



County of Los Angeles  
Chief Executive Office

## COMMUNITY SERVICES CLUSTER AGENDA REVIEW MEETING

FESIA A. DAVENPORT  
Chief Executive Officer

**DATE:** Wednesday, August 10, 2022  
**TIME:** 3:30 p.m.

**THIS MEETING WILL BE CONDUCTED VIRTUALLY TO ENSURE THE SAFETY OF MEMBERS OF THE  
PUBLIC AND EMPLOYEES AS PERMITTED UNDER STATE LAW.**

**TO PARTICIPATE IN THE MEETING CALL TELECONFERENCE NUMBER: (323) 776-6996 ID: 994 112 379#**

[Click here to join the meeting](#)

### AGENDA

Members of the Public may address the Community Services Cluster on any agenda item by submitting a written request prior to the meeting. Two (2) minutes are allowed per person in total for each item.

1. **CALL TO ORDER**
2. **INFORMATIONAL ITEM(S):** [Any Information Item is subject to discussion and/or presentation at the request of two or more Board offices with advance notification]:
  - A. Board Letter (Chief Sustainability Office) for August 30, 2022 Board agenda:  
ADOPT NEW POLICY NO.3.021 – WATER CONSERVATION
  - B. Board Letter (Los Angeles County Development Authority) for  
August 30, 2022 Board agenda:  
APPROVE AN OPTION TO LEASE AGREEMENT WITH ABODE  
COMMUNITIES AND PATH VENTURES FOR THE POTENTIAL  
DEVELOPMENT OF 11269 GARFIELD AVENUE, DOWNEY, CA 90242
  - C. Board Letter (Public Works) for August 30, 2022 Board agenda:  
DEVELOPMENT SERVICES AND EMERGENCY MANAGEMENT  
CORE SERVICE AREA  
DRAINAGE BENEFIT ASSESSMENT AREA NO. 35  
DETERMINATION AND LEVYING OF ASSESSMENTS  
UNINCORPORATED COUNTY COMMUNITY OF SANTA CLARITA VALLEY
  - D. Board Letter (Regional Planning) for August 30, 2022 Board agenda:  
(also on the 8/10/2022 Operations Cluster)  
APPROVE THE USE OF THE INFORMATION TECHNOLOGY  
INFRASTRUCTURE FUND FOR AN ASSESSMENT OF COUNTY'S  
ELECTRONIC PERMITTING AND INSPECTIONS - LOS ANGELES AND  
AN APPROPRIATION ADJUSTMENT FOR FISCAL YEAR 2022-23

- E.** Board Letter (Los Angeles County Development Authority) for September 13, 2022 Board agenda:  
AMENDMENT TO THE FUNDING AGREEMENT TO ALLOW  
PROPOSITION A LOCAL RETURN FUNDS TO BE USED FOR FUNDING  
TRANSIT PASSES FOR THE RESIDENTS OF THE FAIRVIEW HEIGHTS  
PROJECT LOCATED AT 923 EAST REDONDO BOULEVARD IN THE CITY  
OF INGLEWOOD
- F.** Board Letter (Public Works) for September 13, 2022 Board agenda:  
TRANSPORTATION CORE SERVICE AREA  
TRAFFIC REGULATIONS IN THE UNINCORPORATED COMMUNITIES  
OF CITY TERRACE AND EAST LOS ANGELES
- G.** Board Letter (Public Works) for September 13, 2022 Board agenda:  
TRANSPORTATION CORE SERVICE AREA  
TRAFFIC REGULATION IN THE UNINCORPORATED COMMUNITY  
OF LA CRESCENTA/MONTROSE

**3. PRESENTATION/DISCUSSION ITEM(S):**

- A.** Board Briefing (Chief Sustainability Office):  
UPDATE ON WATER CONSERVATION POLICY  
Speaker: Rita Kampalath
- B.** Board Briefing (Agriculture Commissioner, Weights & Measures):  
WHAT'S THE BUZZ ABOUT ACP/HUANGLONGBING AND ORIENTAL  
FRUIT FLY?  
Speaker: Kurt Floren

**4. PUBLIC COMMENTS (2 minutes each speaker)**

**5. ADJOURNMENT**

Note: The August 17, 2022 and August 24, 2022 Community Services Cluster Meetings are CANCELLED.

# BOARD LETTER/MEMO CLUSTER FACT SHEET

☒ Board Letter

☐ Board Memo

☐ Other

<b>CLUSTER AGENDA REVIEW DATE</b>	8/10/2022	
<b>BOARD MEETING DATE</b>	8/30/2022	
<b>SUPERVISORIAL DISTRICT AFFECTED</b>	<input checked="" type="checkbox"/> All <input type="checkbox"/> 1 <sup>st</sup> <input type="checkbox"/> 2 <sup>nd</sup> <input type="checkbox"/> 3 <sup>rd</sup> <input type="checkbox"/> 4 <sup>th</sup> <input type="checkbox"/> 5 <sup>th</sup>	
<b>DEPARTMENT(S)</b>	Board Executive Office (Chief Sustainability Office)	
<b>SUBJECT</b>	Adoption of Water Conservation Board Policy	
<b>PROGRAM</b>		
<b>AUTHORIZES DELEGATED AUTHORITY TO DEPT</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>SOLE SOURCE CONTRACT</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, please explain why:	
<b>DEADLINES/ TIME CONSTRAINTS</b>	This is a report back directed by a Board motion adopted on March 1, 2022, with a due date of September 1, 2022.	
<b>COST &amp; FUNDING</b>	Total cost: TBD	Funding source:  TERMS (if applicable):  Explanation: There is no internal cost required to adopt the ordinance, however, County departments may require resources to comply over time with requirements, for instance to support the transition of turf grass to less water intensive vegetation. Some of these costs should be offset in the long-term by water savings.
<b>PURPOSE OF REQUEST</b>	Brief the Board offices on the Board policy that was directed by the Board motion so that it can be agendized for the August 30, 2022 Board hearing.	
<b>BACKGROUND (include internal/external issues that may exist including any related motions)</b>	The Board directed CSO, in coordination with DPW, DPR, ISD, and County Counsel to develop a Board Policy to address outdoor water use at County facilities in response to the ongoing drought, as well as to start a long-term shift in response to the changing climate. The March 1, 2022 Board motion was a follow up to a report led by CSO in response to a July 27, 2021 motion to identify the highest water using County facilities and develop recommendations to reduce water use.	
<b>EQUITY INDEX OR LENS WAS UTILIZED</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, please explain how: Since this is a Board policy that solely impacts County facilities and operations, no equity index was used to guide development of the Policy, however, the overall goals of the Policy to forward water conservation is one that will benefit low income communities. Low-income communities will be hardest hit by diminishing water supplies since this will result in water becoming more expensive, while at the same time being some of the most efficient water users in the region. This Policy will allow the County to show leadership in water efficiency, and work towards a more stable and reliable water supply for the region.	
<b>SUPPORTS ONE OF THE NINE BOARD PRIORITIES</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, please state which one(s) and explain how: The ordinance supports the Board priority of Sustainability by supporting one of the overall strategies in the OurCounty Sustainability Plan, specifically strategy 9B, "Implement Strong Water Conservation Measures."	
<b>DEPARTMENTAL CONTACTS</b>	Name, Title, Phone # & Email: <ul style="list-style-type: none"> <li>Rita Kampalath, Acting Chief Sustainability Officer, (323) 459-3939, <a href="mailto:rkampalath@csolacounty.gov">rkampalath@csolacounty.gov</a></li> <li>Jason Carnevale, Senior Deputy County Counsel, (323) 491-6589, <a href="mailto:jweissman@counsel.lacounty.gov">jweissman@counsel.lacounty.gov</a></li> <li>Russ Bryden, Assistant Deputy Director, (626) 458-3500, <a href="mailto:cskye@dpw.lacounty.gov">cskye@dpw.lacounty.gov</a></li> <li>Minh Le, General Manager of the Energy and Environmental Service, (562) 367-5153, <a href="mailto:msle@isd.lacounty.gov">msle@isd.lacounty.gov</a></li> <li>Sean Woods, Chief of Planning, (626) 588-5345, <a href="mailto:swoods@parks.lacounty.gov">swoods@parks.lacounty.gov</a></li> </ul>	

**EXECUTIVE OFFICE**

BOARD OF SUPERVISORS

CELIA ZAVALA  
EXECUTIVE OFFICERCOUNTY OF LOS ANGELES  
**EXECUTIVE OFFICE**  
BOARD OF SUPERVISORSKENNETH HAHN HALL OF ADMINISTRATION  
500 WEST TEMPLE STREET, ROOM 383  
LOS ANGELES, CALIFORNIA 90012  
(213) 974-1411 • www.bos.lacounty.gov**MEMBERS OF THE BOARD**

HILDA L. SOLIS

HOLLY J. MITCHELL

SHEILA KUEHL

JANICE HAHN

KATHRYN BARGER

August 30, 2022

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:

**ADOPT NEW POLICY NO. 3.021 – WATER CONSERVATION  
ALL DISTRICTS  
(3-VOTES)****SUBJECT**

As directed by the Board of Supervisors (Board) motion (Solis-Kuehl; Item No. 60-B, Agenda of March 1, 2022), the Chief Sustainability Office (CSO), in coordination with County Counsel, the Departments of Public Works (DPW), Parks and Recreation (DPR), and Internal Services (ISD), has prepared a new Board Policy **No. 3.021** – Water Conservation (Attachment I). This policy demonstrates the County's commitment to ensuring that water is used efficiently at County facilities, that water uses are prioritized based on alignment with County sustainability goals, and recognizes the need to adapt to the impacts of a changing climate.

**IT IS RECOMMENDED THAT THE BOARD:**

- 1) Adopt the new Board Policy **No. 3.021** – Water Conservation and make the policy effective immediately upon adoption;
- 2) Instruct DPW, DPR, and ISD to explore State and Federal funding as well as programs available through local water agencies such as the Metropolitan Water District to support turf removal and replacement and other water efficiency upgrades; and

- 3) Instruct Departments to report back in writing within six months with identification and quantification of non-functional turf areas in their facilities and a prioritized plan for replanting these areas consistent with the requirements in the new Board Policy.

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

California is in the midst of a historic drought which started roughly in 2020. State water supplies have been severely impacted, including the two major sources of imported water that the Los Angeles region relies on, the State Water Project and the Colorado River, which together, typically supply 60% or more of our region's water. This year, the State Water Project will only provide 5% of requested water supplies. Reservoirs fed by the Colorado River are now at historically low levels, threatening their ability to provide electricity as well as water supply, and California may have to cut water supply from that source for the first time since the aqueduct from the River was built in the 1930s. The federal government has suggested that next year, supplies from the Colorado River may need to be reduced by an amount equal or greater to the entire allocation to the State of Arizona, which gets over a third of its water from that source. In response, the State has imposed emergency drought restrictions, and more stringent requirements may be proposed in the coming months, especially if conditions do not improve during the upcoming wet weather season.

This most recent drought period comes on the heels of the previous drought which lasted until 2017. The briefness of the reprieve suggests that, as climate projections have predicted, California will continue to see longer and drier drought periods as climate change intensifies. Though the County is subject to the State and local agency emergency drought provisions, adapting to the ongoing climate crisis requires more long-term investments by decreasing overall water demand, and ensuring that water is used to meet our highest priorities, such as community health and well-being.

The attached policy addresses water conservation primarily for outdoor water uses at County facilities, which is where most water is used and there is great opportunity for water savings, for instance through more intentional landscaping and irrigation practices. Specifically, the policy places time limitations on when irrigation of landscaped and vegetated areas may occur, directs the types of new or replacement irrigation systems that may be installed, limits new artificial turf as well as watering or installing non-functional turf, and requires native and/or drought tolerant plants and trees to be planted in new or replacement plantings. The policy also places limits on a variety of other water uses, including washing paved surfaces, decorative water features, car-washing, cooling systems, and water misters, and requires pool covers to be used on outdoor pools when not in use.

## **IMPLEMENTATION OF STRATEGIC PLAN GOALS**

The recommended action helps effectuate the County's Strategic Plan Goal II - Foster Vibrant and Resilient Communities, specifically, Strategy II.3.1 – Improve water quality, reduce water consumption, and increase water supplies. Additionally, the Policy is consistent with the OurCounty Sustainability Plan as adopted by the Board on August 6, 2019, and specifically Strategy 9B which calls for the County to implement strong water conservation measures.

## **FISCAL IMPACT/FINANCING**

Some water conservation measures called for in the policy may result in higher costs than standard practices, such as requiring pool covers, directives related to irrigation systems, as well as requiring native and drought tolerant landscaping. Many of these requirements relate to new or replacement activities, so budget impacts will depend on how often such projects are implemented. These added costs may be partially offset by water savings.

The policy may also result in operational impacts resulting from changes to irrigation practices and requirements to plant native and drought tolerant plants, which may require different types of maintenance as compared to non-native plants.

## **FACTS AND PROVISION/LEGAL REQUIREMENTS**

The proposed Board Policy was reviewed by County Counsel.

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

No impact on current services or projects.

Respectfully submitted,

CZ:JL:RK:jg

Enclosures

c:     Executive Office, Board of Supervisors  
         County Counsel  
         Internal Services  
         Parks and Recreation  
         Public Works

## **Water Conservation Policy**

### **Purpose:**

To establish a water conservation policy for County departments to ensure that water is used efficiently and that water uses are prioritized in alignment with County sustainability goals. This policy sets limits on how water is used and establishes requirements regarding high water use applications such as irrigation, in order to reduce water demand.

### **Policy:**

It is the policy of the County of Los Angeles to ensure that the waste or unreasonable use of water is prohibited at all County facilities, and that the use of water at County facilities is prioritized in alignment with the County's adopted sustainability goals, as expressed in the OurCounty sustainability plan.

All County departments will adhere to the following requirements regarding water use at County facilities. For the purposes of requirements that apply to new or replacement activities and projects, a project that has not yet started the design development phase at adoption of this policy is mandated to incorporate the following requirements:

1. No County Department shall use a water hose to wash any paved surfaces, including, but not limited to, sidewalks, walkways, driveways and parking areas, except as necessary to alleviate safety or sanitation hazards. This section shall not apply to Department-approved water-conserving spray cleaning devices. The use of water-pressure devices for the purpose of graffiti removal or sanitation hazards is exempt from this prohibition. A simple spray nozzle does not qualify as a water-conserving spray cleaning device.
2. No County Department shall use water to clean, fill, or maintain levels in decorative fountains, ponds, lakes or similar structures which are used solely for aesthetic purposes, unless such water is part of a recirculating system. Water features such as lakes, ponds, and splash pads that provide recreational or habitat benefits are exempt from this prohibition.
3. No County Department shall permit water to leak from any pipe or fixture within the Department's facilities or anywhere on its premises. Any such leaks shall be addressed as soon as feasible, and no later than 48 hours after discovery.
4. No County Department shall wash a vehicle with a hose if the hose does not have a self-closing water shut-off or similar device attached to it, or otherwise allow a hose to run continuously while washing a vehicle.
5. New or replacement cooling systems at County facilities are required to meet current Title 24 building codes as they relate to water cooled condenser efficiency. County



departments will prioritize updating water based cooling tower systems and treatment to maximize water and energy conservation.

6. Pool covers must be used on outdoor County pool facilities when not in use, except during times when the use of a pool cover may create a safety hazard, such as days with high winds or other hazardous conditions. Pool covers that are lost due to theft or vandalism should be prioritized for replacement based on funding availability.
7. Water misters at County events may only be used for public health (e.g., cooling), and their use should be minimized by first considering the use of alternatives such as providing shade structures, avoiding the scheduling of events on high heat days, or using misters with timers or sensors, etc.
8. No County Department shall use water in a manner that causes or allows excess or continuous water flow or runoff onto an adjoining sidewalk, driveway, street, gutter or ditch.
9. No County Department shall irrigate their premises during periods of rainfall and/or within 48 hours after a measurable rain event of at least one fourth (1/4) of one (1) inch of rain.
10. County facilities shall not water non-functional turf grass (streetscapes, medians, parking lots, areas not used for recreation). Turf block installed to comply with low impact development (LID) standards or turf grass that is a character-defining feature of a historic landscape may be granted an exception to this provision on a case-by-case basis. Exceptions must be approved by the subject department in consultation with the Chief Sustainability Officer.
11. The following policies will apply to irrigation systems used at all County facilities:
  - a. All new static spray irrigation equipment must be WaterSense certified or equivalent. Operation of existing static spray irrigation systems, as well as other new overhead irrigation systems such as those using rotary heads, must comply with other requirements in this Policy.
  - b. All new or replacement irrigation systems, as well as existing systems for large landscaped or vegetated areas (at least 3 acres in size), must have rain sensors that shut off the systems. Within 6 months of adoption of this Policy, Departments must identify existing systems in need of rain sensors per this directive, and to the extent feasible install rain sensors within a year, and for remaining systems, identify and request necessary resources to implement rain sensors.
  - c. New or replacement irrigation systems must allow for separate watering of trees.
12. No County Department shall water or irrigate landscaping or other vegetated areas between the hours of 9:00 a.m. and 4:00 p.m. During these hours, golf course greens and

tees and sports fields may be irrigated in order to accommodate event schedules. Supervised testing or repairing of irrigation systems is allowed anytime. Exceptions to these time limitations include watering during high heat days for the purpose of preventing loss of vegetation, or in instances when watering must be done manually during normal staff hours, for instance, as a result of automated irrigation systems being out of service.

13. All irrigation of landscaped or other vegetated areas using static spray head sprinklers and bubblers shall be limited to no more than ten (10) minutes per watering day per station. All irrigation of landscaped or other vegetated areas using standard rotors and multi-stream rotary heads shall be limited to no more than fifteen (15) minutes per cycle and up to two (2) cycles per watering day per station. Exempt from these irrigation restrictions are:
  - a. Irrigation systems using very low-flow drip-type irrigation when no emitter produces more than four (4) gallons of water per hour and micro-sprinklers using less than fourteen (14) gallons per hour;
  - b. Establishment watering for native and/or drought-tolerant landscaping; and
  - c. Watering of trees.
14. The following policies will apply to the installation of new or replacement landscaping and vegetation at all County facilities:
  - a. At least 75% of all new or replacement County plants must be native and/or drought tolerant plants and trees with the exception of recreational areas, and in cases where this requirement may create a substantial adverse change to character defining features of a historic landscape.
  - b. County facilities may not use artificial turf on outdoor areas. Sports fields are exempted from this provision, however, design and material selection decisions for artificial turf should be made to mitigate sustainability issues related to artificial turf to the maximum extent feasible. These include, but are not limited to, design and material selection to ensure permeability, avoid release of materials and chemicals that may impact runoff or air quality, consider end-of-life disposal, and reduce surface and radiative heat.
  - c. County facilities may not install non-functional turf grass (i.e., turf in areas not used for recreation).

