

May 3, 2006

Honorable Mayor and Members of
the Hermosa Beach City Council

Regular Meeting of
May 9, 2006

**LIGHTING AND LANDSCAPING
SUPPLEMENTAL MAINTENANCE DISTRICT**

Recommendation:

It is recommended that the City Council hold a study session to review the proposed Lighting and Landscaping Supplemental Maintenance District.

Summary:

Last year the existing Lighting and Landscaping District began to run a deficit. In an effort to save energy and balance this budget shortfall, Council directed staff to do a pilot project to reduce street lighting. When this pilot project proved to be unacceptable to residents, Council directed staff to take steps to increase the annual assessment and balance the District budget. To that end, Council approved a contract with Harris & Associates in March, 2005, to prepare the necessary engineering report and other administrative actions necessary to hold a citywide ballot to approve this additional assessment.


Attached is the Draft Engineer's Report for your review. Council will be considering adoption of a Resolution of Intention to formally start the balloting proceedings at its regularly scheduled meeting of May 23, 2006.

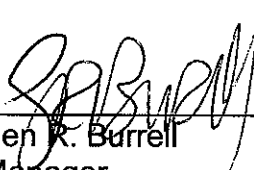
This agenda item is to hold a study session with Council to review the report. Joan Cox, the assessment engineer with Harris & Associates, will give a brief overview of the report methodology and answer any questions Council may have.

Attachment: Draft Engineer's Report

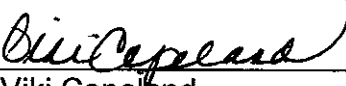
Respectfully submitted,

Concur:


Richard D. Morgan, P.E.
Director of Public Works/City Engineer


Stephen K. Burrell
City Manager

Noted for fiscal impact:


Viki Copeland
Finance Director

DRAFT

Engineer's Report

for

**Landscape and Street Lighting
Supplemental Maintenance District**

*Prepared under the provisions of the
Landscaping and Lighting Act of 1972*

For the

CITY OF HERMOSA BEACH
Los Angeles County, California

Prepared by:



Harris & Associates

May 3, 2006

TABLE OF CONTENTS

Certificates.....	1
Report	2
Part A - Plans and Specifications.....	3
Part B - Estimate of Cost	4
Part C - Method of Apportionment of Assessment	6
Part D - Assessment Roll.....	15
Part E - Assessment Diagram	15

**CITY OF HERMOSA BEACH
LANDSCAPE AND STREET LIGHTING
SUPPLEMENTAL MAINTENANCE DISTRICT**

ENGINEER'S REPORT

CERTIFICATES

The undersigned acting on behalf of Harris & Associates, respectfully submits the enclosed Engineer's Report as directed by City Council pursuant to the provisions of Section 4 of Article XIID of the California Constitution, and provisions of the Landscaping and Lighting Act of 1972, Section 22500 et seq. of the California Streets and Highways Code. The undersigned certifies that she is a Professional Engineer, registered in the State of California.



Dated: May 3, 2006

BY: Joan E. Cox
R.C.E. No. 41965

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment Roll and Assessment Diagram thereto attached, was filed with me on the ____ day of _____, 2006.

Elaine Doerfling, City Clerk
City of Hermosa Beach
Los Angeles County, California

By _____

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment Roll and Assessment Diagram thereto attached, was approved and confirmed by the City Council of the City of Hermosa Beach, California, on the ____ day of _____, 2006.

Elaine Doerfling, City Clerk
City of Hermosa Beach
Los Angeles County, California

By _____

**FISCAL YEAR 2006-07
ENGINEER'S REPORT PREPARED PURSUANT
TO THE PROVISIONS OF THE
LANDSCAPING AND LIGHTING ACT OF 1972
SECTION 22500 THROUGH 22679
OF THE CALIFORNIA STREETS AND HIGHWAYS CODE,
ARTICLE XIID OF THE CALIFORNIA CONSTITUTION, AND
THE PROPOSITION 218 OMNIBUS IMPLEMENTATION ACT
(GOVERNMENT CODE SECTION 53750 ET SEQ.)**

