



County of Los Angeles

Department of Public Works

LANDSCAPING AND LIGHTING ACT
DISTRICT NOS. 1, 2, AND 4

FISCAL YEAR 2017-18

ENGINEER'S REPORT

MAY 2017

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ENGINEER'S REPORT AFFIDAVIT

Los Angeles County Landscaping and Lighting Act

District Nos. 1, 2 and 4

Los Angeles County, State of California

This Report describes the Los Angeles County Landscaping and Lighting Act (LLA) Districts and Zones therein including the landscape improvements, budgets, parcels and assessments to be levied for Fiscal Year 2017-18, as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Los Angeles County Assessor's maps for a detailed description of the lines and dimensions of parcels within the LLA Districts and Zones therein. The undersigned respectfully submits the enclosed Report as directed by the County of Los Angeles Board of Supervisors.

Dated this _____ day of _____, 2017.

Willdan Financial Services

Stacey Reynolds, Senior Project Manager
District Administration Services

By: _____

Richard Kopecky
R. C. E. # 16742

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I. OVERVIEW

A. INTRODUCTION

The County of Los Angeles (County) Landscape Maintenance Districts (LMDs) annually levy and collect special assessments in order to maintain landscape improvements. These improvements are located within three (3) Landscaping and Lighting Act (LLA) Districts established pursuant to the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code* (the “1972 Act”).

This Engineer’s Report (Report) describes the LLA Districts (Districts), the Zones therein, annexations, or changes to the Districts, and the proposed assessments for Fiscal Year 2017-18. The proposed assessments presented in this Report are based on the historical and estimated costs to maintain the improvements that provide special benefits to properties within the Districts and Zones therein. The costs of improvements and the annual levy include the expenditures, deficits, surpluses, revenues, and reserves associated with those improvements. Each parcel is assessed proportionately for only those improvements provided and for which the parcel receives benefits.

The County may initiate proceedings for changes to the Districts and Zones for the continued maintenance and servicing of landscaping improvements by passing a Resolution. The initial resolution generally describes the territory within the Districts and Zones and any substantial changes in the Districts or Zones and orders an engineer to prepare and file a detailed Report.

This Report for the Districts has been prepared pursuant to Sections 22622, in accordance with Article 4 (commencing with Section 22565) of Chapter 1 of 1972 Act. The Report and the proposed assessments contained herein have been prepared in accordance with said requirements and the provisions of the California Constitution Article XIII D.

This Report, prepared by a licensed engineer, details the Districts and Zones and includes: plans and specifications of the improvements; an estimate of the costs of the improvements, including maintenance and servicing; a diagram, i.e., maps of the Districts and Zones showing the boundary of the Districts and Zones, the parcels or lots which benefit, and an estimate of costs of the improvements, maintenance and servicing. Once the Report is completed, it is presented to the Los Angeles County Board of Supervisors (Board of Supervisors), acting as the legislative body for the Districts, for its review. The Board of Supervisors may approve the Report as presented or may order amendments to the Report and approve the Report as modified.

After the Report is approved, the Board of Supervisors shall adopt the Resolution of Intention which declares its intent to levy and collect assessments within the Districts and Zones, which includes a description of the improvements, the maintenance and servicing of those improvements, refers to the assessment Districts and Zones by their distinctive designations, may refer to the Report for the details of the Districts and Zones, and sets the time and place for a public hearing on the levy of the proposed annual assessments. At the public hearing, the Board of Supervisors will consider any public testimony in favor and/or opposing the assessments to fund the continued maintenance and servicing of the

improvements. In conjunction with this hearing, any new or increased assessments will require confirmation of the assessments through a property owner protest ballot proceeding pursuant to the provisions of the California Constitution Article XIII D.

Following consideration of public comments and protests at the noticed public hearing and review of the Report, the Board of Supervisors may order amendments to the Report or confirm the Report as submitted. Following final approval of the Report and confirmation of the assessments, the Board of Supervisors may order the levy and collection of assessments for Fiscal Year 2017-18 pursuant to the 1972 Act. In such case, the assessment information will be submitted to the County Auditor-Controller, and included on the property tax roll for each benefiting parcel for Fiscal Year 2017-18.

For the purposes of this Report, the word “parcel” refers to an individual property assigned its own Assessor’s Parcel Number (APN) by the County of Los Angeles Assessor’s Office. The County of Los Angeles Auditor-Controller uses APNs and specific Fund Numbers to identify properties on the tax roll assessed for special District benefit assessments.

B. OVERVIEW OF LLA DISTRICTS AND ZONES

LLA District No. 1

On July 12, 1979, the Board of Supervisors approved the formation of County Valencia Area-Wide LLA District No. 1 to provide for the maintenance and servicing of landscape improvements located in the medians throughout the District. On November 18, 1997, a joint resolution with the City of Santa Clarita was adopted for the transfer of jurisdiction (responsibility) for portions of this District. The Department of Public Works (hereafter referred to as “Public Works”) currently administers the remaining portions of LLA District No. 1 that were not transferred to the City of Santa Clarita, and is responsible for contracted landscape maintenance services for medians along Stevenson Ranch Parkway, Pico Canyon Road, Copper Hill Drive, and Whites Canyon Road.

LLA District No. 1 includes the following three (3) Zones:

Zone	Zone Name	Annexation
1	Stevenson Ranch Parkway / Pico Canyon Road (Los Angeles County Valencia Area-Wide LLA District No. 1)	7/1/2002
1A	Annexation A - Copperhill Drive	8/27/2002
1B	Annexation B - Plum/White’s Canyon	6/22/2003

LLA District No. 2

On August 10, 1995, the Board of Supervisors adopted a Resolution approving the consolidation of twenty-six (26) individual County-administered LLA Districts into Zones within a single District, which was designated as Los Angeles County LLA District No. 2.

Public Works currently administers Los Angeles County LLA District No. 2 and its subsequent Zones located within unincorporated areas of Los Angeles County.

Currently, LLA District No. 2 includes the following seventeen (17) Zones:

Zone	Zone Name	Annexation
2-19	Sagewood Valencia	8/10/1995
2-21	Sunset Pointe	8/10/1995
2-25	Stevenson Ranch	8/10/1995
2-26	Emerald Crest	8/10/1995
2-28	Vista Grande	8/10/1995
2-32	Lost Hills Commercial	8/10/1995
2-34	Hacienda	8/10/1995
2-35	Montebello	8/10/1995
2-36	Mountain Valley	8/10/1995
2-37	Castaic Hillcrest	8/10/1995
2-38	Sloan Canyon	8/10/1995
2-40	Castaic Shadow Lake	8/10/1995
2-43	Rowland Heights	8/10/1995
2-45	Lake Los Angeles	8/10/1995
2-55	Castaic North Bluff	8/10/1995
2-56	Commerce Center Area Wide	8/10/1995
2-58	Rancho El Dorado	8/10/1995

LLA District No. 4

On July 8, 1997, the Board of Supervisors adopted a Resolution approving the formation of Los Angeles County LLA District No. 4 with the developments known as “The Enclave” (Zone 63) and “Double C Ranch” (Zone 64) being established as the first two Zones within this District. Public Works currently administers Los Angeles County LLA District No. 4 and its subsequent Zones that were annexed to the District, located within unincorporated areas of Los Angeles County.

Currently, LLA District No. 4 includes the following thirteen (13) Zones:

Zone	Zone Name	Annexation
4-63	The Enclave	7/22/1997
4-64	Double C Ranch	7/22/1997

Zone	Zone Name	Annexation
4-66	Valencia Marketplace	6/23/1998
4-70	Somerset Castaic (Lakeview)	7/27/1999
4-73	Westridge	7/10/2001
4-75	Westridge Area wide	7/10/2001
4-76	Tesoro Adobe Park	7/22/2003
4-78	The Old Road Area-Wide	6/22/2010
4-79	The Old Road Local	6/22/2010
4-80	Entrada	6/26/2012

C. EFFECTS OF THE RIGHT TO VOTE ON TAXES ACT (PROPOSITION 218)

In November 1996, the California voters approved Proposition 218. The provisions of the Proposition, now California Constitutional Articles XIII C and XIII D established certain requirements and procedures for all local taxes, assessments, fees, and charges. Specifically, Article XIII D addressed the substantive and procedural requirements for assessments. Article XIII D affects all assessments upon real property for a special benefit conferred on the property. Assessments imposed under the Landscaping and Lighting Act of 1972 are considered benefit assessments.

