempt Units **0**

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

Park land obligation in acres or in-lieu fees:

ACRES:	<b>4.95</b>
IN-LIEU FEES:	<b>\$180,254</b>

Conditions of the map approval:

Developer shall receive Quimby credit for park improvements up to \$180,254 and shall otherwise bear the entire costs to complete the private park improvements. Also see attached letter dated August 1, 2007 for additional Department conditions.

The park obligation for this development will be met by:

Contributing \$180,254 in park improvements.  
Conditions of approval attached to report.

Trails:

See also attached Trail Report. For trail requirements, please contact Robert Ettleman, Trails Coordinator at (213) 351-5134.

Comments:

In-lieu fee based on fee schedule in effect on 08/03/04 Board approval date.

Contact Patrocenia T. Sobrepeña, Departmental Facilities Planner I, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, California, 90020 at (213) 351-5120 for further information or an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements contact Trail Coordinator at (213) 351-5135.

By:   
James Barber, Developer Obligations/Land Acquisitions

Supv D 5th  
August 01, 2007 15:04:06  
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**LOS ANGELES COUNTY  
DEPARTMENT OF PARKS AND RECREATION**



**PARK OBLIGATION WORKSHEET**

Tentative Map #	48086	DRP Map Date:05/16/2007	SMC Date: / /	Report Date: 08/02/2007
Park Planning Area #	43B	AGUA DULCE / ACTON		Map Type:REV. (REV RECD)

The formula for calculating the acreage obligation and or In-lieu fee is as follows:

$$(P) \text{ people} \times (0.003) \text{ Goal} \times (U) \text{ nits} = (X) \text{ acres obligation}$$

$$(X) \text{ acres obligation} \times \text{RLV/Acre} = \text{In-Lieu Base Fee}$$

Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census\*. Assume \* people for detached single-family residences; Assume \* people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume \* people for apartment houses containing five or more dwelling units; Assume \* people for mobile homes.

Goal = The subdivision ordinance allows for the goal of 3.0 acres of park land for each 1,000 people generated by the development. This goal is calculated as "0.0030" in the formula.

U = Total approved number of Dwelling Units.

X = Local park space obligation expressed in terms of acres.

RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units 531 = Proposed Units 531 + Exempt Units 0

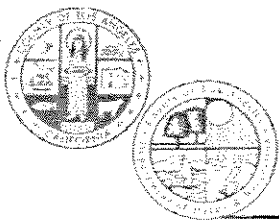
	People*	Goal 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.11	0.0030	531	4.95
M.F. < 5 Units	2.02	0.0030	0	0.00
M.F. >= 5 Units	2.51	0.0030	0	0.00
Mobile Units	2.40	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				4.95

Park Planning Area = 43B AGUA DULCE / ACTON

Goal	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	4.95	\$36,415	\$180,254

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
Total Provided Acre Credit:				0.00	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
4.95	0.00	0.00	4.95	\$36,415	\$180,254



COUNTY OF LOS ANGELES  
DEPARTMENT OF PARKS AND RECREATION  
*"Creating Community Through People, Parks and Programs"*

Russ Guiney, Director

July 18, 2007

Ms. Tina Fung  
Regional Planning Assistant II  
Land Divisions Section  
Department of Regional Planning  
320 West Temple Street, Room 1346  
Los Angeles, California 90012

Dear Ms. Fung:

**TRAIL CONDITIONS OF MAP APPROVAL**  
**Amended Vesting Tentative Tract Map # 48086**  
**Map Dated: May 16, 2007**

The Department of Parks and Recreation has completed the review of Amended Vesting Tentative Tract Map #48086. We currently have No Trail Hold on this amended vesting tentative tract map. Trail alignment as shown on map is approved. Applicant is required to construct the Spring Canyon variable width (6-12 foot) Trail within the twenty (20) foot easement to the satisfaction of the Department of Parks and Recreation trail standards. The Department is approving the trail alignment as shown, with the following conditions prior to final map recordation:

1. The exact following language must be shown for trail dedications prior to final map recordation:
  - a. Title Page: We hereby dedicate to the County of Los Angeles, Department of Parks and Recreation a 20' width easement, designated as the Spring Canyon Trail.
  - b. If a waiver is filed, a Plat Map depicting the trail alignment must accompany the waiver.
2. Request a 20' wide easement for the Spring Canyon Trail (SCVTAC).
3. Applicant to construct the variable-width (6-12) foot wide riding and hiking trail within the 20' easement to the Department of Parks and Recreation standards.
4. Full public access shall be provided for non-motorized multiuse of the trail easement.

