



**CITY COUNCIL/SUCCESSOR AGENCY/
FINANCING/POWER/
CALIFORNIA CHOICE ENERGY AUTHORITY
REGULAR MEETING
AGENDA**

Tuesday

May 28, 2019

Regular Meeting – **5:00 p.m.**

Council Chambers – Lancaster City Hall

The City Clerk/Agency/Authority Secretary hereby declares the agenda was posted
by 5:00 p.m. on Friday, May 24, 2019

at the entrance to the Lancaster City Hall Council Chambers.

44933 Fern Avenue, Lancaster, CA 93534

LEGISLATIVE BODY

City Council/Successor Agency/Financing/Power/ California Choice Energy Authority

Mayor/Chair R. Rex Parris

Vice Mayor/Vice Chair Marvin Crist

Council Member/Agency Director/Authority Member Raj Malhi

Council Member/Agency Director/Authority Member Ken Mann

Council Member/Agency Director/Authority Member Angela Underwood-Jacobs

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AGENDA ITEMS TO BE REMOVED

Sometimes it is necessary to remove items from the agenda. We apologize for any inconvenience this may cause you.

PUBLIC BUSINESS FROM THE FLOOR - AGENDIZED ITEMS

Any person who would like to address the Legislative Bodies on any agendized item is requested to complete a speaker card for the City Clerk/Agency/Authority Secretary and identify the agenda item you would like to discuss. Each person will be given an opportunity to address the Legislative Body at the time such item is discussed. Speaker cards are available at the rear of the Council Chambers and your speaker card must be filled out *prior* to the agenda item being called. We respectfully request that you fill the cards out completely and print as clearly as possible. Following this procedure will allow for a smooth and timely process for the meeting and we appreciate your cooperation. *Individual speakers are limited to three (3) minutes each.*

Consent Calendar items under the Legislative Body may be acted upon with one motion, a second and the vote. If you desire to speak on an item or items on the Consent Calendar, you may fill out one speaker card for the Consent Calendar. You will be given three minutes to address your concerns before the Legislative Body takes action on the Consent Calendar.

CALL TO ORDER

City Council/Successor Agency/Financing/Power/ California Choice Energy Authority

ROLL CALL

City Council Members /Agency Directors /Authority Members: Malhi, Mann, Underwood-Jacobs; Vice Mayor/Vice Chair Crist, Mayor/Chair Parris

INVOCATION

PLEDGE OF ALLEGIANCE

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PRESENTATION

1. LTV/AVHUSD Student Video Contest Winners
Presenter: Mayor Parris

COUNCIL ACTIONS

MINUTES

M 1. Approve the City Council/Successor Agency/Financing/ Power/ California Choice Energy Authority Regular Meeting Minutes of May 14, 2019.

CONSENT CALENDAR

CC 1. Waive further reading of any proposed ordinances. (This permits reading the title only in lieu of reciting the entire text.)

CC 2. Approve the Check and Wire Registers for April 28, 2019 through May 4, 2019 in the amount of \$2,628,688.66. Approve the Check Registers as presented.

At each regular City Council Meeting, the City Council is presented with check and ACH/wire registers listing the financial claims (invoices) against the City for purchase of materials, supplies, services, and capital projects issued the prior three to four weeks. This process provides the City Council the opportunity to review the expenditures of the City. Claims are paid via checks, Automated Clearing House (ACH) payments, or federal wires. The justifying backup information for each expenditure is available in the Finance Department.

CC 3. Accept and approve the April 2019 Monthly Report of Investments as submitted.

Each month, the Finance Department prepares a report listing the investments for all separate entities under the jurisdiction of the City as identified in the City's Comprehensive Annual Financial Report.

CC 4. Adopt **Resolution No. 19-19**, authorizing the City Manager, or his designee, to apply for \$9,402,313 of funds available to the City of Lancaster from Los Angeles County Metropolitan Transportation Authority (LACMTA).

Annually, Los Angeles County Metropolitan Transportation Authority allocates Transportation Development Act (TDA) Article 8 funds to fund unmet transit needs in areas outside the Metro service area.

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CC 5. Adopt **Resolution No. 19-20**, authorizing submittal of application(s) for all CalRecycle grants for which the City of Lancaster is eligible.

Public Resources Code sections 48000 et seq. authorizes CalRecycle to administer various grant programs in furtherance of the State of California's efforts to reduce, recycle and reuse solid waste generated in the state, thereby preserving landfill capacity and protecting public health and safety and the environment. This resolution will authorize the submittal of application(s) to CalRecycle for all grants for which the City of Lancaster is eligible and will be in effect for five (5) years from the date of adoption.

CC 6. Adopt **Resolution No. 19-21**, approving the blanket authority to file applications for grant funds from the Los Angeles County Regional Park and Open Space District for Measure A funding for projects and programs.

On November 8, 2016, the voters of the County of Los Angeles approved the Safe, Clean Neighborhood Parks, Open Space Beaches, Rivers Protection, and Water Conservation Measure (Measure A) and designated the Los Angeles County Regional Park and Open Space District (the District) to administer said funds. The District has now set forth the necessary policies and procedures governing the application for grant funds under Measure A.

CC 7. Approve the map and accept the dedications as offered on Tract Map No. 61989-01, located at the southwest corner of 67th Street West and Avenue L; make findings that this project will not violate any of the provisions of Sections 66473.5, 66474.1 and 66474.6 of the Subdivision Map Act; and instruct the City Clerk to endorse on the face of the map the certificate which embodies the approval of said map and the dedications shown thereon.

On December 19, 2005, the Planning Commission approved Tentative Tract Map No. 61989 (revised on January 17, 2017). The Final Map is in substantial conformance with the approved tentative map. Tract Map No. 61989-01 has been examined by the City Surveyor, and is ready for Council approval. The securities for this map will be in the form of a Subdivision Improvement and Lien Agreement (Agreement), which will guarantee and secure the performance of all the grading, public improvements, impact fees, and public agency fees.

CC 8. Approve the purchase of Highway Safety LED Lights from BYD Energy, LLC for the purpose of replacing and upgrading the City's highway safety lights.

The City's maintenance schedule programmed the replacement of the City's highway safety lighting, which exist on signalized intersections for the purpose of lighting both the intersections and the crosswalks, for 2019. In order to have a standard lighting appearance throughout the City, it is recommended that the highway safety lights have the same manufacturer as the street lights. In addition to the safety purposes, the maintenance of these lights will not require any additional training or variations in services by City staff.

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CC 9. Award **Public Works Construction Project No. 17-005**, 2020 Safe Route to School (SRTS) Pedestrian Improvements, ATPSB1L-5419(055), to R.C. Becker & Son, Inc., of Santa Clarita, California, in the amount of \$5,774,744.42, plus a 20% contingency, to install gap closures and pedestrian improvements, such as sidewalks, bulb-outs, curb ramps, cross-walks and bike lanes. Authorize the City Manager, or his designee, to sign all documents. This contract is awarded to the lowest responsible bidder per California Public Code Section 22038 (b).

The City of Lancaster (City) received a Federal ATP Cycle 3 Grant in the amount of \$5,272,000.00 for PWCP 17-005 - 2020 SRTS Pedestrian Improvement project from the 2017 Active Transportation Program (ATP), which was augmented (replaced) through Senate Bill 1 (SB1), Road Repair and Accountability Act (State funds). This ATP project will provide improvements to several streets and intersections surrounding five (5) elementary school sites (Desert View, Mariposa, Monte Vista, Sierra and Sunnysdale), which will close or complete existing infrastructure gaps and improve safety and access for both pedestrian and bicycle traffic.

- CC 10.** Lancaster Drainage Benefit Assessment District Annual Assessment for Fiscal Year 2019-2020
- a. Adopt **Resolution No. 19-22**, generally describing any proposed improvements or substantial changes in existing improvements, and ordering the assessment engineer to prepare and file a report for Lancaster Drainage Benefit Assessment District.
 - b. Adopt **Resolution No. 19-23**, preliminarily approving the Engineer's Report, fixing time and place for public hearing on the levy of the proposed assessment, and declaring its intention to levy and collect assessments within Lancaster Drainage Benefit Assessment District.

The City Council previously formed the Lancaster Drainage Benefit Assessment District, including establishment of separate zones, and submitted the proposition to the eligible voters in each respective zone. The majority of voters approved the formation of the District, the separate zones, and the levying of the assessment. The first year's assessment was paid by the developers of the property. Each year, thereafter, the City Council, after public notice and hearing, may determine and impose an annual assessment.

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- CC 11.** Lancaster Landscape Maintenance District No. 1 Annual Assessment for Fiscal Year 2019-2020
- a. Adopt **Resolution No. 19-24**, generally describing any proposed improvements or substantial changes in existing improvements, and ordering the assessment engineer, Harris & Associates, to prepare and file a report for Lancaster Landscape Maintenance District No. 1 and Fox Field Industrial Corridor Landscape Maintenance District, pursuant to provisions of the Landscaping and Lighting Act of 1972 of the Streets and Highways Code of the State of California.
 - b. Adopt **Resolution No. 19-25**, preliminarily approving the Engineer's Report, fixing time and place for public hearing on the levy of the proposed assessment, and declaring its intention to levy and collect assessments within Lancaster Landscape Maintenance District No. 1 and Fox Field Industrial Corridor Landscape Maintenance District, pursuant to Part 2 of Division 15 of the Streets and Highways Code of the State of California.

Lancaster Landscape Maintenance District No. 1 and Fox Field Industrial Corridor Landscape Maintenance District were formed, including subsequent annexations thereto, for the purpose of providing maintenance services to landscaping and appurtenant improvements for various developments within the City, and assessing those properties which benefit from this service. Each year the City Council must, by law, order the preparation of an Engineer's Report describing the existing and proposed maintenance services, and conduct a public hearing to establish and order the amount of assessment for the next fiscal year.

- CC 12.** Lancaster Lighting Maintenance District Annual Assessment for Fiscal Year 2019-2020
- a. Adopt **Resolution No. 19-26**, generally describing any proposed improvements or substantial changes in existing improvements, and ordering the assessment engineer, Harris & Associates, to prepare and file a report for Lancaster Lighting Maintenance District, pursuant to provisions of the Landscaping and Lighting Act of 1972 of the Streets and Highways Code of the State of California.
 - b. Adopt **Resolution No. 19-27**, preliminarily approving the Engineer's Report, fixing time and place for public hearing on the levy of the proposed assessment, and declaring its intention to levy and collect assessments within Lancaster Lighting Maintenance District, pursuant to Part 2 of Division 15 of the Streets and Highways Code of the State of California.

Lancaster Lighting Maintenance District was formed, including subsequent annexations thereto, for the purpose of financing maintenance operations and installation of public lighting facilities, including, but not limited to street lights, traffic signals, public parking lot lights, and highway safety lights (public lighting facilities) (as defined in § 22525 of the California Code) within the City of Lancaster, and assessing those properties, which benefit from this service their proportionate share of the cost. Each year, the City Council must, by law, order the preparation of an Engineer's Report describing the existing and proposed maintenance services, and conduct a public hearing to establish and order the amount of assessment for the next fiscal year.

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CC 13. Adopt **Resolution No. 19-28**, declaring a Trusted System for the management of records and the automation of retention requirements.

California Government Code Section 12168.7 provides uniform statewide standards for storing documents in electronic medium. The Secretary of State has adopted regulations governing the recording, storing and reproducing of records in electronic media where the intent is to destroy the original hardcopy and maintain the electronic copy as the official record. The City Clerk and Information Technology Divisions have worked together to ensure the City's document management system, and records stored within the system, are kept in accordance with the State's Trusted System requirements.

CC 14. Authorize staff to submit an application to the Department of Health and Human Services (HHS) for Youth Engagement in Sports Collaboration to Improve Adolescent Physical Activity and Nutrition (YES Initiative) grant funds.

The YES Initiative seeks to support projects that address the HHS priority to expand youth participation in sports and encourage regular physical activity, especially for youth populations with lower rates of sports participation and communities with limited access to athletic facilities or recreational areas.

CC 15. Approve the purchase and sale agreement with Livier A. Maqueda for the sale of a 3,000-square-foot building located at 416 W. Lumber Street; and authorize the City Manager, or his designee, to execute all related documents.

The proposed purchase and sale agreement represents a prime opportunity to convert an underutilized asset into revenue for the City, while also creating a new opportunity for the private sector to thrive. Located in a prime area within the City's Transit Oriented Development (TOD) District and one of Lancaster's six Opportunity Zones, the industrial building offers three 1,000-square-foot tenant spaces near the Metrolink Station and The BLVD.

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PUBLIC HEARINGS

PH 1. Levying Lancaster Sewer System Service Charges for Fiscal Year 2019 2020

Recommendation:

Adopt **Resolution No. 19-29**, a resolution of the City Council of the City of Lancaster, California, levying Lancaster Sewer System Service Charges for maintenance and servicing of the Lancaster Sewer System, for Fiscal Year 2019-2020.

Each year, staff prepares an Engineer's Report for the City Council to determine the actual amount of the sewer service charge needed to fund the maintenance of the Lancaster Sewer System. The Engineer's Report determining and proposing the sewer service charge for Fiscal Year 2019-2020 has been prepared. Attached is the resolution to levy the sewer service charges for Fiscal Year 2019-2020. This charge will remain the same as last fiscal year.

PH 2. General Plan Amendment No. 17-05 and Zone Change No. 17-05 Located Along 10th Street West between Avenue J-10 and Avenue J-12 (Assessor's Parcel Number (APN): 3130-007-001; 3130-007-003; and 3130-007-006)

Recommendations:

- a. Adopt **Resolution No. 19-30**, approving General Plan Amendment No. 17-05, to redesignate three properties (APN: 3130-007-001; 3130-007-003; and 3130-007-006) along 10th Street West between Avenue J-10 and Avenue J-12 from Healthcare (H) to Office Professional (OP).
- b. Introduce **Ordinance No. 1065**, amending the City Zoning Plan for three properties (APN: 3130-007-001; 3130-007-003; and 3130-007-006) approximately 5.43 acres located along 10th Street West between Avenue J-10 and Avenue J-12 from Hospital (H) to Office Professional (OP), known as Zone Change No. 17-05.

On May 12, 2017, staff requested that Planning Commission initiate the preparation of the General Plan Amendment (GPA) and Zone Change (ZC) for the project site in order to reflect the change in circumstances. The proposed project would not significantly change the type or intensity of the site. The subject site would accommodate uses that are compatible with the neighboring land use and zoning.

COUNCIL REPORTS

CR 1. Report on the Activities of the Board of Directors for the Antelope Valley Transit Authority
Presenters: Vice Mayor Crist and Council Member Underwood-Jacobs

CR 2. Council Reports

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CALIFORNIA CHOICE ENERGY AUTHORITY

No action required at this time.

LANCASTER HOUSING AUTHORITY

No action required at this time.

LANCASTER FINANCING AUTHORITY

No action required at this time.

LANCASTER POWER AUTHORITY

No action required at this time.

LANCASTER SUCCESSOR AGENCY

No action required at this time.

CITY MANAGER / EXECUTIVE DIRECTOR ANNOUNCEMENTS

CITY CLERK / AGENCY / AUTHORITY SECRETARY ANNOUNCEMENT

PUBLIC BUSINESS FROM THE FLOOR - NON-AGENDIZED ITEMS

This portion of the agenda allows an individual the opportunity to address the Legislative Bodies on any item ***NOT ON THE AGENDA*** regarding City/Agency/Authority business and speaker cards must be submitted ***prior*** to the beginning of this portion of the Agenda. Please complete a speaker card for the City Clerk/Agency/Authority Secretary and identify the subject you would like to address. We respectfully request that you fill the cards out completely and print as clearly as possible. Following this procedure will allow for a smooth and timely process for the meeting and we appreciate your cooperation. State law prohibits the Legislative Body from taking action on items not on the agenda and your matter may be referred to the City Manager/Executive Director. ***Individual speakers are limited to three (3) minutes each.***

COUNCIL / AGENCY / AUTHORITY COMMENTS

**CITY OF LANCASTER, CALIFORNIA
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CLOSED SESSION

1. Conference with Legal Counsel - Anticipated Litigation: significant exposure to litigation pursuant to Government Code Section 54956.9(d) (2) - two potential cases.
2. Conference with Legal Counsel - Anticipated Litigation: consideration of initiation of litigation pursuant to Government Code Section 54956.9(d) (4) - two potential cases.
3. Conference with Legal Counsel - Existing Litigation - Government Code Section 54956.9(d) (1)
4. Bootleggers 2 v. City of Lancaster, LASC Case No. BS169660
5. Parker v. Lancaster, LASC MC 027827
6. Kappler v. Lancaster, LASC 18STCVO4990
7. Better Neighborhoods v. Lancaster, LASC BS175020
8. Antelope Valley Groundwater Cases
Included Actions:
Los Angeles County Waterworks District No. 40 v. Diamond Farming Co.
Superior Court of California, County of Los Angeles, Case No. BC325201;
Los Angeles County Waterworks District No. 40 v. Diamond Farming Co.
Superior Court of California, County of Kern, Case No. S-1500-CV-254-348
Wm. Bolthouse Farms, Inc. v. City of Lancaster, Diamond Farming Co. v. City of Lancaster,
Diamond Farming Co. v. Palmdale Water District
Superior Court of California County of Riverside, consolidated actions;
Case Nos. RIC 353 840, RIC 344 436, RIC 344 668

ADJOURNMENT

Next Regular Meeting:

Tuesday, June 11, 2019 - 5:00 p.m.

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MEETING ASSISTANCE INFORMATION

In compliance with the Americans with Disabilities Act, this meeting will be held at a location accessible to persons with disabilities; if you need special assistance to participate in this meeting, please contact the City Clerk at (661)723-6020. Services such as American Sign Language interpreters, a reader during the meeting, and/or large print copies of the agenda are available. To ensure availability, you are advised to make your request at least 72 hours prior to the meeting/event you wish to attend. Due to difficulties in securing sign language interpreters, five or more business days notice is strongly recommended. For additional information, please contact the City Clerk at (661)723-6020.

AGENDA ADDENDUM INFORMATION

On occasion items may be added after the agenda has been mailed to subscribers. Copies of the agenda addendum item will be available at the City Clerk Department and are posted with the agenda on the windows of the City Council Chambers. For more information, please call the City Clerk Department at (661) 723-6020.

All documents available for public review are on file with the City Clerk Department.