Pursuant to Part 2 of Division 15 of the Streets and Highways Code of the State of California, Article XIID of the California Constitution, the Proposition 218 Omnibus Implementation Act and in accordance with the Resolution of Initiation, adopted by the City Council of the City of Hermosa Beach, State of California, in connection with the proceedings for:

LANDSCAPE AND STREET LIGHTING SUPPLEMENTAL MAINTENANCE DISTRICT

hereinafter referred to as the "Supplemental District" or "District", I, Joan E. Cox, P.E., the authorized representative of Harris & Associates, the duly appointed ASSESSMENT ENGINEER, submit herewith the "Report" consisting of five (5) parts as follows:

PART A – PLANS AND SPECIFICATIONS

Contains a description of the improvements that are to be maintained or serviced by the District.

PART B – ESTIMATE OF COST

Identifies the estimated cost of the improvements to be provided by the District, including incidental costs and expenses in connection therewith.

PART C – METHOD OF APPORTIONMENT

Describes the basis on which the costs have been apportioned to each parcel of land within the District, in proportion to the estimated benefits to be received by such lots and parcels.

PART D – ASSESSMENT ROLL

Identifies the maximum assessment to be levied on each benefited lot or parcel of land within the District.

PART E – ASSESSMENT DIAGRAM

Contains a Diagram of the District Boundaries showing the exterior boundaries of the District, the boundaries of any zones within the District and the lines and dimensions of each lot or parcel of land within the District.

PART A PLANS AND SPECIFICATIONS

The improvements are the construction, operation, maintenance, rehabilitation and servicing of landscaping, lighting, and appurtenant facilities. The District will fund costs in connection with the District improvements including, but not limited to, personnel, electrical energy, utilities such as water, materials, contracting services, and other items necessary for the satisfactory operation of these facilities. Reference is made to Part "C" of this report for a discussion of the Zones of Benefit, and the improvements associated with them. The facilities are described as follows:

Landscaping and Appurtenant Facilities

Landscaping improvements include but are not limited to: Landscaping, planting, shrubbery, trees, irrigation systems, hardscapes, fixtures, sidewalk maintenance resulting from landscape growth and appurtenant facilities, in public rights-of-way, medians, parkways and dedicated easements within the proposed boundaries of said Assessment District.

Lighting and Appurtenant Facilities

Street lighting improvements include but are not limited to: Poles, fixtures, bulbs, conduits, conductors, equipment including guys, anchors, posts and pedestals, metering devices and appurtenant facilities as required to provide lighting in public rights-of-way and dedicated easements within the proposed boundaries of said Assessment District.

The public lighting system shall be maintained to provide adequate illumination. Power for streetlights shall be furnished and it shall be adequate for the intended purpose. Rates for power shall be those authorized by the California Public Utilities Commission.

Maintenance means the furnishing of services and materials for the ordinary and usual operation, maintenance and servicing of the landscaping, public lighting facilities and appurtenant facilities, including repair, removal or replacement of all or part of any of the landscaping, public lighting facilities or appurtenant facilities; providing for the life, growth, health and beauty of the landscaping improvements, including cultivation, irrigation, trimming, spraying, fertilizing and treating for disease or injury; and the removal of trimmings, rubbish, debris and other solid waste; the cleaning, sandblasting, and painting of street lights and other improvements to remove graffiti.

Servicing means the furnishing of water for the irrigation of the landscaping and the maintenance of any of the public lighting facilities, landscaped improvements or appurtenant facilities, and the furnishing of electric current or energy, gas or other illuminating agent for the public lighting facilities, or for the lighting or operation of landscaping or appurtenant facilities.

The plans and specifications for the improvements are on file in the office of the City Engineer and are by reference herein made a part of this report.

PART B ESTIMATE OF COST

The estimated costs for the operation, maintenance and servicing of the Improvements, shown below, are the estimated costs of maintenance if the Improvements were fully maintained for Fiscal Year 2006-07. The 1972 Act provides that the total cost of the maintenance and services, together with incidental expenses, may be financed from the assessment proceeds. The incidental expenses may include engineering fees, legal fees, printing, mailing, postage, publishing, and all other related costs identified with the district proceedings.