# BOARD LETTER/MEMO CLUSTER FACT SHEET

☒ Board Letter

☐ Board Memo

☐ Other

<b>CLUSTER AGENDA REVIEW DATE</b>	8/10/2022	
<b>BOARD MEETING DATE</b>	8/30/2022	
<b>SUPERVISORIAL DISTRICT AFFECTED</b>	<input type="checkbox"/> All <input type="checkbox"/> 1 <sup>st</sup> <input type="checkbox"/> 2 <sup>nd</sup> <input type="checkbox"/> 3 <sup>rd</sup> <input checked="" type="checkbox"/> 4 <sup>th</sup> <input type="checkbox"/> 5 <sup>th</sup>	
<b>DEPARTMENT(S)</b>	Los Angeles County Development Authority (LACDA)	
<b>SUBJECT</b>	APPROVE AN OPTION TO LEASE AGREEMENT WITH ABODE COMMUNITIES AND PATH VENTURES FOR THE POTENTIAL DEVELOPMENT OF 11269 GARFIELD AVENUE, DOWNEY, CA 90242	
<b>PROGRAM</b>	Housing Investment and Finance	
<b>AUTHORIZES DELEGATED AUTHORITY TO DEPT</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>SOLE SOURCE CONTRACT</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, please explain why:	
<b>DEADLINES/ TIME CONSTRAINTS</b>	N/A	
<b>COST &amp; FUNDING</b>	Total cost: N/A	Funding source:
	TERMS (if applicable):	
	Explanation: There is no impact on the County General Fund as a result of the actions contemplated in this letter.	
<b>PURPOSE OF REQUEST</b>	Approval of an Option to Lease Agreement with Abode Communities (Abode) and PATH Ventures (PATH) for the development of Veteran Commons, an affordable and special needs housing project which consists of 100 units for veterans and families to be developed on County-owned property located at 11269 Garfield Avenue in the City of Downey.	
<b>BACKGROUND (include internal/external issues that may exist including any related motions)</b>	On September 14, 2019, the Board of Supervisors authorized the execution of an Exclusive Negotiation Agreement with Abode and PATH, through the LACDA, to negotiate the potential development of an affordable and supportive housing development for veterans and families. The County-owned Property is comprised of one parcel, approximately 97,400 square feet in size (2.23 acres), which was formerly occupied by the American Legion Hollydale Post. The Project would create approximately 93,482 square feet of residential space with 100 units, comprised of 50 one-bedroom, 40 two-bedroom and 10 three-bedroom units.	
<b>EQUITY INDEX OR LENS WAS UTILIZED</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, please explain how:	
<b>SUPPORTS ONE OF THE NINE BOARD PRIORITIES</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, please state which one(s) and explain how:	
<b>DEPARTMENTAL CONTACTS</b>	Name, Title, Phone # & Email: Lynn Katano, Director of Housing Investment and Finance, (626) 586-1806, <a href="mailto:Lynn.Katano@lacda.org">Lynn.Katano@lacda.org</a>	



# County of Los Angeles CHIEF EXECUTIVE OFFICE

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

FESIA A. DAVENPORT  
Chief Executive Officer

August 30, 2022

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

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

Dear Supervisors/Commissioners:

**APPROVE AN OPTION TO LEASE AGREEMENT WITH ABODE COMMUNITIES AND  
PATH VENTURES FOR THE POTENTIAL DEVELOPMENT OF  
11269 GARFIELD AVENUE, DOWNEY, CA 90242  
(FOURTH DISTRICT) (3 VOTES)**

**SUBJECT**

This letter recommends approval of an Option to Lease Agreement with Abode Communities (Abode) and PATH Ventures (PATH), both California nonprofit public benefit corporations, for the development of Veteran Commons, an affordable and special needs housing project which consists of 100 units for veterans and families, including one manager's unit (Project). Veteran Commons will be developed on County-owned property located at 11269 Garfield Avenue, Downey, CA 90242. The letter also recommends approval for the Los Angeles Development Authority (LACDA) to act on behalf of the County in the negotiation and execution of an Option to Lease Agreement and Ground Lease.

**IT IS RECOMMENDED THAT THE BOARD OF SUPERVISORS:**

1. Acting as a responsible agency pursuant to the California Environmental Quality Act (CEQA), certify that the County has considered the attached exemption determination, which was prepared by the City of Downey as lead agency; and find that this Project will not cause significant impact on the environment.

Board of Supervisors  
HILDA L. SOLIS  
First District

HOLLY J. MITCHELL  
Second District

SHEILA KUEHL  
Third District

JANICE HAHN  
Fourth District

KATHRYN BARGER  
Fifth District

2. Find that the Property is exempt surplus land not needed for County use during the proposed lease term and that the proposed use of the Property for affordable housing will serve public purposes and be in the County's best interest.
3. Approve the Veteran Commons Project.
4. Authorize LACDA and its Executive Director or designee to act on behalf of the County and to execute on behalf of the County, the Option to Lease Agreement, and delegate authority to negotiate, and potentially approve the form of the resulting Ground Lease between the County and Abode and PATH, or their County-approved designees, to lease property located 11269 Garfield Avenue, Downey, CA 90242 (Property), for the development of 100 affordable housing units.
5. Authorize LACDA, and its Executive Director, or designee, to serve as the agent to the County to manage development of the Project, including execution of the Ground Lease, upon satisfaction of the conditions set forth in the Option to Lease Agreement and approval as to form by County Counsel, and any other transaction documents consistent with, and/or necessary for, the implementation of the foregoing approvals, including execution of any amendments to the foregoing documents.

**IT IS RECOMMENDED THAT THE BOARD OF SUPERVISORS, ACTING AS THE COMMISSIONERS OF THE LOS ANGELES COUNTY DEVELOPMENT AUTHORITY:**

1. Acting as a responsible agency pursuant to CEQA, certify that LACDA has considered the exemption determination for the Project, which was prepared by the City of Downey as lead agency, and find that the Project will not cause significant impact on the environment.
2. Approve the designation of LACDA to serve as the agent of the County to manage the development of the Project.
3. Find that the Property is exempt surplus land not needed for County use during the proposed lease term and that the proposed use of the Property for affordable housing will serve public purposes and be in the County's best interest.
4. Authorize the Executive Director, or designee, to negotiate and execute, on behalf of the County, the Option to Lease Agreement between the County and Abode and PATH, or their County-approved designees, to lease the Property for the development of 100 affordable housing units.

5. Authorize the Executive Director, or designee, to execute a Ground Lease, upon satisfaction of the conditions set forth in the Option to Lease Agreement and approval as to form by County Counsel, and any other additional transaction documents consistent with, and/or necessary for, the implementation of the foregoing approvals, including execution of any amendments to the foregoing documents.

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

The purpose of the recommended action is to authorize the execution and implementation of an Option to Lease Agreement and Ground Lease, as well as any ancillary documentation with Abode and PATH for the development of 100 affordable housing units, including one manager's unit, on the County-owned Property. The proposed development of the Property presents an opportunity to advance the County's key objectives for the area, which include beautifying the neighborhood and creating affordable housing opportunities for veterans and families with limited means.

### **IMPLEMENTATION OF STRATEGIC GOALS**

The approval of the proposed Project and Option to Lease Agreement is consistent with the following Strategic Goals and Objectives: 1) Countywide Strategic Plan Goal 1 - to make investments that transform lives; 2) Strategic Asset Management Goal - to prioritize needs to optimize highest and best use of assets; and 3) Key Objective 5 - to fund highest priority needs. The proposed project supports these goals and objective by addressing the County's homeless crisis and transforming a County-owned asset into safe, decent, affordable and supportive housing that will serve the needs of veterans that are homeless or at risk of homelessness and families with limited means

### **FISCAL IMPACT/FINANCING**

There is no impact on the County General Fund as a result of the actions contemplated in this letter. During the term of the Option to Lease Agreement, the County, Abode, and PATH will negotiate a Ground Lease which will incorporate a 75-year lease term which will require annual rent to be paid from residual receipts. The Project was previously awarded \$7,000,000 in County General Fund including 45 Project Based Veteran Affairs Supportive Housing Vouchers and five Project Based Vouchers from LACDA's Notice of Funding Availability 27A. The Project is pursuing additional financing from the State's Multifamily Housing Program and Low-Income Housing Tax Credit Program.

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

On September 14, 2019, the Board authorized the execution of an Exclusive Negotiation Agreement with Abode and PATH, through LACDA, to negotiate the potential development of an affordable and supportive housing development for veterans and families. The County-owned Property is comprised of one parcel, approximately 97,400 square feet in size (2.23 acres), which was formerly occupied by the American Legion Hollydale Post.

The Project would create approximately 93,482 square feet of residential space with 100 units, comprised of 50 one-bedroom, 40 two-bedroom and 10 three-bedroom units. Common area amenities include covered walkways, gathering areas, native landscaping, a barbeque, children play areas, a roof garden, laundry rooms, a resident center, community courtyards, offices for management and supportive services staff and 70 parking spaces.

All units will be reserved for households earning 30 percent of Area Median Income (AMI) and 60 percent AMI, including one two-bedroom unit reserved for an on-site property manager. Fifty percent of the units will be set-aside as supportive housing for veterans experiencing homelessness or at risk of homelessness and the remaining 50 percent will be set-aside for low-income families, with a preference for veteran families

Abode and PATH have extensive track records of developing and managing quality affordable housing, including supportive housing for veterans. Founded in 1968, Abode is a non-profit affordable housing developer and operator that has created nearly 2,950 affordable rental homes throughout Southern California. PATH Ventures, a non-profit organization, is recognized as one of the largest homeless service providers in the state. Since its inception in 2007, PATH Ventures has developed more than 750 affordable units.

Consistent with the terms outlined in the solicitation process, LACDA, on behalf of the County, is now prepared to negotiate and execute an Option to Lease Agreement that would provide Abode and PATH with the option to enter into ground leases pursuant to Government Code Section 25539.4.

Under the terms of the Option to Lease Agreement, the County will grant Abode and PATH an exclusive option to enter into a Ground Lease provided that the following conditions are met:

1. The Project has received CEQA clearances;
2. The Project has obtained building permits; and
3. The Project has secured all financing - public and private loans (construction and permanent); including an allocation of low-income housing tax credits financing.

LACDA will receive CEO written approval on the Option Agreement prior to execution, which will include a reasonable schedule for the Developer to exercise its option and begin development of the site. During the term of the Option Agreement, the County and Abode and PATH will negotiate and agree to a Ground Lease, which will incorporate a 75-year lease term, with annual rent to be repaid from a portion of residual receipts.

### **ENVIRONMENTAL DOCUMENTATION**

The Project has been reviewed by the County and LACDA pursuant to the requirements of CEQA. On July 5, 2022, the City of Downey determined that the development is not subject to CEQA, as the development is located within the Rancho Los Amigos South Campus Specific Plan (RLACSCP) Transit Oriented Development district, which permits and encourages multi-family developments by right. The Project has been found to be consistent with the City of Downey's General Plan and the development standards of the RLASCSP. The County and LACDA's consideration of this determination satisfies the requirements of CEQA.

### **CONTRACTING PROCESS**

Abode and PATH were selected as part of a Request for Proposals that was issued on January 9, 2019, by LACDA, acting on behalf of the County. In addition to being responsive to the County's vision, Abode and PATH were able to show an understanding of the needs of the neighborhood, demonstrated the expertise and financial capacity to implement the Project, provided a reasonable financing plan, and presented a quality development that complemented the surrounding community. On September 24, 2019, the County approved an ENA with Abode and PATH to negotiate the potential development of the Property.

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

The proposed actions will increase affordable housing and supportive services for veterans and families.



**CONCLUSION**

It is requested the Executive Office of the Board of Supervisors return one certified copy of the Minute Order and an adopted stamped copy of this Board letter Board letter to the CEO, Real Estate Division, 320 West Temple Street, 7th Floor, Los Angeles, CA 90012 for further processing. Additionally, please forward one adopted, stamped copy of the Board letter to LACDA, 700 West Main Street, Alhambra, CA 91801.

Respectfully submitted,

FESIA DAVENPORT  
Chief Executive Officer

EMILIO SALAS  
Executive Director  
Los Angeles County Development Authority

FAD:JMN:JTC  
JLC:MR:gw

Enclosures

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



# City of Downey

July 5, 2022

Audrey Hahn  
Project Manager, Development  
Abode Communities  
1149 S. Hill Street, Suite 700  
Los Angeles, CA 90015

Re: Approval for 11269 Garfield Avenue, Downey CA 90241 (PLN-22-00030)  
APN: 6234-008-901

Dear Ms. Hahn,

This letter provides a general summary of the current status of the project submitted on March 1, 2022 (PLN-22-00030).

On June 24, 2022, the City of Downey Community Development Department approved the application for the 100-unit Veteran Commons housing development. The project will include 99 affordable dwelling units, and one manager's unit. The project is not subject to the California Environmental Quality Act (CEQA), as the project is located within the Rancho Los Amigos South Campus Specific Plan (RLASCSP) Transit Oriented Development district, which permits and encourages multi-family developments by right. As the project is sponsored by the County of Los Angeles, the project has been processed via the City's consultation process (administrative streamline process). The project has been found to be consistent with the City of Downey's General Plan and the development standards of the RLASCSP and is deemed approved, as described below. As a matter of process the project has been preliminarily reviewed by the City of Downey Fire Department but, the project will have to obtain permits from the Fire Department prior to commencement of construction.

The proposed project includes the following:

- A new four (4) story, 52-foot high, 100-unit apartment building consisting of the following:
  - Units:
    - 1-Bedroom - 50 units
    - 2-Bedrooms - 40 units
    - 3-Bedrooms - 10 units
    - Total 100 units
  - Parking: 58 spaces (in compliance with AB 2345)
  - Open Space: 20,140 sf
  - Landscaping: 19,011 sq.ft.
  - Bicycle Parking: 55 stalls

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## Future Unlimited

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**CIVIC CENTER**  
11111 BROOKSHIRE AVE.  
PO BOX 7016  
DOWNEY, CALIFORNIA  
90241-7016  
562-869-7331  
[www.downeyca.org](http://www.downeyca.org)

**LIBRARY**  
11121 BROOKSHIRE AVE.  
DOWNEY, CALIFORNIA  
90241-7016  
562-904-7360  
[www.downeylibrary.org](http://www.downeylibrary.org)

**POLICE DEPARTMENT**  
10911 BROOKSHIRE AVE.  
PO BOX 7016  
DOWNEY, CALIFORNIA  
90241-7016  
562-861-0771

**PARKS & RECREATION**  
7850 QUILL DR.  
DOWNEY, CALIFORNIA  
90242  
562-904-7238

**UTILITIES DIVISION**  
9252 STEWART & GRAY RD.  
DOWNEY, CALIFORNIA  
90241-7016  
562-904-7202

**MAINTENANCE SERVICES**  
12324 BELLFLOWER BLVD.  
DOWNEY, CALIFORNIA  
90242  
562-904-7194

11269 Garfield Avenue  
Veteran Commons Housing Development

- Resident Center: 2,061 sq.ft.
- Conference Center: 357 sq.ft.
- Recreation Room: 675 sq.ft.
- Property Management and Case Manager Offices: Seven (7)  
(approximately 1,090 sq.ft.)
- Per plans submitted on June 30, 2022, the building will include a modern design, with varying building heights, and modulation on all building facades. The buildings will include a primary white stucco finish, with additional shades of grey, brown and dark brown stucco colors, brown, fiber cement, horizontal siding, decorative wrought iron railing, and metal shading window surrounds
- The project will include 19,011 square feet of landscaped area, and will include a total of 65 trees as follows:
  - 48" box trees: 7
  - 36" box trees: 8
  - 24" box trees: 22
  - 15 gal. trees: 26
  - Existing trees: 2

Tree location, species and size per the Landscape Plan included in the architectural plans submitted on June 20, 2022.

After evaluation of the Veteran Commons housing development, the City is able to make General Plan Consistency findings to determine the project is consistent with the goals and policies of the adopted City of Downey General Plan. In reviewing the General Plan, the project is consistent with the following goals, policies, and programs of the General Plan.

Land Use

- Goal 1.1 – Provide sufficient land areas for uses that serve the needs of residents, visitors, and businesses
  - Policy 1.1.2 – Provide an appropriate amount of land area to absorb the City's future population growth.
    - Program 1.1.2.1 – Identify areas to absorb population growth and support additional housing.
    - Program 1.1.2.3 – Promote housing projects and mixed-use projects that include housing within designated for the downtown area, transit-oriented developments, and areas in the vicinity of the Downey Landing project.

Housing

- Goal 1 – Encourage a variety of housing types to meet the existing and future needs of City residents.
  - Policy 1.1 – Accommodate a variety of housing types to meet the needs of all residents.
  - Policy 1.2 – Encourage and facilitate a range of housing to accommodate the City's share of regional housing and special housing needs.

11269 Garfield Avenue  
Veteran Commons Housing Development

- *Policy 1.3 – Implement land use policies and standards that allow for a range of residential densities and housing types that will enable households of all types and income levels opportunities to find suitable ownership and rental housing in the City.*
- *Policy 1.4 - Encourage the development of residential units and the provision of related services for special needs groups, including the elderly, large households, single parents, persons with disabilities, extremely low-income persons, and persons experiencing homelessness.*
- *Policy 1.5 - Encourage infill development and recycling of land to provide adequate residential sites.*
- *Goal 2 – Assist in the development of adequate housing and provide resources to meet the needs of low- and moderate-income and special needs households.*

In reviewing the RLASCSP, the project is consistent with the following RLASCSP Guiding Principles:

- *Guiding Principle #2 – Balanced, flexible, and diverse land uses that support economic development and additional housing opportunities.*
- *Guiding Principle #7 – Encourage transit-supportive development throughout the Specific Plan area, and provide a balanced mix of land uses adjacent to transportation centers and mobility corridors.*

As the property is will be developed with 100% affordability, units offered for rent to lower-income and very low-income households shall be made available for rent at an affordable rent and shall remain restricted and affordable to the designated income group for a minimum period of thirty (30) years. Since this project is 100% affordable, this project can incorporate the state parking density bonuses per AB 2345.

Therefore, as proposed, the Veteran Commons housing development complies with the development standards of the TOD district of the RLASCSP. In addition, the project provides additional housing opportunities, specifically within ½-mile of the future Metro Gardendale Transit Station, provides housing and resources to meet the needs of low- and very low-income households and special needs groups, and helps fulfill the City's regional housing needs. As such, staff finds that the proposed Veteran Commons 100-unit development is consistent with the objectives, policies, and programs of the City of Downey's General Plan and the RLASCSP Guiding Principles.

11269 Garfield Avenue  
Veteran Commons Housing Development

If you have any questions regarding the letter, please contact Guillermo Arreola at 562-904-7154 or via email at [garreola@downeyca.org](mailto:garreola@downeyca.org)

Regards,

A handwritten signature in black ink, appearing to read 'Crystal Landavazo', with a stylized flourish at the end.

Crystal Landavazo  
Interim Community Development Director

Community Development Department  
11111 Brookshire Avenue  
Downey, CA 90241  
Planning Department  
(562) 904-7154

# BOARD LETTER/MEMO CLUSTER FACT SHEET

☒ Board Letter

☐ Board Memo

☐ Other

<b>CLUSTER AGENDA REVIEW DATE</b>	8/10/2022		
<b>BOARD MEETING DATE</b>	8/30/2022		
<b>SUPERVISORIAL DISTRICT AFFECTED</b>	<input type="checkbox"/> All <input type="checkbox"/> 1 <sup>st</sup> <input type="checkbox"/> 2 <sup>nd</sup> <input type="checkbox"/> 3 <sup>rd</sup> <input type="checkbox"/> 4 <sup>th</sup> <input checked="" type="checkbox"/> 5 <sup>th</sup>		
<b>DEPARTMENT(S)</b>	Public Works		
<b>SUBJECT</b>	Drainage Benefit Assessment Area (DBAA) No. 35		
<b>PROGRAM</b>	N/A		
<b>AUTHORIZES DELEGATED AUTHORITY TO DEPT</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
<b>SOLE SOURCE CONTRACT</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, please explain why:		
<b>DEADLINES/ TIME CONSTRAINTS</b>	This Board agenda item needs to be adopted prior to the annexation of the Tesoro development underlying the DBAA to allow for recordation of the development's final map.		
<b>COST &amp; FUNDING</b>	Total cost: \$112,190.47 annually		Funding source: See Explanation
	TERMS (if applicable):		
	Explanation: The annual cost for maintenance, operation, and improvement of drainage facilities constructed for DBAA No.35 total amount is \$112,190.47. Funding will be provided by annual special benefit property assessments as set forth in the June 2022 Engineer's Report (\$104,673.71 annually) and by funding from the Special Road District 5 Fund (\$7,516.76 annually) for the general benefits to the public roadways derived from the runoff treatment system. Tract No. 51644-1 is currently the subject of annexation by the City of Santa Clarita and upon annexation the responsibility for funding those general benefits will transfer to the City.		
<b>PURPOSE OF REQUEST</b>	This action will provide sufficient funds to operate and maintain the drainage facilities required as a condition of approval for Tract Map No. 51644-1.		
<b>BACKGROUND (include internal/external issues that may exist including any related motions)</b>	These drainage facilities will be constructed and dedicated to satisfy conditions imposed through the subdivision review process and provide special benefits to the properties within the proposed assessment areas.		
<b>EQUITY INDEX OR LENS WAS UTILIZED</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, please explain how:		
<b>SUPPORTS ONE OF THE NINE BOARD PRIORITIES</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, please state which one(s) and explain how: Sustainability because the annual assessments constitute an essential source of revenue for the continued maintenance and operation of drainage facilities required for the protection of area residences and businesses.		
<b>DEPARTMENTAL CONTACTS</b>	Name, Title, Phone # & Email: Steve Burger, Deputy Director, (626) 458-4018, <a href="mailto:sburger@pw.lacounty.gov">sburger@pw.lacounty.gov</a>		



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

August 30, 2022

IN REPLY PLEASE

REFER TO FILE:

TPP-3

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:

**DEVELOPMENT SERVICES AND EMERGENCY MANAGEMENT  
CORE SERVICE AREAS  
DRAINAGE BENEFIT ASSESSMENT AREA NO. 35  
DETERMINATION AND LEVYING OF ASSESSMENTS  
UNINCORPORATED COUNTY COMMUNITY OF SANTA CLARITA VALLEY  
(SUPERVISORIAL DISTRICT 5)  
(3 VOTES)**

**SUBJECT**

Public Works is seeking Board approval to establish Drainage Benefit Assessment Area No. 35 and to determine and levy an annual assessment on each parcel of real property located therein for the purpose of providing funds for the operation and maintenance of a runoff treatment system ordered as a condition of approval for Tract Map No. 51644-1.