M 1
05/28/19
JC

**LANCASTER
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CALL TO ORDER

Mayor/Chair Parris called the meeting of the Lancaster City Council/Successor Agency/Financing/Power/California Choice Energy Authority to order at 5:01 p.m.

ROLL CALL

PRESENT: City Council Members /Agency Directors /Authority Members: Malhi, Mann, Underwood-Jacobs; Vice Mayor/Vice Chair Crist; Mayor/Chair Parris

Chair Szeto called the meeting of the Lancaster Housing Authority to order at 5:01 p.m.

ROLL CALL

PRESENT: Housing Authority Members: Harvey, Malhi, Mann; Vice Chair Crist; Chair Szeto

STAFF MEMBERS:

City Manager/Executive Director; Assistant City Manager/Assistant Executive Director; City Attorney/Agency/Authority Counsel; City Clerk/Agency/Authority Secretary; Assistant to the City Manager; Administrative & Community Services Director; Parks, Recreation and Arts Director; Development Services Director; Finance Director

INVOCATION

Pastor Chris Johnson, Grace Chapel

PLEDGE OF ALLEGIANCE

Housing Authority Chair Szeto

PRESENTATIONS

1. Recognition of Employees Years of Service
Presenters: Mayor Parris and City Manager Jason Caudle
2. Antelope Valley College Update
Presenter: Ed Knudson, President
3. Proclamation in Support of Energy Upgrade California
Presenter: Mayor Parris

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**HA NB 1. DISPOSITION STRATEGY FOR PROPERTY ACQUIRED BY THE
LANCASTER HOUSING AUTHORITY**

It was the consensus of the Housing Authority to waive the Staff Report for this item.

On a motion by Vice Chair Crist and seconded by Authority Member Malhi, the Lancaster Housing Authority adopted **Resolution No. HA 01-19**, a resolution of the Lancaster Housing Authority (the “Housing Authority”) approving a disposition strategy for the sale of single-family residences, by the following vote: 5-0-0-0; AYES: Harvey, Malhi, Mann, Crist, Szeto; NOES: None; ABSTAIN: None; ABSENT: None

M 1. MINUTES

On a motion by Vice Mayor Crist and seconded by Council Member Malhi, the City Council/Successor Agency/Financing/Power/California Choice Energy Authority approved the City Council/Successor Agency/Financing/Power/California Choice Energy Authority Regular Meeting Minutes of April 23, 2019, 4-0-1-0; AYES: Malhi, Mann, Underwood-Jacobs, Crist; NOES: None; ABSTAIN: Parris; ABSENT: None

CONSENT CALENDAR

Item No.’s CC 3 and 4 were removed for separate discussion.

On a motion by Vice Mayor Crist and seconded by Council Member Underwood-Jacobs, the City Council approved the Consent Calendar with the exception of Item No.’s CC 3 and CC 4 by the following vote: 5-0-0-0; AYES: Malhi, Mann, Underwood-Jacobs, Crist; Parris; NOES: None; ABSTAIN: None; ABSENT: None

Addressing the City Council on Item No. CC 3:

Fran Sereseres – requested clarification regarding standalone energy systems.

On a motion by Vice Mayor Crist and seconded by Council Member Mann, the City Council approved Item No. CC 3 by the following vote: 5-0-0-0; AYES: Malhi, Mann, Underwood-Jacobs, Crist; Parris; NOES: None; ABSTAIN: None; ABSENT: None

Mayor Parris and Council Member Mann recused themselves from Item No. CC 4 due to the proximity of the project to property they own and left the dais at this time.

On a motion by Council Member Underwood-Jacobs and seconded by Council Member Malhi, the City Council approved Item No. CC 4, by the following vote: 3-0-2-0; AYES: Malhi, Underwood-Jacobs, Crist; NOES: None; RECUSED: Mann; Parris; ABSENT: None

Mayor Parris and Council Member Mann returned to the dais at this time.

CC 1. ORDINANCE WAIVER

Waived further reading of any proposed ordinances. (This permits reading the title only in lieu of reciting the entire text.)

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CC 2. CHECK REGISTERS

Approved the Check and Wire Registers for April 7, 2019 through April 20, 2019 in the amount of \$8,929,156.41.

CC 3. ORDINANCE NO. 1064

Adopted **Ordinance No. 1064**, amending section 15.04.100 of the Lancaster Municipal Code and Chapter 15.12 by adding Section 15.12.050 concerning stand-alone energy systems allowing residents and business owners the ability to construct and operate stand-alone energy systems, disconnected from any and all local utility grids.

CC 4. PROFESSIONAL SERVICES AGREEMENT WITH KHJR REAL ESTATE ADVISORY SERVICES, LLC

Approved the proposed professional services agreement with KHJR Real Estate Advisory Services, LLC; and authorized the City Manager, or his designee, to execute all documents.

CC 5. RENTAL AGREEMENT WITH EDISUN MICROGRIDS, LLC

Authorized the City Manager or his designee to finalize and execute a rental agreement between the City of Lancaster and Edisun Microgrids, LLC for the lease of City property located in the Lancaster Business Park, which was formerly used as a golf center.

JPH 1. PROPOSED FINANCING OF CERTAIN STREET IMPROVEMENTS WITHIN THE CITY FROM PROCEEDS OF THE LANCASTER FINANCING AUTHORITY REVENUE BONDS

Mayor Parris opened the Public Hearing.

The City Manager and Development Services Director presented the Staff Report for this item.

Mayor Parris closed the Public Hearing.

On a motion by Vice Mayor Crist and seconded by Council Member Malhi, the City Council adopted **Resolution No. 19-17**, approving the financing of certain improvements; approving an installment sale agreement, a bond purchase contract and a continuing disclosure agreement; and authorizing the taking of certain other actions in connection therewith, by the following vote: 5-0-0-0; AYES: Malhi, Mann, Underwood-Jacobs, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None

On a motion by Vice Chair Crist and seconded by Agency Director Malhi, the Financing Authority adopted **Resolution No. FA 01-19**, approving the issuance of its revenue bonds, series 2019 (Measure M & R Street Improvements Projects) in the aggregate principal amount not to exceed \$57,000,000; approving an indenture of trust, an installment sale agreement and a bond purchase contract; and authorizing the taking of certain other actions in connection therewith, by the following vote: 5-0-0-0; AYES: Malhi, Mann, Underwood-Jacobs, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None

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NB 1. MUNICIPALLY OWNED UTILITY

The City Manager presented the Staff Report for this item.

Addressing the City Council on this item:

David Paul – discussed his joy and pride in all the City is doing.

Discussion among the City Council and staff included discussion of potentially requiring businesses to use these utilities similar to the requirement to purchase energy through Lancaster Choice Energy.

On a motion by Vice Mayor Crist and seconded by Council Member Underwood-Jacobs, the City Council adopted **Resolution No. 19-18**, authorizing the creation and operation of a municipally owned utility for the purpose of providing various utility services, and authorizing the taking of certain other actions in connection therewith, by the following vote: 5-0-0-0; AYES: Malhi, Mann, Underwood-Jacobs, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None

CR 1. COUNCIL REPORTS

Council Member Mann discussed Destination Lancaster’s dining guide and business guide being placed in hotel rooms and discussed an app being created to supplement the guide.

Vice Mayor Crist discussed the recent actions taken at the Sanitation District meeting and stated the Board reluctantly approved an increase to pay for improvements of facilities.

CALIFORNIA CHOICE ENERGY AUTHORITY

No action required at this time.

LANCASTER POWER AUTHORITY

No action required at this time.

LANCASTER SUCCESSOR AGENCY

No action required at this time.

CITY MANAGER / EXECUTIVE DIRECTOR ANNOUNCEMENTS

The City Manager thanked staff for the amazing work at the recently held Poppy Festival; a video highlighting the construction of two round-abouts in the City was shown.

CITY CLERK / AGENCY / AUTHORITY SECRETARY ANNOUNCEMENT

The City Clerk provided the public with the procedure to address the City Council/Successor Agency/Authority regarding non-agendized item.

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PUBLIC BUSINESS FROM THE FLOOR - NON-AGENDIZED ITEMS

Addressing the City Council at this time:

David Padilla – discussed issues associated with a business located near his family business.

Fran Sereseres – requested status of, and discussed the location of, the Community Center on Yucca Avenue.

COUNCIL COMMENTS

Mayor Parris discussed recent Unite AV Summit held with Palmdale, Antelope Valley Board of Trade, Greater Antelope Valley Economic Alliance (GAVEA), Antelope Valley Air Quality Management District, Antelope Valley Transit Authority, and others with the goal to have a coordinated effort to address valley wide issues of concern and to improve the wellbeing of those who live in the area. Mayor Parris discussed having a “unified front” for resources and discussed the impact that can be made as a collective group as opposed to individual organizations. Mayor Parris stated the issues facing the Antelope Valley Union High School District (AVUHSD) Board was discussed at this meeting including discussions of the impact on the City regarding the potential recall of members of the Board. Mayor Parris stated the City does not support the recall effort with the information currently available.

Vice Mayor Crist stated the City is not choosing sides with regard to the potential AVUHSD Board and suggests communication from both sides be improved. Vice Mayor Crist discussed the Unite AV Summit and stated Destination Lancaster could be changed to Destination AV with involvement from many different entities in the Antelope Valley. Vice Mayor Crist also discussed potentially merging the Board of Trade and GAVEA to one Board to collectively represent the Antelope Valley.

Mayor Parris requested an ordinance be drafted to prohibit the sale of Round Up in the City due to the recent court cases indicating the product may cause cancer.

ADJOURNMENT

Mayor Parris adjourned the meeting at 6:15 p.m. and stated the next City Council/Successor Agency/Financing/Power/California Choice Energy Authority meeting will be held on Tuesday, May 28, 2019 at 5:00 p.m.

LANCASTER CITY COUNCIL/ SUCCESSOR AGENCY/
FINANCING/HOUSING/POWER/CALIFORNIA CHOICE ENERGY AUTHORITY
MINUTES
May 14, 2019

PASSED, APPROVED and ADOPTED this 28th day of May, 2019, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

APPROVED:

BRITT AVRIT, MMC
CITY CLERK
AGENCY/AUTHORITY SECRETARY

R. REX PARRIS
MAYOR/CHAIRMAN

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES }ss
CITY OF LANCASTER }

CERTIFICATION OF MINUTES
CITY COUNCIL/SUCCESSOR AGENCY/FINANCING/HOUSING/POWER/CALIFORNIA
CHOICE ENERGY AUTHORITY

I, _____, _____ of the City of Lancaster, CA, do hereby certify that this is a true and correct copy of the original City Council/Successor Agency/Financing/Housing/Power/California Choice Energy Authority Minutes, for which the original is on file in my office.

WITNESS MY HAND AND THE SEAL OF THE CITY OF LANCASTER, CA on this _____ day of _____, _____.

(seal)

STAFF REPORT
City of Lancaster

Date: May 28, 2019
To: Mayor Parris and City Council Members
From: Pam Statsmann, Finance Director
Subject: **Check Registers – April 28, 2019 through May 4, 2019**

CC 2
05/28/19
JC

Recommendation:

Approve the Check Registers as presented.

Fiscal Impact:

\$2,628,688.66 as detailed in the Check Registers.

Background:

At each regular City Council Meeting, the City Council is presented with check and ACH/wire registers listing the financial claims (invoices) against the City for purchase of materials, supplies, services, and capital projects issued the prior three to four weeks. This process provides the City Council the opportunity to review the expenditures of the City. Claims are paid via checks, Automated Clearing House (ACH) payments, or federal wires. The justifying backup information for each expenditure is available in the Finance Department.

Check Nos.:	7403805-7403938	\$ 2,543,688.66
ACH/Wire Check Nos.:	101010332-101010333	<u>\$ 85,000.00</u>
		\$ 2,628,688.66
Voided Check No.:	N/A	
Voided ACH/Wire No.:	N/A	

PS:sp

Attachments:

Check Register
ACH/Wire Register

City of Lancaster Check Register



From Check No.: 7403805 - To Check No.: 7403938

From Check Date: 04/28/19 - To Check Date: 05/04/19

Printed: 5/7/2019 9:36

Check No	Supplier	Supplier Name	Invoice Description	Invoice Amt	Charge Code	GL Amount
7403805	07637	ABAIED, KATHLEEN	KA-PR DM-LAS VEGAS-05/07-10/19	213.50	101 4220256	213.50
7403806	09447	AURORA 1 SPE LP	RFND-BUSINESS LICENSE FEES	128.80	101 3102200	92.00
					101 3102300	36.80
				<u>128.80</u>		<u>128.80</u>
7403807	08754	CA MUNICIPAL COMPLNCE CNSLTNTS	04/19-PS-CONSULTING SVCS	20,000.00	101 4820301	20,000.00
7403808	3563	CEDAR STREET THEATRE	PRCDS-THE 39 STEPS-04/05-14/19	2,464.84	101 2107000	6,437.00
					101 3405127	(3,190.00)
					101 3405302	(183.21)
					101 3405303	(598.95)
				<u>2,464.84</u>		<u>2,464.84</u>
7403809	5062	DEPT OF CNSRVTN-ADMIN SRV ACCT	JAN-MAR 2019-STRNG MOTION FEE	1,429.53	101 2172000	(75.24)
					101 2172000	1,504.77
				<u>1,429.53</u>		<u>1,429.53</u>
7403810	D3476	DIVISION OF STATE ARCHITECT	JAN-MAR 19-SB1186 FEES	1,119.90	101 2179004	0.30
					101 2179004	1,119.60
				<u>1,119.90</u>		<u>1,119.90</u>
7403811	08643	EARTH SYSTEMS PACIFIC	3/19-PROFESSIONAL SRVCS	869.00	361 45419011	869.00
7403812	02108	FRANCHISE TAX BOARD	QTRLY ENTRTNMT WHLDNG-03/31/19	2,164.00	101 2177003	2,164.00
7403813	D0315	FREGOSO, PHYLLIS	05/19-STANDARD RETAINER	8,300.00	101 4649225	8,300.00
7403814	06094	HERNANDEZ PRODUCTIONS, INC	BAL-MARIACHI SOL-05/04/19	3,870.00	101 2177003	(630.00)
					101 4650318	4,500.00
				<u>3,870.00</u>		<u>3,870.00</u>
7403815	09446	KINSHIP ASSOCIATION	RFND-BUSINESS LICENSE FEES	110.40	101 3102200	92.00
					101 3102300	18.40
				<u>110.40</u>		<u>110.40</u>
7403816	1215	L A CO WATERWORKS	02/15/19-04/23/19 WATER SVC	20,017.27	101 4631654	2,839.96
					101 4634654	2,564.64
					203 4636654	798.07
					482 4636654	13,814.60
				<u>20,017.27</u>		<u>20,017.27</u>
7403817	D2287	LANCASTER CODE ENFRMNT ASSN	UNION DUES-PP 09-2019	360.00	101 2171000	360.00
7403818	D1105	MONTERO, MAYRA	MM-PR DM-LAS VEGAS-05/07-10/19	213.50	101 4220256	213.50
7403819	06936	MOSMAN, DESIREA	04/19 AM EXERCISE INSTRUCTION	630.00	101 4643308	630.00

City of Lancaster Check Register



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Check No	Supplier	Supplier Name	Invoice Description	Invoice Amt	Charge Code	GL Amount
7403820	A7221	P E R S LONG TERM CARE PROGRAM	LONG TERM CARE PREM-PP 09-2019	1,226.92	101 2170200	1,226.92
7403821	A7221	P E R S LONG TERM CARE PROGRAM	04/19-RETIREE LONG TERM CARE	5,021.57	109 1101000	5,021.57
7403822	09448	PICAR, ELY	EP-PR DM-ANAHEIM-05/07-09/19	160.00	101 4315256	160.00
7403823	08259	RITUALO, RYAN	RR-PR DM-ANAHEIM-05/07-09/19	160.00	101 4315256	160.00
7403824	C7654	SMITH, WADE	WS-PR DM-RNCH CUCMNGA-5/6-9/19	213.50	101 4753201	213.50
7403825	03154	SO CA EDISON	02/26/19-04/26/19 ELECTRIC SVC	487.79	321 15ST026924 482 4636652 483 4785652 483 4785660	23.94 136.19 31.29 296.37
				<u>487.79</u>		<u>487.79</u>
7403826	1907	SO CA GAS COMPANY	03/20/19-04/24/19 GAS SVC	7,500.00	101 4631655 101 4632655 101 4633655 101 4634655 101 4635655	3,566.21 1,330.31 2,149.72 165.33 288.43
				<u>7,500.00</u>		<u>7,500.00</u>
7403827	C2555	TIME WARNER CABLE	04/17-05/16/19-PRA INFO DSK	58.38	101 4315651	58.38
7403828	C2555	TIME WARNER CABLE	04/19-TV SERVICE-CITY MNGR+3	90.26	101 4315651	90.26
7403829	D3370	VERIZON WIRELESS	03/19-IPAD SERVICE	4,447.17	101 4315651	4,447.17
7403830	C3660	A V AIR QUALITY MGMT DISTRICT	WPL-PERMIT FEE-POOL HEATER	440.02	101 4631311	440.02
7403831	751	A V BOARD OF TRADE	AVBOT MEMBERSHIP BUSINESS OUTLOOK CONFERENCE	320.25 10,000.00	101 4240206 101 4240206	320.25 10,000.00
				<u>10,320.25</u>		<u>10,320.25</u>
7403832	A5389	A V FAIR	03/19-WATCH & WAGER COMM	2,928.33	101 2189000	2,928.33
7403833	01058	A V TROPHY & UNIFORM CO	PLAQUE PLATES(11)	114.92	101 4642251	114.92
7403834	C8745	ADVANCE ELECTRIC	AVTA/OMP-LIGHTING REPAIR	550.00	207 4634402	550.00
7403835	06352	AGILITY RECOVERY SOLUTIONS	04/19-READYSUITE	665.00	101 4315302	665.00
7403836	04190	AMERIPRIDE SERVICES	UNIFORM CLEANINGS UNIFORM CLEANINGS	88.76 87.96	101 4753209 101 4753209	88.76 87.96
				<u>176.72</u>		<u>176.72</u>
7403837	01933	AMERON	STREET LIGHT POLE REPLACEMENT	2,126.20	483 4785460	2,126.20
7403838	02693	ANDY GUMP, INC	PBP-FENCE RNTL-04/05-05/02/19	19.71	101 4631602	19.71