Each and every parcel included in the original District formations and each subsequent annexation was conditioned to install landscape improvements before the development could proceed. In order to preserve the investment in the landscape improvements, the developer formed a District or annexed to an existing District to ensure the ongoing maintenance and operation of the landscape improvements associated with the development. Each developer, who did own all of the parcels subject to the assessment, agreed to the formation or annexation and the assessments being imposed. Subsequent owners of parcels were also made aware through title reports and California Bureau of Real Estate (formerly Department of Real Estate) "White Paper" reports that the parcels were in the District and were subject to the assessments and therefore, purchase of the parcel(s) was also an agreement to be subject to the assessments. As such, the assessments for all the Districts and Zones described in this Report that were established prior to the passage of Proposition 218 are exempt from the provisions of Article XIII D. All subsequent formations or annexations that required the establishment of new assessments as well as any subsequent increases to existing assessments (including any inflationary adjustments or changes in the method of apportionment, if any) have been established and approved pursuant to the procedure and approval process of Section 4 of Article XIII D. It is the understanding of Public Works, acting as Engineer, that the assessments established for each District and the Zones therein were originally imposed to fund a degree of maintenance, which can fluctuate from year to year, but as long as the maximum assessment for any prior year is not exceeded in future years, assessment balloting is not required.

LLA District No. 1

The annual assessment for LLA District No. 1, Zone 1 is not impacted by any additional requirements of Proposition 218 as it falls within the specified exemption of the Proposition. Assessments for LLA District No. 1 Annexation A - Copperhill Drive (Zone 1A) and Annexation B - Plum/Whites Canyon (Zone 1B) were approved pursuant to Article XIII D in Fiscal Year 2003-04.

LLA District No. 2

All of the Zones within LLA District No. 2 addressed in this Engineer's Report except Zone Nos. 32, 38, 45, 55, and 58 are exempt from Article XIII D of the California Constitution. Assessments for Zone Nos. 32, 45, 55, and 58 were approved pursuant to Article XIII D in Fiscal Year 1997-98. Assessments for Zone No. 38 were approved pursuant to Article XIII D in Fiscal Year 1998-99.

Assessments for Zone No. 21 were amended and approved pursuant to Article XIII D in Fiscal Year 2008-09 (July 1, 2008).

LLA District No. 4

Assessments for Zone Nos. 63 and 64 of LLA District No. 4 were approved pursuant to Article XIII D in Fiscal Year 1997-98 when the District was formed. Assessments for Zone No. 66 were approved pursuant to Article XIII D in Fiscal Year 1998-99. Assessments for Zone Nos. 68, 69, and 70 were approved pursuant to Article XIII D in Fiscal Year 1999-2000.

Assessments for Zone Nos. 73 and 75 were approved pursuant to Article XIII D, in Fiscal Year 2001-02 (July 10, 2001).

Assessments for Zone No. 76 were approved pursuant to Article XIII D commencing Fiscal Year 2003-04 (July 22, 2003).

Assessments for Zones Nos. 78 and 79 were approved pursuant to Article XIII D commencing Fiscal Year 2010-11 (June 22, 2010).

Assessments for Zones No. 80 were approved pursuant to Article XIII D commencing Fiscal Year 2012-13 (June 26, 2012).

D. ZONES WITH CONSUMER PRICE INDEX ALLOWANCES

As part of the assessment approval process, property owners for the following Zones authorized an annual increase in the assessments in an amount not to exceed the change in the Consumer Price Index, of All Urban Consumers, for the Los Angeles-Riverside-Orange County Area ("CPI"), from February of the prior year to February of the current calendar year. This increase enables the District to keep current with increases in the cost of labor and materials.

To ensure their prolonged financial viability, the assessment rates for the following Zones with asterisk designation (*) will be increased by 2.71% for Fiscal Year 2017-18 in accordance with CPI increase from February 2016 to February 2017. The financial condition of the remaining Zones is in good condition, therefore, there will be no CPI increase for those Zones for Fiscal Year 2017-18.

LLA District No. 1

Zone 1A — Annexation A - Copperhill Drive*
Zone 1B — Annexation B - Plum/Whites Canyon*

LLA District No. 2

Zone 25 Stevenson Ranch*
Zone 26 Emerald Crest*
Zone 28 Vista Grande*
Zone 38 Sloan Canyon

LLA District No. 4

Zone 66 Valencia Marketplace
Zone 70 Somerset Castaic (Lakeview)*
Zone 73 Westridge
Zone 75 Westridge Area-Wide*
Zone 76 Tesoro Adobe Park*
Zone 78 The Old Road Area-Wide*
Zone 79 The Old Road Local*
Zone 80 Entrada

II. DESCRIPTION OF DISTRICT/ZONE IMPROVEMENTS

A. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT

As applicable or may be applicable to this proposed District, the 1972 Act defines improvements to mean one or any combination of the following:

- The installation or planting of landscaping.
- The installation or construction of statuary, fountains, and other ornamental structures and facilities.
- The installation or construction of public lighting facilities.
- The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof, including, but not limited to, grading, clearing, removal of debris, the

installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.

- The maintenance or servicing, or both, of any of the foregoing.
- The acquisition of any existing improvement otherwise authorized pursuant to this section.

Incidental expenses associated with the improvements including, but not limited to:

- The cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment;
- The costs of printing, advertising, and the publishing, posting and mailing of notices;
- Compensation payable to the County for collection of assessments;
- Compensation of any engineer or attorney employed to render services;
- Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements;
- Any expenses incidental to the issuance of bonds or notes pursuant to Section 22662.5.
- Costs associated with any elections held for the approval of a new or increased assessment.

The 1972 Act defines "Maintain" or "maintenance" to mean furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including:

- Repair, removal, or replacement of all or any part of any improvement.
- Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury.
- The removal of trimmings, rubbish, debris, and other solid waste.
- The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

B. DESCRIPTION OF THE DISTRICTS/ZONES AND SERVICES

The Districts and Zones therein provide the continued maintenance, servicing, administration, and operation of various landscape improvements and associated appurtenant landscape structures located within the public rights-of-way and dedicated landscape easements associated with the various tracts and on individual parcels located within the Districts. Each tract or parcel is identified within a designated Zone with differing costs and benefits to the parcels within that Zone. The spreading of the improvement costs is based upon the total cost of the improvements within each Zone and is proportionately spread among all benefiting properties within the Zone based on either land use and

acreage or number of parcels. Each property is assessed only for the cost of the improvements from which benefit is received.

The following are descriptions of the Districts and Zones therein:

LLA District No. 1

Zone 1 Stevenson Ranch Area Wide

Zone 1 is Located on Stevenson Ranch Parkway, just West of The Old Road, and continues on Pico Canyon between Stevenson Ranch Road and The Old Road.

This area consists of approximately 1.5 acres of center medians, comprising approximately 1 acre of landscaped area (irrigated by conventional irrigation system), shrubs, and ground cover bed areas (irrigated by subterranean irrigation system), and 0.25 acre of stamped concrete. The irrigation system consists of controllers, backflow preventers, valves, and sprinkler heads. The medians also contain various types of trees including medium-size ornamental trees and small-size oak trees.

The irrigation system in the medians along Stevenson Ranch Parkway was modified in 2015 to comply with water-use restrictions mandated by the State of California.

Zone 1A Copperhill Drive

Zone 1A consisted of approximately 7 acres of landscaped medians and parkway panels along

Copperhill Drive, from Decoro Drive to Avenida Rancho Tesoro and a landscaped slope beside the River Trail which stretches between Decoro Drive north to Copper Hill Drive.

Effective November 15, 2016, a large portion of the area within Zone 1A was incorporated into the City of Santa Clarita as part of Annexation No. 2016-07 (West Creek). All the landscaping improvements within the annexed areas will be turned over to the City of Santa Clarita for maintenance on July 1, 2017. As a result, only a small portion of a median along Copperhill Drive will remain within unincorporated County jurisdiction.

Zone 1B Whites Canyon

Zone 1B covers the maintenance of the median along Plum Canyon Road in the Saugus area from La Mirada Drive to Approximately 3200 feet south of Heller Circle. This median was completely refurbished after Santa Clarita fires in 2007. The median is landscaped with shrubs, trees, and groundcover and is irrigated by a subterranean irrigation system and sophisticated solid state controllers link to a central control system located in the District's office.

Plant material includes Red Spire trees (*Pyrus calleryana*), Myoporum (*Myoporum parvifolium*), Rosemary (*Rosmarinus officinalis*), Lily of the Nile (*Agapanthus a.*), Daylily (*Hemerocallis*), and Indian Hawthorne (*Rhaphiolepis indica*).