**IT IS RECOMMENDED THAT THE BOARD:**

1. Receive and file the June 2022 Engineer's Report prepared by Fuscoe Engineering, Inc., and approved by Public Works regarding the establishment of Drainage Benefit Assessment Area No. 35 and the determination and levy of an annual assessment on the parcels of real property located therein for the purpose of providing funds for the operation and maintenance of a runoff treatment system.
2. Find that the establishment of Drainage Benefit Assessment Area No. 35 and the levy of an annual assessment on the parcels of real property is statutorily exempt from the California Environmental Quality Act for the reasons stated in this letter and in the record of the project.

3. Instruct the Executive Officer of the Board to set October 18, 2022, as the date for a public hearing on the Engineer's Report, the establishment of Drainage Benefit Assessment Area No. 35, and the determination and levy of an annual assessment on the parcels of real property located therein.
4. Instruct the Executive Officer of the Board 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 in accordance with Section 6066 of the Government Code and posted in at least three public places within the County.

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

1. Authorize the tabulation of assessment ballots submitted, and not withdrawn, in support of and in opposition to the proposed assessment and determine whether a majority protest against the proposed assessment exists.
2. If no majority protest against the proposed assessment exists:
  - a. Find that the adoption of the resolution is exempt from the California Environmental Quality Act.
  - b. Approve and adopt the resolution to establish Drainage Benefit Assessment Area No. 35 and to determine and levy an annual assessment on the parcels of real property located in Drainage Benefit Assessment Area No. 35 either as proposed or as modified by the Board.
3. If a majority protest against the proposed assessment exists, refer the item back to Public Works.

**PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The purpose of the recommended actions is to establish the Drainage Benefit Assessment Area (DBAA) No. 35 and to determine and levy an annual assessment on each parcel of real property located therein. DBAA No. 35 is being formed for the purpose of maintaining and operating a runoff treatment system serving property located in a subdivision of land known as Tract Map No. 51644-1.

The runoff treatment system specially benefits properties located in Tract Map No. 51644-1 and results in general benefits to public roadways located in Tract Map No. 51644-1, all as set forth in the enclosed June 2022 Engineer's Report.



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

These recommendations support the County Strategic Plan: Strategy II.3, Make Environmental Sustainability our Daily Reality and Strategy III.3, Pursue Operational Effectiveness, Fiscal Responsibility, and Accountability. The proposed runoff treatment systems will provide for the improvement of 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, which is a condition precedent to the recordation of a subdivision of land known as Tract Map No. 51644-1.

### **FISCAL IMPACT/FINANCING**

There will be no impact to the County General Fund.

Funding for the operation and maintenance of the runoff treatment system for Tract Map No. 51644-1 is estimated to be \$112,190.47 annually and will be paid for by annual special assessments on the property located in Tract Map No. 51644-1 (\$104,673.71 annually) and by funding from the Special Road District 5 Fund (\$7,516.76 annually), as more specifically set forth in the June 2022 Engineer's Report. Tract Map No. 51644-1 is currently the subject of annexation proceedings by the City of Santa Clarita. If DBAA No. 35 is established and the annexation of Tract Map No. 51644-1 is completed, responsibility for the administration of DBAA No. 35, the collection of the special assessments, and the responsibility for funding the general benefits will transfer to the City. Prior to annexation, funding for the general benefits will be requested through the annual budget process should the need arise.

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

The proposed establishment of DBAA No. 35 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.). This statute authorizes the County to establish areas of benefit within unincorporated areas and impose an annual benefit assessment on the parcels of real property within these areas that derive a special benefit from drainage services provided by the County to finance the costs associated with provision of the drainage services. In addition, the proposed levy of the annual assessment on DBAA No. 35 is subject to Proposition 218 (Articles 13C and 13D of the California Constitution).

The Benefit Assessment Act of 1982 requires that the amount of the assessment imposed on any parcel of property must be related to the benefit 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 (Government Code Section 54711).

Additionally, pursuant to Proposition 218:

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

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

- For the first fiscal year in which an assessment is proposed to be imposed, the Board must cause a detailed Engineer's Report supporting the proposed assessment to be prepared by a registered professional engineer certified by the State and filed with the Executive Officer.
- The Board must conduct a public hearing to hear and consider all public comments, objections, or protests regarding the proposed assessment.
- The Executive Officer is required to cause notice of the filing of the Engineer's Report 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.
- Public Works must give notice by mail at least 45 days prior to the date of the public hearing to the record owner of each parcel within the assessment area, including an assessment ballot by which the owner can indicate his or her support or opposition to the proposed assessment.
- At the conclusion of the public hearing the Executive Officer is required to tabulate the assessment ballots submitted, and not withdrawn, in support of or opposition to the proposed assessment.

- If a majority protest exists (i.e., 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.

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

#### **ENVIRONMENTAL DOCUMENTATION**

The establishment of DBAA No. 35 is statutorily exempt from the provisions of the California Environmental Quality Act, pursuant to Section 21080(b)(8) of the Public Resources Code and Section 15273(a) of the California Environmental Quality Act Guidelines, since adoption of the proposed resolution forming DBAA No. 35 and determining and levying an annual assessment on the parcels of real property therein is for the purpose of meeting operating expenses.

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

The establishment of DBAA No. 35 will provide a funding mechanism for maintaining and operating runoff treatment systems, which will improve stormwater quality.

The Honorable Board of Supervisors  
August 30, 2022  
Page 6

**CONCLUSION**

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

Respectfully submitted,

MARK PESTRELLA, PE  
Director of Public Works

MP:MER:yr

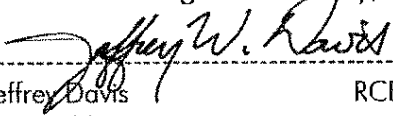
Enclosure

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

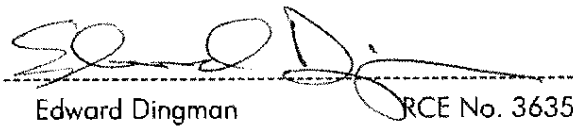
# DRAINAGE BENEFIT ASSESSMENT AREA (DBAA) NO. 35 ENGINEER'S REPORT

## TESORO DEL VALLE MASTER PLAN PROJECT TRACT NO. 51644-1


Located in Santa Clarita Valley  
In Unincorporated Los Angeles County, California

Prepared by   
Jeffrey Davis RCE No. 55459  
Project Manager  
Fusco Engineering, Inc.



Reviewed By   
Edward Dingman RCE No. 36356  
Senior Civil Engineer  
LA County Dept. of Public Works



Approved By   
Andrew C.T. Ross RCE No. 76882  
Principal Engineer  
LA County Dept. of Public Works



Prepared for:  
BLC TESORO LLC  
100 Bayview Circle, Suite 2200  
Newport Beach, CA 92660  
949-945-2292

Prepared by:  
FUSCOE ENGINEERING, INC.  
16795 Von Karman Ave, Suite 100  
Irvine, CA 92606  
949.474.1960

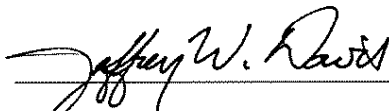
Date Prepared: June 2022

## ENGINEER'S REPORT

### DRAINAGE BENEFIT ASSESSMENT AREA NO. 35 DRAINAGE SERVICES FOR TRACT NO. 51644-1

#### Certification

In the matter of Drainage Benefit Assessment Area No. 35 for drainage services for Tract No. 51644-1 in the unincorporated Territory of the County of Los Angeles, State of California, I Jeffrey Davis, 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 31 st day of May, 2022  
Jeffrey Davis  
Civil Engineer  
State of California

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### APPENDICES / MAPS

Appendix A.....	Estimated Annual Cost for Each Lot
Appendix B.....	Runoff Treatment System BMP Locations
Map No. 1 .....	Boundary Map for DBAA No. 35
Map No. 2 .....	Assessment Diagram for DBAA No. 35

## INTRODUCTION

The Final Low Impact Development (LID) Plan prepared by Fuscoe Engineering, Inc. on May 4, 2020, of which this report is associated with, covers the post-construction operations for the Tesoro Del Valle Master Plan Development project in unincorporated County of Los Angeles, near the City of Santa Clarita, CA. Drainage Benefit Assessment Area (DBAA) No. 35 is being formed for the purpose of maintaining and operating runoff treatment systems for Tract No. 51644-1, as described in the LID Plan. The runoff treatment systems, hereinafter referred to as "Drainage Facilities", consist of biofiltration basins and associated access roads, vegetated swales, proprietary Modular Wetland Systems, and associated low flow conveyance piping. The purpose of the proposed assessment is to fund the costs required to operate and maintain the Drainage Facilities required as a condition of approval for Tract Map No. 51644-1.

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, as outlined below.

- 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.

Section I sets forth the improvements, services and the total of the drainage service costs proposed to be financed by the proposed assessments; Section II sets forth the Boundary Map, Assessment Diagram and identification of the parcels to be included in the proposed assessment area; Section III sets forth special benefits to be conveyed on the identified parcels and the costs to the proposed assessment area; Section IV sets forth the basis upon which the proposed assessment was calculated; and Section V sets forth the proposed annual assessment rate to be applied to each of the identified parcels. By applying this rate, the annual assessment for each individual lot can be found in Appendix A.



## I. PROPOSED SERVICES AND TOTAL OF THE COSTS

### PROPOSED SERVICES

The proposed services consist of the operation and maintenance of the Drainage Facilities. The Drainage Facilities are comprised of eleven (11) biofiltration basins, ten (10) vegetated swales (five (5) privately owned swales and five (5) publicly owned swales to be maintained by the County of Los Angeles), and ten (10) proprietary Modular Wetland Systems constructed within the defined assessment area. The five publicly owned swales have been included in the estimated annual cost of the proposed operation and maintenance services described in this report. The general nature, location, and extent of the Drainage Facilities are provided in Appendix B. The benefiting parcels are all within Tentative Tract Map (TTM) No. 51644-1, which is in the unincorporated territory of the County of Los Angeles in the locality of the City of Santa Clarita, with the exception of the offsite lots adjacent to Reyes Adobe Way and Avenida Rancho Tesoro. The onsite parcels currently correspond to Assessor's Parcel No.'s referenced in the TTM as follows: 3244-159-034 & 046 POR, 3244-160-ALL PARCELS ON SHT 1, 3244-161-ALL PARCELS, 3244-162-ALL PARCELS, 3244-163-003, 004, 005, 006 & 007, 3244-164-ALL PARCELS. The offsite parcels currently correspond to Assessor's Parcel No.'s as follows: 3244-160-046, 048 & 909, 3244-186-016, 3244-188-032.

The yearly maintenance and operation activities for the Drainage Facilities include, but are not limited to inspection, cleaning, and vegetation management. The routine inspection and maintenance details that inform this DBAA report are provided in Appendix 4 of the project's LID Plan. Plans and drawings for the Drainage Facilities can also be found in the LID Plan, in Appendix 2. The design plans for the Drainage Facilities will be on file at the Department of Public Works.

### TOTAL OF THE COSTS

The initial total estimated annual cost of the proposed operation and maintenance services is \$112,190.47. The basis of the estimated annual cost of the proposed services is summarized in Table 1 of Appendix A. The cost includes annual routine maintenance of each component of the Drainage Facilities, as well as the replacement costs for the biofiltration basins and the vegetated swales. It was assumed that each basin and swale would require replacement two times during the assessment period. It was assumed that the Modular Wetland Systems would not require full replacement during the assessment period. 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, \$11,219,047.25, was applied as indicated in Table 1 of Appendix A. Operation and maintenance costs will be incurred and assessed until such time as the appropriate legislative body finds alternate funding sources and rescinds/disbands the proposed Drainage Benefit Assessment Area.

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 included in the estimated annual assessments.

## II. BOUNDARY MAP, ASSESSMENT DIAGRAM, AND PARCELS TO BE INCLUDED IN THE ASSESSMENT AREA

The area of benefit of DBAA No. 35 will include all parcels located in Tract No. 51644-1 that contribute stormwater runoff to the Drainage Facilities, thereby receiving special benefit. These parcels currently correspond to Assessor's Parcel No.'s referenced in the TTM as follows: 3244-159-034 & 046 POR, 3244-160-ALL PARCELS ON SHT 1, 3244-161-ALL PARCELS, 3244-162-ALL PARCELS, 3244-163-003, 004, 005, 006 & 007, 3244-164-ALL PARCELS. Additionally, the area of benefit for DBAA No. 35 also includes those portions of existing Avenida Rancho Tesoro and Reyes Adobe Way per Tract 51644-10 and Tract 51644-05 which are off-site, yet contribute storm water runoff to the Drainage Facilities. The offsite parcels currently correspond to Assessor's Parcel No.'s as follows: 3244-160-046, 048 & 909, 3244-186-016, 3244-188-032.

The Boundary Map (Map No. 1), entitled "Boundary Map for Drainage Benefit Assessment Area No. 35" delineates the boundaries of the assessment area as recommended by this Engineer's Report. The classification of parcels receiving special or general benefit will be discussed in Section III.

The Assessment Diagram (Map No. 2), entitled "Assessment Diagram for Proposed Drainage Benefit Assessment Area No. 35, County of Los Angeles, State of California," sets forth each individual parcel of land to be assessed.

### III. SPECIAL BENEFITS TO BE CONVEYED

Article 13D of the California Constitution requires the separation of general benefits from special benefits as only special benefits are assessable. Special benefit is defined by Article 13D as "a particular and distinct benefit over and above general benefits conferred on real property located in the assessment area or to the public at large".

#### SPECIAL BENEFITS DETERMINATION

The proposed services are to provide for the operation and maintenance of the Drainage Facilities. The operation and maintenance of the Drainage Facilities specifically benefits each lot within DBAA No. 35 by capturing and treating the stormwater and urban runoff from the developed portions of these lots. The treatment areas of the biofiltration basin Drainage Facilities were excluded from the benefit area as the treatment areas are fenced in and inaccessible to the public, and the treatment areas do not provide a benefit to themselves.

The Drainage Facilities also capture and treat the stormwater and urban runoff from County-owned right-of-way and therefore the proposed services also provide benefits to that County right-of-way. Because the County right-of-way is open to and used by the public at large, the benefits to the County right-of-way is considered a general benefit and its costs should be proportionately excluded from the benefit assessment. The approach to apportion the special and general benefits will be based on Benefit Units. For this report, one Benefit Unit is equal to one acre.

#### SPECIAL BENEFIT SHARE OF THE PROPOSED SERVICES COSTS

As discussed above, the proposed services will provide both special and general benefits to the proposed assessment area, and the benefits will be apportioned based on the acreage of the areas benefitted. There are 22.99 acres of County-owned land to receive general benefits within the DBAA boundary, including 21.60 acres of onsite County public road Right of Way, 1.18 acres of offsite County public road Right of Way on existing Avenida Rancho Tesoro, and 0.21 acres of offsite County-owned land (Lot 4) just east of Avenida Rancho Tesoro. The total proposed assessment area is 343.20 acres, and subtracting the general benefit areas of 22.99 acres out of the total leaves 320.21 acres of special benefit area to be assessed, which is described more specifically in Section IV below. Therefore, 6.70 percent of the cost of the proposed services is considered a general benefit cost that will not be allocated to the proposed assessment area. The general/special benefit calculation is summarized in the table below.

	BENEFIT TYPE	ACREAGE		PERCENTAGE OF TOTAL ASSESSMENT AREA
County Public Right of Way (Onsite)	General	21.60	22.99	6.70%
County Public Right of Way (Offsite - ART)	General	1.18		
County-Owned Lot 4 (Offsite – ART; Tract Map 51644-05)	General	0.21		
Parcels Conveyed Special Benefit	Special	320.21		93.30%
Proposed Total Assessment Area (DBAA Boundary)	--	343.20		--

The proposed services costs will be paid in the year incurred. The estimated annual cost of the proposed services is \$112,190.47 as set forth in Appendix A. Since the special benefit share of the total costs is 93.30%, the initial special benefit annual cost is \$104,673.71.

The special benefit proposed services costs will be incurred until such time as the appropriate legislative body finds alternate funding sources and rescinds/disbands the proposed assessment area. Since it is not feasible to estimate the total of the special benefit costs for a proposed assessment that will be incurred indefinitely, the total of the special benefit costs for the first 100 years was applied. This amounts to \$11,219,047.25.

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 included in the estimated annual assessments.

## IV. BASIS OF ASSESSMENT

The proposed assessment is based on the areas within the assessment area that receive a special benefit from the operation and maintenance of the Drainage Facilities. These areas (hereinafter referred to as "usable areas") include the Single-Family Lots, Multi-Family Lots, Private Recreation Center Lots, portions of Open Space Lots contributing runoff to the Drainage Facilities, Park Lots, Private Driveway Lots, Private and Future Street Lots, Water Tank/Helipad Lots and Offsite Lots within the assessment area as shown on the Assessment Diagram for DBAA No. 35. Areas that do not contribute runoff to the Drainage Facilities, including existing natural areas of the property, as well as manufactured slopes that only drain to debris basins and manufactured slopes that are not tributary to the DBAA boundary, are excluded from the acreage used to calculate the assessment attributable to the special benefits, as these areas do not receive a benefit from the operation and maintenance of the Drainage Facilities.

The useable areas (Single-Family Lots, Multi-Family Lots, Private Recreation Center Lots, Open Space Lots, Park Lots, Private Driveway Lots, Private and Future Street Lots, Water Tank/Helipad Lots, and Offsite Lots) equal 320.21 acres which will be used to determine the per acre share for each parcel (1 ac = 1 benefit unit). The Offsite Lot areas that are not located within the public Right-of-Way, including open space areas associated with Reyes Adobe Way and Avenida Rancho Tesoro, are also included in the 320.21 acre useable area. The fees for the HOA-owned off-site open space areas have instead been included in the assessment as an HOA-responsible fee. The fees for the County-owned portion of Water Quality Basin H1 will be assessed to the appropriate County department. These offsite areas are identified in Table 6 in Appendix A.

All such lots are presented in Tables 2 through 11 of Appendix A. A summary of Tables 2 through 11 has been provided in Table 12 of Appendix A. In addition, drainage boundaries were delineated prior to and independently of lot lines, therefore there are portions of open space lots that include manufactured slopes which drain to the Drainage Facilities, while the remainder of the lot remains undisturbed and runoff is routed offsite or to a debris basin (non-useable). All "portions" of such lots are identified in Table 11 in Appendix A.

## 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 proportion to the special benefits received.

The proposed initial annual assessment rate of \$326.89 per acre of usable area was determined in accordance with the following formula:

$$\begin{aligned} \text{Proposed Annual Assessment Rate} \\ &= \frac{\text{Annual Special Benefit Share of Proposed Assessment Area Costs (\$)}}{\text{Special Benefit Assessment Area (ac)}} = \frac{\$104,673.71}{320.21} \\ &= \$326.89 \end{aligned}$$

As established in Section III, the annual proposed assessment area cost is derived from the proportion of the proposed services cost (\$112,190.47) allocated to special benefit (93.30%). This is divided by the total useable area as defined in Section IV. The resulting rate is then applied to each applicable lot, based on their acreage, which is presented in Tables 2 through 11 of Appendix A. Lots have been grouped by useable area type. The annual assessment column of each table represents the initial annual assessment for each listed lot. A summary of Tables 2 through 11 is presented in Table 12 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.