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Check No	Supplier	Supplier Name	Invoice Description	Invoice Amt	Charge Code	GL Amount
7403839	C9805	ARROW TRANSIT MIX INC	READY MIX CONCRETE READY MIX CONCRETE	964.31 733.27 <u>1,697.58</u>	203 4752410 203 4752410	964.31 733.27 <u>1,697.58</u>
7403840	08130	ARTAROUND STUDIO	04/19-SCULPTING INSTRUCTION 04/19-KIDSWORK INSTRUCTION	210.00 105.00 <u>315.00</u>	101 4643308 101 4643308	210.00 105.00 <u>315.00</u>
7403841	06440	AUTRY, SHAKIRA	04/19-SPORTS OFFICIAL	50.00	101 4641308	50.00
7403842	D3411	BAEZA, ORLANDO	04/19-ANIMATION INSTRUCTOR 04/19-ANIMATION INSTRUCTOR 04/19-ANIMATION INSTRUCTOR 04/19-ANIMATION INSTRUCTOR	144.00 192.00 48.00 54.00 <u>438.00</u>	101 4643308 101 4643308 101 4643308 101 4643308	144.00 192.00 48.00 54.00 <u>438.00</u>
7403843	01580	BASS, LYNNETTE	04/19-JRP PLAY BRIGDE INSTRCTR 04/19-JRP PRESCHOOL INSTRUCTOR 04/19-MOMMY/DADDY/ME INSTRCTR	1,093.95 2,298.40 292.50 <u>3,684.85</u>	101 4643308 101 4643308 101 4643308	1,093.95 2,298.40 292.50 <u>3,684.85</u>
7403844	06799	BRAUN BLAISING SMITH WYNNE PC	03/19-LCE-LEGAL CONSULTING	8,259.00 <u>8,259.00</u>	101 4100303 490 4250303	5,644.50 <u>2,614.50</u> 8,259.00
7403845	06351	C T WEST, INC	LANC BLVD/20TH E-TRAFISENSE(3)	12,400.88	211 4785763	12,400.88
7403846	C0914	CAMPBELL II, EDWARD LEE	04/19-SPORTS OFFICIAL	345.00	101 4641308	345.00
7403847	00382	CARRIER COMMUNICATIONS	05/19-HAUSER MTN SITE RENT	581.68	101 4200350	581.68
7403848	04636	CAYENTA/N HARRIS COMPUTER CORP	04/19-CMS	4,007.15	101 4315302	4,007.15
7403849	07733	CHAMBERS, CYNTHIA A	04/19-KEYBOARD INSTRUCTOR 04/19-CHIDLRENS ART INSTRUCTN	42.00 168.00 <u>210.00</u>	101 4643308 101 4643308	42.00 168.00 <u>210.00</u>
7403850	08680	CHARLES, RAWLSTON	04/19-SPORTS OFFICIAL	225.00	101 4641308	225.00
7403851	08484	CONSOLIDATED ELECTRCL DIST INC	LED FIXTURES	32.85	101 4633403	32.85
7403852	09078	CYBERCODERS, INC	CONSULTING SERVICES	774.00	101 4315301	774.00
7403853	C5109	D'S CERAMICS	04/19-POTTERS WHEEL INSTRUCTN 04/19-TENNIS INSTRUCTOR	140.00 182.00 <u>322.00</u>	101 4643308 101 4643308	140.00 182.00 <u>322.00</u>
7403854	00414	DESERT LOCK COMPANY	REKEY/KEYS OMP-LEVERSETS/CYLINDERS	94.00 863.66 <u>957.66</u>	101 4636402 227 11BS023924	94.00 863.66 <u>957.66</u>

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Check No	Supplier	Supplier Name	Invoice Description	Invoice Amt	Charge Code	GL Amount
			04/19-PHOTOGRAPHY INSTRUCTOR	180.00	101 4643308	180.00
				2,286.00		2,286.00
7403873	D4004	J P POOLS	EPL-POOL CHEMICAL MTNC	1,200.00	101 4631301	1,200.00
			WPL-POOL CHEMICAL MTNC	1,000.00	101 4631301	1,000.00
				2,200.00		2,200.00
7403874	09445	JACKSON, NICHOLE	FIGURE MODEL-04/14/19	100.00	101 4651251	100.00
7403875	07696	JOHNSON, DONALD	04/19-SPORTS OFFICIAL	75.00	101 4641308	75.00
7403876	01419	JOHNSTONE SUPPLY	MTNC YD-TIMER/BELT/DELAY RELAY	148.23	203 4752403	148.23
7403877	08895	JPW COMMUNICATIONS LLC	03/19-COMMUNICATION SERVICES	822.50	324 4785770	822.50
7403878	C8411	JULIE SUTTON PHOTOGRAPHY	PHOTOGRAPHY SERVICES	108.41	101 4770259	108.41
7403879	D1903	KERN MACHINERY INC-LANCASTER	PF-GATOR KEYS	90.27	101 4649567	90.27
7403880	C8919	KOCUREK, PHILLIP	04/19-CHESS INSTRUCTOR	315.00	101 4643308	315.00
7403881	1203	LANCASTER PLUMBING SUPPLY	MTNC YD-COUPLINGS/COPPER	78.55	203 4752403	78.55
			MTNC YD-FLOAT VALVE	14.49	203 4752403	14.49
				93.04		93.04
7403882	04351	LYN GRAFIX	PF-SOUVENIRS	3,586.16	101 4649567	3,586.16
			UNIFORM HOODIES/POLOS	362.99	101 4649225	362.99
				3,949.15		3,949.15
7403883	D3290	MAHOWALD, DAA	04/19-BALLET INSTRUCTOR	220.50	101 4643308	220.50
7403884	09417	MALDONADO, ARIEL	04/19-SPORTS OFFICIAL	207.00	101 4641308	207.00
7403885	08106	MARTINEZ, CRISTINA A	04/19-BALLET INSTRUCTOR	708.00	101 4643308	708.00
			04/19-TENNIS INSTRUCTOR	849.00	101 4643308	849.00
				1,557.00		1,557.00
7403886	05457	MAULDIN JR, LEO	04/19-SPORTS OFFICIAL	545.00	101 4641308	545.00
7403887	06948	MCKISSIC, MAURISHA	04/19-SPORTS OFFICIAL	150.00	101 4641308	150.00
7403888	09332	MENA, HERMAN	04/19-SPORTS OFFICIAL	69.00	101 4641308	69.00
7403889	09259	MG ELECTRIC INC	OMP-ELECTRICAL WORK	25,100.54	213 11BS023924	25,100.54
7403890	06673	MILLER, JACK C	04/19-TENNIS INSTRUCTOR	21.60	101 4643308	21.60
			04/19-TAEKWANDO INSTRUCTOR	43.20	101 4643308	43.20
				64.80		64.80
7403891	D3578	MINUTEMAN PRESS	LCE-CALPINE PUSH NOTICE(1)	0.96	490 4250212	0.96
			LCE-CALPINE PUSH NOTICE(1)	0.96	490 4250212	0.96
			LCE-CALPINE PUSH NOTICES(288)	234.91	490 4250212	234.91

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			LCE-CALPINE PUSH NOTICES(377)	205.72	490 4250212	205.72
			LCE-CALPINE PUSH NOTICES(2)	1.92	490 4250212	1.92
				<u>444.47</u>		<u>444.47</u>
7403892	D2822	NATIONAL CINEMEDIA, LLC	PS-THEATER ADS-03/22-04/18/19	95.83	101 4800205	95.83
			THEATER ADS-03/29-04/25/19	658.36	101 4649567	658.36
			PS-THEATER ADS-03/29-04/25/19	450.00	101 4800205	450.00
				<u>1,204.19</u>		<u>1,204.19</u>
7403893	09432	NOW REWIND LLC	PROOTIONAL VIDEO-SCRIPTING	4,200.00	101 4100301	4,200.00
7403894	03762	OFFICE DEPOT	TAPE/MERKERS/PENS/MANILA	109.71	101 4785259	109.71
			DEV SVCS-SPEAKERS	13.09	101 4785259	13.09
			USBS(5)	26.26	101 4783259	26.26
			PAPER/POST ITS	64.55	101 4783259	64.55
			CREDIT-PAPER	(27.27)	101 4783259	(27.27)
			PAPER	25.49	101 4783259	25.49
				<u>211.83</u>		<u>211.83</u>
7403895	05741	P P G ARCHITECTURAL FINISHES	PF-SCOREBOARD PAINT	207.78	101 4649567	207.78
			PF-PAINT SUPPLIES	22.13	101 4649567	22.13
			PF-PAINT SUPPLIES	18.36	101 4649567	18.36
			PF-ELECTRICAL BOX PAINT	83.11	101 4649567	83.11
			PF-PAINT SUPPLIES	47.25	101 4649567	47.25
				<u>378.63</u>		<u>378.63</u>
7403896	03307	PARKER, JESSE	04/19-SPORTS OFFICIAL	600.00	101 4641308	600.00
7403897	07249	PATRIOT PLUMBING	PBP-DRAIN REPAIR	202.50	101 4631402	202.50
7403898	05998	PAVING THE WAY FOUNDATION	CMMNTY SPPRT/GOOD CTZNSHP PRGM	5,500.00	101 4820301	5,500.00
7403899	05602	PETROLEUM EQUIPMENT CONST SRV	03/19-DESIGNATED OPERATOR INSP	150.00	101 4753402	150.00
7403900	09450	POLYGON US CORPORATION	DOCUMENT WATER DAMAGE RSTRTN	9,627.40	101 4210301	9,627.40
7403901	06709	PRICE, ROGER	04/19-SPORTS OFFICIAL	100.00	101 4641308	100.00
7403902	07287	PRINTING BOSS	BANNERS(18)	1,170.01	101 4649567	1,170.01
7403903	C5395	PRO ACTIVE WORK HEALTH SERVICES	HF- DOT PHYSICAL-02/28/19	69.00	101 4220301	69.00
			MT-DMV DOT PHYSICAL-02/27/19	69.00	101 4220301	69.00
			DS-PLMNRY TST/MSK FIT-02/19/19	45.00	101 4220301	45.00
			RF-PLMNRY TST/MSK FIT-02/20/19	45.00	101 4220301	45.00
			TDSCRN/PLMNRY TSTS-02/20/19	85.00	101 4220301	85.00
			TH-PLMNRY TST/MSK FIT-02/20/19	45.00	101 4220301	45.00
			JB-PLMNRY TST/MSK FIT-02/21/19	45.00	101 4220301	45.00
			BS-PLMNRY TST/MSK FIT-02/21/19	45.00	101 4220301	45.00
			KR-PLMNRY TST/MSK FIT-02/19/19	45.00	101 4220301	45.00
			ML-NRY TST/MSK FIT-02/20/19	45.00	101 4220301	45.00
				<u>538.00</u>		<u>538.00</u>

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7403904	09287	ROBINSON, WILLIAM E.	04/19-TAEKWANDO INSTRUCTOR 04/19-TENNIS INSTRUCTOR	63.00 252.00 <u>315.00</u>	101 4643308 101 4643308	63.00 252.00 <u>315.00</u>
7403905	04337	RUIZ, LINDA	04/19-TENNIS INSTRUCTOR 04/19-BOXING INSTRUCTION	472.50 157.50 <u>630.00</u>	101 4643308 101 4643308	472.50 157.50 <u>630.00</u>
7403906	D3947	S G A CLEANING SERVICES	AHP-CONCRETE REPAIR OMP-EPOXY FLOOR PAINT REPAIR PF-TICKET BOOTH REPAIRS	850.00 585.00 985.00 <u>2,420.00</u>	101 4631402 101 4634402 101 4649567	850.00 585.00 985.00 <u>2,420.00</u>
7403907	03962	SAFETY KLEEN	HAZ WASTE PARTS WASHER	141.41	101 4753657	141.41
7403908	06651	SANTOS BOXING USA	04/19-BOXING INSTRUCTION 02/19-SEWING INSTRUCTOR-BAL	924.00 308.00 <u>1,232.00</u>	101 4643308 101 4643308	924.00 308.00 <u>1,232.00</u>
7403909	C3064	SANTOS, RENALDO	04/19-SPORTS OFFICIAL	621.00	101 4641308	621.00
7403910	06174	SHAWNS PAINTING	EPL-PAINT SKYLIGHTS-PYMNT 1 EPL-PAINT SKYLIGHTS-PYMNT 2	5,700.00 2,800.00 <u>8,500.00</u>	261 12ZZ003924 261 12ZZ003924	5,700.00 2,800.00 <u>8,500.00</u>
7403911	05934	SHI INTERNATIONAL CORP	RUCKUS WIRELESS CO-TERM RNWL	3,183.17	101 4315402	3,183.17
7403912	08337	SILVER LINING SOLUTIONS LLC	03/19-EMSE SCRIPTING/GEN SPRT	13,195.00 <u>13,195.00</u>	101 4315302 109 4315302	11,455.00 1,740.00 <u>13,195.00</u>
7403913	08538	SILVESTRE, BARBARA	04/19-SEWING INSTRUCTOR-BAL 04/19-BALLET/LYRICAL INSTRCTR	117.00 201.60 <u>318.60</u>	101 4643308 101 4643308	117.00 201.60 <u>318.60</u>
7403914	09303	SILVESTRE, DANYUSKA S	04/19-SPORTS OFFICIAL	168.00	101 4641308	168.00
7403915	01816	SMITH PIPE & SUPPLY INC	WCP-IRRIGATION SUPPLIES WCP-IRRIGATION SUPPLIES WCP-IRRIGATION SUPPLIES PBP-MARKING PAINT	68.19 50.11 3.32 37.48 <u>159.10</u>	101 4631404 101 4631404 101 4631404 101 4631404	68.19 50.11 3.32 37.48 <u>159.10</u>
7403916	06429	STANTEC CONSULTING SRVCS INC	CP16004-10TH ST W IMPROVEMENTS	7,193.50	210 15BW008924	7,193.50
7403917	C0345	STATE CONTROLLER	ANNUAL STREET REPORT FY18/19	2,962.58	101 4410304	2,962.58
7403918	09173	STERNAL, STEVEN	04/19-SPORTS OFFICIAL	69.00	101 4641308	69.00
7403919	D2143	STREAMLINE AUDIO VISUAL, INC	PAC-AUDIO RNTL/ENGINR-02/23/19	3,175.00	101 4650602	3,175.00

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7403920	09321	SYTECH SOLUTIONS	01/19-DOC SCANNING SVCS	6,361.30	101 4210301	6,361.30
7403921	04239	TIM WELLS MOBILE TIRE SERVICE	OMP-GATOR TIRE REPAIR-5618	20.10	101 4631207	20.10
7403922	07025	U-HAUL	MOAH-TRUCK RNTL-04/17/19	261.38	101 4653602	261.38
7403923	31009	UNIVERSAL ELECTRONIC ALARMS	MTNC YD-05/19-FIRE ALARM MTNC YD-05/19-SECURITY ALARM	27.00 27.00 <u>54.00</u>	203 4752301 203 4752301	27.00 27.00 <u>54.00</u>
7403924	2228	VALLEY CONSTRUCTION SUPPLY INC	ASPHALT/GREEN CONCRETE	777.45	203 4752208	777.45
7403925	04496	VULCAN MATERIAL WESTERN DIV	COLD MIX COLD MIX COLD MIX ASPHALT/BUCKET COLD MIX	172.62 124.52 218.30 1,971.99 104.81 <u>2,592.24</u>	203 4752410 203 4752410 203 4752410 203 4752410 203 4752410	172.62 124.52 218.30 1,971.99 104.81 <u>2,592.24</u>
7403926	C5433	WADE, RICHARD	CARES-DINOSAUR PRSTTN-03/16/19 CARES-ASTRONMY PRSTTN-04/30/19	275.00 275.00 <u>550.00</u>	106 4823251 101 4648270	275.00 275.00 <u>550.00</u>
7403927	06209	WAGeworks	04/19-FSA ADMIN FEES	463.31	101 2170213 101 2170214 <u>463.31</u>	428.67 34.64 <u>463.31</u>
7403928	05806	WEST COAST SAFETY SUPPLY CO	MTNC YD-PENTANE SENSORS	2,190.00	480 4755402	2,190.00
7403929	08071	WESTERN STATES ARTS FEDERATION	01/19-UNCOLLECTED CC FEE	16.25	101 4653251	16.25
7403930	D0298	WILLDAN FINANCIAL SERVICES	03/19-CFD PROFESSIONAL SRVCS	3,725.00	101 4200301	3,725.00
7403931	08761	WILLIAMS, ANDREA M	04/19-SELF DEFENSE INSTRUCTION	126.00	101 4643308	126.00
7403932	C5965	WOLF, LAWRENCE	04/19-SPORTS OFFICIAL	92.00	101 4641308	92.00
7403933	09040	WORLDWIND SERVICES, LLC	03/19-MTNC SVC FOR SOLAR FCLTY	2,500.00	101 4635404	2,500.00
7403934	C7604	YOUNG CHAMPIONS	04/19-SELF DEFENSE INSTRUCTION 04/19-SELF DEFENSE INSTRUCTION	1,554.00 820.80 1,108.80 <u>3,483.60</u>	101 4643308 101 4643308 101 4643308	1,554.00 820.80 1,108.80 <u>3,483.60</u>
7403935	D3242	ZIMMER, DANIEL	04/19-SPORTS OFFICIAL	529.00	101 4641308	529.00
7403936	C7946	L A CO DEPT ANIMAL CARE&CONTRL	03/19-HOUSING COSTS	88,253.59	101 4820363	88,253.59
7403937	1214	L A CO SHERIFF'S DEPT	03/19 LAW ENFORCEMENT SVCS	2,150,957.59	101 4820354 101 4820357 <u>2,150,957.59</u>	1,950,376.98 200,580.61 <u>2,150,957.59</u>

City of Lancaster Check Register



Printed: 5/7/2019 9:36

From Check No.: 7403805 - To Check No.: 7403938

From Check Date: 04/28/19 - To Check Date: 05/04/19

Check No	Supplier	Supplier Name	Invoice Description	Invoice Amt	Charge Code	GL Amount
7403938	03411	PYRO SPECTACULARS, INC	LMS-AV PRAY-FIREWORKS-05/02/19	5,000.00	101 4100301	5,000.00

Chk Count 134

Check Report Total 2,543,688.66

City of Lancaster Check Register



From Check No.: 101010332 - To Check No.: 101010333

From Check Date: 04/28/19 - To Check Date: 05/04/19

Printed: 5/7/2019 9:34

Check No	Supplier	Supplier Name	Invoice Description	Invoice Amt	Charge Code	GL Amount
101010332	09449	MORGAN STANLEY CAPITAL GRP INC	07/01-12/31/18-RENEWABLE ENRGY	80,000.00	490 4250653	80,000.00
101010333	04763	CITY OF LANCASTER-PAC P/C	PAC-REPLENISH ATM	5,000.00	101 1020006	5,000.00

Chk Count 2

Check Report Total 85,000.00

STAFF REPORT
City of Lancaster

CC 3
05/28/19
JC

Date: May 28, 2019
 To: Mayor Parris and City Council Members
 From: Pam Statsmann, Finance Director
 Subject: **Monthly Report of Investments – April 2019**

Recommendation:

Accept and approve the April 2019 Monthly Report of Investments as submitted.