	Quantity	O&M Unit Cost	Total O&M Costs	Admin. Costs	FY 06-07 Annual Costs
Street Lights	1,413 each	\$337.00	\$476,181		
Less 50% Arterial General Benefit	(306) each	\$168.50	(\$51,561)		
Less Strand Beach Lights	(30) each	\$337.00	(\$10,110)		
			\$414,510	\$37,770	\$452,280
Traffic Signals			\$14,000		
Less 50% Signal General Benefit			(\$7,000)		
			\$7,000	\$638	\$7,638
Street Trees	192 each	\$74.00	\$14,208	\$1,295	\$15,503
Medians			\$69,757	\$6,356	\$76,113
Subtotal Annual Costs:			\$505,475	\$46,059	\$551,534

Landscaping and Street Lighting District revenue, less general benefit amounts: (\$386,243)

Total to Supplemental Assessment: \$165,291

Administrative Costs

District Formation	\$32,000
City Administration	\$10,176
County Administrative Charge	\$4,000
Replacement Reserve	\$0
Fund Balance as of Jun 30 Previous FY	(\$117)
Subtotal Administrative Costs: \$46,059	

The 1972 Act requires that a special fund be set-up for the revenues and expenditures of the District. Funds raised by assessment shall be used only for the purpose as stated herein. The City may advance funds or incur bonded indebtedness, if needed, to ensure adequate cash flow or timing of the provision of the facilities, and will be reimbursed for any such advances or payment of annual bond debt service upon receipt of assessments. Any surplus or deficit remaining on July 1 must be carried over to the next fiscal year.

PART C METHOD OF APPORTIONMENT OF ASSESSMENT

General

Part 2 of Division 15 of the Streets and Highways Code, the Landscaping and Lighting Act of 1972, permits the establishment of Assessment Districts by cities for the purpose of providing certain public improvements which include the operation, maintenance, rehabilitation and servicing of public street lights, traffic signals and landscaping.

Section 22573, Landscaping and Lighting Act of 1972 requires that assessments be levied according to benefit rather than according to assessed value. This section states:

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

The Act permits the designation of zones of benefit within any individual assessment district if "by reason of variations in the nature, location, and extent of the improvements, the various areas will receive different degrees of benefit from the improvements." (Sec. 22574). Thus, the 1972 Act requires the levy of a true "assessment" rather than a "special tax."

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

This report establishes the formula to be used to distribute the costs of providing the services described in this report to the benefiting parcels within the City.

Special Benefit Determination

Street Lighting

Proper maintenance and operation of the street lighting system in close proximity to certain lots or parcels provides a special benefit to such lots or parcels by providing security, safety and community character and vitality as outlined below.

BENEFITS OF STREET LIGHTING

Security and Safety	Community Character and Vitality
<ul style="list-style-type: none">▪ Mitigates crime▪ Alleviates the fear of crime▪ Reduces traffic accidents▪ Enhances pedestrian safety	<ul style="list-style-type: none">▪ Promotes social interaction▪ Promotes business and industry▪ Contributes to a positive nighttime visual image▪ Decorative lights provide a pleasing daytime appearance

Local Lighting. All parcels in the City have street lighting in close proximity to them; therefore, all parcels receive special benefit from local street lighting.

Special Lighting Area. The parcels along Pier Ave, from Hermosa Ave to The Strand, and along Hermosa Ave, from one block north to one block south of Pier Ave, enjoy a higher level of lighting than parcels in the rest of the City. There are approximately three times as many lights within this area; therefore, these parcels receive three-times the level of benefit than the rest of the parcels in the City.

The Special Lighting Area is shown on sheet 1 of the Assessment Diagram at the back of this report.