The Annual 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.

## VI. APPENDICES

Appendix A	Estimated Initial Annual Costs for Each Lot
Appendix B	Runoff Treatment System BMP Locations
Map No. 1	Boundary Map for DBAA No. 35
Map No. 2	Assessment Diagram for DBAA No. 35

## APPENDIX A

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### ESTIMATED INITIAL ANNUAL COST FOR EACH LOT



## APPENDIX A

Table 1A. Annual Cost for Proposed Services of BMP Operation and Maintenance

BMP	Drainage Area	Manufacturer Information	Annual Maintenance Cost	Replacement Cost (2x per assessment period)	Life Cycle O&M Cost PV (100 yr + replacement)	Total Annual Cost (Amortized)	Total Annual Cost per acre treated
WQ Basin A	15.99	N/A	\$ 4,368.79	\$ 264,816.00	\$ 701,694.61	\$ 7,016.95	\$ 438.83
WQ Basin B	16.96	N/A	\$ 2,658.16	\$ 177,528.00	\$ 443,344.43	\$ 4,433.44	\$ 261.41
WQ Basin C1	53.72	N/A	\$ 8,619.14	\$ 772,632.00	\$ 1,634,545.74	\$ 16,345.46	\$ 308.87
WQ Basin C2	4.63	N/A	\$ 734.15	\$ 65,400.00	\$ 138,815.10	\$ 1,388.15	\$ 299.82
WQ Basin D1	22.98	N/A	\$ 5,362.27	\$ 447,336.00	\$ 983,563.45	\$ 9,835.63	\$ 428.01
WQ Basin D2	15.80	N/A	\$ 3,326.03	\$ 280,608.00	\$ 613,211.17	\$ 6,132.11	\$ 388.11
WQ Basin E	43.10	N/A	\$ 5,836.63	\$ 539,904.00	\$ 1,123,566.95	\$ 11,235.67	\$ 260.69
WQ Basin F	35.65	N/A	\$ 6,407.61	\$ 446,712.00	\$ 1,087,473.29	\$ 10,874.73	\$ 305.04
WQ Basin G	6.14	N/A	\$ 1,638.43	\$ 69,240.00	\$ 233,083.36	\$ 2,330.83	\$ 379.61
WQ Basin H1	43.21	N/A	\$ 7,766.84	\$ 539,976.00	\$ 1,316,659.74	\$ 13,166.60	\$ 290.85
WQ Basin H2	11.72	N/A	\$ 1,775.81	\$ 109,296.00	\$ 286,877.01	\$ 2,868.77	\$ 285.45
Vegetated Swale A2	9.77	N/A	\$ 2,077.72	\$ 110,880.00	\$ 318,651.85	\$ 3,186.52	\$ 326.15
Vegetated Swale A3	14.07	N/A	\$ 2,013.14	\$ 148,320.00	\$ 349,634.03	\$ 3,496.34	\$ 245.87
Vegetated Swale 3	1.50	N/A	\$ 1,114.05	\$ 141,840.00	\$ 253,245.14	\$ 2,532.45	\$ 1,688.30
Vegetated Swale 5	1.99	N/A	\$ 909.15	\$ 114,240.00	\$ 205,154.53	\$ 2,051.55	\$ 1,030.93
Vegetated Swale 8	1.49	N/A	\$ 1,058.25	\$ 134,232.00	\$ 240,056.77	\$ 2,400.57	\$ 1,021.52
MWS 1	1.48	MWS-L-4-15-3'-3"-C	\$ 1,008.38	\$ -	\$ 100,837.52	\$ 1,008.38	\$ 681.33
MWS 2	1.61	MWS-L-4-15-3'-4.5"-C	\$ 1,008.38	\$ -	\$ 100,837.52	\$ 1,008.38	\$ 626.32
MWS 10	2.96	MWS-L-4-17-4'-2"-C	\$ 1,008.38	\$ -	\$ 100,837.52	\$ 1,008.38	\$ 340.67
MWS 13	2.46	MWS-L-8-8-6'-0"-V	\$ 1,350.12	\$ -	\$ 135,011.85	\$ 1,350.12	\$ 548.83
MWS A4.1	8.51	MWS-L-8-24-5'-0"-V	\$ 1,857.61	\$ -	\$ 185,760.78	\$ 1,857.61	\$ 218.29
MWS A4.2	8.26	MWS-L-8-24-4'-9.5"-V	\$ 1,713.25	\$ -	\$ 171,325.22	\$ 1,713.25	\$ 207.42
MWS A4.3	10.79	MWS-L-8-24-6'-0"-V	\$ 1,472.61	\$ -	\$ 147,261.48	\$ 1,472.61	\$ 136.48
MWS A4.4	8.87	MWS-L-8-24-6'-0"-V	\$ 1,459.23	\$ -	\$ 145,923.12	\$ 1,459.23	\$ 164.51
MWS 17	1.99	MWS-L-4-17-3'-9.5"-C	\$ 1,008.38	\$ -	\$ 100,837.52	\$ 1,008.38	\$ 506.72
MWS 18	2.31	MWS-L-4-17-3'-9"-C	\$ 1,008.38	\$ -	\$ 100,837.52	\$ 1,008.38	\$ 436.53
<b>TOTAL</b>	<b>347.96</b>		<b>\$68,560.87</b>	<b>\$ 4,362,960.00</b>	<b>\$ 11,219,047.25</b>	<b>\$ 112,190.47</b>	

TABLE 1B.

Formula for Annual Special Benefit Cost to be Conveyed (excludes General Benefit as defined in Section III)

$$\text{Total Annual Special Benefit Cost} = \text{Total Annual Cost} * \text{Special Benefit Percentage} = \$112,190.47 * 93.30\% = \$104,673.71$$

Proposed Annual Assessment Rate Formula for Tables 2-11 Below

$$\text{Proposed Annual Assessment Rate} = \frac{\text{Total Annual Special Benefit Cost (\$)}}{\text{Special Benefit Assessment Area (ac)}} = \frac{\$104,673.71}{320.21\text{ac}} = \$326.89/\text{acre} = \$326.89/\text{Benefit Unit}$$

Table 2. Annual Assessment for Single Family Lots			
Assessor Parcel No.	Tentative Tract Map Lot No.	Benefit Units	Initial Annual Assessment
	1716	0.168	\$ 54.78
	1717	0.174	\$ 56.72
	1718	0.148	\$ 48.48
	1719	0.147	\$ 47.96
	1720	0.138	\$ 45.19
	1721	0.260	\$ 84.92
	1722	0.198	\$ 64.68
	1723	0.193	\$ 62.98
	1724	0.148	\$ 48.48
	1725	0.140	\$ 45.87
	1726	0.149	\$ 48.70
	1727	0.224	\$ 73.20
	1728	0.181	\$ 59.20
	1729	0.140	\$ 45.81
	1730	0.130	\$ 42.51
	1731	0.151	\$ 49.23
	1732	0.141	\$ 46.20
	1733	0.136	\$ 44.34
	1734	0.135	\$ 44.28
	1735	0.230	\$ 75.31
	1736	0.184	\$ 60.06
	1737	0.179	\$ 58.43
	1738	0.168	\$ 55.03
	1739	0.210	\$ 68.63
	1740	0.185	\$ 60.62
	1741	0.171	\$ 56.01
	1742	0.187	\$ 61.27
	1743	0.435	\$ 142.19
	1744	0.246	\$ 80.42
	1745	0.158	\$ 51.58
	1746	0.182	\$ 59.64
	1747	0.222	\$ 72.56
	1748	0.180	\$ 58.73
	1749	0.180	\$ 58.77
	1750	0.208	\$ 67.99
	1751	0.179	\$ 58.49
	1752	0.155	\$ 50.58
	1753	0.158	\$ 51.78
	1754	0.158	\$ 51.51

Table 2. Annual Assessment for Single Family Lots			
Assessor Parcel No.	Tentative Tract Map Lot No.	Benefit Units	Initial Annual Assessment
	1755	0.222	\$ 72.58
	1756	0.167	\$ 54.51
	1757	0.123	\$ 40.34
	1758	0.153	\$ 50.12
	1759	0.167	\$ 54.45
	1760	0.210	\$ 68.63
	1761	0.160	\$ 52.19
	1762	0.166	\$ 54.36
	1763	0.156	\$ 51.08
	1764	0.154	\$ 50.42
	1765	0.232	\$ 75.83
	1766	0.166	\$ 54.35
	1767	0.120	\$ 39.07
	1768	0.159	\$ 52.10
	1769	0.445	\$ 145.37
	1770	0.173	\$ 56.62
	1771	0.188	\$ 61.45
	1772	0.227	\$ 74.33
	1773	0.252	\$ 82.41
	1774	0.154	\$ 50.37
	1775	0.154	\$ 50.34
	1776	0.163	\$ 53.31
	1777	0.235	\$ 76.67
	1778	0.192	\$ 62.80
	1779	0.209	\$ 68.30
	1780	0.200	\$ 65.43
	1781	0.171	\$ 56.01
	1782	0.162	\$ 52.99
	1783	0.164	\$ 53.51
	1784	0.239	\$ 78.24
	1785	0.208	\$ 68.06
	1786	0.157	\$ 51.30
	1787	0.291	\$ 95.16
	1788	0.169	\$ 55.16
	1789	0.153	\$ 50.13
	1790	0.167	\$ 54.62
	1791	0.254	\$ 83.18
	1792	0.152	\$ 49.81

Table 2. Annual Assessment for Single Family Lots			
Assessor Parcel No.	Tentative Tract Map Lot No.	Benefit Units	Initial Annual Assessment
	1793	0.142	\$ 46.51
	1794	0.137	\$ 44.86
	1795	0.214	\$ 69.95
	1796	0.221	\$ 72.11
	1797	0.140	\$ 45.67
	1798	0.126	\$ 41.07
	1799	0.166	\$ 54.39
	1800	0.215	\$ 70.40
	1801	0.211	\$ 68.98
	1802	0.166	\$ 54.31
	1803	0.131	\$ 42.85
	1804	0.203	\$ 66.32
	1805	0.266	\$ 87.09
	1806	0.158	\$ 51.73
	1807	0.153	\$ 50.01
	1808	0.188	\$ 61.35
	1809	0.268	\$ 87.72
	1810	0.238	\$ 77.92
	1811	0.156	\$ 50.89
	1812	0.146	\$ 47.84
	1813	0.156	\$ 50.88
	1814	0.147	\$ 47.99
	1815	0.167	\$ 54.75
	1816	0.155	\$ 50.73
	1817	0.155	\$ 50.71
	1818	0.129	\$ 42.32
	1819	0.126	\$ 41.08
	1820	0.143	\$ 46.72
	1821	0.128	\$ 41.73
	1822	0.123	\$ 40.21
	1823	0.132	\$ 43.05
	1824	0.187	\$ 61.27
	1825	0.124	\$ 40.67
	1826	0.134	\$ 43.67
	1827	0.137	\$ 44.89
	1828	0.182	\$ 59.50
	1829	0.147	\$ 47.97
	1830	0.290	\$ 94.95

Table 2. Annual Assessment for Single Family Lots			
Assessor Parcel No.	Tentative Tract Map Lot No.	Benefit Units	Initial Annual Assessment
	1831	0.248	\$ 80.91
	1832	0.241	\$ 78.94
	1833	0.170	\$ 55.47
	1834	0.141	\$ 46.10
	1835	0.158	\$ 51.63
	1836	0.144	\$ 47.13
	1837	0.168	\$ 54.88
	1838	0.149	\$ 48.80
	1839	0.136	\$ 44.51
	1840	0.150	\$ 49.09
	1841	0.163	\$ 53.23
	1842	0.150	\$ 49.09
	1843	0.166	\$ 54.23
	1844	0.161	\$ 52.77
	1845	0.126	\$ 41.29
	1846	0.128	\$ 41.88
	1847	0.139	\$ 45.46
	1848	0.150	\$ 49.04
	1849	0.145	\$ 47.39
	1850	0.171	\$ 55.76
	1851	0.259	\$ 84.73
	1852	0.238	\$ 77.96
	1853	0.211	\$ 68.81
	1854	0.225	\$ 73.42
	1855	0.208	\$ 68.07
	1856	0.227	\$ 74.22
	1857	0.195	\$ 63.70
	1858	0.222	\$ 72.69
	1859	0.187	\$ 61.26
	1860	0.202	\$ 66.16
	1861	0.257	\$ 84.13
	1862	0.158	\$ 51.53
	1863	0.145	\$ 47.31
	1864	0.152	\$ 49.59
	1865	0.167	\$ 54.73
	1866	0.156	\$ 50.93
	1867	0.159	\$ 52.02
	1868	0.175	\$ 57.05

Table 2. Annual Assessment for Single Family Lots			
Assessor Parcel No.	Tentative Tract Map Lot No.	Benefit Units	Initial Annual Assessment
	1869	0.209	\$ 68.27
	1870	0.168	\$ 55.07
	1871	0.134	\$ 43.78
	1872	0.152	\$ 49.57
	1873	0.122	\$ 39.87
	1874	0.146	\$ 47.80
	1875	0.147	\$ 48.20
	1876	0.147	\$ 48.19
	1877	0.163	\$ 53.25
	1878	0.159	\$ 51.84
	1879	0.135	\$ 44.14
	1880	0.147	\$ 47.90
	1881	0.147	\$ 48.00
	1882	0.133	\$ 43.55
	1883	0.134	\$ 43.91
	1884	0.145	\$ 47.33
	1885	0.133	\$ 43.60
	1886	0.150	\$ 48.98
	1887	0.137	\$ 44.75
	1888	0.167	\$ 54.56
	1889	0.169	\$ 55.31
	1890	0.151	\$ 49.39
	1891	0.169	\$ 55.38
	1892	0.157	\$ 51.44
	1893	0.150	\$ 48.88
	1894	0.183	\$ 59.82
	1895	0.243	\$ 79.37
	1896	0.203	\$ 66.42
	1897	0.174	\$ 56.74
	1898	0.165	\$ 54.02
	1899	0.196	\$ 64.11
	1900	0.174	\$ 57.00
	1901	0.191	\$ 62.43
	1902	0.233	\$ 76.09
	1903	0.340	\$ 111.21
	1904	0.181	\$ 59.06
	1905	0.162	\$ 52.91
	1906	0.171	\$ 55.84

APPENDIX A

Table 2. Annual Assessment for Single Family Lots			
Assessor Parcel No.	Tentative Tract Map Lot No.	Benefit Units	Initial Annual Assessment
	1907	0.165	\$ 53.81
	1908	0.148	\$ 48.33
	1909	0.153	\$ 50.03
	1910	0.183	\$ 59.90
	1911	0.155	\$ 50.69
	1912	0.141	\$ 46.23
	1913	0.141	\$ 46.12
	1914	0.156	\$ 51.09
	1915	0.131	\$ 42.86
	1916	0.149	\$ 48.63
	1917	0.137	\$ 44.74
	1918	0.158	\$ 51.49
	1919	0.139	\$ 45.58
	1920	0.145	\$ 47.38
	1921	0.148	\$ 48.23
	1922	0.141	\$ 46.11
	1923	0.165	\$ 53.78
	1924	0.168	\$ 54.76
	1925	0.214	\$ 69.81
	1926	0.308	\$ 100.62
	1927	0.237	\$ 77.33
	1928	0.219	\$ 71.75
	1929	0.192	\$ 62.88
	1930	0.194	\$ 63.47
	1931	0.224	\$ 73.39
	1932	0.193	\$ 63.02
	1933	0.194	\$ 63.50
	1934	0.207	\$ 67.50
	1935	0.205	\$ 67.02
	1936	0.165	\$ 53.86
	1937	0.211	\$ 68.91
	1938	0.181	\$ 59.33
	1939	0.173	\$ 56.50
	1940	0.191	\$ 62.60
	1941	0.222	\$ 72.69
	1942	0.173	\$ 56.60
	1943	0.167	\$ 54.60
	1944	0.167	\$ 54.52



Table 2. Annual Assessment for Single Family Lots			
Assessor Parcel No.	Tentative Tract Map Lot No.	Benefit Units	Initial Annual Assessment
	1945	0.213	\$ 69.66
	1946	0.191	\$ 62.38
	1947	0.185	\$ 60.50
	1948	0.158	\$ 51.62
	1949	0.148	\$ 48.39
	1950	0.181	\$ 59.09
	1951	0.152	\$ 49.84
	1952	0.167	\$ 54.50
	1953	0.153	\$ 49.93
	1954	0.165	\$ 53.87
	1955	0.147	\$ 48.18
	1956	0.135	\$ 44.23
	1957	0.292	\$ 95.38
	1958	0.254	\$ 83.04
	1959	0.265	\$ 86.71
	1960	0.224	\$ 73.11
	1961	0.207	\$ 67.68
	1962	0.157	\$ 51.36
	1963	0.136	\$ 44.40
	1964	0.146	\$ 47.73
	1965	0.161	\$ 52.57
	1966	0.138	\$ 45.21
	1967	0.140	\$ 45.89
	1968	0.189	\$ 61.64
	1969	0.212	\$ 69.16
	1970	0.187	\$ 61.06
	1971	0.261	\$ 85.23
	1972	0.297	\$ 97.23
	1973	0.225	\$ 73.68
	1974	0.203	\$ 66.48
	1975	0.142	\$ 46.56
	1976	0.148	\$ 48.54
	1977	0.130	\$ 42.41
	1978	0.132	\$ 43.25
	1979	0.160	\$ 52.29
	1980	0.155	\$ 50.52
	1981	0.143	\$ 46.75
	1982	0.165	\$ 53.91

Table 2. Annual Assessment for Single Family Lots			
Assessor Parcel No.	Tentative Tract Map Lot No.	Benefit Units	Initial Annual Assessment
	1983	0.299	\$ 97.71
	1984	0.239	\$ 78.07
	1985	0.189	\$ 61.72
	1986	0.186	\$ 60.83
	1987	0.174	\$ 56.73
	1988	0.198	\$ 64.87
	1989	0.228	\$ 74.63
	1990	0.200	\$ 65.37
	1991	0.222	\$ 72.72
	1992	0.238	\$ 77.92
	1993	0.275	\$ 89.78
	1994	0.259	\$ 84.52
	1995	0.215	\$ 70.21
	1996	0.228	\$ 74.55
	1997	0.282	\$ 92.15
	1998	0.243	\$ 79.38
	1999	0.313	\$ 102.20
	2000	0.282	\$ 92.15
	2001	0.330	\$ 107.84
	2002	0.194	\$ 63.43
	2003	0.211	\$ 69.07
	2004	0.178	\$ 58.10
	2005	0.177	\$ 57.94
	2006	0.237	\$ 77.51
	2007	0.270	\$ 88.39
	2008	0.201	\$ 65.86
	2009	0.175	\$ 57.35
	2010	0.175	\$ 57.05
	2011	0.232	\$ 75.77
	2012	0.212	\$ 69.29
	2013	0.361	\$ 118.09
	2014	0.240	\$ 78.51
	2015	0.204	\$ 66.56
	2016	0.255	\$ 83.28
	2017	0.307	\$ 100.32
	2018	0.232	\$ 75.92
	2019	0.232	\$ 75.86
	2020	0.210	\$ 68.65

Table 2. Annual Assessment for Single Family Lots			
Assessor Parcel No.	Tentative Tract Map Lot No.	Benefit Units	Initial Annual Assessment
	2021	0.206	\$ 67.23
	2022	0.186	\$ 60.93
	2023	0.245	\$ 80.19
	2024	0.236	\$ 77.19
	2025	0.167	\$ 54.75
	2026	0.180	\$ 58.70
	2027	0.172	\$ 56.21
	2028	0.281	\$ 91.82
	2029	0.294	\$ 96.25
	2030	0.247	\$ 80.78
	2031	0.190	\$ 62.05
	2032	0.159	\$ 51.96
	2033	0.221	\$ 72.25
	2034	0.405	\$ 132.29
	2035	0.339	\$ 110.82
	2036	0.255	\$ 83.46
	2037	0.308	\$ 100.81
	2038	0.335	\$ 109.42
	2039	0.486	\$ 158.71
	2040	0.415	\$ 135.66
	2041	0.495	\$ 161.89
	2042	0.480	\$ 157.05
	2043	0.339	\$ 110.95
	2044	0.359	\$ 117.29
	2045	0.313	\$ 102.19
	2046	0.322	\$ 105.30
	2047	0.330	\$ 107.80
	2048	0.324	\$ 105.95
	2049	0.292	\$ 95.44
	2050	0.245	\$ 79.94
	2051	0.259	\$ 84.62
	2052	0.500	\$ 163.33
	2053	0.303	\$ 99.06
	2054	0.311	\$ 101.75
	2055	0.295	\$ 96.53
	2056	0.316	\$ 103.36
	2057	0.240	\$ 78.30
	2058	0.239	\$ 78.21