Fiscal Impact:

None

Background:

Each month, the Finance Department prepares a report listing the investments for all separate entities under the jurisdiction of the City as identified in the City’s Comprehensive Annual Financial Report.

Portfolio Recap

Yield:

	<u>April 2019</u>	<u>March 2019</u>
Total Portfolio	1.39%	1.24%
Local Agency Investment Fund	2.45%	2.44%
 Total Portfolio Balance:	 \$78,600,052	 \$72,523,037

The portfolio balance increased from March to April by \$6,077,015 or 9.3%. Significant revenues for April included \$6,281,338 Property Taxes, \$1,804,347 Franchise Fees and \$1,725,937 Sales & Use Tax. The largest City expenditures were \$2,486,646 Payroll & Benefits related and \$1,042,586 on Capital Projects.

The City’s temporary idle cash, those funds that are not immediately needed to pay current bills and not governed by bond indentures or bond resolutions, is invested in accordance with the City’s adopted Investment Policy. This policy is reviewed regularly by the City Council, with the latest policy adopted February 13, 2018, by Resolution No. 18-06.

The City's cash management system is designed to accurately monitor and forecast expenditures and revenues, thus enabling the City to invest funds to the fullest extent possible within the guidelines of this Investment Policy. The City attempts to achieve the highest yield obtainable through a diversified portfolio only after meeting the criteria established for safety and liquidity in that order. The principal investment objectives of the City are:

1. Preservation of capital and protection of investment principal;
2. Maintenance of sufficient liquidity to meet anticipated cash flows;
3. Attainment of a market rate of return;
4. Diversification to avoid incurring unreasonable market risks, and;
5. Compliance with the City's Municipal Code and with all applicable City resolutions, California statutes and Federal regulations.

The City's portfolio is a short-term and intermediate-term fixed income portfolio. The maximum maturity of any investment is 5 years, with consideration of anticipated cash flow requirements and known future liabilities. The City contracts with an investment advisory service (Insight Investment) to assist in the effort to maximize the returns of the City portfolio. The City's investments include publicly traded Treasury notes, Treasury Bills, Federal Agency Investments, Time Deposits, and Local Agency Investment Fund (LAIF) under the auspices of the State Treasurer for investment. Funds invested in LAIF are available within 24 hours, and other investments are available upon maturity at full face value. These investments enable the City to meet its expenditure requirements for the next six months, as required by state law.

The City's investment procedures are governed by Sections 53600 et. seq. of the California Government Code. Additional requirements have been placed on the City's authorized investments by the Investment Policy (a copy is available in the Finance Department or from the City Clerk), and all investments listed on the attached report adhere to these requirements.

PS:MA

Attachment:

Monthly Report of Investments

**ATTACHMENT A
CITY OF LANCASTER
MONTHLY REPORT OF INVESTMENTS
April 30, 2019**

- (1) This is the actual City bank account balance as of 4/30/2019. It only reflects checks that have been presented for payment and deposits received by the bank. The balance on deposit per the City books would reflect reductions for all checks and warrants issued and all deposits transmitted.
- (2) This is the safekeeping account utilized for investing City funds pursuant and consistent with the investment policy adopted 02/13/2018. The current portfolio consists of treasury notes, government agencies, corporates, and CDs.

(3) Pooled Portfolio:

	<u>% of Portfolio</u>	<u>Policy Limit</u>
Cash	37.01%	None
CDs	0.74%	25% of total portfolio
Commercial Paper	0.00%	25% of total portfolio
US Treasury	20.89%	None
Federal Securities	16.89%	None
Corporate Securities	15.61%	30% of total portfolio
LAIF	8.86%	None

- (4) These are restricted cash and investments are held in trust by the banks indicated. These amounts cannot be pooled for other investing.

**ATTACHMENT A
CITY OF LANCASTER
MONTHLY REPORT OF INVESTMENTS
April 30, 2019**

	Interest Rate	Amount	Total
<u>City of Lancaster</u>			
Wells Fargo Bank			
City of Lancaster Account (note 1)	0.00%	\$27,430,567	
Certificate of Deposit	0.10%	\$100,000	
Bank of America			\$100,000
Certificate of Deposit	0.05%	\$100,000	
U S Bank - Safekeeping (note 2)			\$39,671,891
Commercial Paper	0.00%	\$0	
US Treasury Notes	2.47%	\$15,503,262	
Federal Government Agencies	1.48%	\$12,536,232	
Corporate Securities	2.20%	\$11,587,629	
Cash & Equivalents	0.00%	\$44,769	
Chase Bank			\$150,919
Certificate of Deposit	0.01%	\$150,919	
Mission Bank			\$201,579
Certificate of Deposit	0.20%	\$201,579	
Local Agency Investment Fund (L.A.I.F.)	2.45%	\$6,576,416	\$6,576,416
Total City of Lancaster			<u>\$74,231,373</u>
Successor Agency for the Lancaster Redevelopment Agency			
Local Agency Investment Fund (L.A.I.F.)	2.45%	\$4,368,679	\$4,368,679
Total Lancaster Successor Agency			<u>\$4,368,679</u>
Total Pooled Portfolio (note 3)			<u>\$78,600,052</u>
Weighted Average	1.389%		

**ATTACHMENT A
CITY OF LANCASTER
MONTHLY REPORT OF INVESTMENTS
April 30, 2019**

	Interest Rate	Amount	Total
River City Bank			\$2,590,656
Lancaster Choice Energy LockBox Account	0.00%	\$1,547,865	
Lancaster Choice Energy Cash Collateral Account	2.19%	\$502,026	
Lancaster Choice Energy Operating Account	0.00%	\$540,765	
Wilmington Trust			\$0
Lancaster Choice Energy LockBox Account	0.00%	\$0	
The Bank of New York Mellon Trust Company, N.A.			\$1,483,822
LRA & LA County Escrow Account - Government Bonds	0.00%	\$1,483,822	
US Bank			\$22,761,743
CFD 89-1 1990 Special Bonds	2.31%	\$117	
LFA CFD 89-1 1997 Special Bonds	2.31%	\$1,738	
LFA L O BONDS 1997 SERIES A & B	2.31%	\$408,573	
LFA LRB 2018 Construction and Improvements	2.31%	\$15,107,293	
LRB 2018 Lease Revenue Bonds	2.31%	\$849,842	
LRA Combined 2004 Fire Protection Facilities Project Bonds	2.31%	\$933,025	
LRA Combined 2004 Sheriff Facilities Prjct Refunding Bonds	2.31%	\$1,797,684	
LRA Public Capital Facilities 2010 Project Lease Revenue Bonds	2.31%	\$424,421	
LPA Solar Renewable Energy Issue of 2012A	2.31%	\$2,729,649	
SA Combined Project Areas Refunding Bonds 2015A & B	2.31%	\$44,158	
SA Combined Project Areas Refunding Bonds 2016 A-1 & A-2	2.31%	\$27,216	
SA Combined Project Areas Refunding Bonds 2016B	2.31%	\$20,634	
LFA 2016 Assessment Revenue Bonds (Streetlights Acquisition)	2.31%	\$416,175	
SA 2017 Tax Allocation Revenue Bonds (TARB)	2.31%	\$1,217	
Total Restricted Cash/Investments Held in Trust		<u><u>\$22,761,743</u></u>	
Total Restricted Cash/Investments Held in Trust (note 4)			<u><u>\$26,836,220</u></u>

All investments are authorized pursuant to and consistent with the investment policy of the City of Lancaster. Policy adopted 02/13/18 under resolution number 18-06.

Pam Statsmann
Finance Director

City of Lancaster
Cash Balances by Fund
April 30, 2019

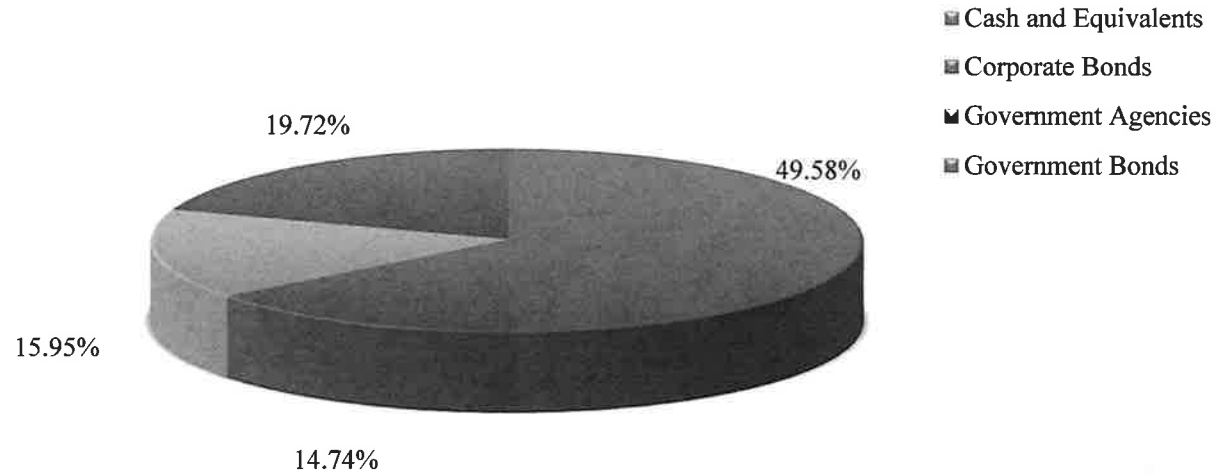
Fund No.	Fund Name	Ending Balance	Fund No.	Fund Name	Ending Balance
101	GENERAL FUND	\$ 4,743,387	323	STATE GRANT - STPL	\$ (7,739)
104	CAPITAL REPLACEMENT FUND	\$ 1,854,598	324	STATE GRANT - OTS	\$ (8,381)
106	COMMUNITY SERVICES FOUNDATION	\$ 118,767	330	STATE GRANT RECYCLING	\$ 214,094
109	CITY SPECIAL RESERVES FUND	\$ 18,658,296	331	STATE GRANT - OIL RECYCLING	\$ 66,540
150	CAPITAL PROJECTS FUND - CITY	\$ (2,740,159)	349	MISC STATE GRANTS	\$ (484,718)
203	GAS TAX	\$ 1,691,289	361	CDBG	\$ (345,657)
204	AQMD	\$ 41,432	363	NBRHD STABILIZATION PRGM	\$ 2,008,649
205	PROP 1B	\$ 241,977	364	HPRP-HOMELESS PREV & RAPID REH	\$ -
206	TDA ARTICLE 8 FUND	\$ (4,648,497)	391	LANCASTER HOME PROGRAM	\$ 773,333
207	PROP "A" TRANSIT FUND	\$ 2,477,857	399	FEDERAL MISCELLANEOUS GRANTS	\$ (557,262)
208	TDA ARTICLE 3 BIKEWAY FUND	\$ (66,456)	401	AGENCY FUND	\$ 607,246
209	PROPOSITION "C" FUND	\$ 4,514,437	402	PERFORMING ARTS CENTER	\$ -
210	MEASURE R FUND	\$ 4,938,558	404	GRANTS FUND	\$ -
211	MEASURE M FUND	\$ 3,049,209	408	X-AEROSPACE GRANTS FUND	\$ -
213	PARKS DEVELOPMENT FUND	\$ 805,849	456	STILL MEADOW LN SWR ASSMNT DST	\$ 12,784
217	SIGNALS - DEVELOPER FEES FUND	\$ 2,772,783	480	SEWER MAINT FUND	\$ 5,663,694
220	DRAINAGE - DEVELOPER FEES FUND	\$ 4,349,357	482	LANDSCAPE MAINTENANCE DISTRICT	\$ 2,507,617
224	BIOLOGICAL IMPACT FEE FUND	\$ 829,021	483	LIGHTING MAINTENANCE DISTRICT	\$ 271,204
226	USP - OPERATION	\$ 2,569	484	DRAINAGE MAINTENANCE DISTRICT	\$ 2,293,707
227	USP - PARKS	\$ 1,517,206	485	RECYCLED WATER FUND	\$ (26,183)
228	USP - ADMIN	\$ 17,037	486	LANCASTER POWER AUTHORITY	\$ 2,506,691
229	USP - CORP YARD	\$ 158,060	490	LANCASTER CHOICE ENERGY	\$ 2,076,791
230	MARIPOSA LILY FUND	\$ 62,733	491	CALIFORNIA CHOICE ENERGY AUTH	\$ (99,969)
232	TRAFFIC IMPACT FEES FUND	\$ 2,154,378	701	LANCASTER FINANCING AUTHORITY	\$ (844,738)
233	DEVELOPER IN LIEU	\$ 85,057	810	ASSESSMENT DISTRICT FUND	\$ 154,596
248	TRAFFIC SAFETY FUND	\$ 175,219	811	AD 93-3	\$ 132,115
251	ENGINEERING FEES	\$ 4,744	812	AD 92-101	\$ 90,682
252	PROP 42 CONGESTION MANAGEMENT	\$ 468,570	830	CFD 89-1 EASTSIDE WATER FUND	\$ 635,092
261	LOS ANGELES COUNTY REIMB	\$ 19,962	831	CFD 90-1 (BELLE TIERRA)	\$ 455,756
301	LANCASTER HOUSING AUTH. OPS.	\$ 1,918,363	832	CFD 91-1 (QUARTZ HILL)	\$ 776,760
306	LOW & MOD INCOME HOUSING	\$ 6,718,999	833	CFD 91-2 (LANC BUSINESS PARK)	\$ 442,697
321	MTA GRANT - LOCAL	\$ (1,526,281)	991	REDEV OBLIGATION RETIREMENT FD	\$ 7,685,960
				Total Cash Balance	\$ 82,409,680

* Variance from portfolio balance due to deposits in transit and outstanding checks at month end

**City of Lancaster
Recap of Securities Held
April 30, 2019**

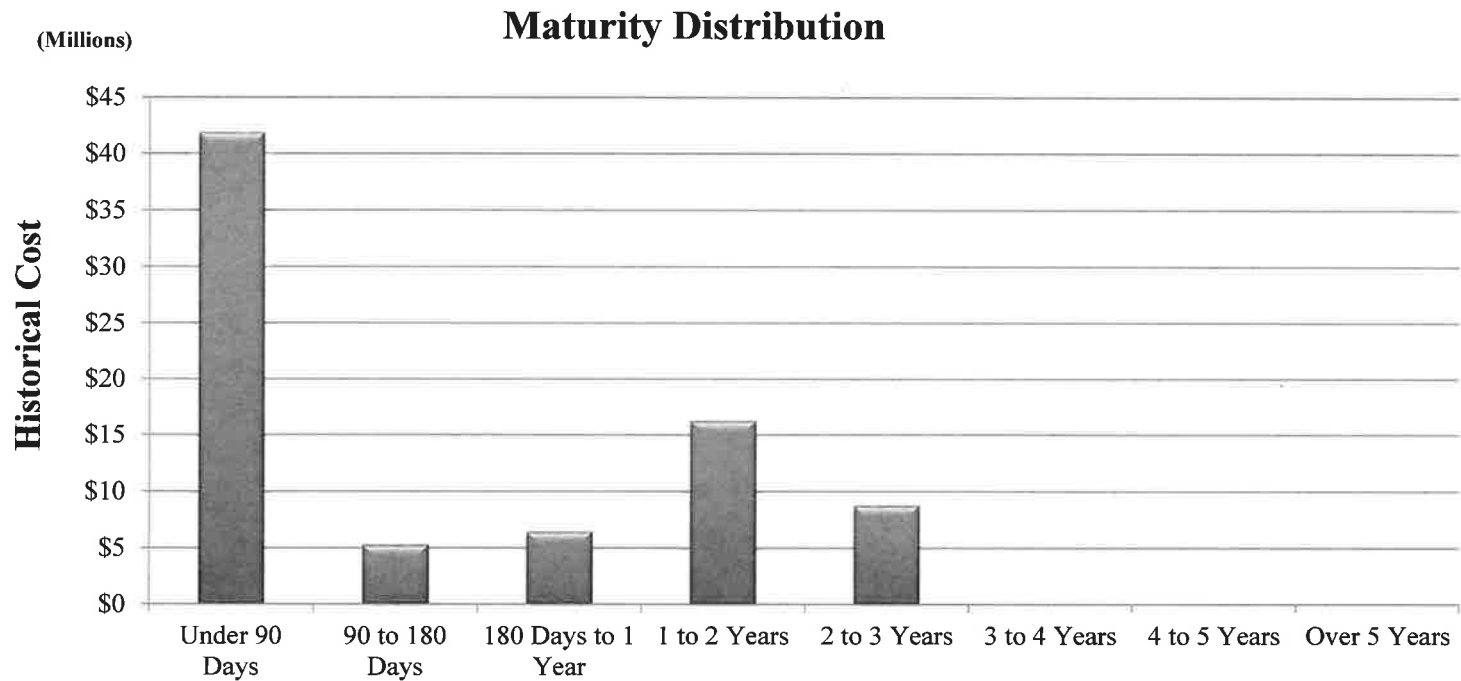
	Historical Cost	Amortized Cost	Fair Value	Unrealized Gain (Loss)	Weighted Average Effective	% Portfolio/ Segment	Weighted Average Market
Cash and Equivalents	\$38,972,929	\$38,972,929	\$38,972,929	\$0	1	49.58%	0.00
Corporate Bonds	\$11,587,629	\$11,585,828	\$11,591,102	\$5,274	374	14.74%	1.00
Government Agencies	\$12,536,232	\$12,513,138	\$12,426,521	(\$86,617)	328	15.95%	0.85
Government Bonds	\$15,503,262	\$15,498,092	\$15,555,131	\$57,038	640	19.72%	1.68
TOTAL	\$78,600,052	\$78,569,988	\$78,545,683	(\$24,305)	463	100.00%	1.22