5. If, open space lots 501 and 502 are dedicated to Los Angeles County, then Applicant is responsible to dedicate a twenty foot easement for the Spring Canyon Trail, where trail alignment meanders through proposed residential lots (279 through 412), as shown on map.
6. If, lot 500 is proposed as a private park, then the Applicant is responsible to dedicate a twenty-foot easement for the Spring Canyon Trail that meanders through the northern end, as shown on map.
7. Delineate on map approximate alignment of trail easement either within or outside of lot 598 if proposed as a private park. Note: Trail alignment is missing from north end of lot 598 to the Stonecrest Road under-crossing.
8. Delineate on map at prudent intervals along trail alignment: "20' LACOPR Non-Motorized Multiuse (Equestrian, Hiking and Mtn. Biking) Trail Easement."
9. Delineate on map sheet #4, within Detail "B," the proposed clearance height for the 8' wide section of the Spring Canyon Trail, that traverses outside the road right-of-way for the Stonecrest Road under-crossing. (Note: LACOPR requires a minimum of 10' clearance).
10. Applicant is responsible to negotiate a 20' trail easement for a portion of the Spring Canyon Trail that traverses roughly 800' within the Gas Line utility easement. See map sheet #3, south of the reservoir site, and northwest of lot 277, 278, and 279.
11. If trail narrows to six feet wide for more than five-hundred feet, supply turnaround for passing of trail users i.e. equestrians etc.
12. The Applicant shall provide the submittal of the rough grading plans, to include detailed grading information for the segment of trails the County will accept. The detailed grading information for the trail construction, shall include all pertinent information required, per Department trail standards and all applicable codes, but not limited to the following:
  - a. Cross slope gradients not to exceed two percent (2%), and longitudinal (running) slope gradients not to exceed fifteen percent (15%) for more than 300 feet. The Department will review and allow slopes slightly greater than fifteen percent (15%) on a case by case basis.
  - b. Typical trail section and details to include:
    - Longitudinal (running) gradients.



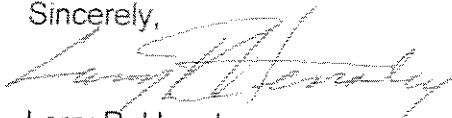
- Cross slope gradients.
  - Name of trail.
  - Width of trail or if requested by Department of Parks and Recreation, denote as variable width.
- c. Bush Hammer finish at minimum width of trail for crossings at all concrete surfaces.
- d. Appropriate retaining walls as needed.
- e. Appropriate fencing where deemed necessary, for user safety and property security, as approved by the Department, etc.
- f. Trail easement, must be outside of the road right-of-way.
13. The Applicant shall submit a cost estimate for the construction of the trails with the rough grading plans. An electronic copy (Autocad 2005 or newer version) of the rough grading plans shall also be submitted in a burned CD or DVD with the cost estimate.
14. After Department approval of the trail alignment shown on the rough grading plans, the Applicant shall post Faithful Performance and Labor and Materials (FPLM) bonds with the Department for construction of the trail.
15. The Applicant then shall submit a preliminary construction schedule showing milestones for completing the trail.
16. Prior to the start of trail construction, the Applicant's authorized representative (project manager, licensed surveyor, etc.) shall stake or flag the centerline of the trail. The Applicants representative shall then schedule a site meeting with the Department's Trail Coordinator for the Department's inspection and approval.
17. The Applicant's representative shall provide updated trail construction schedules to the Department on a monthly basis. All schedule submittals shall provide a "Two Week Look-Ahead" schedule, to reflect any modifications to the original schedule.
18. After completion of the trail, the Applicant shall notify the Department within five (5) business days for a Final Inspection Trail Walk.
19. After the initial Final Inspection Trail Walk, any portions of the constructed trail, not approved shall be corrected and brought into compliance, with the County of Los Angeles Department of Parks and Recreation Standards within thirty (30)

calendar days. Applicant shall then call for another final inspection with the Department.

20. Upon Department approval and acceptance of the trail construction, the Applicant shall:
  - a. Issue a letter to the Department requesting acceptance of the dedicated trail.
  - b. Submit copies of the As-Built Trail drawings.

If you have any questions and comments, please contact Robert Ettleman, Trails Coordinator, at (213) 351-5134.

Sincerely,



Larry R. Hensley  
Chief of Planning

LH:RE:tl:Z:Trails:AVTTM48086\_07c

- c: Marc Cannon, (Pardee Homes), Adrianna Perez (RBF Engineering)  
Tina Fung, (Department of Regional Planning)  
James Barber, Patrick Reynolds, and Robert Ettleman (Parks and Recreation)



COUNTY OF LOS ANGELES

# Public Health

**JONATHAN E. FIELDING, M.D., M.P.H.**  
Director and Health Officer

**JOHN F. SCHUNHOFF, Ph.D.**  
Chief Deputy

Environmental Health  
**TERRANCE POWELL, R.E.H.S.**  
Acting Director of Environmental Health

Bureau of Environmental Protection  
Land Use Program  
5050 Commerce Drive, Baldwin Park, CA 91706-1423  
TEL (626)430-5380 - FAX (626)813-3016  
[www.lapublichealth.org/eh/progs/envirp.htm](http://www.lapublichealth.org/eh/progs/envirp.htm)



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June 26, 2007

RFS No. 07-0013832

Tract Map No. 48086

Vicinity: Soledad


Tract Map Date: May 16, 2006 (3<sup>rd</sup> Revision to Amendment)

The County of Los Angeles Department of Public Health has no objection to this subdivision and **Amended Vesting Tentative Tract Map 48086** is cleared for public hearing. The following conditions still apply and are in force:

1. Potable water will be supplied by the **Newhall County Water District**, a public water system, which guarantees water connection and service to all lots.
2. Sewage disposal will be provided through the public sewer and wastewater treatment facilities of the **Los Angeles County Sanitation District #26** as proposed.

If you have any questions or need additional information, please contact me at (626) 430-5380.

Respectfully,

  
Becky Valenti, E.H.S. IV  
Land Use Program

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