LLA District No. 2

Zone 19 Sagewood Valencia

Zone 19 consists of approximately 0.50 acres of a small slope with Live Oak on one side and homeowner back walls on the other side. The length is close to Quincy and heads south toward highway 126 and a natural area.

District maintenance of Zone 19 starts on Live Oak Road going south toward highway 126. The groundcover is mainly rosemary and honeysuckle with pittosporum as shrubs, the trees are sycamores.

Zone 21 Sunset Pointe

Zone 21 consists of approximately 20 acres of open space comprised of private slopes and flat areas within a community east of The Old Road from Sagecrest Circle (south) to Sagecrest Circle (north).

Zone 25 Stevenson Ranch

Zone 25 is located in Stevenson Ranch, above The Old Road between Pico Canyon and McBean Parkway. This area consists of approximately 15 acres of turf, 219 acres of planted slopes and flat areas (211 acres are irrigated by conventional and 8 acres by point irrigation systems), 20 acres of fire protection areas, 20 acres of natural areas. There are approximately 7,026 trees, including 6,500 ornamental trees (1,000 large-size, 3,000 medium-size, and 2,500 small-size), 506 non-specimen oak trees (6 medium-size, and 500 small size), and 20 specimen oak trees.

This Zone contains a diverse landscape with assorted varieties of trees and shrubs, including Oaks, Pines, California Peppers, Crape Myrtles, African Sumacs, Sycamores, Alders, Camphors and many other varieties. Shrubs include but are not limited to Acacia, Rosemary, Cotoneaster, Arbutus, Ceanothus, Gazania, Texas Rangers, Rhamphiolepis, Bottlebrush, Vinca, and many California Natives.

Zone 26 Emerald Crest

Zone 26 covers approximately 2 acres and is located in Quartz Hill (Palmdale), on the corner of 40th Street West and L-8.

Plant material consists of groundcover, trees, and shrubs. Groundcover is Rosemary officinalis "Irene" Rosemary. Shrubs are Xylosma congestum "Compacta", Shiny Leaf Xylosma, Juniperus sabina "amarisacifolia" - Tamarix Juniper, and Cotoneasters glaucophylla - Bright Brad. Trees are Pistachia chinensis - Chinese Pistache.

Zone 28 Vista Grande

Zone 28 consists of approximately 5.5 acres of slopes, open space and private streets within a private community along the south side Potrero Grande Drive, just west of San Gabriel Boulevard. The landscaping and other facilities include shrubs, turf, plants, trees, automatic irrigation systems, light standards, curbs, street paving, and other appurtenant improvements. The groundcover, shrubs, and trees are comprised a variety of plant species including acacia longifolia, acacia redolens, and gazania splendens. Landscape maintenance of Vista Grande is provided throughout various areas within the private community including along slopes adjacent to homes, open space, and parkways along private streets.

Zone 32 Lost Hill Commercial

Zone 32 consists of approximately 10 acres of landscaped slopes and flat areas within a commercial area south of Agoura Road from Liberty Canyon Road 2,700 feet east of Liberty Canyon Road. Currently, the parcels that make up Zone 32 are being considered for annexation into the City of Calabasas. Upon the completion of the annexation Zone 32 will either be transferred to the City of Calabasas or dissolved.

Zone 34 Hacienda

Zone 34 consists of approximately 3 acres of landscaped and hardscape medians with trees, landscaped slopes and flat areas, and turf along Hacienda Boulevard, and adjacent residential streets, from Richview Drive to La Monde Street
The irrigation system in the medians along Del Prado Drive was modified in 2015 to comply with water-use restrictions mandated by the State of California.

Zone 35 Montebello

This Zone is located in East Los Angeles near the City of Montebello. The Zone consists of 11.24 acres of irrigated turf area with 9,410 square feet of a dry stream river rock path within the Northside and Southside Drives center grass medians. Tree species consist of Alder, Pine, Chinese Elm and Jacaranda Trees. These trees within the center medians are pruned and trimmed annually to maintain a park-like appearance within this residential area.

The irrigation systems in the medians along Northside Drive, Southside Drive, Concourse Avenue, and Montebello Park Way were modified in 2015 to comply with water-use restrictions mandated by the State of California.

Zone 36 Mountain Valley

Zone 36 covers approximately 4.46 acres of planted slopes. The landscaping is mainly pine trees along with sycamore and pepper trees. Shrubs are acacia and groundcover is rosemary.

County maintenance for Mountain Valley Road starts on Sloan Canyon Road across from Del Valle Park and goes around the corner of Quail Valley Road up to the first home. There is also a small strip on the south side of Quail Valley Road that extends a short distance on Sloan Canyon Road.

Zone 37 Castaic Hillcrest

Zone 37 consists of approximately 40 acres of ornamental structures, landscaping, including trees, shrubs, grass, and other ornamental vegetation, and appurtenant facilities, including irrigation systems, and drainage devices located in public places within the boundaries of the Zone, which encompasses several residential tracts along Hillcrest Parkway from I-5 Freeway to Barcelona Road.

Maintained improvements consist of flat areas, slopes, and open space. The tree landscaping is crape myrtle, and Australian willow. Shrubs/groundcover is turf, acacia, rosemary and pittosporum.

Zone 38 Sloan Canyon

Zone 38 consists of approximately 19.01 acres of planted slopes, trees, and fire protection. The tree landscaping has eucalyptus, pepper and pine trees. Shrubs are acacia and cotoneaster. Groundcover is rosemary and gazania.

District maintenance covers the area from the top of the hill on Hillcrest Parkway and the side streets until the dirt road that is Sloan Canyon.

Zone 40 Castaic Shadow Lake

Zone 40 consists of approximately 4.77 acres of planted slopes and trees. The tree landscaping is pine trees and the shrubs/groundcover is acacia, rosemary and honeysuckle.

District maintenance for Shadow Lake covers the area from south of Stallion Place to Victoria Road on The Old Road and Pinto Place to Victoria Road on Green Hill Drive (two small sections).

Zone 43 Rowland Heights

Zone 43 is located in the unincorporated area of Rowland Heights and consists of 9.98 acres of irrigated planted slopes, approximately 11.05 acres of fire protection areas and 57.42 acres of natural area. Ground cover plant species consist of rosemary and Myoporum; shrubs consist of acacia redolens and Cotoneaster; and various tree species consist of pine trees, liquid amber, ash trees, California pepper and oak trees.

Zone 45 Lake Los Angeles Park

Zone 45, also known as Stephen Sorenson Park (renamed in 2003 by a Board motion), was built in response to the Lake Los Angeles Park Association desire for a community park in this very rural area. Park amenities include one ball field, basketball courts, children's play areas, community room, gymnasium (dedicated on July 3, 2013), multi-purpose field, open grassy areas, park office, picnic tables, and walkways. Stephen Sorenson Park is available for the use and enjoyment of residents, customers, clients, employees, and visitors of the surrounding community.

Zone 55 Castaic North Bluff

Zone 55 consists of approximately 0.76 acres of planted slopes, trees and fire protection brushing. The tree landscaping is crape myrtle, and Australian willow. Shrubs/groundcover is turf, acacia, rosemary and pittosporum. County maintenance of the zone is the median and north side of the entrance (The Old Road and Sedona Way and a small section of acacia and trees on a small slope on The Old Road heading west).

The irrigation system in the median along Sedona Way was modified in 2015 to comply with water-use restrictions mandated by the State of California.

Zone 56 Commerce Center Wide Area

Zone 56 consists of approximately 2.5 acres of landscaped medians and parkways along Commerce Center Drive/Hasley Canyon Road, north of Henry Mayo Drive, to The Old Road and along The Old Road., from Turnberry Lane to north of Murfield Lane. The landscaped improvements consist of shrubs, turf, plants, trees, automatic irrigation systems and other appurtenant improvements. The shrubs and trees are comprised a variety of plant species including acacia redolens and koelreuteria paniculata. Landscape maintenance along Commerce Center Drive and The Old Road is provided for center medians, open space, and parkways.

The irrigation system in the medians along Commerce Center Drive was modified in 2015 to comply with water-use restrictions mandated by the State of California.

Zone 58 Rancho El Dorado

Zone 58 is located in the unincorporated Rowland Heights area and consists of 7.6 acres of irrigated planted slopes and flat areas within a residential estate sub-division, ground cover plant species consist of Gazanias, shrubs species consist of acacia redolen, Myoporum pacifica and Geraniums, tree species consist of pine, Canary Island pines and California pepper trees.