Portfolio Diversification



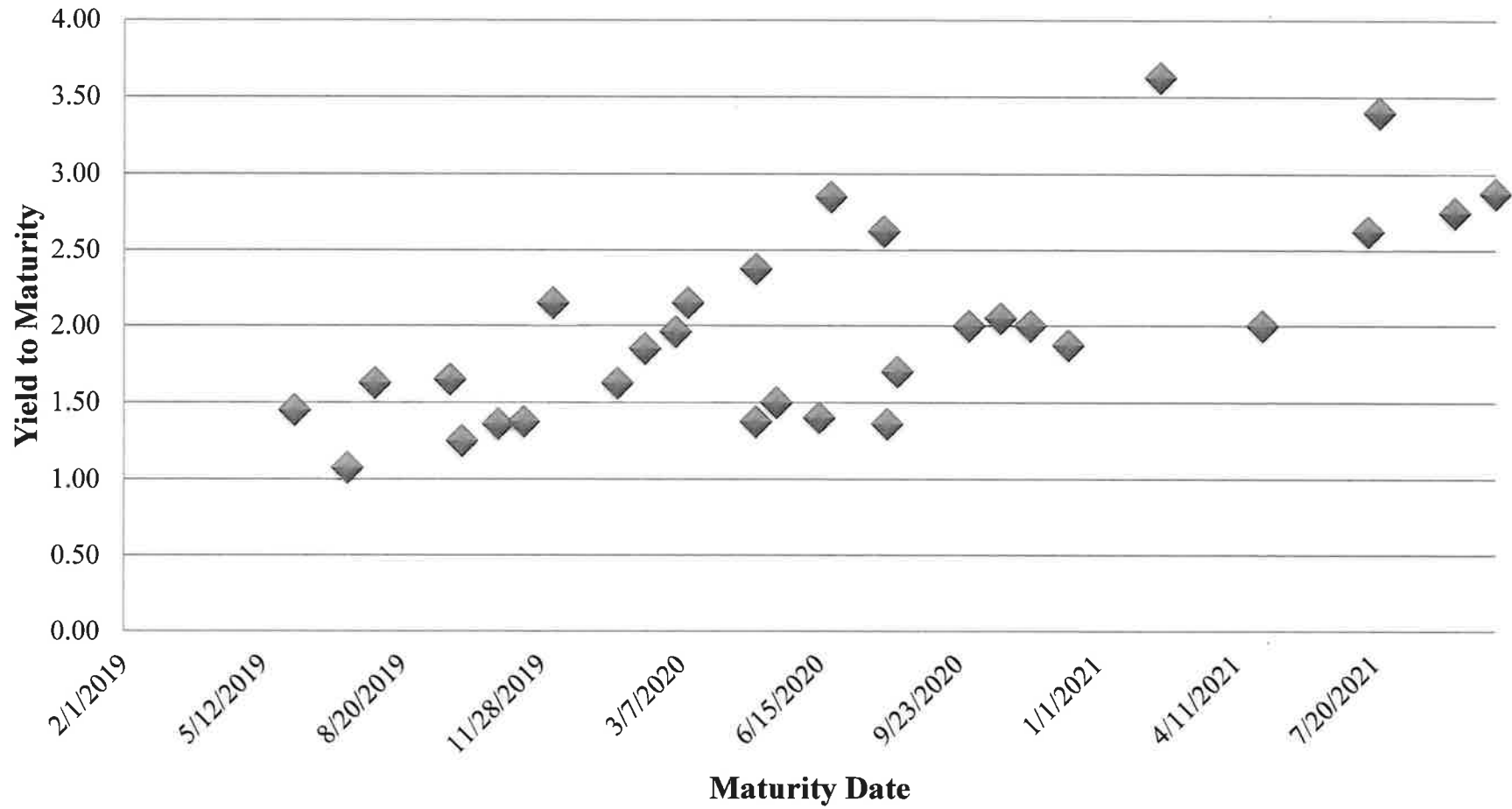
City of Lancaster
Maturity Distribution
April 30, 2019

Maturity	Historical Cost	Percent
Under 90 Days	\$41,885,431	53.29%
90 to 180 Days	\$5,267,319	6.70%
180 Days to 1 Year	\$6,438,375	8.19%
1 to 2 Years	\$16,265,048	20.69%
2 to 3 Years	\$8,743,880	11.12%
3 to 4 Years	\$0	0.00%
4 to 5 Years	\$0	0.00%
Over 5 Years	\$0	0.00%
	\$78,600,052	100.00%



City of Lancaster
Securities Held
April 30, 2019

Securities Held



STAFF REPORT
City of Lancaster

CC 4
05/28/18
JC

Date: May 28, 2019

To: Mayor Parris and City Council Members

From: Pam Statsmann, Finance Director

Subject: **TDA Article 8 FY 2018-19 Application for Available Funds**

Recommendation:

Adopt **Resolution No. 19-19**, authorizing the City Manager, or his designee, to apply for all funds available to the City of Lancaster, from the Los Angeles County Metropolitan Transportation Authority, allocated for street and road improvements for the Fiscal Year 2018-19 in the amount \$4,839,947, and draw reserves for: Fiscal Year 2015-16 in the amount of \$1,684,780; Fiscal Year 2016-17 in the amount of \$2,877,586

Fiscal Impact:

The application includes a request of FY 2018-19 allocation in the amount of \$4,839,947, as well as a request of prior year's reserves: FY 2015-16 in the amount of \$1,684,780; FY 2016-17 in the amount of \$2,877,586. The following amounts remain on reserve: FY 2016-17 in the amount of \$890,559; FY 2017-18 in the amount of \$2,773,972; FY 2018-19 in the amount of \$1,471,017.

Background:

Annually, Los Angeles County Metropolitan Transportation Authority allocates Transportation Development Act (TDA) Article 8 funds to fund unmet transit needs in areas outside the Metro service area.

Article 8 revenues will be used by the City to fund the following Council-approved and budgeted Capital Improvement Projects and operating transfers:

- Avenue K-8 Fence Installation
- St Rehab/Repair-20th W/Lancaster Blvd to Avenue J
- 2015 Pavement Management Program
- 15/16 Pavement Management Program R25
- 16/17 Pavement Management Program R25
- 17/18 Pavement Management Program R25
- 18/19 Pavement Management Program R25
- 10th St W Gap Closure Avenue L/Avenue M
- Avenue I Streetscape Enhance
- 16/17 Avenue J-8 Gap Closure
- 15/16 Lancaster Health District
- Installation of D3-1 St Sign
- Traffic Overhead Sign Replacement
- Redundant Street Lighting
- 2019 Long Line Striping
- Pedestrian Gap Closure
- 15th St W/Lancaster Blvd Roundabout
- 15th St E/Lancaster Blvd Roundabout
- General Operations and Maintenance
- Traffic Operations and Maintenance
- Street Maintenance
- Street Light Maintenance
- Transfer Out – MTA Grants

PS:LH

Attachments:

Memo to TDA Article 8 recipients dated August 20, 2018 from the Los Angeles County Metropolitan Transportation Authority
Resolution No. 19-19



Metro

August 20, 2018

MEMO TO: TDA ARTICLE 8 RECIPIENTS

**FROM: DREW PHILLIPS, DIRECTOR
LOCAL PROGRAMMING**

SUBJECT: FY 2018-19 ALLOCATIONS AND CLAIM FORMS

At its June 22, 2017 meeting, the Los Angeles County Metropolitan Transportation Authority (Metro) adopted the FY 2018-19 Transportation Development Act (TDA) Article 8 allocations. Pursuant to the action, and in accordance with the allocation recommendations and actions taken in June (Exhibit A), Metro invites your agency to claim its TDA Article 8 funds. The following items are included in this packet:

1. FY 2018-19 Allocations
2. Guidelines to the Administration of TDA Article 8
 - o Appendix I, Instructions
 - Claim Form
 - Transit Assurances
 - Sample Resolution
 - o Appendix II, Audit Guidelines
 - o Appendix III, State Controller's Guidelines
 - Relating to Gas Tax Expenditures (Sections 100-400)
3. Exhibit A - Recommendations (Metro Board Report)
4. Letter to recipients

To claim and receive funds, please submit the enclosed forms along with your agency's certified resolution to:

Ms. Armineh Saint
Transportation Planning Manager
Metropolitan Transportation Authority
One Gateway Plaza
Mail Stop: 99-4-4
Los Angeles, CA 90012-2952

ANELLI-MICHELLE NAVARRO
DEPUTY EXECUTIVE OFFICER, FINANCE



Metro

Los Angeles County
Metropolitan Transportation Authority

One Gateway Plaza
Los Angeles, CA 90012-2952

213.922.2000 Tel
metro.net

MEMO TO: TDA ARTICLE 8 RECIPIENTS

**FROM: DREW PHILLIPS, DIRECTOR
LOCAL PROGRAMMING**

SUBJECT: DEADLINE TO SUBMIT THE TDA 8 CLAIM FORMS FY 2018-19

Please note effective August 8, 2018, the deadline to submit the TDA 8 claim forms for FY2018-19 is June 30, 2019.

Thank you in advance for your cooperation.

ANELLI-MICHELLE NAVARRO
DEPUTY EXECUTIVE OFFICER, FINANCE

Los Angeles County Metropolitan Transportation Authority
FY 2019 Transit Fund Allocations

PROPOSITION A, PROPOSITION C , MEASURE R and MEASURE M LOCAL RETURN, TDA ARTICLE 3 & 8 (continued)

LOCAL JURISDICTION	Population DOF Report 2016 data ⁽¹⁾	Population as % of County	Proposition A Local Return Estimate ⁽²⁾	Proposition C Local Return Estimate ⁽²⁾	Measure R Local Return Estimate ⁽²⁾	Measure M Local Return Estimate	TDA Article 3 Ped & Bike (A)	TDA Article 8 (S & H)		Total
								Population	Article 8 Allocation	
36 INDUSTRY (B)	440	0.0043%	8,612	7,143	5,358	6,072	-			27,185
37 INGLEWOOD	114,900	1.1219%	2,248,909	1,865,411	1,399,088	1,585,599	77,883			7,176,891
38 IRWINDALE	1,423	0.0139%	27,852	23,103	17,327	19,637	5,000			92,919
39 LA CANADA-FLINTRIDGE	20,497	0.2001%	401,183	332,770	249,583	282,855	13,906			1,280,298
40 LA HABRA HEIGHTS	5,463	0.0533%	106,926	88,692	66,521	75,388	5,000			342,527
41 LAKEWOOD	79,272	0.7740%	1,551,571	1,286,988	965,261	1,093,939	53,738			4,951,497
42 LA MIRADA	49,434	0.4827%	967,559	802,565	601,936	682,180	33,517			3,087,758
43 LANCASTER	157,820	1.5410%	3,088,972	2,562,221	1,921,706	2,177,888	106,971	157,820	6,310,964	16,168,721
44 LA PUENTE	40,455	0.3950%	791,816	656,790	492,603	558,272	27,432			2,526,913
45 LA VERNE	33,174	0.3239%	649,306	538,583	403,945	457,795	22,498			2,072,127
46 LAWDALE	33,365	0.3258%	653,045	541,684	406,271	460,431	22,627			2,084,058
47 LOMITA	20,403	0.1992%	399,343	331,244	248,439	281,558	13,843			1,274,426
48 LONG BEACH	480,173	4.6886%	9,398,307	7,795,649	5,846,859	6,626,301	325,430			29,992,547
49 LOS ANGELES CITY	4,041,707	39.4649%	79,107,331	65,617,449	49,214,122	55,774,832	3,106,532			252,820,266
50 LYNWOOD	71,997	0.7030%	1,409,179	1,168,877	876,676	993,546	48,808			4,497,087
51 MALIBU	12,742	0.1244%	249,396	206,867	155,154	175,837	8,651			795,905
52 MANHATTAN BEACH	35,488	0.3465%	694,598	576,151	432,122	489,728	24,066			2,216,664
53 MAYWOOD	28,016	0.2736%	548,350	454,842	341,139	386,616	19,002			1,749,949
54 MONROVIA	38,514	0.3761%	753,825	625,278	468,968	531,486	26,116			2,405,674
55 MONTEBELLO	63,917	0.6241%	1,251,032	1,037,698	778,290	882,043	43,332			3,992,394
56 MONTEREY PARK	61,606	0.6015%	1,205,799	1,000,179	750,150	850,152	41,766			3,848,045
57 NORWALK	105,526	1.0304%	2,065,434	1,713,223	1,284,945	1,456,240	71,531			6,591,373
58 PALMDALE	158,605	1.5487%	3,104,336	2,574,965	1,931,265	2,188,721	107,503	158,605	6,342,355	16,249,144
59 PALOS VERDES ESTATES	13,663	0.1334%	267,423	221,820	166,368	188,547	9,275			853,433
60 PARAMOUNT	55,923	0.5461%	1,094,567	907,915	680,950	771,727	37,915			3,493,074
61 PASADENA	143,333	1.3996%	2,805,421	2,327,023	1,745,304	1,977,970	97,153			8,952,871
62 PICO RIVERA	64,046	0.6254%	1,253,557	1,039,792	779,860	883,823	43,420			4,000,452
63 POMONA	155,306	1.5165%	3,039,766	2,521,406	1,891,094	2,143,195	105,267			9,700,728
64 RANCHO PALOS VERDES	42,884	0.4187%	839,358	696,225	522,180	591,792	29,078			2,678,633
65 REDONDO BEACH	68,907	0.6728%	1,348,700	1,118,711	839,051	950,904	46,714			4,304,079
66 ROLLING HILLS	1,922	0.0188%	37,619	31,204	23,403	26,523	5,000			123,749
67 ROLLING HILLS ESTATES	8,059	0.0787%	157,737	130,839	98,131	111,213	5,477			503,396
68 ROSEMEAD	54,984	0.5369%	1,076,188	892,670	669,516	758,769	37,278			3,434,422
69 SAN DIMAS	34,231	0.3342%	669,995	555,743	416,816	472,382	23,214			2,138,150
70 SAN FERNANDO	24,486	0.2391%	479,258	397,532	298,155	337,902	16,610			1,529,458

RESOLUTION NO. 19-19

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LANCASTER, CALIFORNIA, AUTHORIZING THE CITY MANAGER, OR HIS DESIGNEE, TO APPLY FOR ALL FUNDS AVAILABLE TO THE CITY OF LANCASTER, FROM THE LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY, ALLOCATED FOR STREET AND ROAD IMPROVEMENTS FOR THE FISCAL YEAR 2018-19 IN THE AMOUNT OF \$4,839,947, AND DRAW RESERVES FOR: FISCAL YEAR 2015-16 IN THE AMOUNT OF \$1,684,780; FISCAL YEAR 2016-17 IN THE AMOUNT OF \$2,877,586

WHEREAS, Article 8 of the Transportation Development Act provides that cities can use eligible funds of the County's Local Transportation Fund for local streets and road expenditures when the City's unmet transportation needs have been satisfied; and

WHEREAS, the City of Lancaster has met its unmet public transportation needs through an agreement with the Los Angeles County Metropolitan Transportation Authority to provide public transportation in the City of Lancaster;

WHEREAS, the City of Lancaster desires to use its portion of its allocation of Transportation Development Act funds for minor street and road improvements;

NOW, THEREFORE, BE IT RESOLVED AND ORDERED BY THE CITY COUNCIL OF THE CITY OF LANCASTER, STATE OF CALIFORNIA, THAT:

Section 1. The City Manager, or his designee, is authorized to sign on behalf of the City of Lancaster and is the City's designated contact person.

Section 2. The City Manager, or his designee, is authorized to, and shall, apply for all funds available to the City of Lancaster allocated for street and road improvements for Fiscal Year 2018-2019 in the amount of \$4,839,947, and draw reserves for: Fiscal Year 2015-16 in the amount of \$1,684,780; Fiscal Year 2016-17 in the amount of \$2,877,586.

PASSED, APPROVED AND ADOPTED 28th day of May, 2019, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

APPROVED:

BRITT AVRIT, MMC
City Clerk
City of Lancaster

R. REX PARRIS
Mayor
City of Lancaster

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES }ss
CITY OF LANCASTER }

CERTIFICATION OF RESOLUTION
CITY OF LANCASTER

I, _____, _____ City of Lancaster, CA, do hereby certify that this is a true and correct copy of the original Resolution No. 19-19, for which the original is on file in my office.

WITNESS MY HAND AND THE SEAL OF THE CITY OF LANCASTER, on this _____ day of _____, _____.

(seal)

**STAFF REPORT
City of Lancaster**

CC 5
05/28/19
JC

Date: May 28, 2019
To: Mayor Parris and City Council Members
From: Jeff Campbell, Parks, Recreation and Arts Director
Subject: **Resolution to Authorize Submittal of Grant Fund Applications to the Department of Resources Recycling and Recovery (CalRecycle) for a Period of Five (5) Years**

Recommendation:

Adopt **Resolution No. 19-20**, authorizing submittal of application(s) for all CalRecycle grants for which the City of Lancaster is eligible.

Fiscal Impact:

None.

Background:

Public Resources Code sections 48000 et seq. authorizes CalRecycle to administer various grant programs in furtherance of the State of California's efforts to reduce, recycle and reuse solid waste generated in the state, thereby preserving landfill capacity and protecting public health and safety and the environment.

This resolution will authorize the submittal of application(s) to CalRecycle for all grants for which the City of Lancaster is eligible and will be in effect for five (5) years from the date of adoption. The first grant the City intends to apply for is to obtain tire-derived products to replace the playground surface at Whit Carter Park. The grant application requests approximately \$149,000 in product to complete the project.

NJ:jzs

Attachment:

Resolution No. 19-20

RESOLUTION NO. 19-20

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LANCASTER, CALIFORNIA, AUTHORIZING SUBMITTAL OF APPLICATION(S) FOR ALL CALRECYCLE GRANTS FOR WHICH THE CITY OF LANCASTER IS ELIGIBLE

WHEREAS, Public Resources Code sections 48000 et seq. authorize the Department of Resources Recycling and Recovery (CalRecycle) to administer various grant programs (grants) in furtherance of the State of California's (state) efforts to reduce, recycle and reuse solid waste generated in the state thereby preserving landfill capacity and protecting public health and safety and the environment; and

WHEREAS, in furtherance of this authority CalRecycle is required to establish procedures governing the application, awarding, and management of the grants; and

WHEREAS, CalRecycle grant application procedures require, among other things, an applicant's governing body to declare by resolution certain authorizations related to the administration of CalRecycle grants.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANCASTER AS FOLLOWS:

Section 1. The City Council of the City of Lancaster authorizes the submittal of application(s) to CalRecycle for all grants for which the City of Lancaster is eligible; and

Section 2. The City Manager, or his/her designee is hereby authorized and empowered to execute in the name of the City of Lancaster all grant documents, including but not limited to, applications, agreements, amendments and requests for payment, necessary to secure grant funds and implement the approved grant project; and

Section 3. These authorizations are effective for five (5) years from the date of adoption of this resolution.