Table 2. Annual Assessment for Single Family Lots			
Assessor Parcel No.	Tentative Tract Map Lot No.	Benefit Units	Initial Annual Assessment
	2059	0.243	\$ 79.55
	2060	0.317	\$ 103.48
	2061	0.412	\$ 134.69
	2062	0.288	\$ 94.02
	2063	0.237	\$ 77.34
	2064	0.242	\$ 79.01
	2065	0.377	\$ 123.30
	2066	0.301	\$ 98.54
	2067	0.299	\$ 97.74
	2068	0.260	\$ 85.08
	2069	0.336	\$ 109.91
	2070	0.403	\$ 131.61
	2071	0.370	\$ 120.79
	2072	0.262	\$ 85.57
	2073	0.227	\$ 74.36
	2074	0.467	\$ 152.74
	2075	0.378	\$ 123.60
	2076	0.228	\$ 74.55
	2077	0.213	\$ 69.62
	2078	0.254	\$ 82.96
	2079	0.304	\$ 99.44
	2080	0.287	\$ 93.69
	2081	0.493	\$ 161.06
	2082	0.534	\$ 174.52
	2083	0.212	\$ 69.35
	2084	0.295	\$ 96.30
	2085	0.383	\$ 125.17
	2086	0.359	\$ 117.25
	2087	0.263	\$ 86.12
	2088	0.247	\$ 80.69
	2089	0.275	\$ 89.77
	2090	0.260	\$ 85.06
	2091	0.333	\$ 108.83
	2092	0.252	\$ 82.46
	2093	0.255	\$ 83.43
	2094	0.289	\$ 94.63
	2095	0.263	\$ 85.99
	2096	0.256	\$ 83.82

Table 2. Annual Assessment for Single Family Lots			
Assessor Parcel No.	Tentative Tract Map Lot No.	Benefit Units	Initial Annual Assessment
	2097	0.234	\$ 76.56
	2098	0.237	\$ 77.52
	2099	0.229	\$ 74.93
	2100	0.240	\$ 78.41
	2101	0.248	\$ 81.06
	2102	0.259	\$ 84.60
	2103	0.280	\$ 91.44
	2104	0.276	\$ 90.13
	2105	0.273	\$ 89.11
	2106	0.273	\$ 89.24
	2107	0.303	\$ 99.17
	2108	0.310	\$ 101.34
	2109	0.261	\$ 85.37
	2110	0.300	\$ 97.95
	2111	0.520	\$ 169.97
	2112	0.444	\$ 144.97
	2113	0.315	\$ 102.82
	2114	0.339	\$ 110.93
	2115	0.307	\$ 100.49
	2116	0.206	\$ 67.46
	2117	0.230	\$ 75.15
	2118	0.230	\$ 75.20
	2119	0.230	\$ 75.26
	2120	0.230	\$ 75.31
	2121	0.236	\$ 77.24
	2122	0.241	\$ 78.87
	2123	0.249	\$ 81.41
	2124	0.258	\$ 84.40
	2125	0.259	\$ 84.69
	2126	0.247	\$ 80.61
	2127	0.337	\$ 110.15
	2128	0.270	\$ 88.16
	2129	0.283	\$ 92.57
	2130	0.243	\$ 79.32
	2131	0.318	\$ 103.79
	2132	0.354	\$ 115.86
	2133	0.254	\$ 82.95
	2134	0.331	\$ 108.14

Table 2. Annual Assessment for Single Family Lots			
Assessor Parcel No.	Tentative Tract Map Lot No.	Benefit Units	Initial Annual Assessment
	2135	0.400	\$ 130.81
	2136	0.331	\$ 108.32
	2137	0.310	\$ 101.34
	2138	0.280	\$ 91.61
	2139	0.285	\$ 93.04
	2140	0.257	\$ 84.08
	2141	0.251	\$ 82.11
	2142	0.231	\$ 75.39
	2143	0.248	\$ 81.22
	2144	0.274	\$ 89.67
	2145	0.265	\$ 86.74
	2146	0.267	\$ 87.18
	2147	0.266	\$ 87.07
	2148	0.287	\$ 93.89
	2149	0.284	\$ 92.84
	2150	0.290	\$ 94.65
	2151	0.276	\$ 90.30
	2152	0.266	\$ 86.91
	2153	0.311	\$ 101.62
	2154	0.276	\$ 90.21
	2155	0.315	\$ 102.96
	2156	0.284	\$ 92.79
	2157	0.295	\$ 96.52
	2158	0.242	\$ 79.03
	2159	0.286	\$ 93.56
	2160	0.247	\$ 80.60
	2161	0.238	\$ 77.65
	2162	0.267	\$ 87.22
	2163	0.285	\$ 93.07
	2164	0.418	\$ 136.68
	2165	0.323	\$ 105.71
	2166	0.335	\$ 109.35
	2167	0.302	\$ 98.71
	2168	0.290	\$ 94.95
	2169	0.249	\$ 81.55
	2170	0.265	\$ 86.67
	2171	0.210	\$ 68.59
	2172	0.171	\$ 55.94

Table 2. Annual Assessment for Single Family Lots			
Assessor Parcel No.	Tentative Tract Map Lot No.	Benefit Units	Initial Annual Assessment
	2173	0.147	\$ 48.19
	2174	0.148	\$ 48.40
	2175	0.148	\$ 48.37
	2176	0.146	\$ 47.81
	2177	0.146	\$ 47.81
	2178	0.146	\$ 47.67
	2179	0.142	\$ 46.27
	2180	0.139	\$ 45.42
	2181	0.137	\$ 44.68
	2182	0.152	\$ 49.71
	2183	0.149	\$ 48.60
	2184	0.139	\$ 45.58
	2185	0.138	\$ 44.95
	2186	0.145	\$ 47.39
	2187	0.214	\$ 69.85
	2188	0.145	\$ 47.32
	2189	0.202	\$ 65.94
	2190	0.225	\$ 73.43
	2191	0.187	\$ 61.27
	2192	0.178	\$ 58.14
	2193	0.184	\$ 60.27
	2194	0.149	\$ 48.70
	2195	0.149	\$ 48.78
	2196	0.141	\$ 46.09
	2197	0.149	\$ 48.86
	2198	0.143	\$ 46.68
	2199	0.172	\$ 56.06
	2200	0.174	\$ 56.93
	2201	0.172	\$ 56.32
	2202	0.186	\$ 60.95
	2203	0.302	\$ 98.77
	2204	0.222	\$ 72.56
	2205	0.147	\$ 48.14
	2206	0.169	\$ 55.08
	2207	0.230	\$ 75.29
	2208	0.174	\$ 56.94
	2209	0.132	\$ 43.22
	2210	0.150	\$ 49.13

Table 2. Annual Assessment for Single Family Lots			
Assessor Parcel No.	Tentative Tract Map Lot No.	Benefit Units	Initial Annual Assessment
	2211	0.268	\$ 87.52
	2212	0.170	\$ 55.55
	2213	0.196	\$ 63.99
	2214	0.195	\$ 63.71
	2215	0.247	\$ 80.75
	2216	0.229	\$ 74.91
	2217	0.236	\$ 77.01
	2218	0.160	\$ 52.16
	2219	0.338	\$ 110.42
	2220	0.264	\$ 86.45
	2221	0.224	\$ 73.15
	2222	0.156	\$ 51.10
	2223	0.187	\$ 61.00
	2224	0.267	\$ 87.12
	2225	0.238	\$ 77.64
	2226	0.184	\$ 60.24
	2227	0.208	\$ 67.94
	2228	0.201	\$ 65.55
	2229	0.205	\$ 66.96
	2230	0.193	\$ 63.07
	2231	0.177	\$ 57.96
	2232	0.208	\$ 67.85
	2233	0.184	\$ 60.19
	2234	0.156	\$ 51.06
	2235	0.156	\$ 50.93
	2236	0.159	\$ 51.83
	2237	0.176	\$ 57.41
	2238	0.215	\$ 70.16
	2239	0.164	\$ 53.50
	2240	0.161	\$ 52.55
	2241	0.153	\$ 49.88
	2242	0.152	\$ 49.72
	2243	0.163	\$ 53.19
	2244	0.163	\$ 53.33
	2245	0.158	\$ 51.79
	2246	0.171	\$ 55.78
	2247	0.244	\$ 79.69
	2248	0.207	\$ 67.63



Table 2. Annual Assessment for Single Family Lots			
Assessor Parcel No.	Tentative Tract Map Lot No.	Benefit Units	Initial Annual Assessment
	2249	0.243	\$ 79.40
	2250	0.263	\$ 86.03
	2251	0.262	\$ 85.77
	2252	0.273	\$ 89.40
	2253	0.159	\$ 51.95
	2254	0.164	\$ 53.75
	2255	0.158	\$ 51.76
	2256	0.177	\$ 57.76
	2257	0.176	\$ 57.57
	2258	0.192	\$ 62.89
	2259	0.211	\$ 69.09
	2260	0.254	\$ 83.19
	2261	0.248	\$ 80.93
	2262	0.233	\$ 76.23
	2263	0.206	\$ 67.30
	2264	0.227	\$ 74.31
	2265	0.178	\$ 58.18
	2266	0.178	\$ 58.04
	2267	0.194	\$ 63.38
	2268	0.199	\$ 65.12
	2269	0.199	\$ 65.14
	2270	0.200	\$ 65.26
	2271	0.202	\$ 66.07
	2272	0.194	\$ 63.47
	2273	0.179	\$ 58.57
	2274	0.196	\$ 63.98
	2275	0.174	\$ 56.81
	2276	0.161	\$ 52.66
	2277	0.159	\$ 52.11
	2278	0.162	\$ 52.87
	2279	0.163	\$ 53.15
	2280	0.170	\$ 55.41
	2281	0.156	\$ 51.12
	2282	0.200	\$ 65.31
	2283	0.191	\$ 62.38
	2284	0.221	\$ 72.40
	2285	0.252	\$ 82.47
	2286	0.187	\$ 61.06

Table 2. Annual Assessment for Single Family Lots			
Assessor Parcel No.	Tentative Tract Map Lot No.	Benefit Units	Initial Annual Assessment
	2287	0.162	\$ 52.92
	2288	0.156	\$ 50.86
	2289	0.169	\$ 55.16
	2290	0.197	\$ 64.26
	2291	0.224	\$ 73.19
	2292	0.192	\$ 62.81
	2293	0.161	\$ 52.70
	2294	0.147	\$ 48.04
	2295	0.147	\$ 47.94
	2296	0.154	\$ 50.42
	2297	0.156	\$ 50.89
	2298	0.158	\$ 51.72
	2299	0.165	\$ 53.78
	2300	0.165	\$ 54.10
	2301	0.153	\$ 50.10
	2302	0.152	\$ 49.73
	2303	0.163	\$ 53.44
	2304	0.184	\$ 59.99
	2305	0.175	\$ 57.11
	2306	0.188	\$ 61.42
	2307	0.187	\$ 61.25
	2308	0.186	\$ 60.65
	2309	0.180	\$ 58.90
	2310	0.166	\$ 54.42
	2311	0.160	\$ 52.38
	2312	0.165	\$ 54.08
	2313	0.165	\$ 53.95
	2314	0.189	\$ 61.74
	2315	0.149	\$ 48.66
	2316	0.165	\$ 53.81
	2317	0.174	\$ 56.92
	2318	0.226	\$ 74.03
	2319	0.163	\$ 53.44
	2320	0.205	\$ 66.86
	2321	0.226	\$ 73.97
	2322	0.188	\$ 61.51
	2323	0.159	\$ 51.95
	2324	0.171	\$ 55.93

Table 2. Annual Assessment for Single Family Lots			
Assessor Parcel No.	Tentative Tract Map Lot No.	Benefit Units	Initial Annual Assessment
	2325	0.214	\$ 69.99
	2326	0.252	\$ 82.39
	2327	0.219	\$ 71.73
	2328	0.292	\$ 95.41
	2329	0.178	\$ 58.29
	2330	0.155	\$ 50.77
	2331	0.213	\$ 69.48
	2332	0.271	\$ 88.73
	2333	0.234	\$ 76.51
	2334	0.202	\$ 66.05
	2335	0.210	\$ 68.66
	2336	0.207	\$ 67.64
	2337	0.212	\$ 69.26
	2338	0.203	\$ 66.34
	2339	0.232	\$ 75.90
	2340	0.213	\$ 69.66
	2341	0.193	\$ 63.05
	2342	0.192	\$ 62.85
	2343	0.179	\$ 58.54
	2344	0.182	\$ 59.35
	2345	0.165	\$ 53.83
	2346	0.310	\$ 101.21
	2347	0.233	\$ 76.15
	2348	0.248	\$ 81.07
	2349	0.258	\$ 84.22
	2350	0.253	\$ 82.69
	2351	0.260	\$ 85.13
	2352	0.254	\$ 83.03
	2353	0.248	\$ 80.91
	2354	0.251	\$ 81.96
	2355	0.254	\$ 82.91
	2356	0.260	\$ 84.90
	2357	0.275	\$ 89.87
	2358	0.239	\$ 78.09
	2359	0.218	\$ 71.27
	2360	0.349	\$ 114.09
	2361	0.187	\$ 61.01
	2362	0.155	\$ 50.82

Table 2. Annual Assessment for Single Family Lots			
Assessor Parcel No.	Tentative Tract Map Lot No.	Benefit Units	Initial Annual Assessment
	2363	0.162	\$ 52.80
	2364	0.176	\$ 57.51
	2365	0.189	\$ 61.85
	2366	0.186	\$ 60.76
	2367	0.223	\$ 72.92
	2368	0.269	\$ 87.94
	2369	0.249	\$ 81.35
	2370	0.273	\$ 89.27
	2371	0.230	\$ 75.24
	2372	0.270	\$ 88.34
	2373	0.333	\$ 108.88
	2374	0.258	\$ 84.30
	2375	0.261	\$ 85.16
	2376	0.260	\$ 84.84
	2377	0.251	\$ 82.03
	2378	0.138	\$ 45.04
	2379	0.141	\$ 45.98
	2380	0.216	\$ 70.54
	2381	0.350	\$ 114.25
	2382	0.174	\$ 56.79
	2383	0.158	\$ 51.52
	2384	0.161	\$ 52.64
	2385	0.170	\$ 55.53
	2386	0.190	\$ 61.96
	2387	0.195	\$ 63.67
	2388	0.167	\$ 54.46
	2389	0.167	\$ 54.46
	2390	0.168	\$ 54.94
	2391	0.139	\$ 45.31
	2392	0.138	\$ 45.21
	2393	0.149	\$ 48.83
	2394	0.158	\$ 51.74
	2395	0.156	\$ 51.13
	2396	0.143	\$ 46.76
	2397	0.161	\$ 52.72
	2398	0.312	\$ 101.98
	2399	0.187	\$ 61.11
	2400	0.170	\$ 55.49

Table 2. Annual Assessment for Single Family Lots			
Assessor Parcel No.	Tentative Tract Map Lot No.	Benefit Units	Initial Annual Assessment
	2401	0.179	\$ 58.38
	2402	0.137	\$ 44.90
	2403	0.159	\$ 51.87
	2404	0.173	\$ 56.59
	2405	0.199	\$ 64.90
	2406	0.177	\$ 57.78
	2407	0.160	\$ 52.19
	2408	0.161	\$ 52.59
	2409	0.166	\$ 54.30
	2410	0.170	\$ 55.62
	2411	0.197	\$ 64.34
TOTAL		146.92	acres

Table 3. Annual Assessment for Multi-Family Lots						
Assessor Parcel No.	Tentative Tract Map Lot No.	Benefit Units	Dwelling Units (DU)	Benefit Units per DU	Initial Annual Assessment per DU	Initial Annual Assessment
	2412	3.66	24.00	0.15	\$ 49.85	\$ 1,196.43
	2413	1.51	11.00	0.14	\$ 44.89	\$ 493.83
	2414	1.52	12.00	0.13	\$ 41.52	\$ 498.27
	2415	5.27	30.00	0.18	\$ 57.44	\$ 1,723.30
	2416	0.56	4.00	0.14	\$ 45.72	\$ 182.88
	2417	1.11	8.00	0.14	\$ 45.21	\$ 361.68
	2418	1.38	10.00	0.14	\$ 45.15	\$ 451.54
	2419	2.12	15.00	0.14	\$ 46.13	\$ 692.00
	2420	1.65	10.00	0.17	\$ 54.01	\$ 540.07
<b>TOTAL</b>					<b>18.78</b>	<b>acres</b>

Table 4. Annual Assessment for Senior Multi-Family Private Rec Area, Private Driveway Lots			
Assessor Parcel No.	Tentative Tract Map Lot No.	Benefit Units	Initial Annual Assessment
	2452	0.07	\$ 22.43
	2453	0.27	\$ 88.10
	2454	0.20	\$ 66.95
	2455	0.15	\$ 48.84
	2456	0.21	\$ 67.81
	2503	1.53	\$ 499.23
	2504	0.97	\$ 317.98
	2509	1.62	\$ 528.31
<b>TOTAL</b>		<b>5.02</b>	<b>acres</b>

Table 5. Annual Assessment for Rec Centers			
Assessor Parcel No.	Tentative Tract Map Lot No.	Benefit Units	Initial Annual Assessment
	2457	3.91	\$ 1,277.42
	2473	2.23	\$ 730.46
<b>TOTAL</b>		<b>6.14</b>	<b>acres</b>

**Table 6. Annual Assessment for Offsite Assessment Area**

Assessor Parcel No.	Tract Map Lot No.	Benefit Units	Initial Annual Assessment
Reyes Adobe Way	Tract Map 51644-10		
3244-188-032	62	0.19	\$ 63.05
3244-186-016	63	0.43	\$ 140.82
Avenida Rancho Tesoro	Tract Map 51644-05		
3244-160-48	7	0.03	\$ 8.86
3244-160-46	6	0.28	\$ 91.93
<b>TOTAL</b>		<b>0.93</b>	<b>acres</b>

**Table 7. Annual Assessment for Water Quality Basins**

Assessor Parcel No.	Tentative Tract Map Lot No.	Benefit Units	Initial Annual Assessment
	2436	0.17	\$ 54.20
	2437	0.32	\$ 105.50
	2438	0.74	\$ 241.96
	2439	0.50	\$ 163.33
	2440	0.61	\$ 199.34
	2441	0.09	\$ 29.57
	2442	0.14	\$ 46.04
	2443	0.26	\$ 83.97
	2444	0.22	\$ 73.11
	2445	0.78	\$ 254.89
	2446	1.37	\$ 448.85
<b>TOTAL</b>		<b>5.20</b>	<b>acres</b>

**Table 8. Annual Assessment for Community Parks Outside of Senior Multi-Family Areas**

Assessor Parcel No.	Tentative Tract Map Lot No.	Benefit Units	Initial Annual Assessment
	2458 <sup>1</sup>	1.21	\$ 397.09
	2459 <sup>1</sup>	0.38	\$ 122.69
	2460	0.39	\$ 127.29
	2461	0.75	\$ 243.63
	2462	0.61	\$ 199.34
	2463	0.19	\$ 63.43
	2464	0.85	\$ 277.98
	2465	0.82	\$ 266.94
	2466	0.48	\$ 156.73
	2467 <sup>2</sup>	-	\$ -

<b>Table 8. Annual Assessment for Community Parks Outside of Senior Multi-Family Areas</b>			
<b>Assessor Parcel No.</b>	<b>Tentative Tract Map Lot No.</b>	<b>Benefit Units</b>	<b>Initial Annual Assessment</b>
	2468 <sup>1</sup>	0.66	\$ 215.95
	2469 <sup>2</sup>	-	\$ -
	2470	0.93	\$ 305.61
	2471	0.44	\$ 143.92
	2472 <sup>1</sup>	1.00	\$ 326.13
	2566	0.30	\$ 99.66
	2574 <sup>2</sup>	-	\$ -
<b>TOTAL</b>		<b>9.01</b>	<b>acres</b>
<p>1. Partial lot assessment - a portion of the lot was excluded from the assessment area because that portion is part not tributary to the Drainage Facilities.</p> <p>2. This entire lot contains and/or is tributary to a BMP that will NOT be maintained by the County and, as such, is excluded from the assessment area. See Appendix B.</p>			