LLA District No. 4

Zone 63 The Enclave

Zone 63 consists of a gated residential community located in the Santa Clarita Valley area and consists of approximately 3.13 acres of irrigated planted slopes/flat areas, ground cover plant species consists of Low-boy acacia, rosemary and Myoporum, and shrubs consist of Baccharus and Indian Hawthorne, and tree species consist of California pepper and coast live oak trees.

Zone 64 Double C Ranch

Zone 64 consists of approximately 7.59 acres of planted slopes, trees and turf. The tree landscaping is pine and pepper trees. The shrubs are acacia and lantana with a small amount of turf for groundcover.

District maintenance of the Zone is The Old Road and the Oak Valley entrance and in back of the flood channel; the end of Oak Valley Road as it goes into the natural area; The Old Road between Oak Valley and North Ridge Top Lane; and the hill at the end of North Ridge Top Lane with the water tank.

Zone 66 Valencia Marketplace

Zone 66 is located on the Old Road between Lyons Avenue and McBean Parkway, Running both North to South of the Marketplace Shopping Center.

This area consists of approximately 0.82 acre of center medians including of 0.63 acre of ground cover bed ahead (irrigated by subterranean irrigation system), and of 0.19 acre of stamped concrete. This approximately 15 years old irrigation system consists of 1 controller, 1 backflow, and 14 valves. There are approximately 100 ornamental trees (including 10 small-size and 90 medium-size).

Zone 70 Somerset Castaic (Lakeview)

Zone 70 consists of approximately 6.41 acres of planted slopes, trees and groundcover. The tree landscaping is pepper, robina, and sycamore. Shrubs/groundcover is acacia, rosemary and coyote bush.

Zone 73 Westridge

Zone 73 is located in the Westridge community in Valencia. Major cross streets are Valencia Boulevard and The Old Road.

This zone consists of 64.49 acres of turf, 43.07 acres of irrigated planted slopes and flat areas, 6.07 acres of fire protection, 7.44 acres of natural area, approx. 4.93 acres of Walkways and approximately 27,969 feet of vinyl fence. Plant material consists of groundcover, trees, and shrubs. Groundcover is rosemary, Myporum Parvifolium "Putah Creek", and mulch under oaks. Shrubs are acacia Redolens, Aloe Arborescens "Tree Aloe", and Buxus Japonica "Green Beauty". Trees are Quercus Ilex - Holly Oak, Liquidamber Styraciflua "Palo Alto", and Arbutus Marina.

Zone 75 Westridge Area Wide

Zone 75 consist of 2.65 acres of planted and weed abatement slopes, shrubs, turf, plant materials, trees, automated irrigation systems, drainage devices and other appurtenant improvements along The Old Road, from approximately 2,000 feet north of Valencia Road to 300 feet north of Stevenson Ranch Parkway, and Valencia Boulevard, from approximately 300 east of Valley Oak Lane to 300 east of The Old Road. This Zone also included approximately 36,000 square feet of hardscape.

Zone 76 Tesoro Adobe Park

Zone 76 covers Tesoro Adobe Park, which was accepted by the County as a donation from the Montalvo Properties LLC, the developer of the Tesoro residential community that surrounds the park, and consists of landscaping, outdoor picnic area, and other improvements including the preservation of historic structures, which include the Adobe Ranch House, Amphitheater, and Western Move Star Harry Carey's Ranch.

Zone 78 Old Road Area Wide

Zone 78 is located in a commercial business district of Valencia and covers the center medians located on Magic Mountain Parkway and on The Old Road.

This Zone consists of 1.21 acres of irrigated planted medians, subterranean (drip) irrigation system. Plant material consists of groundcover, trees, and shrubs. Groundcover is Rosemarinus Officinalis P. - Rosemary, Myporum Parvifolium "Putah Creek". Shrubs are Rhapsiolepis Indica "Clara", Rhapsiolepis Umbellata "Minor", and Rosa Bankiaie "Lutea". Trees are Schinus Molle - California Pepper, Quercus Agrifolia - Coast Live Oak, and Lagerstroemia "Indica" - Crape Myrtle.

Zone 79 Old Road Local

This Zone is located in a commercial business district of Valencia and covers the center medians located on Magic Mountain Parkway and on The Old Road.

This Zone consists of 1.21 acres of irrigated planted medians, subterranean (drip) irrigation system. Plant material consists of groundcover, trees, and shrubs. Groundcover is *Rosemarinus Officinalis* P. - Rosemary, *Myporum Parvifolium* "Putah Creek". Shrubs are *Rhaphiolepis Indica* "Clara", *Rhaphiolepis Umbellata* "Minor", and *Rosa Bankiae* "Lutea". Trees are *Schinus Molle* - California pepper, *Quercus Agrifolia* - coast live oak, and *Lagerstroemia* "Indica" - crape myrtle.

Zone 80 Entrada

Zone 80 consists of approximately 6.5 acres of parkway/slope landscaping (including trees, shrubs, grass, and other ornamental vegetation), irrigation systems, and drainage devices, of the slopes located within the street right-of-way and/or designated easements within and/or directly adjacent to the boundaries of Zone 80.

Services

The services necessary for the Districts include, but are not limited to the following:

The operation, maintenance and servicing of landscaping, including trees, shrubs, grass, and other ornamental vegetation, and related appurtenant landscape structures or facilities, including but not limited to irrigation systems and drainage devices located in public places within the boundaries of the Districts.

Maintenance means the furnishing of services and materials for the ordinary and usual maintenance, operation and servicing of the landscaping and related appurtenant landscape structures or facilities, including repair, removal, or replacement of all or part of any of the landscaping or appurtenant landscape facilities; providing for the life, growth, health and beauty of the landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, and treating for disease or injury; the removal of trimmings, rubbish, debris, other solid waste; and pest control.

Servicing means the furnishing of electricity for the operation of any related appurtenant landscape structures or facilities, and water for the irrigation and control of the landscaping and the maintenance of any of the landscaping and related appurtenant landscape structures or facilities.

Plans and Specifications for the improvements for each of the Zones are voluminous and are not bound in this Report. The plans and specifications for the improvements are on file at Public Works, Landscape Maintenance Districts and by reference are incorporated and made part of this Report.

Fiscal Year 2017-18 Updates

The following Zones will be undergoing changes to the level or scope of maintenance service during Fiscal Year 2017-18:

Zone 1A Copperhill Drive – Effective November 15, 2016, a large portion of the area within Zone 1A was annexed into the City of Santa Clarita as part of Annexation No. 2016-07 (West Creek). All the landscape improvements and facilities in the annexed areas will be

turned over to the City of Santa Clarita for maintenance on July 1, 2017. As a result, only a small portion of a median along Copperhill Drive will remain within unincorporated County jurisdiction. There are sufficient funds remaining in the fund for Zone 1A to maintain the remaining landscaped area, therefore the District has determined to suspend any further assessments levied to any benefitting property owners within Zone 1A as it re-evaluates the future needs of the zone during Fiscal Year 2017-18.

Zone 21 – Sunset Pointe: The District has identified areas within this zone where private property has encroached on landscaping easements. During Fiscal Year 2017-18, the District will re-evaluate the effect of these encroachments on its ability to maintain and operate Zone 21 and will identify those areas that may need to be eliminated from the zone. As these areas are identified, the Districts will work with the community to transfer maintenance responsibilities back to the respective property owners, and relinquish any easement rights if necessary. Any resulting changes in benefit assessment will be reflected in subsequent Engineer Reports.

Zone 32 – Lost Hills Commercial: Maintenance in Zone 32 is limited to weed abatement, rodent abatement, and as-needed maintenance of the existing hydraugers. The District expects to complete its next clean up and evaluation of the slopes in Zone 32 at the beginning of Fiscal Year 2017-18. There are sufficient funds remaining in the fund for Zone 32 to conduct all foreseen maintenance activities so the District has determined to suspend any further assessments levied to any benefitting property owners within Zone 32 until the annexation proceedings are completed.

Zone 35 – Montebello: The medians within Zone 35 suffered a substantial loss of trees and vegetation due to various factors including the prolonged drought and the resulting water-use restrictions mandated by the State of California. The District is conducting community outreach in an effort to re-landscape the medians with drought-tolerant landscaping, walking paths, water quality features, and stormwater capture systems. The improvements will be implemented over a period of three years in three phases beginning in Fiscal Year 2017-18.