PASSED, APPROVED AND ADOPTED 28th day of May, 2019, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

APPROVED:

BRITT AVRIT, MMC
City Clerk
City of Lancaster

R. REX PARRIS
Mayor
City of Lancaster

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES }ss
CITY OF LANCASTER }

CERTIFICATION OF RESOLUTION
CITY OF LANCASTER

I, _____, _____ City of Lancaster, CA, do hereby certify that this is a true and correct copy of the original Resolution No. 19-20, for which the original is on file in my office.

WITNESS MY HAND AND THE SEAL OF THE CITY OF LANCASTER, on this _____ day of _____, _____.

(seal)

**STAFF REPORT
City of Lancaster**

CC 6
05/28/19
JC

Date: May 28, 2019

To: Mayor Parris and City Council Members

From: Jeff Campbell, Parks, Recreation and Arts Department Director

Subject: **Resolution to Authorize Submittal of Grant Fund Applications to the Los Angeles County Regional Park and Open Space District for Measure A funding for projects and programs**

Recommendation:

Adopt **Resolution No. 19-21**, approving the blanket authority to file applications for grant funds from the Los Angeles County Regional Park and Open Space District for Measure A funding for projects and programs.

Fiscal Impact:

None.

Background:

On November 8, 2016, the voters of the County of Los Angeles approved the Safe, Clean Neighborhood Parks, Open Space Beaches, Rivers Protection, and Water Conservation Measure (Measure A) and designated the Los Angeles County Regional Park and Open Space District (the District) to administer said funds. The District has now set forth the necessary policies and procedures governing the application for grant funds under Measure A.

This resolution will approve the submittal of application(s) to the District for all Measure A eligible projects and programs.

NJ:jzs

Attachment:

Resolution No. 19-21

RESOLUTION NO. 19-21

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LANCASTER, CALIFORNIA, APPROVING THE BLANKET AUTHORITY TO FILE APPLICATIONS FOR GRANT FUNDS FROM THE LOS ANGELES COUNTY REGIONAL PARK AND OPEN SPACE DISTRICT FOR MEASURE A FUNDING FOR PROJECTS AND PROGRAMS

WHEREAS, the voters of the County of Los Angeles on November 8, 2016, approved the Safe, Clean Neighborhood Parks, Open Space Beaches, Rivers Protection, and Water Conservation Measure (Measure A); and

WHEREAS, Measure A also designated the Los Angeles County Regional Park and Open Space District (the District) to administer said funds; and

WHEREAS, the District has set forth the necessary policies and procedures governing the application for grant funds under Measure A; and

WHEREAS, the District's policies and procedures require the governing body of the City of Lancaster to approve of the filing of an application before submission of said application to the District; and

WHEREAS, said application contains assurances that the City of Lancaster must comply with; and

WHEREAS, the City of Lancaster will enter into Agreement(s) with the District to provide funds for acquisition projects, development projects, and/or programs.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANCASTER AS FOLLOWS:

Section 1. Approves the blanket authority to file applications with the Los Angeles County Regional Park and Open Space District for Measure A Funds for projects or programs; and

Section 2. Certifies that the City of Lancaster understands the assurances and will comply with the assurances in the application form; and

Section 3. Appoints the City Manager, or designee, to conduct all negotiations, and to execute and submit all documents including, but not limited to, applications, agreements, amendments, payment requests and so forth, which may be necessary for the completion of projects or programs.

PASSED, APPROVED AND ADOPTED 28th day of May, 2019, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

APPROVED:

BRITT AVRIT, MMC
City Clerk
City of Lancaster

R. REX PARRIS
Mayor
City of Lancaster

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES }ss
CITY OF LANCASTER }

CERTIFICATION OF RESOLUTION
CITY OF LANCASTER

I, _____, _____ City of Lancaster, CA, do hereby certify that this is a true and correct copy of the original Resolution No. 19-21, for which the original is on file in my office.

WITNESS MY HAND AND THE SEAL OF THE CITY OF LANCASTER, on this _____ day of _____, _____.

(seal)

STAFF REPORT
City of Lancaster

CC 7
05/28/19
JC

Date: May 28, 2019

To: Mayor Parris and City Council Members

From: Jeff Hogan, Development Services Director

Subject: **Final Map Approval – Tract Map No. 61989-01 (Located at the Southwest Corner of 67th Street West and Avenue L)**

Recommendation:

Approve the map and accept the dedications as offered on Tract Map No. 61989-01, located at the southwest corner of 67th Street West and Avenue L; make findings that this project will not violate any of the provisions of Sections 66473.5, 66474.1 and 66474.6 of the Subdivision Map Act; and instruct the City Clerk to endorse on the face of the map the certificate which embodies the approval of said map and the dedications shown thereon.

Fiscal Impact:

None.

Background:

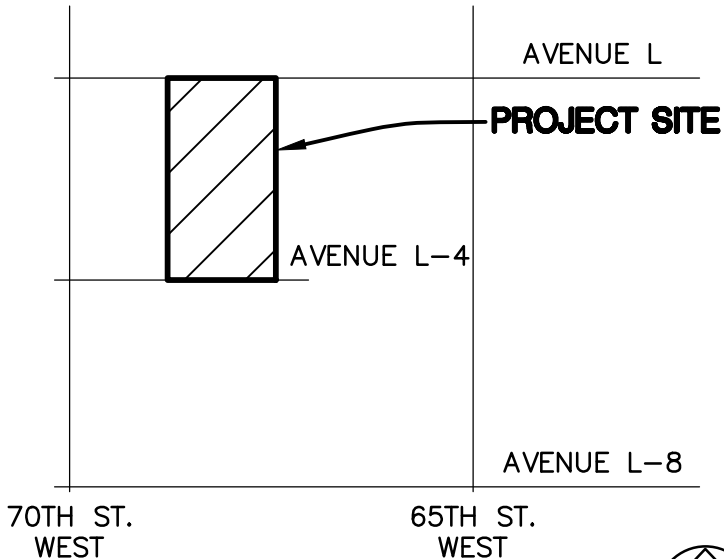
On December 19, 2005, the Planning Commission approved Tentative Tract Map No. 61989 (revised on January 17, 2017). The Final Map is in substantial conformance with the approved tentative map. Tract Map No. 61989-01 has been examined by the City Surveyor, and is ready for Council approval. The securities for this map will be in the form of a Subdivision Improvement and Lien Agreement (Agreement), which will guarantee and secure the performance of all the grading, public improvements, impact fees, and public agency fees. The lien will be in first position, and the developer agrees to present substitute bond and deposit securities with the City prior to the commencement of the work of any improvements. The Agreement satisfies the security requirements of the Undertaking Agreement as an authorized form of security in accordance with the Subdivision Map Act and the City’s Municipal Code.

The Final Map is in substantial conformance with the approved tentative map. Tract Map No. 61989-01 has been examined by the City Engineer, and is ready for Council approval.

JF:gb

Attachment:

Vicinity Map



VICINITY MAP



THOMAS GUIDE PAGE 4014
N.T.S.

STAFF REPORT
City of Lancaster

CC 8
05/28/19
JC

Date: May 28, 2019

To: Mayor Parris and City Council Members

From: Jeff Hogan, Development Services Director

Subject: Purchase of Highway Safety LED Lights

Recommendation:

Approve the purchase of Highway Safety LED Lights from BYD Energy, LLC, for the purpose of replacing and upgrading the City’s highway safety lights.

Fiscal Impact:

\$227,945.61. Sufficient funds are available in Capital Improvements Budget Account No. 217-16TS029-924.

Background:

On Tuesday, February 14, 2017, the City Council approved the award of Request for Proposal (RFP) No. 650-17 to BYD Energy LLC, for the acquisition of Streetlight LEDs. This was a part of the City’s plan to acquire and upgrade all of the streetlights within city limits from Southern California Edison (SCE) in order to decrease future maintenance and energy costs.

The City’s maintenance schedule programmed the replacement of the City’s highway safety lighting, which exist on signalized intersections for the purpose of lighting both the intersections and the crosswalks, for 2019. In anticipation of this project, City Engineering staff utilized photometric studies and standard lighting plans in order to determine that it is best for the safety of all travelers within the City limits that the highway safety lighting be consistent with the City’s general street lighting. Furthermore, staff studied the variations in relative LED products, and determined that no two LEDs are the same from company to company. In order to have a standard lighting appearance throughout the City, it is recommended that the highway safety lights have the same manufacturer as the street lights.

In addition to the safety purposes, the maintenance of these lights will not require any additional training or variations in services by City staff.

TN:cvh

STAFF REPORT
City of Lancaster

CC 9
05/28/19
JC

Date: May 28, 2019

To: Mayor Parris and City Council Members

From: Jeff Hogan, Development Services Director

Subject: **Award of Bid - Public Works Construction Project No. 17-005 (2020 Safe Route to School (SRTS) Pedestrian Improvements, ATPSB1L-5419(055))**

Recommendation:

Award Public Works Construction Project No. 17-005, 2020 Safe Route to School (SRTS) Pedestrian Improvements, ATPSB1L-5419(055), to R.C. Becker & Son, Inc., of Santa Clarita, California, in the amount of \$5,775,032.42, plus a 20% contingency, to install gap closures and pedestrian improvements, such as sidewalks, bulb-outs, curb ramps, cross-walks and bike lanes. Authorize the City Manager, or his designee, to sign all documents. This contract is awarded to the lowest responsible bidder per California Public Code Section 22038 (b).

Fiscal Impact:

\$6,930,039.90 (including 20% contingency) to be awarded; sufficient funds are available in Capital Improvements Budget Account No.'s 209-15SW017-924, 210-15SW017-924, 211-15SW017-924 and 349-15SW017-924. Associated annual maintenance costs are \$26,000.00.

Background:

The City of Lancaster (City) received a Federal ATP Cycle 3 Grant in the amount of \$5,272,000.00 for PWCP 17-005 - 2020 SRTS Pedestrian Improvement project from the 2017 Active Transportation Program (ATP), which was augmented (replaced) through Senate Bill 1 (SB1), Road Repair and Accountability Act (State funds). This ATP project will provide improvements to several streets and intersections surrounding five (5) elementary school sites (Desert View, Mariposa, Monte Vista, Sierra and Sunnydale), which will close or complete existing infrastructure gaps and improve safety and access for both pedestrian and bicycle traffic.

The project will construct over 8,000 lineal feet of new sidewalk, 1,000 lineal feet of sidewalk widening, 12,500 lineal feet of bike lanes, 64 bulb-outs, 223 curb ramps, driveway improvements crosswalks, street lighting, pavement repairs, speed cushions, bike racks, speed feedback signs, pedestrian flashing beacon improvements, various utility improvements, parkway landscaping improvements, and striping, signing and markings. Work will be performed in compliance with the City’s 2014 ADA Transition Plan, which will include 34,000 square feet of sidewalk and 223 curb- ramps at an approximate cost of \$187,000.00 and \$1,115,000.00, respectively.

This project is primarily funded with State Senate Bill SB1, Road Repair and Accountability Act (RRAA) – 2017 ATP grant funds including \$5,272,000.00 for Construction Engineering and Construction.

On April 23, 2019, at 11:00 a.m., the City conducted a bid opening for Public Works Construction Project No. 17-005. Three (3) sealed bid envelopes were received, opened, and read aloud. The bids were as follows:

	<u>Contractor</u>	<u>City</u>	<u>Bid Amount</u>
1.	R. C. Becker and Son, Inc.	Santa Clarita	\$5,775,032.42*
2.	Granite Construction Company	Lancaster	\$7,139,361.50
4.	Hardy & Harper, Inc.	Lake Forest	\$8,399,544.50
	Engineer's Estimate		\$5,642,969.00

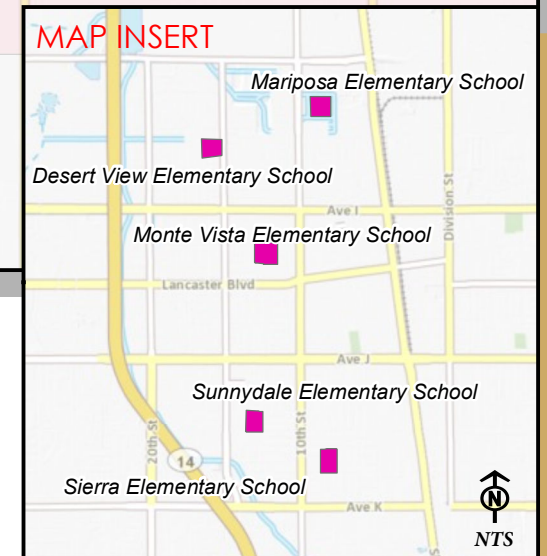
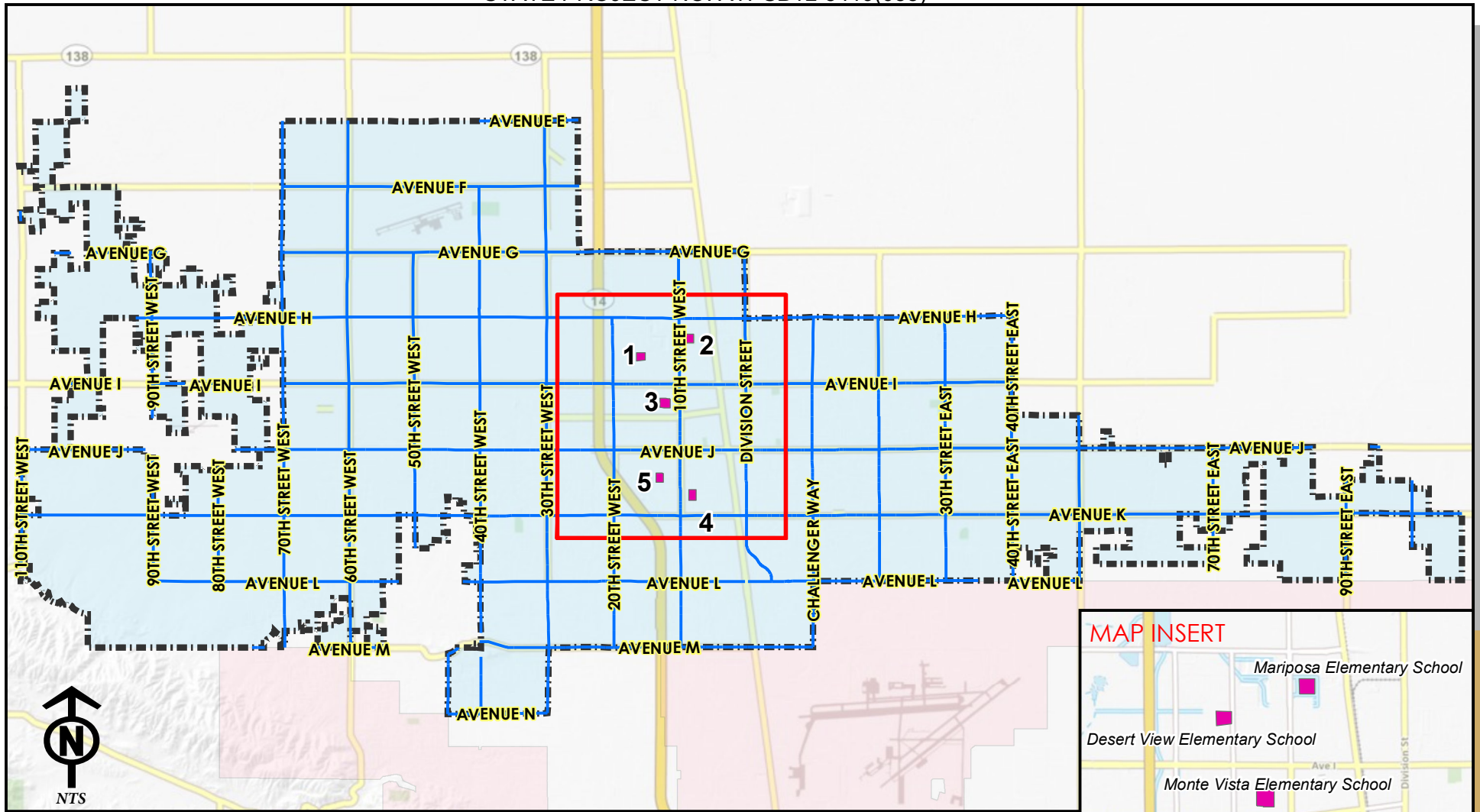
*Corrected for mathematical error

SN:vz:gb

Attachment:
Vicinity Map

VICINITY MAP

PUBLIC WORKS CONSTRUCTION PROJECT NO. 17-005
 2020 SAFE ROUTE TO SCHOOL (SRTS) PEDESTRIAN IMPROVEMENTS
 STATE PROJECT NO. ATPSB1L-5419(055)



Legend

- Schools
- Major Streets
- City Boundary
- Lancaster
- Palmdale

Location #	School
1	Desert View Elementary School
2	Mariposa Elementary School
3	Monte Vista Elementary School
4	Sierra Elementary School
5	Sunnydale Elementary School



STIR



A Vision for the Future of Lancaster

STAFF REPORT
City of Lancaster

CC 10
05/28/19
JC

Date: May 28, 2019

To: Mayor Parris and City Council Members

From: Jeff Hogan, Development Services Director

Subject: **Lancaster Drainage Benefit Assessment District Annual Assessment for Fiscal Year 2019-2020**

Recommendations:

- a. Adopt **Resolution No. 19-22**, generally describing any proposed improvements or substantial changes in existing improvements, and ordering the assessment engineer to prepare and file a report for Lancaster Drainage Benefit Assessment District.
- b. Adopt **Resolution No. 19-23**, preliminarily approving the Engineer's Report, fixing time and place for public hearing on the levy of the proposed assessment, and declaring its intention to levy and collect assessments within Lancaster Drainage Benefit Assessment District.

Fiscal Impact:

Parcels annexed prior to Fiscal Year 2005-2006 will be assessed \$50.00 per equivalent drainage unit, which is the same as the previous year's assessment. Lots and parcels annexed beginning Fiscal Year 2005-2006 will be assessed \$71.61 per equivalent drainage unit, which includes the 2.51% CPI adjustment. An estimated total of \$1,849,054.78 will be assessed against the benefiting properties, and will be used for maintenance expenses.