Arterial Lighting. Street lighting (including traffic signals, flashing beacons, intersection safety lighting and lighting on arterial streets) on the major thoroughfares and arterials, which are the main travel ways of the City, provides a special benefit to each and every assessable lot or parcel within the City, enhancing their value by: 1) improved nighttime visibility for the access of emergency vehicles, and 2) improved safety and traffic circulation to and from parcels citywide.

The City recognizes that a portion of the maintenance, operation and servicing of the City's arterial lighting improvements funded by the District provide a general benefit to the public at large. Arterial streets, by their nature, have traffic that travels through the City from surrounding regional areas without stopping in the City. This pass-through traffic receives benefits from the safety provided by the maintenance, operation and servicing of street lighting and traffic signals on the arterial streets. It is estimated that approximately 50% of all traffic on the arterials is pass-through traffic.

Therefore, the City contribution to the District is equal to 50% of the estimated arterial lighting costs. This general benefit contribution is funded through the City's existing Landscaping and Street Lighting District.

The Beach lighting along the Strand. There are a total of 30 lights along the Strand that provide for illumination of the beach area. These 30 lights are considered general benefit and are funded through the City's existing Landscaping and Street Lighting District.

Street Landscaping

Trees, landscaping, hardscaping and appurtenant facilities, if well maintained, provide beautification, shade and enhancement of the desirability of the surroundings, and therefore increase property value. In Parkways and Land Values, written by John Nolan and Henry V. Hubbard in 1937, it is stated:

"... there is no lack of opinion, based on general principals and experience and common sense, that parkways *do in fact add value* to property, even though the amount cannot be determined exactly.... Indeed, in most cases where public money has been spent for parkways the assumption has been definitely made that the proposed parkway will show a *provable* financial profit to the City. It has been believed that the establishment of parkways causes a rise in real estate values throughout the City, or in parts of the City,..."

It should be noted that the definition of "parkways" above may include the roadway as well as the landscaping along side the roadway.

Landscape Medians. The landscape improvements in the medians along the major thoroughfares provide positive enhancement of the City and therefore increase property desirability and property values. These major thoroughfares are the entryways into the City and as such provide beautification to the entire City. Landscaping along the major thoroughfares provides only incidental benefits to motorists traveling to, from or through the City.

Street Tree Areas. Street trees within the public street parkways provide special benefit to those properties directly adjacent to those tree-lined parkways. Because all of the tree-lined parkways are along the major thoroughfares, which are the entryways into the City, 50% of the benefit is allocated to all parcels in the City and 50% is allocated to the adjacent properties. The following areas within the City currently receive a street tree benefit:

- Pier Ave, between Hermosa Ave and the alley east of The Strand,
- Hermosa Ave, between 10th St and 14th St,
- Pier Ave, between Monterey Blvd and Bard Street, and
- Aviation Blvd, between Pacific Coast Hwy and the east City Limits.

Within approximately one year, the following areas will have street trees adjacent to them as well. These areas will be assigned a Street Tree Special Benefit, but will not be assessed for street trees until the trees have been installed:

- Pier Ave, between the alley east of Hermosa Ave to Monterey Blvd, and
- Pier Ave, between Bard St and Pacific Coast Hwy.

The street trees along Herondo Street are not funded through this Supplemental Maintenance District as they are in the process of being removed; therefore, no special benefit has been assigned to the properties adjacent to those street trees.

The Street Tree Areas are shown on sheet 2 of the Assessment Diagram at the back of this report.

Special Benefit Methodology

The District boundaries are coterminous with the City of Hermosa Beach. To establish the special benefit to the individual parcels within the District, a Benefit Unit system is proposed. Each parcel of land is assigned Benefit Units (BU's) in proportion to the estimated special benefit the parcel receives relative to the other parcels within the District from the Program. Benefit Units are established by considering both the dwelling unit equivalency of a property and the benefits provided, as discussed above.

Basic Formula:

$$(\text{Equivalent Dwelling Units}) \times (\text{Benefit Factor}) = \text{Benefit Units}$$

Equivalent Dwelling Units

In order to allocate benefit fairly between the parcels, an Equivalent Dwelling Unit (EDU) methodology is proposed which equates different types of land uses to a single-family residential parcel, thereby allowing a uniform method of assessment.