<b>Table 9. Annual Assessment for Miscellaneous (Water Tanks, Heli-pad, Oil Well) Lots</b>			
<b>Assessor Parcel No.</b>	<b>Tentative Tract Map Lot No.</b>	<b>Benefit Units</b>	<b>Initial Annual Assessment</b>
	2448	0.82	\$ 267.70
	2449	0.63	\$ 207.32
	2450	0.82	\$ 267.77
	2451	1.33	\$ 434.22
	2577	0.02	\$ 5.77
<b>TOTAL</b>		<b>3.62</b>	<b>acres</b>

<b>Table 10. Annual Assessment for Private &amp; Future Street Lots</b>			
<b>Assessor Parcel No.</b>	<b>Tentative Tract Map Lot No.</b>	<b>Benefit Units</b>	<b>Initial Annual Assessment</b>
	2505	3.13	\$ 1,022.18
	2506	1.73	\$ 565.86
	2507	3.59	\$ 1,173.83
	2508	2.25	\$ 734.92
	2510	2.54	\$ 830.08
	2511	1.80	\$ 589.17
	2512	2.27	\$ 740.77
	2513	2.78	\$ 907.77
	2514	0.78	\$ 256.14
	2515	1.22	\$ 397.20
	2516	2.51	\$ 819.22
	2517	0.69	\$ 227.01
	2518	1.53	\$ 500.39



Table 10. Annual Assessment for Private & Future Street Lots			
Assessor Parcel No.	Tentative Tract Map Lot No.	Benefit Units	Initial Annual Assessment
	2519	2.22	\$ 725.07
	2520	0.44	\$ 142.30
	2521	0.63	\$ 204.57
	2522	1.46	\$ 477.68
	2523	1.57	\$ 513.55
	2524	3.54	\$ 1,155.58
	2525	3.21	\$ 1,048.99
	2526	3.34	\$ 1,093.36
	2555	0.69	\$ 224.86
	2556	2.03	\$ 662.34
	2557	1.00	\$ 327.68
	2558	2.32	\$ 759.98
	2559	0.98	\$ 321.50
	2560	1.40	\$ 459.03
<b>TOTAL</b>		<b>51.64</b>	<b>acres</b>

Table 11. Annual Assessment for Open Space Lots			
Assessor Parcel No.	Tentative Tract Map Lot No.	Benefit Units	Initial Annual Assessment
	2485	1.04	\$ 339.90
	2486	0.09	\$ 29.20
	2487	3.86	\$ 1,260.22
	2488	0.05	\$ 15.31
	2489	0.11	\$ 34.46
	2490	0.19	\$ 61.83
	2491	1.99	\$ 651.47
	2492	0.89	\$ 291.36
	2493	0.09	\$ 30.78
	2494	1.71	\$ 557.94
	2495	0.07	\$ 23.60
	2496	1.50	\$ 491.89
	2497	0.74	\$ 242.96
	2498	0.24	\$ 80.01
	2499	0.03	\$ 8.97
	2500	1.94	\$ 632.69
	2501	0.22	\$ 72.71
	2502	1.58	\$ 515.73
	2528	0.07	\$ 22.38

Table 11. Annual Assessment for Open Space Lots			
Assessor Parcel No.	Tentative Tract Map Lot No.	Benefit Units	Initial Annual Assessment
	2529	0.03	\$ 8.44
	2530	0.09	\$ 29.08
	2531	0.02	\$ 7.03
	2532	0.21	\$ 68.61
	2533	0.04	\$ 14.17
	2534	0.05	\$ 15.34
	2535	0.04	\$ 12.71
	2536	0.01	\$ 4.71
	2537	0.94	\$ 308.05
	2538	0.06	\$ 21.02
	2539	0.64	\$ 208.84
	2540	0.09	\$ 30.40
	2541	0.02	\$ 6.83
	2542	0.05	\$ 16.33
	2543	0.07	\$ 22.48
	2544	0.05	\$ 14.86
	2545	0.05	\$ 17.20
	2546	0.10	\$ 32.45
	2547	0.03	\$ 11.11
	2548	0.07	\$ 23.13
	2549	0.07	\$ 21.92
	2550	0.06	\$ 19.90
	2551	0.05	\$ 16.58
	2552	0.02	\$ 6.45
	2553	0.02	\$ 7.94
	2554	0.04	\$ 11.53
	2563	0.03	\$ 8.46
	2569	0.62	\$ 201.55
	2570	0.02	\$ 6.78
	2571	0.05	\$ 16.77
	2575	0.15	\$ 50.38
	2576	0.84	\$ 275.55
	2474*	0.83	\$ 270.63
	2475*	0.38	\$ 125.09
	2476*	0.06	\$ 21.12
	2477*	0.68	\$ 221.49
	2478*	0.23	\$ 73.96
	2479*	5.34	\$ 1,745.86

Table 11. Annual Assessment for Open Space Lots			
Assessor Parcel No.	Tentative Tract Map Lot No.	Benefit Units	Initial Annual Assessment
	2480*	7.11	\$ 2,325.70
	2481*	3.53	\$ 1,154.26
	2482*	2.08	\$ 679.21
	2483*	4.98	\$ 1,627.99
	2484*	2.09	\$ 682.70
	2561*	2.31	\$ 753.63
	2562*	4.78	\$ 1,563.01
	2564*	1.14	\$ 373.34
	2565*	4.22	\$ 1,380.81
	2567*	5.78	\$ 1,888.98
	2568*	1.75	\$ 572.70
	2572*	3.18	\$ 1,039.80
	2573*	1.20	\$ 391.82
	2578*	0.22	\$ 71.19
<b>TOTAL</b>		<b>72.94</b>	<b>acres</b>
*Partial open space lot included in assessment area because within DBAA boundary.			

Table 12. Annual Assessment Summary Table		
Lot Category	Benefit Units	Initial Annual Assessment Total
Single Family Lots	146.92	\$ 48,027.32
Multi-Family Lots	18.78	\$ 6,140.00
Senior Multi-Family Private Rec Area, Private Road Lots	5.02	\$ 1,639.64
Rec Centers	6.14	\$ 2,007.87
Offsite Areas	0.93	\$ 304.65
Water Quality Basins	5.20	\$ 1,700.76
Parks	9.01	\$ 2,946.37
Miscellaneous (Water Tanks, Heli-pad, Oil Well) Lots	3.62	\$ 1,182.78
Private & Future Driveway Lots	51.64	\$ 16,881.02
Open Space Lots	72.94	\$ 23,843.29
<b>TOTAL</b>	<b>320.21</b>	<b>\$ 104,673.71</b>

## APPENDIX B

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### RUNOFF TREATMENT SYSTEM BMP LOCATIONS

TRACT 51644-1

WQ BASIN 'C2'

WQ BASIN 'D1'

WQ BASIN 'C1'

WQ BASIN 'D2'

WQ BASIN 'E'

WQ BASIN 'F'

WQ SWALE '1'

NOT TO BE MAINTAINED BY LA COUNTY

WQ SWALE '2'

NOT TO BE MAINTAINED BY LA COUNTY

WQ SWALE '3'

WQ BASIN 'B'

WQ SWALE '4'

NOT TO BE MAINTAINED BY LA COUNTY

MWS '10'

WQ SWALE '5'

WQ SWALE '6'

NOT TO BE MAINTAINED BY LA COUNTY

WQ SWALE 'A2'

WQ SWALE 'A3'

WQ BASIN 'A'

MWS '13'

WQ SWALE '8'

MWS '17'

MWS 'A4.3'

MWS 'A4.4'

MWS 'A4.1'

MWS 'A4.2'

MWS '18'

WQ BASIN 'G'

WQ BASIN 'H1'

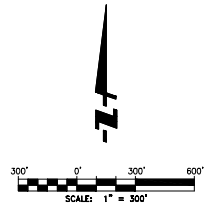
WQ BASIN 'H2'

MWS '2'

MWS '1'

0' 300' 600'

North Arrow

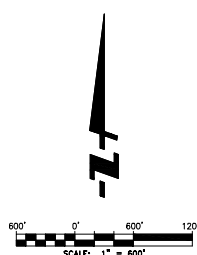
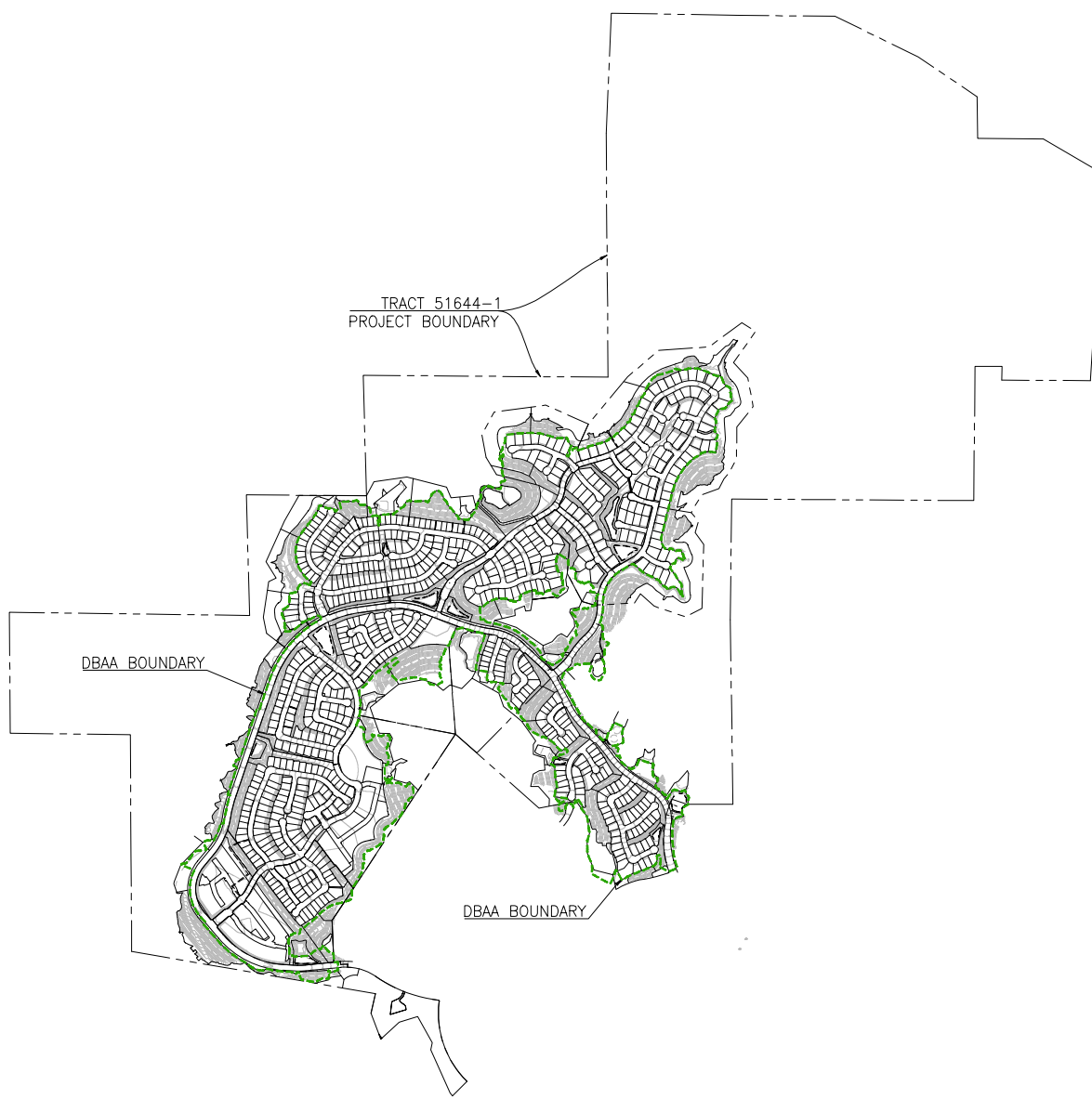
DRAINAGE BENEFIT  
ASSESSMENT NO. 35[illegible]

JOB NO.	1771-001
DRAWN BY:	AT
SHEET	1 of 1

MAP NO. 1

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BOUNDARY MAP FOR DBAA NO. 35



MAP NO. 1

BOUNDARY MAP FOR DRAINAGE  
BENEFIT ASSESSMENT NO. 35

REVISIONS				
NO.	INIT.	DATE	DESCRIPTION	APP'D

**FUSCOE**  
ENGINEERING  
16795 Von Karman, Suite 100  
Irvine, California 92618  
Tel 949-474-1960 • Fax 949-474-5315  
www.fuscoe.com

JOB NO.  
1771-001  
DRAWN BY:  
AT  
SHEET  
1 of 1

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MAP NO. 2

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ASSESSMENT DIAGRAM FOR DBAA NO. 35



DBAA BOUNDARY

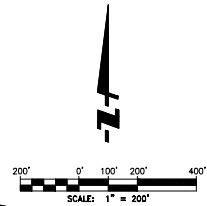
EXCLUDED FROM ASSESSMENT AREA  
WITHIN DRAINAGE BOUNDARY FOR BMP  
NOT TO BE MAINTAINED BY LA COUNTY  
ALL OR PARTIAL LOTS: 2459,2469,2475,2574

DBAA BOUNDARY

EXCLUDED FROM ASSESSMENT AREA  
WITHIN DRAINAGE BOUNDARY FOR BMP  
NOT TO BE MAINTAINED BY LA COUNTY  
ALL OR PARTIAL LOTS: 2458,2459,2468

MULTI-FAMILY LOT LAYOUT PER THE TTM  
AMENDED MAP ('A' MAP)

PRODUCT LAYOUT ON MULTI-FAMILY LOTS  
PER EXHIBIT A OF THE TTM AMENDED MAP



MAP NO. 2A

ASSESSMENT DIAGRAM FOR  
DBAA NO. 35

REVISIONS				
NO.	INIT.	DATE	DESCRIPTION	APP'D DATE



JOB NO.  
1771-001  
DRAWN BY:  
AT  
SHEET  
1 of 2

\\FUSCOE\1771-001\1771-001-000-ASSESSMENT\_DIAGRAM\_1771-001-001-001.dwg (1771-001-001-001.dwg) (1771-001-001-001.dwg) (1771-001-001-001.dwg) (1771-001-001-001.dwg)



**RESOLUTION OF THE COUNTY OF LOS ANGELES TO FORM DRAINAGE  
BENEFIT ASSESSMENT AREA NO. 35 AND TO DETERMINE AND LEVY ANNUAL  
ASSESSMENTS ON THE REAL PROPERTY LOCATED THEREIN**

WHEREAS, the Board of Supervisors of the County has received an Engineer's Report, dated June 2022 (Engineer's Report), pertaining to the establishment of an area of benefit (hereafter referred to as Drainage Benefit Assessment Area [DBAA]) No. 35 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 No. 35 and the determination and levy of an annual assessment to finance the operation and maintenance costs for the Improvements is a condition of the County of Los Angeles' approval of a tentative map for a subdivision land know as Tract Map No. 51644-1.

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. 35 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. 35 and the determination and levy of an annual assessment on the parcels of real property located therein, and has considered all objections and protests to said proposals; and

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

NOW, THEREFORE, the Board resolves as follows:

1. DBAA No. 35 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. 35 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

[illegible]

- [illegible]

The foregoing Resolution was adopted on the \_\_\_\_\_ day of \_\_\_\_\_, 2022, 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:

DAWYN R. HARRISON  
Acting County Counsel

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

Digitally signed by Mark Yanai  
Date: 2022.08.02 13:53:49 -07'00'

P:\tpppub\EP&A\BA&CI UNIT\BAA\BAA 35 Tesoro Del Valle Tract No. 51664-1\Resolution of Formation.doc

# BOARD LETTER/MEMO CLUSTER FACT SHEET

☒ Board Letter

☐ Board Memo

☐ Other

<b>CLUSTER AGENDA REVIEW DATE</b>	8/10/2022	
<b>BOARD MEETING DATE</b>	8/30/2022	
<b>SUPERVISORIAL DISTRICT AFFECTED</b>	<input checked="" type="checkbox"/> <b>All</b> <input type="checkbox"/> 1 <sup>st</sup> <input type="checkbox"/> 2 <sup>nd</sup> <input type="checkbox"/> 3 <sup>rd</sup> <input type="checkbox"/> 4 <sup>th</sup> <input type="checkbox"/> 5 <sup>th</sup>	
<b>DEPARTMENT(S)</b>	Department of Regional Planning (DRP)	
<b>SUBJECT</b>	Approve the Use of The Information Technology Infrastructure Fund (ITF) for an Assessment of County's Electronic Permitting and Inspections - Los Angeles and an Appropriation Adjustment for Fiscal Year 2022-23	
<b>PROGRAM</b>	County's Electronic Permitting and Inspections - Los Angeles (EPIC-LA)	
<b>AUTHORIZES DELEGATED AUTHORITY TO DEPT</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>SOLE SOURCE CONTRACT</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
	If Yes, please explain why:	
<b>DEADLINES/ TIME CONSTRAINTS</b>	N/A	
<b>COST &amp; FUNDING</b>	Total cost: \$550,000, includes \$495,000 for the consultant engagement and \$55,000 contingency for unanticipated work	Funding source: Information Technology Infrastructure Fund
	TERMS (if applicable):	
	Explanation: N/A	
<b>PURPOSE OF REQUEST</b>	Requesting Board approval for: 1) not to exceed one-time funding from the County's ITF for Gartner Incorporated (Gartner) to conduct an independent assessment of the County's EPIC-LA program; and 2) an appropriation adjustment to reallocate funding to the DRP.	
<b>BACKGROUND (include internal/external issues that may exist including any related motions)</b>	The County's EPIC-LA is a multi-departmental program that administers land development, permitting, inspections and related business functions. On June 22, 2021, the Board passed a motion directing DRP and Department of Public Works to engage a consultant to assess the EPIC-LA service model and provide recommendations for organizational changes, process improvements and technology improvements. Gartner was selected through an Internal Services Department Enterprise Services Master Agreement competitive solicitation.	
<b>EQUITY INDEX OR LENS WAS UTILIZED</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
	If Yes, please explain how:	
<b>SUPPORTS ONE OF THE NINE BOARD PRIORITIES</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
	It supports three Board priorities by increasing efficiency and effectiveness, improving customer service, and fostering economic development	
<b>DEPARTMENTAL CONTACTS</b>	Name, Title, Phone # & Email: Dennis Slavin, DRP Chief Deputy, (213) 974-6305, <a href="mailto:dslavin@planning.lacounty.gov">dslavin@planning.lacounty.gov</a>	

# LOS ANGELES COUNTY DEPARTMENT OF REGIONAL PLANNING

**AMY J. BODEK, AICP**  
Director,  
Regional Planning

**DENNIS SLAVIN**  
Chief Deputy Director,  
Regional Planning

**CONNIE CHUNG, AICP**  
Deputy Director,  
Regional Planning

**DAVID DE GRAZIA**  
Deputy Director,  
Regional Planning

**JON SANABRIA**  
Deputy Director,  
Regional Planning

**JOSEPH HORVATH**  
Administrative Deputy,  
Regional Planning

August 30, 2022

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:

**APPROVE THE USE OF THE INFORMATION TECHNOLOGY INFRASTRUCTURE FUND  
FOR AN ASSESSMENT OF COUNTY'S ELECTRONIC PERMITTING AND INSPECTIONS -  
LOS ANGELES AND AN APPROPRIATION ADJUSTMENT FOR FISCAL YEAR 2022-23  
(ALL SUPERVISORIAL DISTRICTS – 4 VOTES)**

**CIO RECOMMENDATION: APPROVE (X)**

**SUBJECT**

The Department of Regional Planning (DRP) is requesting the Board of Supervisors' (Board) approval of an appropriation adjustment to use \$550,000 in not to exceed one-time funding from the County of Los Angeles' (County) Information Technology Infrastructure Fund (ITF) to engage a consultant to conduct an independent assessment of County's Electronic Permitting and Inspections - Los Angeles (EPIC-LA) program.