Background:

The City Council previously formed the Lancaster Drainage Benefit Assessment District, including establishment of separate zones, and submitted the proposition to the eligible voters in each respective zone. The majority of voters approved the formation of the District, the separate zones, and the levying of the assessment. The first year's assessment was paid by the developers of the property. Each year, thereafter, the City Council, after public notice and hearing, may determine and impose an annual assessment. Due to the cost and complexity of accounting for separate zones of benefit within the District, separate zone designations were eliminated in 1992 per Resolution 92-134, by City Council action.

The drainage improvements in the District have been completed and accepted by the City Council, and will be maintained with funds generated by the Drainage Benefit Assessment District. Each lot or parcel within the District that was annexed prior to Fiscal Year 2005-2006, as indicated on the diagram, will be assessed a unit assessment of \$50.00 per equivalent drainage unit (EDU) for Fiscal Year 2019-2020. The unit assessment for Fiscal Year 2019-2020 is the same as Fiscal Year 2004-2005, except for those parcels that were annexed during Fiscal Year 2005-2006 or subsequent fiscal years, which will be assessed at a rate reflective of the February index increase consistent with the consumer price index for Los Angeles-Riverside-Orange Counties. Last year's rate was \$69.86. For Fiscal Year 2019-2020, the rate of assessment will be \$71.61 per assessment unit, including the established CPI adjustment of 2.51% ($\$69.86 + (\$69.86 \times 0.0251) = \$71.61$).

The method of assessment is based on proportionate storm water runoff, thereby assessing developments with more impervious area a proportionately larger share of the total assessed costs. Refer to the attached Engineer's Report and Assessment for details.

EW:gb

Attachments:

Resolution No. 19-22

Resolution No. 19-23

Engineer's Report

RESOLUTION NO. 19-22

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LANCASTER, CALIFORNIA, GENERALLY DESCRIBING ANY PROPOSED IMPROVEMENTS OR SUBSTANTIAL CHANGES IN EXISTING IMPROVEMENTS, AND ORDERING THE ASSESSMENT ENGINEER TO PREPARE AND FILE A REPORT FOR LANCASTER DRAINAGE BENEFIT ASSESSMENT DISTRICT

WHEREAS, the City Council of the City of Lancaster has previously approved the formation of Lancaster Drainage Benefit Assessment District (hereinafter referred to as "the District") for the continued maintenance, operation, and servicing of the drainage improvements within the District; and

WHEREAS, on November 5, 1996, the California electorate approved Proposition 218, the self-titled "Right to Vote on Taxes Act" (hereinafter referred to as "the Proposition") and

WHEREAS, said Proposition sets forth procedures that must be followed in establishing an annual assessment to be levied; and

WHEREAS, said procedures require the City Council to identify all parcels which will have a special benefit conferred upon them, including property owned by federal, state or local governmental agencies; determine the "proportionate special benefit" to each property in relationship to the entirety of cost of acquiring or constructing an improvement or of "maintaining and operating" such an improvement; order assessment of special benefits only.

WHEREAS, the City Council has contracted with Harris & Associates as assessment engineer to assist the City with the annual levy of assessments and engineer's report; and

NOW, THEREFORE, BE IT RESOLVED AND ORDERED BY THE CITY COUNCIL OF THE CITY OF LANCASTER, STATE OF CALIFORNIA, THAT:

Section 1. The City Council of the City of Lancaster proposes to establish an assessment for drainage maintenance and improvement purposes to be levied against properties in Lancaster Drainage Benefit Assessment District pursuant to the provisions of the Benefit Assessment Act of 1982 being Chapter 6.1 of Part 1 of Division 2 of the California Government Code (hereinafter referred to as "the Act") and the Proposition.

Section 2. Generally, the proposed improvements are maintenance, servicing, and installation of drainage improvements within the District.

Section 3. Harris & Associates is hereby ordered to prepare and file a report in accordance with said Act and the Proposition.

Section 4. The amounts to be assessed for the expenses of the continued maintenance, servicing, operating, and installation of the drainage improvements shall be levied and collected in the same manner, and by the same officers as taxes for County purposes are levied and collected, and shall be disbursed and expended for maintenance, operation, and service of the District, all as described in the Engineer's Report and Section 2 above.

PASSED, APPROVED and ADOPTED this 28th day of May, 2019, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

APPROVED:

BRITT S. AVRIT, MMC
City Clerk
City of Lancaster

R. REX PARRIS
Mayor
City of Lancaster

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF LANCASTER)

CERTIFICATION OF RESOLUTION
CITY COUNCIL

I, _____, _____ City of Lancaster, CA, do hereby certify that this is a true and correct copy of the original Resolution No. 19-22, for which the original is on file in my office.

WITNESS MY HAND AND THE SEAL OF THE CITY OF LANCASTER, on this _____ day of _____, _____.

(seal)

RESOLUTION NO. 19-23

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LANCASTER, CALIFORNIA, PRELIMINARILY APPROVING THE ENGINEER'S REPORT, FIXING TIME AND PLACE FOR PUBLIC HEARING ON THE LEVY OF THE PROPOSED ASSESSMENT AND DECLARING ITS INTENTION TO LEVY AND COLLECT ASSESSMENTS WITHIN LANCASTER DRAINAGE BENEFIT ASSESSMENT DISTRICT

WHEREAS, the City Council has by its Resolution No. 19-22, generally described any proposed new improvements and substantial changes in the existing improvements, and ordered the assessment engineer, Harris & Associates, to prepare a report relative to Lancaster Drainage Benefit Assessment District (hereinafter referred to as the "District"); and

WHEREAS, assessment engineer has prepared said Engineer's Report, filed the same with the City Clerk, and said City Clerk has presented said Engineer's Report to this City Council for consideration; and

WHEREAS, the assessment engineer has prepared a diagram showing the boundaries of the District, said diagram has been filed with the City Clerk, and the City Clerk has presented said diagram to this City Council for consideration; and

WHEREAS, the Engineer's Report and the diagram have been filed with the City Clerk and are open to the public for inspection, and may be referred to for all details regarding the improvements, the boundary of the District, the assessments, total costs, and a description of the parcels to be assessed; and

WHEREAS, the City Council may determine, after public notice and hearing, an annual assessment on each parcel of real property within the District.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED BY THE CITY COUNCIL OF THE CITY OF LANCASTER, STATE OF CALIFORNIA, THAT:

Section 1. Said Engineer's Report be, and the same is hereby preliminarily approved including the recommendations made therein, the City Clerk is hereby directed to endorse the fact and date of such approval on said Engineer's Report, and to file said Engineer's Report in the office of said City Clerk.

Section 2. Said diagram be and the same is hereby approved, the City Clerk is hereby directed to endorse the fact and date of such approval on said diagram, and to file said diagram in the office of the City Clerk.

Section 3. June 11, 2019, at 5:00 p.m. in the Council Chambers, 44933 Fern Avenue, Lancaster, California, is hereby fixed as the date, time and place for the public hearing on the levy and collection of the proposed assessment.

Section 4. The City Clerk shall cause notice of the filing of said assessment, and the setting of the time, date and place for the hearing on the proposed assessment to be published pursuant to Section 6066 of the Government Code, and posted in at least three public places within the jurisdiction of the City.

PASSED, APPROVED and ADOPTED this 28th day of May, 2019, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

APPROVED:

BRITT S. AVRIT, MMC
City Clerk
City of Lancaster

R. REX PARRIS
Mayor
City of Lancaster

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF LANCASTER)

CERTIFICATION OF RESOLUTION
CITY COUNCIL

I, _____, _____ City of Lancaster, CA, do hereby certify that this is a true and correct copy of the original Resolution No. 19-23, for which the original is on file in my office.

WITNESS MY HAND AND THE SEAL OF THE CITY OF LANCASTER, on this _____ day of _____, _____.

(seal)



CITY OF LANCASTER

PRELIMINARY ENGINEER'S REPORT FISCAL YEAR 2019-20 LANCASTER DRAINAGE BENEFIT ASSESSMENT DISTRICT



Harris & Associates

May 2019

Prepared by

Harris & Associates

22 Executive Park, Suite 200

Irvine, CA 92614

www.weareharris.com



**ENGINEER'S REPORT FOR
FISCAL YEAR 2019-20
LANCASTER DRAINAGE BENEFIT ASSESSMENT DISTRICT
City of Lancaster
State of California**

I HEREBY CERTIFY THAT THE ENCLOSED ENGINEER'S REPORT, TOGETHER WITH ASSESSMENT ROLL THERETO ATTACHED, WAS APPROVED AND CONFIRMED BY THE CITY COUNCIL OF THE CITY OF LANCASTER, CALIFORNIA, AND FILED WITH ME ON THE ____ DAY OF _____, 2019.

BRITT AVRIT, CITY CLERK
CITY OF LANCASTER
LOS ANGELES COUNTY, CALIFORNIA



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INTRODUCTION

Purpose

Pursuant to the provisions of the Benefit Assessment Act of 1982, being Chapter 6.4, Part 1, Division 2 of the Government Code (the "1982 Act"), and in compliance with the substantive and procedural requirements of the California State Constitution Article XIII D (the "California Constitution"), the City Council of the City of Lancaster (the "City") adopted a Resolution Initiating Proceedings for the Levy and Collection of Annual Assessments within the Lancaster Drainage Benefit Assessment District (the "District") for Fiscal Year 2019-2020. Said Resolution called for the preparation and filing of an annual report ("Report") pursuant 1982 Act, presenting plans and specifications describing the general nature, location and extent of the improvements to be maintained, an estimate of the costs to maintain said improvements within the District, a Diagram of the boundaries of the District and the Assessment Roll.

The word "parcel", for purposes of this Report, refers to an individual property assigned its own Assessor's Parcel Number ("APN") by the Los Angeles County Assessor's Office. The Los Angeles County Auditor/Controller uses APN and specific fund numbers to identify parcels to be assessed on the tax roll for special benefit assessments.

This Report consists of five sections and identifies the following items:

- **Plans and Specifications.** The location of the District and the specific improvements to be maintained.
- **Cost Estimate.** The District costs and proposed assessments to be levied for 2019-2020.
- **Method of Apportionment.** How the District costs are allocated and apportioned to the assessable parcels based upon the benefit received.
- **Assessment Diagram.** A Diagram showing the District boundaries.
- **Assessment Roll.** A listing of parcels to be assessed by APN and corresponding assessment amounts.

Overview

The City Council previously formed the Lancaster Drainage Benefit Assessment District with the goal of protecting properties from flooding through the continued maintenance, operation, and servicing of the drainage improvements within the District. Subsequent to the original formation, each parcel currently assessed has been annexed into the District. Upon annexation, the first year's assessment is paid by the developer of the parcels that were annexed.

Ordinance No. 739 Compliance

In compliance with Ordinance No. 739, all parcels used exclusively for religious or charitable purposes have been exempted from the payment of Lancaster Drainage Benefit Assessment District assessments.

IMPACTS OF PROPOSITION 218

On November 5, 1996 California voters approved Proposition 218 entitled "Right to Vote on Taxes Act" which added Article XIID to the California Constitution. While its title refers only to taxes, Proposition 218 establishes new procedural requirements for the formation and administration of assessment districts. Proposition 218 also requires that with certain specified exceptions, which are described below, all existing assessment districts must be ratified by the property owners within the District using the new procedures.

Some of these exceptions include:

- 1) Any assessment imposed exclusively to finance the capital cost or maintenance and operation expenses for streets.
- 2) Any assessments levied pursuant to a petition signed by the persons owning all of the parcels subject to the assessment at the time the assessment was initially imposed.

However, even if assessments are initially exempt from Proposition 218, if the assessments are increased in the future, the City will need to comply with the provisions of Proposition 218 for that portion of the increased assessment unless the increase in assessment was anticipated in the assessment formula (e.g., CPI increase).

Following the passage of Proposition 218, based on conversations with other public agency officials, attorneys, assessment engineers and Senate Bill 919, we determined that if assessments were imposed as a condition of development and property owners agreed to the imposition of assessments and subsequently signed a development agreement confirming so, then this would suffice for the requirement of signing a petition.

The more difficult question arose in those situations where the levy of assessments was imposed as a condition of approval for land development or subdivision where the property owner did not enter into a development agreement. In those cases, if the improvements and the resulting assessment were a condition of the land development or subdivisions approval and the property owner acquiesces to the levy of assessment, it is reasoned that this was a functional equivalent of giving express consent or signing a petition requesting the imposition of the assessment. Even the Howard Jarvis Taxpayers' Association seems to tacitly support this conclusion in its "Statement of Drafters' Intent". When discussing the exemption for existing assessments imposed pursuant to a petition, the taxpayers' association said:

"This provision exempts most land secured financing arrangements used by developers."

Clearly acceptance of a condition of approval of a development or subdivision which requires that imposition of assessments is a common form of land secured financing used by developers.



STATEMENT OF ASSESSMENT ENGINEER

Statement of Assessment Engineer

AGENCY: CITY OF LANCASTER
PROJECT: LANCASTER DRAINAGE BENEFIT ASSESSMENT DISTRICT
TO: CITY COUNCIL
CITY OF LANCASTER, STATE OF CALIFORNIA

ENGINEER'S REPORT FOR FISCAL YEAR 2019-20

The preparation of this Report is in conformance with the obligation of the City Council of the City of Lancaster for the District to provide maintenance, operation, and servicing of the drainage improvements within the District and assess each lot or parcel of land in the District the costs and expenses of the District in proportion to the estimated benefits to be received by each such lot or parcel of land for Fiscal Year 2019–20. Services will be provided through June 30, 2020.

Pursuant to the 1982 Act, Article XIIIID, Section 4(a) of the State of California Constitution, and in accordance with the City of Lancaster's Resolution being adopted by the City Council of the City of Lancaster on the ____ day of _____, this Report has been ordered for:

LANCASTER DRAINAGE BENEFIT ASSESSMENT DISTRICT

I, K. Dennis Klingelhofer, authorized representative of the District, the duly appointed Assessment Engineer submit the following Report which consists of the following five (5) parts and Appendices:

PART I

Plans and Specifications: Plans and specifications for the improvements are as set forth on the lists thereof, attached hereto, and are on file in the Office of the City Clerk and are incorporated herein by reference.

PART II

Cost Estimate: An estimate of the costs of the proposed improvements, including incidental costs and expenses in connection therewith, is as set forth on the lists thereof, attached hereto, and are on file in the Office of the City Clerk and incorporated herein by reference.

PART III

Method of Apportionment: The method of apportionment indicates the proposed levy of the net amount of the costs and expenses of the improvements to be levied upon the parcels of land within the District, in proportion to the estimated benefits to be received by such parcels.

PART IV

Assessment Diagram: The diagram of the District showing the exterior boundaries of the Assessment District and the lines and dimensions of each lot or parcel of land within the Assessment District. The lines and dimensions of each lot or parcel within the District are those lines and dimensions shown on the maps of the Assessor of the County of Los Angeles for the fiscal year to which this Report applies. Part IV of this Report provides the Lancaster Drainage Benefit Assessment District Diagram.

PART V

Assessment Roll: An assessment of the estimated cost of the improvements on each benefited lot or parcel of land within the District. The proposed Assessment Roll using Fiscal Year 2019-20 assessment rates are included in this Report as Part V.

In conclusion, it is my opinion that the costs and expenses of the District have been assessed to the lots and parcels within the boundaries of the District in proportion to the estimated benefits to be received by each lot or parcel from the services provided.

DATED this ____ day of _____

 **Harris & Associates**

K. Dennis Klingelhofer, P.E., Assessment Engineer
R.C.E. No. 50255
Engineer of Work



PART I – PLANS AND SPECIFICATIONS

Description of the District and Boundaries

The District was formed for the purpose of ensuring the ongoing maintenance, operation and servicing of certain drainage improvements within the boundaries of the District. Said improvements are detailed below under “Improvements and Services Provided”.

The parcels in the District are located throughout the City of Lancaster.

Improvements and Services Provided

The improvements for the District be generally described as follows:

Drainage improvements including catch basins, pipes, retention/detention basins, channels, parkway drains, spillways, streets and gutters, etc., currently in the Lancaster Drainage Benefit Assessment District boundaries will be cleaned, cleared, de-weeded, pumped, repaired, improved or replaced on an as needed basis by City staff or contracted labor and equipment as needed. Costs for tracking of assessments and new developments added to the District, administration and overhead expenses in support of the District, and an operating reserve are also included.

Plans and specifications for the improvements for the District are voluminous and are not bound in this report but by this reference are incorporated and made a part of this report. The plans and specifications are on file in the office of the City Clerk and the City Engineer where they are available for public inspection.



PART II – COST ESTIMATE

Cost Estimate

The District costs for maintenance and incidentals for Fiscal Year 2019-20 include: contract labor services, registration, travel/per diem, publication and dues, vehicle operations, legal advertising, professional services, maintenance services, grounds maintenance, soil stabilization and weed control, drainage channel maintenance, street related materials, tool and equipment rental, electricity, capital outlay (equipment and machinery), transfer/city administration costs which includes salaries, benefits, equipment and overhead. The estimated budget for Fiscal Year 2019-20 is provided on the following page.

District Fund Accounting

<u>DISTRICT FUND ACCOUNTING</u>	<u>EXPENSES</u>	<u>REVENUES</u>	<u>BALANCE</u>
Fund Balance as of July 1, 2018			\$1,899,485
<u>FY 2018-19 Projected Revenues</u>			
Assessments from Annexed Properties		\$1,650,000	
Interest, Developers Fees for New Annexations		<u>\$19,000</u>	
Total Revenue FY 2018-19		\$1,669,000	
<u>FY 2018-19 Projected Expenditures</u>			
Operating Expenditures	\$1,800,099		
Capital Encumbrances	\$0		
Transfers Out	<u>\$44,840</u>		
Total Expenditures FY 2018-19	\$1,844,939		
 Projected Fund Balance as of July 1, 2019			 \$1,723,546
<u>FY 2019-20 Estimated Revenues</u>			
Assessments from Annexed Properties		\$1,670,000	
Interest, Developers Fees for New Annexations		<u>\$15,000</u>	
Total Revenue FY 2019-20		\$1,685,000	
<u>FY 2019-20 Budgeted Expenses</u>			
Operating Expenses	\$1,714,120		
Capital Improvements	\$0		
Transfers Out	<u>\$51,780</u>		
Total Expenditures FY 2019-20	\$1,765,900		
Operating Reserve			\$171,412
 Projected Unreserved Fund Balance as of July 1, 2020			 \$1,471,234
2019-20 Total EDU's to be Assessed @ \$50.00			20,855.65
2019-20 Total EDU's to be Assessed @ \$71.61			<u>11,513.16</u>
2019-20 Total EDU's to be Assessed			32,368.81
2019-20 Total Parcels to be Assessed			16,088
 Previous Year Assessed Parcels			
2018-19 Total EDU's Assessed @ \$50.00			20,540.65
2018-19 Total EDU's Assessed @ \$69.86			<u>11,455.16</u>
2018-19 Total EDU's Assessed			31,995.81
2018-19 Total Drainage Parcels Assessed			15,722

PART III – METHOD OF APPORTIONMENT

General

The method of apportionment described in this Report, and confirmed by the City Council at the time the District was formed, utilizes commonly accepted engineering practices which have been established pursuant to the 1982 Act and the California Constitution for the allocation of special benefit assessments. The calculation of assessments is based upon the parcel type and the services and improvements provided to equitably apportion the costs based on the special benefit received by each parcel. The special benefit received by each parcel is over and above any general benefit conferred upon said parcels or to the public at large.