Zone 37 - Castaic Hillcrest: On July 31, 2007, the Board of Supervisors did not approve an increase in the assessment rate levied on Zone 37 due to a majority protest pursuant to Proposition 218 vote. As a result, the frequency and scope of scheduled maintenance was reduced by approximately 75 percent in order to keep the Zone solvent. On June 24, 2014, the District once again attempted to increase the assessment rate levied on Zone 37 in order to bring back the scope of maintenance to its original levels. However, a majority protest once again denied the increase. Since then, the District were transferred from the Department of Parks and Recreation to the Department of Public Works, and a strong community response has prompted the District to seek a final vote for an increase in assessment in Fiscal Year 2017-18. If this final attempt fails, the District will move forward with detachment of the Zone 37.

Zone 43 – Rowland Heights: On June 24, 2014, the Board of Supervisors did not approve an increase in the assessment rate levied on Zone 43 due to a majority protest pursuant to Proposition 218 vote. As a result, the frequency and scope of scheduled maintenance will remain at reduced levels by approximately 75 percent in order to keep the Zone solvent. During Fiscal Year 2017-18 the District will be re-evaluating the maintenance needs and abilities of the Zone to establish a financially sustainable long-term plan. This may include the elimination of service areas and/or permanent reduction of maintenance services. As these areas are identified, the Districts will work with the community to

transfer maintenance responsibilities back to the respective property owners, and relinquish any easement rights if necessary. Any resulting changes in benefit assessment will be reflected in the Annual Report for Fiscal Year 2017-18.

Zone 56 – Valencia Commerce Center Area: Based on projected revenues and expenses, Zone 56 will not have sufficient funds to maintain a full level of service through Fiscal Year 2017-18. As a result, the frequency and scope of scheduled maintenance has been reduced to a bare minimum in order to keep the Zone solvent. The District will conduct community outreach to determine if the community would be in favor of increasing the assessments during Fiscal year 2017-18 to raise the needed revenue for on-going maintenance.

Zone 63 – The Enclave: Over the past couple of years, Zone 63 has not been generating sufficient funds to cover its operating expenses and has been exhausting its reserves as a result. The District will conduct community outreach during Fiscal 2017-18 to discuss the future of the Zone, which may include options such as reducing maintenance services provided, raising assessments through Proposition 218 proceedings, or detaching the Zone altogether.

Zone 68 – West Creek Copperhill Village: Effective November 15, 2016, the entire area bounded by Zone 68 was annexed into the City of Santa Clarita as part of Annexation No. 2016-07 (West Creek). All the landscaping improvements within the annexed areas, along with all remaining funds associated with Zone 68, will be turned over to the City of Santa Clarita July 1, 2017. No further assessments will be levied by the County of Los Angeles.

Zone 69 – West Creek Canyon Estates: Effective November 15, 2016, the entire area bounded by Zone 69 was annexed into the City of Santa Clarita as part of Annexation No. 2016-07 (West Creek). All the landscaping improvements within the annexed areas, along with all remaining funds associated with Zone 69, will be turned over to the City of Santa Clarita July 1, 2017. No further assessments will be levied by the County of Los Angeles.

Zone 73 – Westridge: The District will be working to update Zone 73's capital improvement plan with the residents of Zone 73, coordinating with the Westridge Homeowner's Association to have the plan implemented in Fiscal Year 2017-18.

Zone 77 – West Creek Park: Effective November 15, 2016, the entire area bounded by Zone 77 was annexed into the City of Santa Clarita as part of Annexation No. 2016-07 (West Creek). All remaining funds associated with Zone 77 will be turned over to the City of Santa Clarita July 1, 2017. No further assessments will be levied by the County of Los Angeles.

Zone 78 – The Old Road Area-Wide: Over the past couple of years, Zone 78 has not been generating sufficient funds to cover its operating expenses and has been exhausting its reserves as a result. The District will conduct a condition assessment of the Zone and community outreach during Fiscal 2017-18 to discuss the future of the Zone, which may include options such as reducing maintenance services provided, raising assessments through Proposition 218 proceedings, or detaching the Zone altogether.

C. BENEFIT ZONES DIAGRAM

Appendix B shows the boundaries of each of the Zones within LLA District Nos. 1, 2, and 4. The lines and dimensions of each existing parcel within each Zone for the Fiscal Year 2017-18 Assessment are shown on the Assessor's maps maintained by the County of Los Angeles, Office of the Assessor. Each existing parcel is identified by a distinctive number (Assessor's Parcel Number) which is shown on the Assessor's maps. Said maps are incorporated herein by reference.

D. SUMMARY OF PARCELS/EBUS BY DISTRICT

The table below provides a listing of the estimated number of assessable parcels or applicable EBUs for each of the Districts and Zones for Fiscal Year 2017-18.

SUMMARY OF PARCELS/EBUS BY DISTRICT			
Zone No.	Zone Name	Assessable Parcel	Assessable EBUs
1-1	Stevenson Ranch/PICO Parkway Area Wide	3,682	
1-1A*	Annex A Copperhill Area Wide	1,136	1,136.00
1-1B*	Annex B Plum/Whites Canyon Area Wide	1,707	1,600.20
2-19	Sagewood Valencia	159	
2-21*	Sunset Pointe	255	291.29
2-25*	Stevenson Ranch	3,681	3,872.20
2-26*	Emerald Crest	134	134.00
2-28	Vista Grande	84	
2-32	Lost Hills Commercial	5	
2-34	Hacienda	2,928	
2-35	Montebello	1,958	
2-36	Mountain Valley	289	
2-37	Castaic Hillcrest	898	
2-38	Sloan Canyon	376	
2-40	Castaic Shadow Lake	304	
2-43	Rowland Heights	208	
2-45	Lake Los Angeles	4,475	
2-55	Castaic North Bluff	290	
2-56	Commerce Center A/W	984	
2-58	Rancho El Dorado	100	
4-63	The Enclave	77	
4-64	Double C Ranch	296	
4-66	Valencia Marketplace	30	
4-70	Somerset Castaic	84	
4-73	Westridge	1,062	
4-75	Westridge Area Wide	1,062	
4-76*	Tesoro Adobe Park	1,131	1,131.00
4-78*	The Old Road Area-Wide	22	40.05
4-79*	The Old Road Local	22	40.05
4-80*	Entrada	6	13.75

(*) These Zones are assessed by EBUs (Equivalent Benefit Units)

III. DISTRICT BUDGET

A. ESTIMATED COST OF IMPROVEMENTS

The 1972 Act provides that the estimated costs of the landscape improvements for the fiscal year shall include the total cost of constructing or installing all proposed improvements, the total cost of maintaining and servicing all existing and proposed improvements, and incidental expenses. Incidental expenses may include reserves to fund the maintenance and servicing of the Zones until December 10 of the fiscal year or whenever Public Works begins to receive revenue from assessments collected by the County Auditor-Controller.

The 1972 Act also provides that the amount of any surplus, deficit, or contribution be included in the estimated cost of improvements. The net amount to be assessed on the parcels within each LLA District and Zone is the total cost of installation, maintenance and servicing with adjustments either positive or negative for reserves, surpluses, deficits, and/or contributions.

The specific estimated costs of improvements for each of the Zones are extensive and are not bound in this Report but are incorporated herein by reference. The estimated costs are on file in the office of the Los Angeles County Department of Public Works, Landscape Maintenance Districts where they are available for public inspection.

B. ZONE BUDGETS

The Zone Budgets for Fiscal Year 2017-18 have been included as Appendix A of this Report. Please refer to that section for details.

IV. METHOD OF APPORTIONMENT

A. BENEFIT

The 1972 Act provides that assessments may be apportioned upon all assessable lots or parcels of land within an assessment District in proportion to the estimated benefits to be received by each lot or parcel from the improvements. In addition, Proposition 218 requires that a parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel. The Proposition provides that only special benefits are assessable, and the County must separate the general benefits from the special benefits conferred on a parcel. A special benefit is a particular and distinct benefit over and above general benefits conferred on the public at large, including real property within the District. The general enhancement of property value does not constitute a special benefit.

B. SPECIAL BENEFIT

In a landscape maintenance District or Zone, the developers of the land typically install the landscape improvements for the benefit of properties within the development, and the continued maintenance is guaranteed through the establishment of a landscape

maintenance District. If the installation of the improvements and the guaranteed maintenance did not occur, the lots would not have been established and could not have been sold to any distinct and separate owner. The establishment of each District or Zone and separate lot is a special benefit, which permits the construction of a building or structure on the property and the ownership and sale of the distinct lot in perpetuity.