The EDU method uses the single-family home as the basic unit of apportionment. A **single family home** equals one Equivalent Dwelling Unit (EDU). Every other land use is converted to EDU's as described below. All properties in the District will be assigned dwelling units and land use classifications per the County Assessor's roll. (Inaccuracies in the County data will be reviewed on a case by case basis as they are brought to the City's attention.)

A methodology has been developed to calculate the EDU's for other residential land uses and for non-residential parcels. Every land use is converted to EDU's: parcels containing apartments are converted to EDU's based on the number of dwelling units on each parcel of land; non-residential parcels are converted based on the lot size of each parcel of land.

This methodology is summarized in the table below:

Land-Use Category	Basic Unit	EDU Factor	EDU Rates
• Exempt		0.0	
• Single Family Residential (SFR)	1 D.U.	x 1.0	= 1.0 EDU / DU
• Condominium, duplex, tri-plex and 4-plex	1 D.U.	x 1.0	= 1.0 EDU / DU
• Multi-Family Residential (5 or more units)	1 D.U.	x 0.75	= 0.75 EDU / DU
• Mobile Home Park	1 space	x 0.5	= 0.5 EDU / Space
• Non-Residential	1 acre	x 12.0	= 12.0 EDU / Acre
Based on the average SFR parcel density of 12 DU/Acre			
• Vacant SFR lots	1 parcel	x 0.25	= 0.25 EDU / Parcel
• Vacant / Parks	1 acre	x 3.0	= 3.0 EDU / Acre

D.U. = Dwelling Unit

Residential

Single Family Residences (SFR). A single family home equals 1 EDU.

Condominiums, Duplexes, Triplexes, and Four-plexes. In Hermosa Beach, condominiums, duplexes, triplexes and four-plexes are a size similar to typical single-family homes; therefore, these uses are assessed 1 EDU per dwelling unit.

Multi-family Residences (Apartments with 5 or more units) and Mobile Home Parks.

Multi-family residential parcels and mobile home park equivalencies are determined by multiplying the number of dwelling units on each parcel by 0.75 and 0.5, respectively, due to the relative population density of these types of dwelling units and reduced unit size compared to the typical density and size of a SFR. Studies have consistently shown that the average apartment unit impacts infrastructure approximately 75% as much as a single-family residence, and the average mobile home unit impacts infrastructure approximately 50%. (Sources: Institute of Transportation Engineers Informational Report Trip Generation, Fifth Edition, 1991; Metcalf and Eddy, Wastewater Engineering Treatment, Disposal, Reuse, Third Edition, 1991). Trip generation and wastewater usage are a function of population density. Based on this, it is concluded that other infrastructure will be similarly impacted at a reduced level. The smaller

average unit size of multiple-residential and mobile homes result in a lesser enhancement per unit to property values.

The EDU's assigned to a multi-residential or a mobile home parcel are calculated based on the number of dwelling units and the appropriate EDU factor. For example, the EDU factor for multi-residential (0.75) is multiplied by the number of dwelling units on the parcel to determine the total EDU's for the multiple residential parcel. Similarly, the total EDU's for a mobile home parcel are calculated by multiplying the EDU factor (0.5) by the number of mobile home units on the parcel.

Developed Non-Residential

Developed non-residential properties are defined as improved commercial, industrial and institutional properties (such as churches). In converting these properties to EDU's, the size of the parcels are compared to the median size of a single-family residential lot, which is approximately a 3,600 square foot lot. This equals approximately 12 SFR lots per acre of land. Therefore, developed non-residential parcels are assigned EDU's at a rate of 12 EDU's per acre.

Vacant / Parks

Vacant property consists of parcels with few or no improved structures. These properties have virtually no impacts on infrastructure to make a comparison to developed property; however, based on the Los Angeles County Assessor's data, the average land value of a SFR property is approximately 50% of the total value. Splitting the difference between value and impacts, vacant property is assigned EDU's at the rate of 25 percent of improved property.