**IT IS RECOMMENDED THAT THE BOARD:**

1. Approve and authorize the use of \$550,000 in not to exceed one-time funding from the ITF to engage a consultant to conduct an independent assessment of the County's EPIC-LA program.
2. Approve a Fiscal Year 2022-23 appropriation adjustment in the ITF to reallocate \$550,000 from Services and Supplies (S&S) to Other Financing Uses, and to increase the DRP's S&S Budget.

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

The County's EPIC-LA is a multi-departmental program comprised of business processes, workflows, and an information technology system used to administer land development, permitting, inspections and related business functions. Feedback from EPIC-LA customers (homeowners, engineers, architects, contractors, land developers, small business developers, and other professional groups) on their experience with EPIC-LA indicated inconsistent experiences with EPIC-LA and that program processes are not easy to understand and navigate. A common theme from this customer feedback is the desire for faster and more predictable service.

In June 2021, the Board directed DRP and Department of Public Works (DPW) to engage a consultant to assess the EPIC-LA service model and provide recommendations for organizational changes, process improvements and technology improvements

DRP and DPW collaborated with the County's Office of the Chief Information Office (CIO) and other EPIC-LA departments to develop and issue a competitive solicitation through ISD's ESMA, which that led to the selection of Gartner to conduct the EPIC-LA engagement.

We are requesting Board approval for one-time funding in the amount of \$550,000 from the County's ITF to engage Gartner to conduct an independent assessment of its EPIC-LA service model, including organization and governance, business processes, and technology.

The assessment by Gartner is expected to identify opportunities to enhance services and improve collaboration to improve customer service, increase consistency in delivery, facilitate economic development, and provide an actionable plan and roadmap for the successful implementation of study recommendations.

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

The recommended action supports Strategy II.1 – Drive Economic and Workforce Development in the County, Strategy III.2 – Embrace Digital Government for the Benefit of our Internal Customers and Communities, Strategy III.3 – Pursue Operational Effectiveness, Fiscal Responsibility, and Accountability, and Strategy III.4 – Engage and Share Information with Our Customers, Communities and Partners



### **FISCAL IMPACT/FINANCING**

The ITF, governed by the County's Information Technology Investment Board (ITIB), was established to fund Countywide or multi-departmental technology projects that improve the delivery of services to the public; generate operational improvements to one or more departments or programs; and improve interdepartmental or interagency collaboration.

The County's ITIB approved the use of \$550,000 in not to exceed one-time funding, which includes \$495,000 for the consultant engagement and \$55,000 for a project contingency for unanticipated work, from the ITF to engage Gartner to conduct an independent assessment of its EPIC-LA service model, including organization and governance, business processes, and technology.

Approval of the recommended appropriation adjustment (enclosed) in the ITF will reallocate \$550,000 from S&S to Other Financing Uses and will increase DRP's S&S Budget.

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

There are no legal requirements prohibiting the recommended action. The terms and conditions of the ESMA have been approved by County Counsel. The contracted services are of an extraordinary, professional, or technical nature and are not restricted under Proposition A and are not subject to the Living Wage Program (County Code, Chapter 2.121).

The Master Agreement contains all the current County required provisions.

The CIO reviewed this request and recommends approval. No formal CIO Analysis is required because the CIO reviewed and approved the business case for this project, and the County's ITIB will review the ITF request on 7/28/2022.

### **CONTRACTING PROCESS**

On May 10, 2022, ISD released a competitive ESMA-143 Work Order Solicitation (ESMA-143) for the EPIC-LA Consulting Engagement. The solicitation was released to 42 qualified contractors on ISD's ESMA Service Category 1. On June 6, 2022, ISD received qualified proposal from one contractor, Gartner. The proposal was evaluated by an evaluation committee consisting of independent evaluators from other county departments and Gartner was recommended for award of ESMA ESMA-143 in the amount of \$495,000.

The Honorable Board of Supervisors  
August 30, 2022  
Page 4

This project is expected to be completed in January 2023 and the Department will provide a quarterly project progress update to the Board.

Consistent with ESMA guidelines, this serves as notification informing the Board of the intent to award WO ESMA-143 for the EPIC-LA Assessment in the amount of \$495,000. ISD will proceed with the award of this WO after Board approval.

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

Approval of the recommended actions will enable DRP to engage to conduct an independent assessment of its EPIC-LA service model, including organization and governance, business processes, and technology.

**CONCLUSION**

Upon the Board's approval, the Executive Officer, Board of Supervisors, is requested to return one adopted stamped Board letter to DRP.

Respectfully submitted,

Reviewed by:

AMY J. BODEK, AICP  
Director of Regional Planning

PETER LOO  
Acting Chief Information Officer

AJB:DD:MR:ia

c:     Executive Office, Board of Supervisors  
          Assessor  
          Chief Executive Office  
          County Counsel  
          Public Works

# BOARD LETTER/MEMO CLUSTER FACT SHEET

☒ Board Letter

☐ Board Memo

☐ Other

<b>CLUSTER AGENDA REVIEW DATE</b>	8/10/2022	
<b>BOARD MEETING DATE</b>	9/13/2022	
<b>SUPERVISORIAL DISTRICT AFFECTED</b>	<input type="checkbox"/> All <input type="checkbox"/> 1 <sup>st</sup> <input checked="" type="checkbox"/> 2 <sup>nd</sup> <input type="checkbox"/> 3 <sup>rd</sup> <input type="checkbox"/> 4 <sup>th</sup> <input type="checkbox"/> 5 <sup>th</sup>	
<b>DEPARTMENT(S)</b>	Los Angeles County Development Authority (LACDA)	
<b>SUBJECT</b>	AUTHORIZE THE EXECUTION OF AN AMENDMENT TO THE FUNDING AGREEMENT BETWEEN THE COUNTY OF LOS ANGELES AND THE LOS ANGELES COUNTY DEVELOPMENT AUTHORITY, TO ALLOW PROPOSITION A LOCAL RETURN FUNDS TO BE USED FOR FUNDING TRANSIT PASSES FOR THE RESIDENTS OF THE FAIRVIEW HEIGHTS PROJECT LOCATED AT 923 EAST REDONDO BOULEVARD IN THE CITY OF INGLEWOOD	
<b>PROGRAM</b>	Housing Investment and Finance	
<b>AUTHORIZES DELEGATED AUTHORITY TO DEPT</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>SOLE SOURCE CONTRACT</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, please explain why:	
<b>DEADLINES/ TIME CONSTRAINTS</b>	N/A	
<b>COST &amp; FUNDING</b>	Total cost: \$244,800	Funding source: Proposition A Local Return Program Funds from the Second Supervisorial District (Prop A Funds)
	TERMS (if applicable):	
	Explanation:	
<b>PURPOSE OF REQUEST</b>	Approval of the amendment to the Funding Agreement would allow the use of the Prop A Funds to create a transit pass reserve that will fund transit passes for the residents of the Fairview Heights project, located at 923 East Redondo Boulevard in the City of Inglewood.	
<b>BACKGROUND (include internal/external issues that may exist including any related motions)</b>	On February 26, 2019, the Board authorized a Funding Agreement to transfer \$2,000,000 in Prop A Funds from the Second Supervisorial District to the LACDA to facilitate the development of the transit plaza located at the Project. The Project is now complete and only required \$1,135,890 in Prop A funds to complete the transit plaza, leaving a balance of \$864,110 in available Prop A funds. The developer has requested that \$244,800 of the undisbursed Prop A Funds be used to fund a transit pass reserve to provide free transit passes to residents who live at the Project.	
<b>EQUITY INDEX OR LENS WAS UTILIZED</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, please explain how:	
<b>SUPPORTS ONE OF THE NINE BOARD PRIORITIES</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, please state which one(s) and explain how:	
<b>DEPARTMENTAL CONTACTS</b>	Name, Title, Phone # & Email: Lynn Katano, Director of Housing Investment and Finance, (626) 586-1806, <a href="mailto:Lynn.Katano@lacda.org">Lynn.Katano@lacda.org</a>	



# County of Los Angeles CHIEF EXECUTIVE OFFICE

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

FESIA A. DAVENPORT  
Chief Executive Officer

September 13, 2022

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

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

Dear Supervisors/Commissioners:

**AUTHORIZE THE EXECUTION OF AN AMENDMENT TO THE FUNDING  
AGREEMENT BETWEEN THE COUNTY OF LOS ANGELES AND THE LOS  
ANGELES COUNTY DEVELOPMENT AUTHORITY, TO ALLOW PROPOSITION A  
LOCAL RETURN FUNDS TO BE USED FOR FUNDING TRANSIT PASSES FOR THE  
RESIDENTS OF THE FAIRVIEW HEIGHTS PROJECT LOCATED AT 923 EAST  
REDONDO BOULEVARD IN THE CITY OF INGLEWOOD  
(SECOND DISTRICT) (3 VOTES)**

## **SUBJECT**

The County of Los Angeles (County) and the Los Angeles County Development Authority (LACDA) are parties to a Funding Agreement (Funding Agreement) that allowed the use of Proposition A Local Return Program Funds from the Second Supervisorial District (Prop A Funds) to facilitate the development of the public transit plaza at the Fairview Heights project, located at 923 East Redondo Boulevard in the City of Inglewood (Project). This board letter recommends approval of an amendment to the Funding Agreement to allow the developer to use \$244,800 in Prop A Funds to create a transit pass reserve that will fund transit passes for the residents of the Project.

Board of Supervisors  
HILDA L. SOLIS  
First District

HOLLY J. MITCHELL  
Second District

SHEILA KUEHL  
Third District

JANICE HAHN  
Fourth District

KATHRYN BARGER  
Fifth District

**IT IS RECOMMENDED THAT THE BOARD:**

1. Find that the execution of this amendment is not subject to the provisions of the California Environmental Quality Act (CEQA) because the action will not have the potential for causing a significant effect on the environment.
2. Authorize the Chief Executive Officer, or her designee, to execute the amendment to the Funding Agreement between the County and the LACDA to allow the use of \$244,800 in Prop A Funds for a transit pass reserve that will be used to provide free transit passes for at least two years to residents who reside in the Project.

**IT IS RECOMMENDED THAT THE BOARD, ACTING AS THE COMMISSIONERS OF THE LOS ANGELES COUNTY DEVELOPMENT AUTHORITY:**

1. Find that the execution of this amendment is not subject to the provisions of CEQA because the action will not have the potential for causing a significant effect on the environment.
2. Authorize the Executive Director, or designee, to execute the amendment to the Funding Agreement between the County and the LACDA to allow the use of \$244,800 in Prop A Funds for a transit pass reserve that will be used to provide free transit passes for at least two years to residents who reside in the Project.

**PURPOSE / JUSTIFICATION OF RECOMMENDED ACTIONS**

On February 26, 2019, the County and the LACDA received authority from the Board of Supervisors and the Board of Commissioners of the LACDA (Boards), respectively, to execute the Funding Agreement allowing the County to transfer \$2,000,000 in Prop A Funds from the Second Supervisorial District to the LACDA. The Funding Agreement authorizes the LACDA to administer the Prop A funds on behalf of the County. Under the current Funding Agreement, the LACDA may only use the Prop A Funds to facilitate the development of the transit plaza located at the Project. The Project is now complete and only required \$1,135,890 in Prop A funds to complete the transit plaza, leaving a balance of \$864,110 in available Prop A funds. The developer has requested that \$244,800 of the undisbursed Prop A Funds be used to fund a transit pass reserve to provide free transit passes to residents who live at the Project. Under Metro's Prop A Guidelines, Prop A funds may be used to provide transit fare subsidies.

Staff has reviewed the current transit pass costs and has determined that the requested amount is reasonable and will be adequate to provide residents with free transit passes for at least two years. Approval of the amendment to the Funding Agreement would allow

the use of the Prop A Funds to fund the transit pass reserve. All other terms of the Funding Agreement would remain the same.

Upon Project close-out the LACDA will return undisbursed Prop A funds in the amount of \$619,310, to the County pursuant to the terms of the Funding Agreement.

### **FISCAL IMPACT / FINANCING**

There is no fiscal impact. The Funding Agreement originally approved on February 26, 2019, by the LACDA and County Boards, allowed the County to transfer \$2,000,000 in Prop A Funds to the LACDA. Under the same board actions, the LACDA was given authority to accept and incorporate the Prop A funds into its Fiscal Year 2018-19 budget and future fiscal year budgets as needed. Any unused Prop A funds will be returned to the County, pursuant to the terms of the Funding Agreement.

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

The completed Project includes 101-units of affordable housing, 5,000 square feet of retail/commercial space, and a transit plaza that serves transit riders and members of the public.

The County and LACDA executed a funding agreement which allowed the LACDA to administer Prop A funds to facilitate the development of the transit plaza located at the Project. The Project is now complete and there is an available balance of \$864,110 in Prop A funds. The developer of the Project is requesting \$244,800 of the remaining funds be used to fund a transit pass reserve to provide free transit passes to residents who reside in the Project. This is an authorized use of the Prop A funds under Metro's Proposition A Local Return Guidelines, which authorizes such funds to provide transit fare subsidies, but was not specifically called out as an authorized use in the Funding Agreement.

Staff has reviewed the current transit pass costs and has determined that the requested amount is reasonable and will be adequate to provide residents with free transit passes for at least two years.

### **ENVIRONMENTAL DOCUMENTATION**

This action is not subject to the provisions of CEQA pursuant to State CEQA Guidelines 15060(c)(3) and 15378 because it is not defined as a project under CEQA and does not have the potential for causing a significant effect on the environment.

On February 19, 2019 the LACDA board of commissioners certified the CEQA exemption determination for the Project. The exemption was prepared by the City of Inglewood as lead agency and found that the Project will not cause a significant impact on the environment.

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

Approval of the requested actions will contribute to the County's efforts to develop and support transit-oriented residential and commercial developments that will catalyze additional economic growth in an area that will benefit from private investment, and the creation of jobs and affordable housing.

Respectfully submitted,

FESIA A. DAVENPORT  
Chief Executive Officer

EMILIO SALAS  
Executive Director

FD:ES

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

# BOARD LETTER/MEMO CLUSTER FACT SHEET

☒ Board Letter

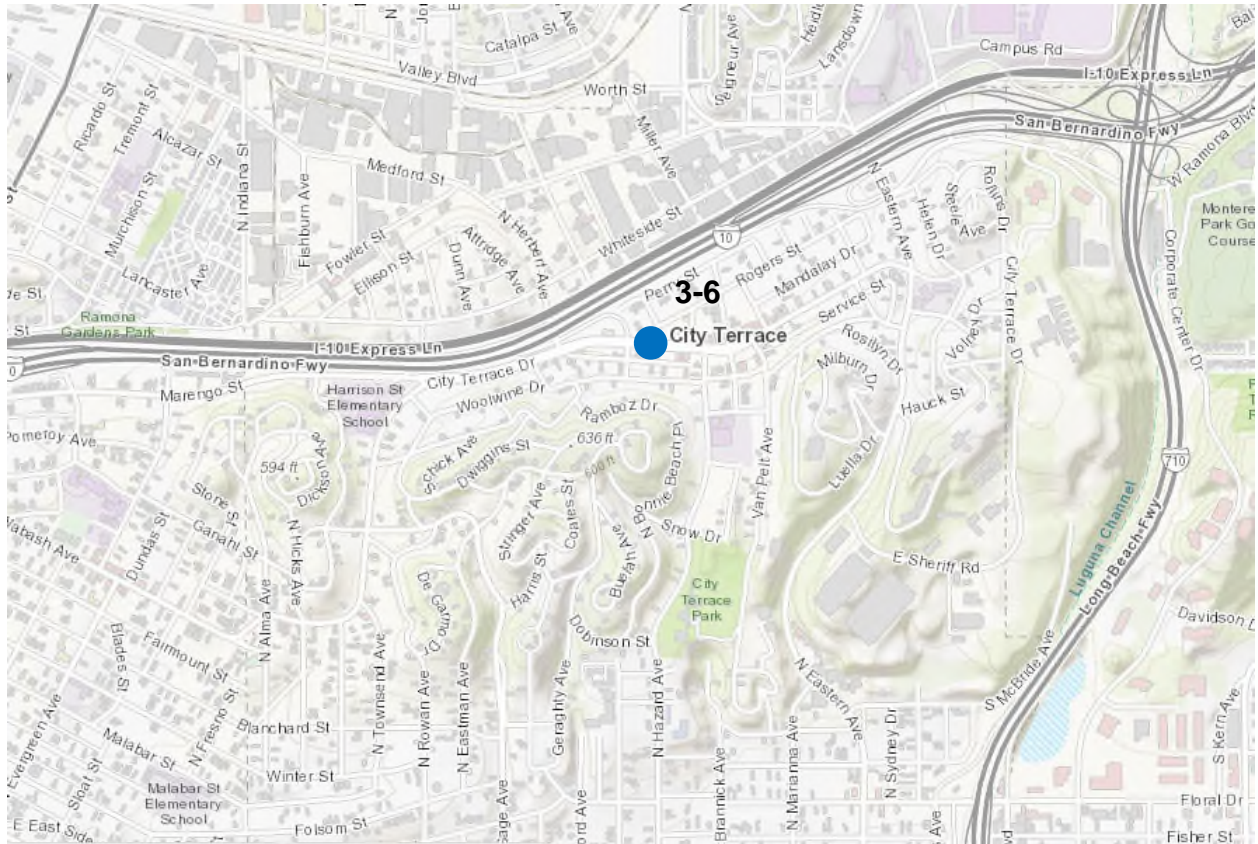
☐ Board Memo

☐ Other

<b>CLUSTER AGENDA REVIEW DATE</b>	8/10/2022	
<b>BOARD MEETING DATE</b>	9/13/2022	
<b>SUPERVISORIAL DISTRICT AFFECTED</b>	<input type="checkbox"/> All <input checked="" type="checkbox"/> 1 <sup>st</sup> <input type="checkbox"/> 2 <sup>nd</sup> <input type="checkbox"/> 3 <sup>rd</sup> <input type="checkbox"/> 4 <sup>th</sup> <input type="checkbox"/> 5 <sup>th</sup>	
<b>DEPARTMENT(S)</b>	Public Works	
<b>SUBJECT</b>	Traffic Regulations in the Unincorporated Communities of City Terrace and East Los Angeles	
<b>PROGRAM</b>		
<b>AUTHORIZES DELEGATED AUTHORITY TO DEPT</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>SOLE SOURCE CONTRACT</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, please explain why:	
<b>DEADLINES/ TIME CONSTRAINTS</b>		
<b>COST &amp; FUNDING</b>	Total cost: \$0	Funding source: Road Fund
	TERMS (if applicable):	
	Explanation: There will be no impact to the County General Fund. Sufficient funds are included in the Road Fund Fiscal Year 2022-23 Budget to cover the minor costs of removing and installing the necessary signs and markings.	
<b>PURPOSE OF REQUEST</b>	Adopt and rescind various traffic regulation orders to support traffic safety and enhance traffic flow in the unincorporated communities of City Terrace and East Los Angeles.	
<b>BACKGROUND (include internal/external issues that may exist including any related motions)</b>	<p>The California Vehicle Code allows the County to adopt or rescind regulations for official traffic control devices, such as signs and markings. These traffic regulations are required prior to enforcement by the California Highway Patrol and Sheriff's Department.</p> <p>Public Works is recommending adopting the following types of regulations as well as rescind traffic regulations that are no longer applicable:</p> <ul style="list-style-type: none"> <li>• Parking Prohibition</li> <li>• Commercial Vehicle Weight Limit Restriction</li> <li>• Commercial Loading Zone</li> <li>• Passenger Loading Zone</li> </ul>	
<b>EQUITY INDEX OR LENS WAS UTILIZED</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, please explain how:	
<b>SUPPORTS ONE OF THE NINE BOARD PRIORITIES</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, please state which one(s) and explain how: Sustainability. The proposed traffic regulations support a clean, flexible, and integrated Multi-Modal Transportation System that improves mobility and traffic safety.	
<b>DEPARTMENTAL CONTACTS</b>	Name, Title, Phone # & Email: Steve Burger, Deputy Director, (626) 458-4018, <a href="mailto:sburger@pw.lacounty.gov">sburger@pw.lacounty.gov</a>	