All the lots are established at the same time once the conditions regarding the improvements and the continued maintenance are guaranteed. As a result, each lot within a Zone receives a special and distinct benefit from the improvements and to the same degree.

The improvements continue to confer a particular and distinct special benefit upon parcels within the Zones because of the nature of the improvements. The proper maintenance of landscaping and landscape appurtenant facilities specially benefit parcels within the Zones by moderating temperatures, and providing oxygenation thereby enhancing the environmental quality of the parcels and making them more desirable. The spraying and treating of landscaping for disease reduces the likelihood of insect infestation and other diseases spreading to landscaping located throughout the properties within the Zones. The proper maintenance of the landscaping, landscape ornamental structures, and landscape appurtenant facilities reduces property-related crimes (especially vandalism) against properties in the Zones. The landscaping helps to visually join the various segments of the community, which enhance property. Finally, the proper maintenance of landscaping and landscape ornamental structures improves the attractiveness of the properties within the Zones and provides a positive visual experience each and every time a trip is made to or from the property.

C. GENERAL BENEFIT

In addition to the special benefits received by the parcels within each of the various Districts or Zones, the maintenance, operation, and servicing of landscaping may indirectly benefit surrounding properties or the public at large. However, it has been determined that in most cases, the benefits conferred on other properties or to the public at large is more general in nature and are not consider special benefits. For example, the proper maintenance of landscaping and landscape appurtenant facilities within the Districts or Zones control dust from blowing onto properties within the Zones, but may also indirectly control dust from blowing onto properties outside of the Zones. The spraying and treating of landscaping for disease reduces the likelihood of insect infestation and other diseases spreading to landscaping throughout Zones, but also reduces the likelihood that other properties within the County would be affected. In addition, the proper maintenance of landscaping and landscape ornamental structures provides a positive visual experience to persons passing by the Zones. Although these examples could be considered benefits, they are clearly incidental benefits conferred by the proper maintenance of the improvements and not a direct and special benefit to any properties other than those for which the improvements are maintained. Therefore, it has been determined that all improvements provided by the Districts are considered only special benefits for assessment purposes unless otherwise noted. Any portion of the improvements and the costs associated with those improvements determined to be a quantifiable general benefit will be funded from other revenue sources and will be excluded from the special benefit assessments.

LLA District No. 1

Parcel assessments and benefits for the original parcels in LLA District No. 1 were addressed in the 1997-98 Engineer's Report. The majority of the improvement maintenance within this District was transferred to the City of Santa Clarita in November 1997 with the remaining maintenance for LLA District No. 1 being associated with improvements in the area known as Stevenson Ranch, the boundaries of which are coterminous with the boundaries of Zone 25 of LLA District No. 2. This transfer of a portion of the improvements to the City of Santa Clarita did not change the benefit findings established in the 1997-98 Engineer's Report, as the remaining improvements are associated specifically with the properties in Stevenson Ranch. Similar to LLA District No. 1, the improvements associated with Annexation LLA District No. 1A - Copperhill Drive and Annexation LLA District No. 1B - Plum/Whites Canyon, are specifically within the boundaries of those annexation areas and provide a special benefit to only parcels within those respective areas. The general and special benefits for Annexation LLA District No. 1A - Copperhill Drive and Annexation LLA District No. 1B - Plum/Whites Canyon were addressed in the 2002-03 and 2003-04 Engineer's Reports respectively.

The primary benefits derived from the maintenance of the specific landscape improvements associated with each of these distinctive areas of LLA District No. 1 are the beautification of the roadways system associated with those properties and which is traveled by the residents within each of these respective communities. In view of the fact that the benefits derived apply equally to all residents and parcels, within each respective area, it has been determined that only the taxable parcels within each respective area of LLA District No. 1 (Stevenson Ranch, Annexation 1A and Annexation 1B) receive benefit from the improvements associated with their respective development and community and the net amount to be assessed in each respective area shall be apportioned to only those parcels that benefit in those respective areas.

LLA District No. 2

For Zone Nos. 19, 21, 25, 26, 28, 32, 45, 55, and 58, the determination of general and special benefits was addressed in the 1997-98 Engineer's Reports. For Zone Nos. 38 and 51, the determination of general and special benefits was addressed in the 1998-99 Engineer's Report. For Zone No. 25, the determination of general and special benefits was addressed in the 2002-03 Engineer's Report. Said benefits are summarized as follows:

Zone No. 25 (Stevenson Ranch)

For Zone 25 the area within the road rights-of-ways, and surrounding the development are landscaped easements, which are owned in common by all the owners within the development. These are the landscaping improvements that are maintained by the Zone. Since these improvements are for the benefit of the owners and they also benefit from the maintenance of these improvements, only the owners of property within the Zone are assessed for this benefit and its costs.

Zone Nos. 32, 38, 55, and 58 (Lost Hills Commercial, Sloan Canyon, Valencia High School, Castaic North Bluff and Rancho El Dorado)

All of the lots or parcels within each of the Zones receive all of the unique, special benefits equally from the maintenance of the improvements. Since all of the benefits are special, there are no general benefits to the lots or parcels within the Zones. No parcels outside

the Zones benefit from the maintenance of the improvements; therefore, there are no benefits of a general nature to the public at large.

Zone No. 45 (Lake Los Angeles)

Lake Los Angeles Park also known as Stephen Sorenson Park is available for the use and enjoyment of residents, customers, clients, employees, and visitors of those parcels located within the benefit Zone, as well as residents, customers, clients, employees, and visitors of those parcels located outside of the benefit Zone. For Lake Los Angeles Park, the potential for use of the park facilities by residents, customers, clients, employees, and visitors of those parcels located within the benefit Zone is the portion of the benefit allocable to special benefit. The potential for use of the park facilities by residents, customers, clients, employees, and visitors of those parcels located outside the benefit Zone is the portion of the benefit allocable to general benefit.

The primary benefits derived from the maintenance and improvements for Zone 45 - Lake Los Angeles are the beautification of a community park, the creation of an open space, and the development of recreational areas that are available to be used and/or enjoyed by all of the property owners within the Zone. In view of the fact that the benefits derived apply equally to all parcels, it has been determined that all assessable parcels would receive the same net assessment.

LLA District No. 4

For Zone Nos. 63, 64, 66, 70, 73, 75, 76, 78, 79 and 80, the determination of general and special benefits was established in previously approved Engineer's Reports and is summarized as follows:

The grading and the landscaped slopes were a necessary condition for the establishment of the separate lots or parcels within the Zones. Since each lot or parcel required the improvements to exist, each lot receives an equal and special benefit from the improvements. No one lot received any more benefit from the improvements than any other lot. Since no lots outside the Zones receive this benefit, it is a unique and special benefit to only these lots of parcels in the Zones. Since all of the benefits are special, there are no general benefits to the lots of parcels within the Zones. No parcel outside the Zones benefits from the maintenance of the improvements; therefore, there are not benefits of a general nature to the public at large.

In a single-family residential Zone, all of the parcels in the Zone receive the same special benefit from the improvements, due to their similarity in size and use and their similar proximity to the improvements. Therefore, as the benefits derived apply equally to all parcels, it has been determined that all taxable parcels would receive the same net assessment.

The same general and special benefits, except for Zone No. 66, 76, 78, 79 and 80, apply for LLA District No. 4.

Zone No. 66 (Valencia Marketplace)

Zone No. 66 includes a landscaped street median. Maintenance of street median landscaping is a special benefit to those parcels within the Zone. Individuals that do not reside within the Zone but travel to or through the Zone could receive temporary benefit, but said benefits are minimal and very difficult to quantify. There is no reliable method

available to identify, which individuals travel to or through the Zone. Even if the individuals could be identified, there is no mechanism available for collecting assessments

Zone No. 76 (Tesoro Adobe Park)

The area within and surrounding the adobe park consists of landscape easements and other improvements including the preservation of historic structures. All the parcels are established at the same time once the conditions regarding the improvements and the continued maintenance are guaranteed. As a result, each parcel within this Zone receives a special and distinct benefit from the improvements and to the same degree. Individuals that do not reside within the Zone but travel to or through the Zone receive temporary benefit. The percentage of general benefit for maintenance of the improvements is as follows: Landscaping - 2%, Parking - 1%, Amphitheater – 1%, Historic Structures – 1% and the Park in general – 1%.