A vacant subdivided lot, designated exclusively for a single-family residential unit, will be assigned 0.25 EDUs per lot.

Other vacant parcels, including those properties designated as agricultural, are assessed based upon the acreage of the parcel. All of these parcels will be assigned EDU's at the rate of 25% of the developed non-residential properties, or 3.0 EDU's per acre.

Exempt

Exempted from the assessment are the areas of streets, avenues, lanes, roads, drives, courts, alleys, and public easements, rights-of-ways, and parkways. Also exempted from assessment are utility rights-of-way, common areas (such as in condominium complexes), landlocked parcels and small parcels vacated by the City as these parcels have little or no value and therefore do not benefit from the improvements.

Government-Owned Property

Proposition 218 states, "Parcels within a district that are owned or used by any [public] agency...shall not be exempt from the assessment unless the agency can demonstrate...that [the] parcels in fact receive no special benefit."

Government-owned (public) properties must be assessed for the benefits they receive. If no benefit is received then the government-owned parcels can be "exempt" from the assessment. Uses such as City Hall and maintenance yards are assessed as developed non-residential property.

Benefit Factors

All properties within the City are assigned a Benefit Factor of 1, with the following exception:

Exception. The parcels in the Special Lighting Area are assigned a Benefit Factor of 3 for the street lighting benefit.

Benefit Units

As discussed above, the basic formula for calculating Benefit Units for each property is as follows:

Basic Formula:
 (Equivalent Dwelling Units) x (Benefit Factor) = Benefit Units

For the vast majority of the parcels in the City, the assigned Benefit Units equal the Equivalent Dwelling Units (EDU's) because the Benefit Factor is 1.

For the Special Lighting Area, the Benefit Units are equal to three-times the EDU's.

The following tables provide parcel and Benefit Unit summaries for the various improvements described above.

Street Lighting Improvements

Land Use	Parcel Count	Dwelling Units	Acres	EDU's	Benefit Units
Single Family Res (SFR)	3,150	3,150		3,150.000	3,150.000
Condominium and 2, 3 and 4-plexes	2,953	4,734		4,734.000	4,734.000
Multi-Family Res (5 units or more)	178	1,898		1,423.500	1,423.500
Mobile Home Parks	3	81		40.500	40.500
Churches	8		3.34	40.130	40.130
Non-Residential	392		83.98	1,007.817	1,007.817
Schools	7		17.44	209.256	209.256
Single Family Vacant	91			22.750	22.750
Vacant / Park	92		93.14	279.413	279.413
Special Lighting Area					
Non-Residential	40		5.42	65.055	195.165
	6,914	9,863	203.32	10,972.421	11,102.531

Median Landscaping and Traffic Signal Improvements (all parcels in City)

Land Use	Parcel Count	Dwelling Units	Acres	EDU's	Benefit Units
Single Family Res (SFR)	3,150	3,150		3,150.000	3,150.000
Condominium and 2, 3 and 4-plexes	2,953	4,734		4,734.000	4,734.000
Multi-Family Res (5 units or more)	178	1,898		1,423.500	1,423.500
Mobile Home Parks	3	81		40.500	40.500
Churches	8		3.34	40.130	40.130
Non-Residential	432		89.40	1,072.872	1,072.872
Schools	7		17.44	209.256	209.256
Single Family Vacant	91			22.750	22.750
Vacant / Park	92		93.14	279.413	279.413
	6,914	9,863	203.32	10,972.421	10,972.421

Street Tree Improvements (Current)

Land Use	Parcel Count	Dwelling Units	Acres	EDU's	Benefit Units
Condominium and 2, 3 and 4-plexes	2	4		4.000	4.000
Churches	1		13.19	6.683	6.683
Non-Residential	104		14.75	177.023	177.023
Vacant / Park	5		0.36	1.083	1.083
	112	4	28.30	188.789	188.789

Street Tree Improvements (Future)