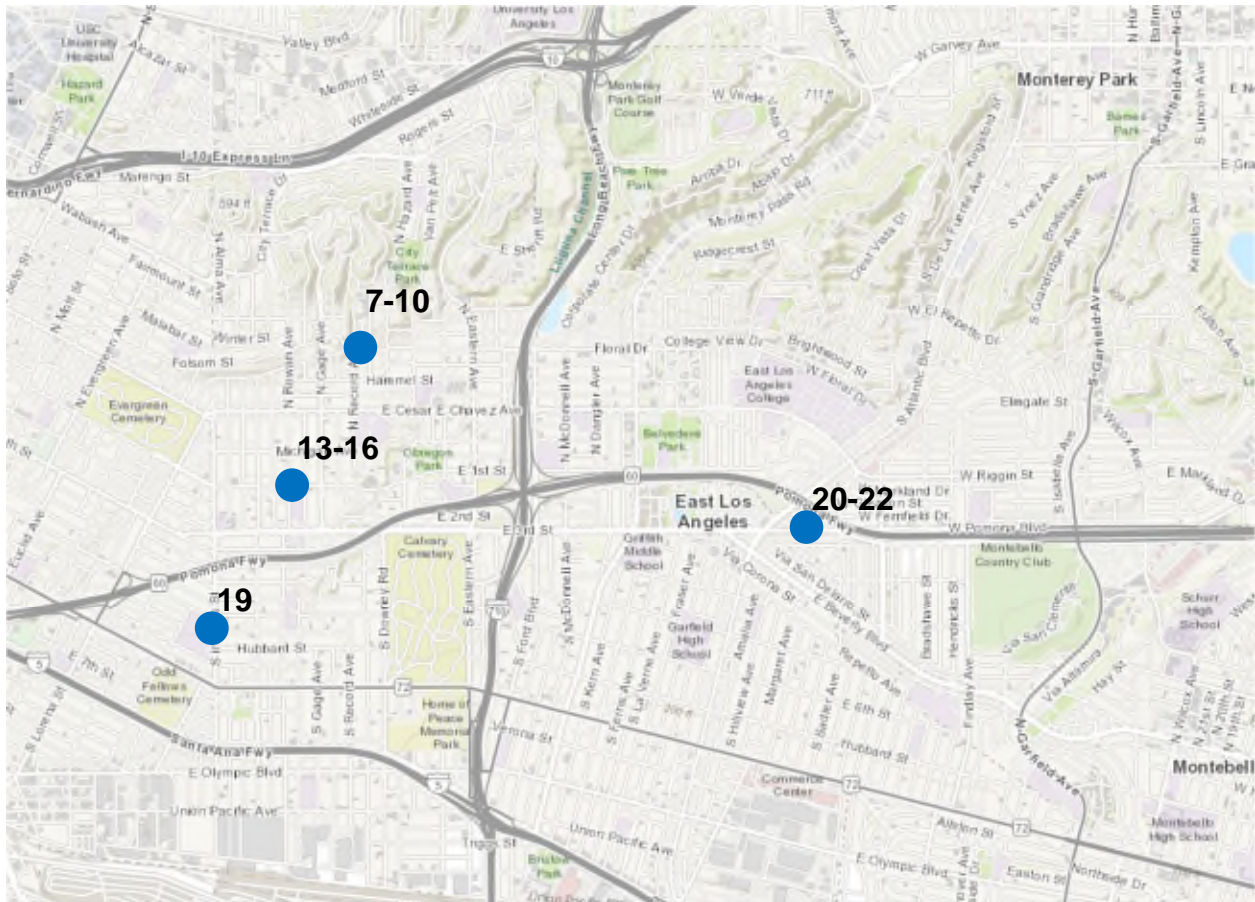
**ATTACHMENT A  
PROPOSED TRAFFIC REGULATIONS  
CITY TERRACE  
SUPERVISORIAL DISTRICT 1**



- Items for adoption in the Board letter

September 13, 2022

**ATTACHMENT B  
PROPOSED TRAFFIC REGULATIONS  
EAST LOS ANGELES  
SUPERVISORIAL DISTRICT 1**



● Items for adoption in the Board letter

September 13, 2022



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

September 13, 2022

IN REPLY PLEASE  
REFER TO FILE:

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:

**TRANSPORTATION CORE SERVICE AREA  
TRAFFIC REGULATIONS IN THE UNINCORPORATED COMMUNITIES  
OF CITY TERRACE AND EAST LOS ANGELES  
(SUPERVISORIAL DISTRICT 1)  
(3 VOTES)**

### **SUBJECT**

Public Works is seeking Board approval to implement traffic regulations to support traffic safety and enhance traffic flow in the unincorporated communities of City Terrace and East Los Angeles.

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

1. Find that adopting and/or rescinding traffic regulation orders and posting the corresponding regulatory and advisory signage are categorically exempt from the provisions of the California Environmental Quality Act.
2. Rescind a traffic regulation order prohibiting parking from 10 p.m. to 6 a.m. on both sides of Marengo Street between City Terrace Drive and the City of Los Angeles boundary 670 feet west of Ditman Avenue in the unincorporated community of City Terrace as established on February 8, 2022.
3. Adopt a traffic regulation order prohibiting parking from 10 p.m. to 6 a.m. on the south side of Marengo Street between Ditman Avenue and the City of Los Angeles boundary 670 feet west of Ditman Avenue in the unincorporated community of City Terrace.

4. Adopt a traffic regulation order prohibiting parking from 10 p.m. to 6 a.m. on the south side of Marengo Street between a point 100 feet east of Ditman Avenue and City Terrace Drive in the unincorporated community of City Terrace.
5. Adopt a traffic regulation order prohibiting parking from 10 p.m. to 6 a.m. on the north side of Marengo Street between City Terrace Drive and the City of Los Angeles boundary 670 feet west of Ditman Avenue in the unincorporated community of City Terrace.
6. Adopt a traffic regulation order prohibiting vehicles over 6 feet in height on the south side of Marengo Street between Ditman Avenue and a point 100 feet east of Ditman Avenue in the unincorporated community of City Terrace.
7. Adopt a traffic regulation order prohibiting commercial vehicles over 3 tons on Herbert Avenue between Floral Drive and Hammel Street in the unincorporated community of East Los Angeles.
8. Adopt a traffic regulation order prohibiting commercial vehicles over 3 tons on Hammel Street between Rowan Avenue and Hazard Avenue in the unincorporated community of East Los Angeles.
9. Adopt a traffic regulation order prohibiting vehicles over 6 feet in height on both sides of Herbert Avenue between Hammel Street and a point 100 feet north of Hammel Street in the unincorporated community of East Los Angeles.
10. Adopt a traffic regulation order prohibiting vehicles over 6 feet in height on the north side of Hammel Street between a point 100 feet west and a point 100 feet east of Herbert Avenue in the unincorporated community of East Los Angeles.
11. Rescind a traffic regulation order prohibiting parking for a period longer than 2 hours from 7 a.m. to 6 p.m., Monday through Saturday, on both sides of Townsend Avenue between a point 340 feet north of First Street and a point 334 feet south of First Street in the unincorporated community of East Los Angeles as established on December 24, 1957.
12. Rescind a traffic regulation order establishing a commercial loading zone on the east side of Townsend Avenue between a point 138 feet and a point 168 feet south of First Street in the unincorporated community of East Los Angeles as established on February 7, 1956.

13. Adopt a traffic regulation order prohibiting parking for a period longer than 2 hours from 7 a.m. to 6 p.m., Monday through Saturday, on the west side of Townsend Avenue between a point 135 feet north of First Street and a point 250 feet south of First Street in the unincorporated community of East Los Angeles.
14. Adopt a traffic regulation order prohibiting parking for a period longer than 2 hours from 9 a.m. to 3:30 p.m., Monday through Saturday, on the east side of Townsend Avenue between a point 150 feet and a point 220 feet south of First Street in the unincorporated community of East Los Angeles.
15. Adopt a traffic regulation establishing a passenger loading zone from 8 a.m. to 9 a.m. and from 3:30 p.m. to 4:30 p.m., school days only, on the east side of Townsend Avenue between a point 150 feet and a point 220 feet south of First Street in East Los Angeles.
16. Adopt a traffic regulation order prohibiting parking for a period longer than 2 hours from 7 a.m. to 6 p.m., Monday through Saturday, on the east side of Townsend Avenue between a point 135 feet north of First Street and a point 150 feet south of First Street in the unincorporated community of East Los Angeles.
17. Rescind a traffic regulation order establishing a disabled persons' parking zone on the west side of Hanover Avenue between a point 120 feet and a point 140 feet north of Hereford Drive in the unincorporated community of East Los Angeles as established on July 12, 2005.
18. Rescind a traffic regulation order establishing a parking prohibition for a period longer than 15 minutes, from 6:00 a.m. to 6:00 p.m., Monday through Friday, on the south side of Princeton Street between a point 45 feet and a point 130 feet east of Indiana Street unincorporated community of East Los Angeles as established on October 30, 2001.
19. Adopt a traffic regulation order establishing a passenger loading zone, from 6 a.m. to 7 a.m. and from 5 p.m. to 6 p.m., school days only, on the south side of Princeton Street between a point 45 feet and a point 145 feet east of Indiana Street unincorporated community of East Los Angeles.
20. Adopt a traffic regulation order establishing a parking prohibition from 10 p.m. to 6 a.m. on the north side of Pomona Boulevard between Hillview Avenue and a point 310 feet west of Hillview Avenue in the unincorporated community of East Los Angeles.



21. Adopt a traffic regulation order establishing a parking prohibition from 10 p.m. to 6 a.m. on the north side of Pomona Boulevard between a point 300 feet east of Hillview Avenue and a point 705 feet east of Hillview Avenue in the unincorporated community of East Los Angeles.
22. Adopt a traffic regulation order establishing a parking prohibition for a period longer than 2 hours from 8 a.m. to 6 p.m., except Saturday and Sunday, on the north side of Pomona Boulevard between Hillview Avenue and a point 310 feet west of Hillview Avenue in the unincorporated community of East Los Angeles.

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

The purpose of the recommended actions is to support traffic safety and enhance traffic flow. Requests for these traffic regulations were generated by residents or community groups. The affected areas are indicated on the enclosed maps (Attachments A and B).

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

These recommendations support the County Strategic Plan: Strategy II.3, Make Environmental Sustainability our Daily Reality. The recommended actions support a clean, flexible, and integrated Multi-Modal Transportation System that improves mobility and traffic safety.

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

There will be no impact to the County General Fund. Sufficient funds are included in the Road Fund Fiscal Year 2022-23 Budget to cover the minor costs of removing and installing the necessary signs and markings.

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

The California Vehicle Code authorizes the Board to implement these traffic regulations that are required prior to enforcement by the California Highway Patrol and the Sheriff's Department.

#### **ENVIRONMENTAL DOCUMENTATION**

The establishment of these regulations, including the installation of related traffic control devices required to notify the motoring public is categorically exempt from the provisions of the California Environmental Quality Act pursuant to Section 15301(c) of

The Honorable Board of Supervisors  
September 13, 2022  
Page 5

the California Environmental Quality Act Guidelines and Class I(x) 7 of the Environmental Reporting Procedures and Guidelines approved by the Board on November 17, 1987.

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

Implementation of these traffic controls will have a positive impact by enhancing traffic flow and safety. Upon the Board's approval of these traffic regulations, the corresponding signs and markings will be installed within 12 weeks.

**CONCLUSION**

Please return one adopted copy of this letter to Public Works, Traffic Safety and Mobility Division. Also, please forward adopted copies of this letter to the Sheriff's Department, Contract Law Enforcement Bureau, Field Operations Support Service; Parking Enforcement Detail; and the California Highway Patrol's East Los Angeles office.

Respectfully submitted,

MARK PESTRELLA, PE  
Director of Public Works

MP:EK:la

Enclosures

c: Chief Executive Office (Chia-Ann Yen)  
County Counsel  
Executive Office

# BOARD LETTER/MEMO CLUSTER FACT SHEET

☒ Board Letter

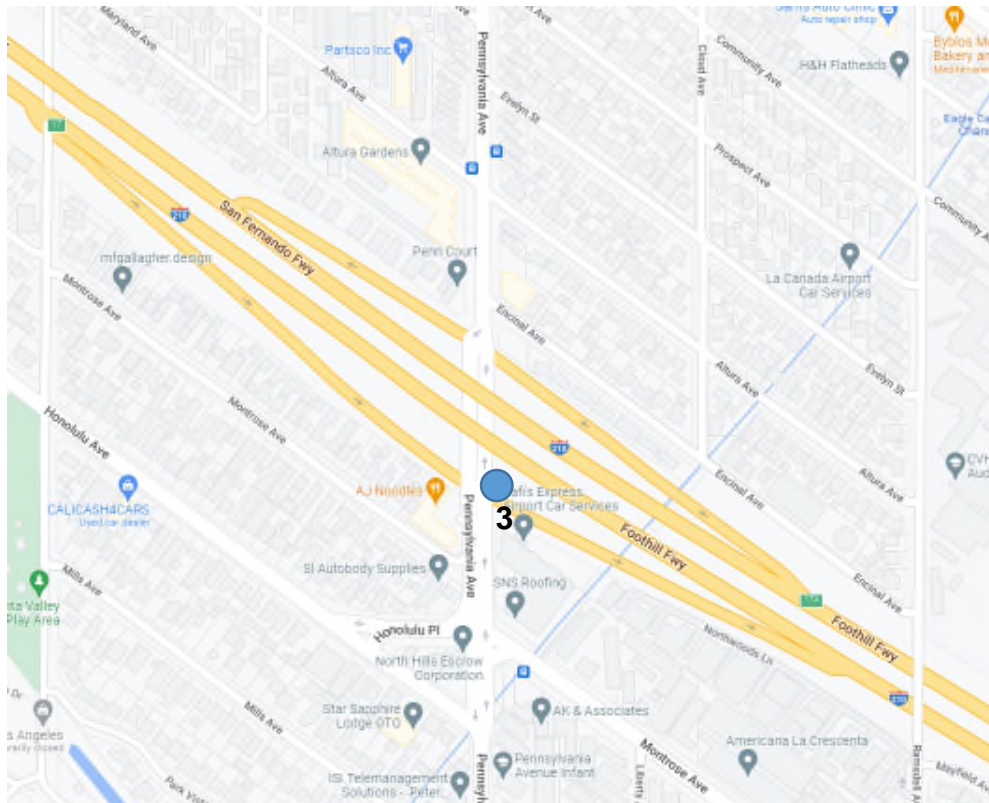
☐ Board Memo

☐ Other

<b>CLUSTER AGENDA REVIEW DATE</b>	8/10/2022	
<b>BOARD MEETING DATE</b>	9/13/2022	
<b>SUPERVISORIAL DISTRICT AFFECTED</b>	<input type="checkbox"/> All <input type="checkbox"/> 1 <sup>st</sup> <input type="checkbox"/> 2 <sup>nd</sup> <input type="checkbox"/> 3 <sup>rd</sup> <input type="checkbox"/> 4 <sup>th</sup> <input checked="" type="checkbox"/> 5 <sup>th</sup>	
<b>DEPARTMENT(S)</b>	Public Works	
<b>SUBJECT</b>	Traffic Regulation in the Unincorporated Community of La Crescenta/Montrose	
<b>PROGRAM</b>		
<b>AUTHORIZES DELEGATED AUTHORITY TO DEPT</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>SOLE SOURCE CONTRACT</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, please explain why:	
<b>DEADLINES/ TIME CONSTRAINTS</b>		
<b>COST &amp; FUNDING</b>	Total cost: \$0	Funding source: Road Fund
	TERMS (if applicable):	
	Explanation: There will be no impact to the County General Fund. Sufficient funds are included in the Road Fund Fiscal Year 2022-23 Budget to cover the minor costs of removing and installing the necessary signs and markings.	
<b>PURPOSE OF REQUEST</b>	Adopt and rescind a traffic regulation order to support traffic safety and enhance traffic flow in the unincorporated community of La Crescenta/Montrose.	
<b>BACKGROUND (include internal/external issues that may exist including any related motions)</b>	The California Vehicle Code allows the County to adopt regulations for official traffic control devices, such as signs and markings. These traffic regulations are required prior to enforcement by the California Highway Patrol and Sheriff's Department.  Public Works is recommending to rescind a traffic regulation that is no longer applicable and being replaced by a new traffic regulation: <ul style="list-style-type: none"> <li>• Stopping Prohibition</li> </ul>	
<b>EQUITY INDEX OR LENS WAS UTILIZED</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, please explain how:	
<b>SUPPORTS ONE OF THE NINE BOARD PRIORITIES</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, please state which one(s) and explain how: Sustainability. The proposed traffic regulation supports a clean, flexible, and integrated Multi-Modal Transportation System that improves mobility and traffic safety.	
<b>DEPARTMENTAL CONTACTS</b>	Name, Title, Phone # & Email: Steve Burger, Deputy Director, (626) 458-4018, <a href="mailto:sburger@pw.lacounty.gov">sburger@pw.lacounty.gov</a>	



**ATTACHMENT A  
PROPOSED TRAFFIC REGULATION  
LA CRESCENTA/MONTROSE  
SUPERVISORIAL DISTRICT 5**



● Item for adoption in the Board letter.



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

September 13, 2022

IN REPLY PLEASE  
REFER TO FILE:

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:

**TRANSPORTATION CORE SERVICE AREA  
TRAFFIC REGULATION IN THE UNINCORPORATED COMMUNITY  
OF LA CRESCENTA/MONTROSE  
(SUPERVISORIAL DISTRICT 5)  
(3 VOTES)**

**SUBJECT**

Public Works is seeking Board approval to implement a traffic regulation to support traffic safety and enhance traffic flow in the unincorporated community of La Crescenta/Montrose.

**IT IS RECOMMENDED THAT THE BOARD:**

1. Find that adopting and/or rescinding traffic regulation orders and posting the corresponding regulatory and advisory signage are categorically exempt from the provisions of the California Environmental Quality Act.
2. Rescind a traffic regulation order prohibiting stopping at any time on the east side of Pennsylvania Avenue between Encinal Avenue and a point 160 feet south of I-210 Foothill Freeway westbound off-ramp as established on September 23, 1986.
3. Adopt a traffic regulation order prohibiting stopping at any time on the east side of Pennsylvania Avenue between Encinal Avenue and the eastbound I-210 Foothill Freeway on-ramp in the unincorporated community of La Crescenta/Montrose.

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

The purpose of the recommended action is to support traffic safety and enhance traffic flow. The request for this traffic regulation was generated by a community group. The affected area is indicated on the enclosed map (Attachment A).

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

This recommendation supports the County Strategic Plan: Strategy II.3, Make Environmental Sustainability our Daily Reality. The recommended action supports a clean, flexible, and integrated Multi-Modal Transportation System that improves mobility and traffic safety.

### **FISCAL IMPACT/FINANCING**

There will be no impact to the County General Fund. Sufficient funds are included in the Road Fund Fiscal Year 2022-23 Budget to cover the minor costs of removing and installing the necessary signs and markings.

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

The California Vehicle Code authorizes the Board to implement this traffic regulation that is required prior to enforcement by the California Highway Patrol and the Sheriff's Department.

### **ENVIRONMENTAL DOCUMENTATION**

The establishment of this regulation, including the installation of a related traffic control device required to notify the motoring public is categorically exempt from the provisions of the California Environmental Quality Act pursuant to Section 15301(c) of the California Environmental Quality Act Guidelines and Class I(x) 7 of the Environmental Reporting Procedures and Guidelines approved by the Board on November 17, 1987.

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

Implementation of this traffic control will have a positive impact by enhancing traffic flow and safety. Upon the Board's approval of this traffic regulation, the corresponding signs and markings will be installed within 12 weeks.

The Honorable Board of Supervisors  
September 13, 2022  
Page 3

**CONCLUSION**

Please return one adopted copy of this letter to Public Works, Traffic Safety and Mobility Division. Also, please forward adopted copies of this letter to the Sheriff's Department, Contract Law Enforcement Bureau, Field Operations Support Service, Parking Enforcement Detail; and the California Highway Patrol's Altadena office.

Respectfully submitted,

MARK PESTRELLA, PE  
Director of Public Works

MP:EK:la

Enclosures

c: Chief Executive Office (Chia-Ann Yen)  
County Counsel  
Executive Office