Zone No. 78 (The Old Road Area-Wide)

The improvements maintained and funded by the assessments include the landscaping and related amenities of the street median islands along Magic Mountain Parkway and The Old Road within the boundaries of Zone No. 78. It has been determined that the Special Benefit derived from maintenance of the improvements is 100% attributable to the properties within Zone No. 78.

Zone No. 79 (The Old Road Local)

The improvements maintained and funded by the assessments include the landscaping and related amenities in the public landscaped parkways along Magic Mountain Parkway and The Old Road within the boundaries of Zone No. 79. It has been determined that the Special Benefit derived from maintenance of the improvements is 100% attributable to the properties within Zone No. 79.

Zone No. 80 (Entrada)

The improvements maintained and funded by the assessments include the landscaping and related amenities of the slopes and parkways within the boundaries of Zone 80. The specific plans and specifications for the improvements are on file in the office of the Los Angeles County Department of Public Works, Landscape Maintenance Districts, where they are available for public inspection.

D. LLA DISTRICT/ZONE ASSESSMENT METHODOLOGY

For all Districts and Zones, in determining the total cost per Zone for each fiscal year, the total estimated cost of the landscape improvements (installation, construction, annual maintenance and servicing expenses, and operating reserves) less the surplus from previous fiscal year and the interest earned on said surplus, were used to determine the amount to be assessed. In addition to any prior year surpluses, a credit may be applied to certain zones to reduce the amount to be assessed based on maintenance to the authorized improvements that is funded by other sources. In view of the fact that the benefits derived apply equally to all parcels, it has been determined that all assessable parcels would receive the same net assessment. The cost to be assessed on each parcel is determined by dividing the total amount to be assessed by the number of assessable parcels within the Zone.

Exceptions to the above-mentioned methodology are for improvements and services associated with specific annexations or Zones where it has been determined that a variation in benefit exist between parcels within that Zone or annexation area and a more appropriate allocation of benefit is based on EBU rather than a per parcel method of apportionment. An EBU method of apportionment is currently applied to calculate each parcel's proportional benefit and assessment in the following Zones or District Designations:

- Zone 1A (Annexation 1A - Copperhill Drive) of LLA District No. 1
- Zone 1B (Annexation 1B - Plum/Whites Canyon) of LLA District No. 1
- Zone 21 (Sunset Pointe) of LLA District No. 2
- Zone 25 (Stevenson Ranch) of LLA District No. 2
- Zone 26 (Emerald Crest) of LLA District No. 2
- Zone 76 (Tesoro Adobe Park) of LLA District No. 4
- Zone 78 (The Old Road Area-Wide) of LLA District No. 4
- Zone 79 (The Old Road Local) of LLA District No. 4
- Zone 80 (Entrada) of LLA District No. 4

Accordingly, the methodologies used for the Districts and Zones in the LLA Districts No. 1, No. 2, and No. 4 are as follows:

All Zones (except Zone 1A (Annexation A - Copperhill Drive); Zone 1B (Annexation B - Plum/Whites Canyon) within LLA District No. 1; Zones 21, 25 and 26 within LLA District No. 2; Zones 76, 78, 79 and 80 within LLA District No. 4).

Land Use	Description	Parcel or EBU
All Parcels	Various	1.00

Zone 1A (Annexation A - Copperhill Drive) and Zone 1B (Annexation B - Plum/Whites Canyon) within LLA District No. 1

Land Use	Description	EBU
Taxable Parcels	1 unit	1.00
Townhouse/Condominium	1 unit	0.80
Apartment	1 unit	0.70
Commercial	1 Gross Acre	5.00

Zone 21 within LLA District No. 2

Land Use	Description	EBU
Residential	1 unit	1.00
Commercial	1 acre	4.00
Vacant	1 parcel	0.10

Zone 25 within LLA District No. 2

Land Use	Description	EBU
Single Family Residential	1 single family dwelling unit	1.00
Multi-Family	1 multi-family dwelling unit	0.75

Senior Apartments	1 senior apartment unit	0.50
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Zones 26 within LLA District No. 2 and Zones 65A, 65B within LLA District No. 4

Land Use	Description	EBU
Single Family Residential	1 single family dwelling unit	1.00

Zone 76 within LLA District No. 4

Land Use	Description	EBU
Taxable Parcels	1 unit	1.00
Townhouse/Condominium	1 unit	0.80
Apartment	1 unit	0.70
Commercial	1 Gross Acre	0.556

Zone 78 and 79 within LLA District No. 4

Land Use	Acreege	EBU
Non-residential	1.00 acre	1.00
Vacated Right-Of-Way	1.00 acre	0.50
Exempt	1.00 acre	0.00

Zone 80 within LLA District No. 4

Land Use	Acreege	EBU
All Parcels	1.00 acre	1.00
Exempt	1.00 acre	0.00

E. ASSESSMENT

The Assessment Roll stating the net amount to be assessed upon assessable lands within the Districts and Zones for Fiscal Year 2017-18 is on file at the County and is hereby made a part of this Report by reference as "Appendix C". The information included therein was obtained from the latest Secured Roll (July 25, 2016) from the County of Los Angeles, Office of the Assessor.

V. BONDS OR NOTES

There are no bonds or notes to be issued in conjunction with the Fiscal Year 2017-18 assessments for those Zones within LLA District Nos. 1, 2, or 4.

APPENDIX A FISCAL YEAR 2017-18 DISTRICT BUDGET

The following Budget summarizes the estimated costs of the landscape improvements for the fiscal year and includes the total cost of constructing or installing all proposed landscape improvements, the total cost of maintaining and servicing all existing and proposed landscape improvements, and incidental expenses.

The specific estimated costs of landscape improvements for each of the Zones are extensive and are not bound in this Report but are incorporated herein by reference. The estimated costs are on file in the office of the Los Angeles County Department of Public Works, Landscape Maintenance Districts, where they are available for public inspection.

LOS ANGELES COUNTY
DEPARTMENT OF PUBLIC WORKS
LLA DISTRICT NO. 1, 2 AND 4
FISCAL YEAR 2017/2018
ESTIMATED COST OF IMPROVEMENTS