Land Use	Parcel Count	Dwelling Units	Acres	EDU's	Benefit Units
Condominium and 2, 3 and 4-plexes	1	4		4.000	4.000
Non-Residential	17		12.21	146.505	146.505
	18	4	12.21	150.505	150.505

Assessment Rate Calculations

The FY 2006-07 maximum assessment rates are calculated as follows (except for the special street lighting area, a single family residential property is assessed 1 Benefit Unit):

Improvements	Cost Estimate	/	Benefit Units	=	FY 06-07 Max. Asmt Rate*
Street Lights (less current asmt revenue)	\$66,037	/	11,102.531	=	\$5.95 / BU
Traffic Signals	\$7,638	/	10,972.421	=	\$0.70 / BU
Medians and Citywide Trees	\$83,865	/	10,972.421	=	\$7.65 / BU
Local Street Trees	\$7,752	/	188.789	=	\$41.07 / BU

These rates are considered the Maximum Assessment Rates that may be assessed for this fiscal year.

* The maximum annual assessment rate will be increased each year by the annual change in the Consumer Price Index (CPI), during the preceding year ending in January, for All Urban Consumers, for the Los Angeles, Riverside and Orange County areas. The actual assessments levied in any fiscal year will be as approved by the City Council and may not exceed the maximum assessment rate without receiving property owner approval for the increase.

The following are sample calculations for the various land uses in the City in the various benefiting areas:

Sample Calculations

Land Use	No. of Units or Parcel Size	x	EDU Factor	x	Benefit Factor	=	Benefit Units	FY 06-07 Max. Asmt
Street Lights, Traffic Signals, Medians and Citywide Trees (most parcels in the City)								
Single family home	1 dwelling	x	1	x	1.0	=	1.00	\$14.30
Single family vacant lot	1 parcel	x	0.25	x	1.0	=	0.25	\$3.58
Condominium	1 dwelling	x	1	x	1.0	=	1.00	\$14.30
Duplex	2 dwellings	x	1	x	1.0	=	2.00	\$28.60
4-plex	4 dwellings	x	1	x	1.0	=	4.00	\$57.20
10-unit Apartment	10 dwellings	x	0.75	x	1.0	=	7.50	\$107.25
Mobile Home Park	21 spaces	x	0.5	x	1.0	=	10.50	\$150.15
Commercial, Industrial, or Church	0.25 acre	x	12	x	1.0	=	3.00	\$42.90
Commercial, Industrial, or Church	0.5 acre	x	12	x	1.0	=	6.00	\$85.80
Vacant or Park	0.25 acre	x	3	x	1.0	=	0.75	\$10.73
Vacant or Park	0.5 acre	x	3	x	1.0	=	1.50	\$21.45
Street Lights, Traffic Signals, Medians and Citywide Trees and Local Trees								
Duplex	2 dwellings	x	1	x	1.0	=	2.00	\$110.74
Commercial, Industrial, or Church	0.25 acre	x	12	x	1.0	=	3.00	\$166.11
Commercial, Industrial, or Church	0.5 acre	x	12	x	1.0	=	6.00	\$332.22
Special Area Street Lights, Traffic Signals, Medians and Citywide Trees and Local Trees								
Commercial, Industrial, or Church	0.25 acre	x	12	x	1.0	=	3.00	\$201.81
Commercial, Industrial, or Church	0.5 acre	x	12	x	1.0	=	6.00	\$403.62

PART D

ASSESSMENT ROLL

The Assessment Roll is a listing of the proposed assessment for Fiscal Year 2006-07 apportioned to each lot or parcel, as shown on the last equalized roll of the Assessor of the County of Los Angeles. The Assessment Roll is provided below and is incorporated herein.

The description of each lot or parcel is part of the records of the Assessor of the County of Los Angeles and these records are, by reference, made part of this Report.

PART E

ASSESSMENT DIAGRAM

The Assessment Diagram for the Supplemental District is provided on the following page.

The lines and dimensions of each lot or parcel within the Supplemental District are those lines and dimensions shown on the maps of the Assessor of the County of Los Angeles, for the year when this Report was prepared, and are incorporated by reference herein and made part of this Report.