Zone No.	Zone Name	Acct. No.	EXPENSES							REVENUE				ASSESSMENT RATES					
			Maint Costs	Utility	Specialized Other Services	Administrative/ Operations Management Cost	Capital Improvements	Operating Reserves (50% of Total Expenses)	Total Expenses	Surplus (Carryover), Cancel Designations, Delinquency and Interest	Ad Valorem Tax	2017/18 Net Assessment	Total Revenue	Maximum Assessment Amount	Current Year Assessment Credit	2017/18 Maximum Rate/Parcel	2017/18 Applied Rates	No. Parcels	Benefit Units
1-1	Stevenson Ranch/PICO Parkway Area Wide	2551	\$51,981.00	\$8,400.00	\$2,872.00	\$45,161.00	\$3,203	\$54,207.00	\$165,824	\$60,408	\$0	\$105,416	\$165,824	\$174,711	(\$69,295)	\$47.45	\$28.63	3,682	
1-1A	Copperhill Area Wide	3662	\$17,500.00	\$0.00	\$1,000.00	\$8,750.00	\$432,171	\$13,625.00	\$473,046	\$473,046	\$0	\$0	\$473,046	\$32,421	(\$32,421)	\$28.54	\$0.00	1,136	1,136.00
1-1B	Annex B Plum/Whites Canyon Area Wide	3664	\$8,027.95	\$7,440.00	\$1,096.00	\$6,799.00	\$108,756	\$11,681.48	\$143,800	\$118,288	\$0	\$25,512	\$143,800	\$26,204	(\$692)	\$16.38	\$15.94	1,707	1,600.20
2-19	Sagewood Valencia	2669	\$8,347.98	\$5,160.00	\$332.00	\$9,768.20	\$0	\$1,851.09	\$25,459	\$14,011	\$0	\$11,448	\$25,459	\$11,448	\$0	\$72.00	\$72.00	159	
2-21	Sunset Pointe	2671	\$96,302.50	\$54,720.00	\$3,030.00	\$129,178.40	\$84,942	\$141,615.45	\$509,788	\$291,320	\$0	\$218,468	\$509,788	\$218,468	(\$0)	\$750.00	\$750.00	255	291.29
2-25	Stevenson Ranch	2677	\$1,039,620.00	\$668,400.00	\$36,514.00	\$742,739.40	\$1,819,409	\$1,243,636.70	\$5,550,320	\$3,004,027	\$0	\$2,546,293	\$5,550,320	\$2,615,296	(\$69,003)	\$675.40	\$657.58	3,681	3,872.20
2-26	Emerald Crest	2678	\$11,665.00	\$3,840.00	\$378.00	\$7,173.40	\$50,136	\$11,528.20	\$84,721	\$64,785	\$0	\$19,936	\$84,721	\$20,476	(\$540)	\$152.81	\$148.78	134	134.00
2-28	Vista Grande	2679	\$43,650.00	\$22,800.00	\$920.00	\$19,245.20	\$32,222	\$43,307.60	\$162,145	\$71,899	\$0	\$90,246	\$162,145	\$92,692	(\$2,446)	\$1,103.48	\$1,074.36	84	
2-32	Lost Hills Commercial	2682	\$15,000.00	\$0.00	\$200.00	\$1,565.20	\$161,754	\$8,382.60	\$186,902	\$186,902	\$0	\$0	\$186,902	\$11,000	(\$11,000)	\$2,200.00	\$0.00	5	
2-34	Hacienda	3641	\$71,075.00	\$16,080.00	\$4,086.00	\$30,830.80	\$726,873	\$61,035.90	\$909,981	\$782,925	\$48,000	\$79,056	\$909,981	\$79,056	\$0	\$27.00	\$27.00	2,928	
2-35	Montebello	3661	\$76,280.00	\$45,840.00	\$5,908.00	\$146,783.00	\$896,028	\$137,405.50	\$1,308,244	\$1,051,932	\$131,000	\$125,312	\$1,308,244	\$125,312	\$0	\$64.00	\$64.00	1,958	
2-36	Mountain Valley	3682	\$46,760.00	\$10,080.00	\$1,080.00	\$26,462.80	\$82,809	\$42,191.40	\$209,383	\$157,652	\$0	\$51,731	\$209,383	\$51,731	\$0	\$179.00	\$179.00	289	
2-37	Castaic Hillcrest	2687	\$68,780.00	\$92,400.00	\$2,536.00	\$87,269.00	\$50,800	\$125,492.50	\$427,277	\$211,757	\$0	\$215,520	\$427,277	\$215,520	\$0	\$240.00	\$240.00	898	
2-38	Sloan Canyon	3689	\$109,292.00	\$18,000.00	\$2,412.00	\$51,425.40	\$1,022,902	\$90,564.70	\$1,294,597	\$1,081,447	\$0	\$213,150	\$1,294,597	\$285,632	(\$72,482)	\$759.66	\$566.89	376	
2-40	Castaic Shadow Lake	3675	\$24,352.00	\$26,160.00	\$688.00	\$32,058.00	\$30,524	\$41,629.00	\$155,411	\$92,787	\$0	\$62,624	\$155,411	\$62,624	\$0	\$206.00	\$206.00	304	
2-43	Rowland Heights	3680	\$23,845.00	\$16,800.00	\$632.00	\$15,194.40	\$30,186	\$28,235.70	\$114,893	\$52,493	\$0	\$62,400	\$114,893	\$62,400	\$0	\$300.00	\$300.00	208	
2-45	Lake Los Angeles*	3685	\$175,000.00	\$0.00	\$2,338.00	\$25,000.00	\$553,252	\$101,169.00	\$856,759	\$597,433	\$0	\$259,326	\$856,759	\$259,326	\$0	\$57.95	\$57.95	4,475	
2-55	Castaic North Bluff	3686	\$22,079.68	\$3,600.00	\$642.00	\$13,839.80	\$11,158	\$20,080.74	\$71,400	\$51,970	\$0	\$19,430	\$71,400	\$19,430	\$0	\$67.00	\$67.00	290	
2-56	Commerce Center A/W	3690	\$7,900.00	\$7,800.00	\$734.00	\$5,644.60	\$0	\$5,516.30	\$27,595	\$3,979	\$0	\$23,616	\$27,595	\$23,616	\$0	\$24.00	\$24.00	984	
2-58	Rancho El Dorado	2703	\$40,110.00	\$21,120.00	\$866.00	\$16,278.60	\$126,303	\$39,187.30	\$243,865	\$166,865	\$0	\$77,000	\$243,865	\$77,000	\$0	\$770.00	\$770.00	100	
4-63	The Enclave	2706	\$45,623.20	\$8,880.00	\$720.00	\$16,902.60	\$0	\$26,683.90	\$98,810	\$50,854	\$0	\$47,956	\$98,810	\$47,956	(\$0)	\$622.80	\$622.80	77	
4-64	Double C Ranch	2707	\$56,539.64	\$13,920.00	\$1,258.00	\$28,472.60	\$214,108	\$50,095.12	\$364,393	\$285,065	\$0	\$79,328	\$364,393	\$79,328	\$0	\$268.00	\$268.00	296	
4-66	Valencia Marketplace	2709	\$27,151.00	\$5,640.00	\$602.00	\$16,429.40	\$73,941	\$24,911.20	\$148,675	\$100,399	\$0	\$48,276	\$148,675	\$70,530	(\$22,254)	\$2,351.00	\$1,609.20	30	
4-70	Lakeview	2713	\$44,377.84	\$22,800.00	\$934.00	\$23,982.40	\$68,268	\$46,047.12	\$206,409	\$118,942	\$0	\$87,467	\$206,409	\$89,838	(\$2,371)	\$1,069.50	\$1,041.27	84	
4-73	Westridge	2716	\$334,605.67	\$230,280.00	\$6,070.00	\$178,183.20	\$2,546,747	\$374,569.43	\$3,670,455	\$2,983,692	\$0	\$686,764	\$3,670,456	\$916,442	(\$229,678)	\$862.94	\$646.67	1,062	
4-75	Westridge Area Wide	2718	\$25,179.48	\$21,600.00	\$1,042.00	\$16,101.80	\$260,977	\$31,961.64	\$356,862	\$277,839	\$0	\$79,023	\$356,862	\$86,593	(\$7,570)	\$81.54	\$74.41	1,062	
4-76	Tesoro Adobe Park*	3665	\$75,000.00	\$0.00	\$666.00	\$15,538.40	\$29,077	\$45,602.20	\$165,884	\$86,714	\$0	\$79,170	\$165,884	\$87,608	(\$8,438)	\$77.46	\$70.00	1,131	1,131.00
4-78	The Old Road Area-Wide	2720	\$16,227.50	\$9,840.00	\$364.00	\$8,723.00	\$5,918	\$17,577.25	\$58,650	\$29,229	\$0	\$29,421	\$58,650	\$29,421	(\$0)	\$734.61	\$734.60	22	40.05
4-79	The Old Road Local	2721	\$22,273.50	\$10,200.00	\$462.00	\$9,739.60	\$37,129	\$21,337.55	\$101,142	\$60,566	\$0	\$40,576	\$101,142	\$40,576	(\$0)	\$1,013.12	\$1,013.12	22	40.05
4-80	Entrada	2722	\$20,212.98	\$16,560.00	\$434.00	\$16,042.00	\$167,733	\$26,624.49	\$247,606	\$190,040	\$0	\$57,566	\$247,606	\$151,341	(\$93,775)	\$11,006.62	\$4,186.65	6	13.75
	TOTAL		\$2,624,758.93	\$1,368,360.00	\$80,816.00	\$1,751,281.20	\$9,627,326	\$2,887,753.06	\$18,340,295	\$12,719,266	\$179,000	\$5,442,029	\$18,340,295	\$6,063,996	(\$621,967)			27,445	8,258.54

APPENDIX B FISCAL YEAR 2017-18 DISTRICT DIAGRAMS

The District Assessment Diagrams reflect the boundaries of the District Zones. Specific Assessment Diagrams identifying the improvements maintained for each District are extensive and are not bound in this Report but are incorporated herein by reference and are on file in the office of the Los Angeles County Department of Public Works, Landscape Maintenance Districts, where they are available for public inspection.

APPENDIX C FISCAL YEAR 2017-18 ASSESSMENT ROLL

Each lot or parcel listed on the Assessment Roll is shown and illustrated on the latest County Assessor records and these records are, by reference made part of this Report. These records shall govern for all details concerning the description of the lots or parcels.

Following consideration of public comments and protests at a public hearing and review of the Engineer's Report, the Board of Supervisors may order amendments to the Report or confirm the Report as submitted. Following final approval of the Report and confirmation of the assessments, the Board may order the levy and collection of assessments for Fiscal Year 2017-18 pursuant to the 1972 Act. In such case, the assessment information will be submitted to the County Auditor-Controller, and included on the property tax roll for each benefiting parcel for Fiscal Year 2017-18.