The Law requires that the annual aggregate amount of the assessment shall not exceed the estimated annual cost of providing the service. Also, the revenue derived from the assessment shall not be used to pay the cost of any service other than the service for which the assessment was levied. Service, as defined, includes the cost of maintaining any facility used to provide drainage service.

The amount of the assessment imposed on any parcel of property shall be related to the benefit to the parcel, which will be derived from the provision of the service.

Special Benefit

The improvements and associated costs have been allocated to the assessable lots or parcels within the District based upon the special benefit received by those parcels. The improvements for which the parcels are assessed have been identified as necessary, were installed and are being maintained as part of the development plans specifically for each parcel. As such, the improvements and continuing maintenance and servicing of those improvements are strictly the obligation of the parcels within the District.

General Benefit

Although the improvements may provide some incidental drainage control for non-assessed parcels or parcels outside the District, the improvements were designed and installed as a requirement of the development of each annexed parcel and function for the sole benefit of the annexed parcels within the District. It has been determined therefore, the costs of operating, maintaining and servicing said improvements therefore provides no measurable benefit to those non-assessed parcels or parcels outside the District.

Definition of Special Benefit

The method of apportionment described in this Report is based on the premise that each assessable parcel receives distinct and special benefit from the improvements and services provided, including the operation and maintenance of the drainage facilities in the District. In accordance with Article XIII D, Section 4 of the California Constitution:

“ **Special benefit means a particular and distinct benefit over and above general benefits conferred on real property located in the District or the public at large.** ”

Basis of Special Benefit Proportioning

The special benefit to parcels in the District is derived from the reduction of storm and nuisance waters in, through and around the parcels in the District. The drainage facilities installed by developers for a given project are specifically for the benefit of the parcels in the project. These facilities collect storm and nuisance waters and control the discharge to the street or other drainage facilities.

Collecting and controlling the discharge helps reduce the otherwise hazardous driving conditions, and public nuisance associated with flooding. The cleaning, maintaining, servicing or improving of the facilities whether they are catch basins or other inlets or outlets, pipes, boxes, gutters, channels, pumps or retention/detention basins, provide an ongoing special benefit to the parcels in the area by allowing the facilities to be able to function as intended and to protect public and private parcels from flood damage.

All parcels which have developed in some form will create runoff from their parcels in some amount (run-off factor), such as when a parcel is graded or street improvements or other pavement is installed, and are therefore required to be annexed into the District.

The runoff that collects in the streets is directed to the catch basins, storm drains, channels and basins, carries with it debris, dirt, leaves, etc., which clog or fill the drainage facilities causing them to function at a reduced level, or not at all. When functioning at a reduced level, the driving hazards, public nuisance, and localized flooding damage mentioned above may occur.

Along with the cost of maintenance, the cost of improvements made in the District, such as installation of pumps, fences or walls, storm drains or replacement of facilities, are included in the assessment of the parcels in the District.

All parcels within the District benefit from the services provided. The assessment imposed is proportionate to the benefit derived.

Within the District, the parcels vary in zoning and development from single family to multi-family, commercial and industrial developments. Each type of development has a different run-off factor.

It is proposed to levy the assessment on the basis of proportionate storm water run-off from each parcel. The basic assessment unit is the run-off from the average single family residential parcel. The average single family residential parcel is assigned one drainage unit. All other parcel use types have a calculated equivalent drainage unit (EDU) which is a factor of the amount of run-off from that parcel type compared to the average residential parcel. The non-single family residential EDU is expressed as a factor per acre.

Run-Off Factor

The calculation to determine the EDU is made up of several components. The first component is the run-off factor of that parcel's use type. The run-off factor is the percentage of rain falling on a parcel that is expected to run off the parcel rather than be absorbed in the ground. It is expressed as a decimal. Land used for landscaping or agriculture have low run-off factors because most of the water soaks in rather than leaving the parcel in run-off. Land which has been improved by adding roofs and paving has a higher run-off factor.

The run-off factor of an average single family residential parcel is considered to be 0.23 meaning that 23% of the rain that falls on the parcel is expected to leave the parcel in run-off. Other types of parcel use have a higher expected run-off, for example a commercial development has a .70 run-off factor. Assumed run-off factors for parcel use types within the District are listed in Table 1.

Run-Off Magnitude

The next component is the magnitude of the parcel's run-off compared to the single family use. This is determined by dividing the run-off factor of the other parcel use by the run-off factor of the single family use. The run-off magnitude component will vary depending on the type of parcel use.

Per Acre Equivalent

The next component in the EDU calculation is the per acre equivalent. The average single family parcel has an area of 9,600 square feet (0.22 acres). All other parcel use type EDUs are calculated using acres. To calculate the per acre equivalent, divide one acre by the average single family parcel size in acres ($1/0.22=4.55$). In other words, one acre can contain 4.55 average sized single family residential parcels.

EDU Determination

Finally, to calculate the EDU for any parcel use other than single family residential, multiply the above determined Run-Off Magnitude by the Per Acre Equivalent. These calculations are shown in Table 1.

TABLE 1

Parcel Type of Use	Run-Off Factor	Run-Off Magnitude	Per Acre Equivalent	EDU Determination Run-Off Mag. X Per Acre Equiv.	EDU
Residential	0.23	N/A	N/A	N/A	1
Apartment Units (up to 4)	0.45	$.45/.23 = 1.95$	$1/.22=4.55$	$1.95 \times 4.55 = 8.9$	8.9 per acre
Greater than 4 apartment units rooming houses/mobile home parks, schools, and other campus type development	0.53	$.53/.23=2.30$	$1/.22=4.55$	$2.30 \times 4.55 = 10.5$	10.5 per acre
Commercial/Industrial	0.7	$.70/.23=3.04$	$1/.22=4.55$	$3.04 \times 4.55 = 13.8$	13.8 per acre

NOTE: The area used in the calculations is the gross area, less any area in the street right-of-way or drainage easement. There may be development that due to the layout fit into one zoning category better than another and such EDUs will be determined by the Capital Program Manager.

Vacant developed commercial and industrial property, based on the zoning, is considered 1 EDU for assessment purposes. Vacant developed means there are no onsite improvements; however, there are public improvements. Once on-site development occurs, the property will be assessed at the rate for developed commercial or industrial property based on 13.8 EDU per acre.

Annual Assessment

The assessment for each assessable parcel is calculated as the product of the parcel's total EDUs and the current year assessment rate per EDU.

$$\text{Annual Assessment} = \text{Assessment Rate per EDU} \times \text{Parcel's Total EDUs}$$

Assessment Rate and Consumer Price Index Adjustment

Parcels annexed prior to Fiscal Year 2005-06 are assessed \$50 per EDU. Parcels which were annexed beginning in Fiscal Year 2005-06 through April 1st of this current fiscal year will be assessed \$71.61 per EDU for Fiscal Year 2019-20.

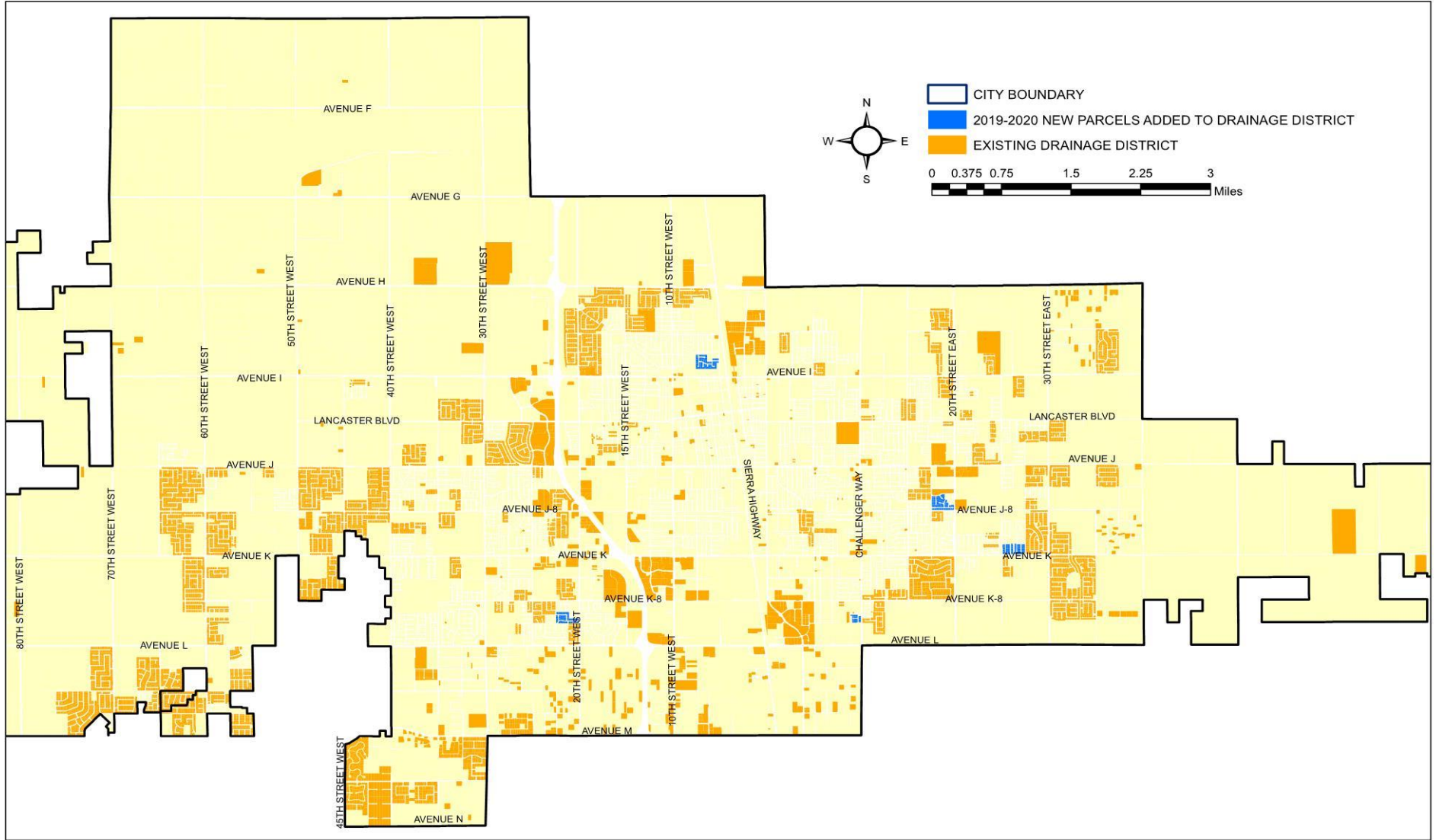
The assessment rate for parcels annexed beginning in Fiscal Year 2005-06 through April 1st of the current Fiscal Year includes a cost of living adjustment factor for increasing assessments each fiscal year, to offset increases in costs due to inflation, by the cumulative percentage increase in the Consumer Price Index for all Urban Consumers for ("CPI-U") for the Los Angeles-Long Beach-Anaheim California Standard Metropolitan Statistical Area ("Index") published by the Bureau of Labor Statistics of the United States Department of Labor. The annual CPI-U adjustment will be based on the cumulative increase, if any, in the Index as it stands in February of each year over the base Index year of 2005.



PART IV – ASSESSMENT DIAGRAM

The Assessment Diagram shows the exterior boundaries of the District. The lines and dimensions of each lot or parcel within the District are those lines and dimensions as shown on the maps of the Los Angeles County Assessor for the year in which this Report was prepared and are incorporated by reference herein and made part of this Report. The full-scale Assessment Diagram is filed under separate cover with the City Clerk. A reduced copy thereof is filed herewith and made a part hereof and located on the following page.

2019-2020 DRAINAGE MAINTENANCE DISTRICT





PART V – ASSESSMENT ROLL

The list of new parcels to be assessed in Fiscal Year 2019-2020 is located in Appendix A. The list of the remainder of the parcels in the District and their assessment amounts in Fiscal Year 2019-2020 is too voluminous to include with this Report but is incorporated herein by reference and is available for inspection in the office of the City Clerk.

Parcel Identification for each parcel within the District shall be based on available parcel maps and other property data from the Los Angeles County Assessor's office as they existed at the time this Report was prepared and adopted by the City Council.

If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the current fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel(s) shall be based on the method of apportionment and assessment rate approved in this Report. Therefore, if a single parcel has changed to multiple parcels, the assessment amounts applied to each of the new parcels shall be recalculated and applied according to the approved method of apportionment and assessment rate rather than a proportionate share of the original assessment.

Non-assessable lots or parcels include areas of public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, open space areas and rights-of-way, including public greenbelts and parkways; utility rights-of-way; common areas; small parcels vacated by the County, bifurcated lots and any other property that cannot be developed or has specific development restrictions. These types of parcels are considered to receive little or no benefit from the improvements and are therefore, exempted from assessment. Additionally, all parcels used exclusively for religious or charitable purposes have been exempted from the assessment of Drainage Maintenance Assessments.



APPENDIX A – ASSESSMENT ROLL

The list of new parcels to be assessed in Fiscal Year 2019-2020 is located on the following pages.

2019-2020 DMD NEW PROJECT ASSESSMENT LIST

TR NO/PROJECT NO.	LOT	APN	AIN	UNIT(s)	ASSESSMENT
45675	22	3112-040-089	3112040089	1	\$50.00
45675	21	3112-040-088	3112040088	1	\$50.00
45675	20	3112-040-087	3112040087	1	\$50.00
41112	8	3112-040-008	3112040008	1	\$50.00
41112	3	3112-040-003	3112040003	1	\$50.00
41112	1	3112-040-001	3112040001	1	\$50.00
41112	19	3112-040-019	3112040019	1	\$50.00
41112	4	3112-040-004	3112040004	1	\$50.00
41112	38	3112-040-038	3112040038	1	\$50.00
41112	39	3112-040-039	3112040039	1	\$50.00
41112	37	3112-040-037	3112040037	1	\$50.00
41112	10	3112-040-010	3112040010	1	\$50.00
41112	24	3112-040-024	3112040024	1	\$50.00
41112	16	3112-040-016	3112040016	1	\$50.00
41112	50	3112-040-050	3112040050	1	\$50.00
41112	18	3112-040-018	3112040018	1	\$50.00
41112	57	3112-040-057	3112040057	1	\$50.00
41112	2	3112-040-002	3112040002	1	\$50.00
41112	9	3112-040-009	3112040009	1	\$50.00
41112	11	3112-040-011	3112040011	1	\$50.00
41112	32	3112-040-032	3112040032	1	\$50.00
41112	13	3112-040-013	3112040013	1	\$50.00
41112	15	3112-040-015	3112040015	1	\$50.00
41112	28	3112-040-028	3112040028	1	\$50.00
41112	22	3112-040-022	3112040022	1	\$50.00
41112	23	3112-040-023	3112040023	1	\$50.00
41112	40	3112-040-040	3112040040	1	\$50.00
41112	42	3112-040-042	3112040042	1	\$50.00
41112	49	3112-040-049	3112040049	1	\$50.00
41112	12	3112-040-012	3112040012	1	\$50.00
41112	29	3112-040-029	3112040029	1	\$50.00
41112	46	3112-040-046	3112040046	1	\$50.00
41112	54	3112-040-054	3112040054	1	\$50.00
41112	55	3112-040-055	3112040055	1	\$50.00
41112	51	3112-040-051	3112040051	1	\$50.00
41112	26	3112-040-026	3112040026	1	\$50.00
41112	53	3112-040-053	3112040053	1	\$50.00
41112	7	3112-040-007	3112040007	1	\$50.00
41112	34	3112-040-034	3112040034	1	\$50.00
41112	43	3112-040-043	3112040043	1	\$50.00
41112	6	3112-040-006	3112040006	1	\$50.00
41112	20	3112-040-020	3112040020	1	\$50.00

2019-2020 DMD NEW PROJECT ASSESSMENT LIST

TR NO/PROJECT NO.	LOT	APN	AIN	UNIT(s)	ASSESSMENT
41112	21	3112-040-021	3112040021	1	\$50.00
41112	48	3112-040-048	3112040048	1	\$50.00
41112	45	3112-040-045	3112040045	1	\$50.00
41112	35	3112-040-035	3112040035	1	\$50.00
41112	5	3112-040-005	3112040005	1	\$50.00
41112	41	3112-040-041	3112040041	1	\$50.00
41112	58	3112-040-058	3112040058	1	\$50.00
41112	27	3112-040-027	3112040027	1	\$50.00
41112	31	3112-040-031	3112040031	1	\$50.00
41112	14	3112-040-014	3112040014	1	\$50.00
41112	47	3112-040-047	3112040047	1	\$50.00
41112	36	3112-040-036	3112040036	1	\$50.00
41112	56	3112-040-056	3112040056	1	\$50.00
41112	52	3112-040-052	3112040052	1	\$50.00
41112	17	3112-040-017	3112040017	1	\$50.00
41112	25	3112-040-025	3112040025	1	\$50.00
41112	44	3112-040-044	3112040044	1	\$50.00
41112	30	3112-040-030	3112040030	1	\$50.00
41112	33	3112-040-033	3112040033	1	\$50.00
47583	78	3203-057-015	3203057015	1	\$71.61
47583	89	3203-057-026	3203057026	1	\$71.61
47583	84	3203-057-021	3203057021	1	\$71.61
47583	99	3203-057-036	3203057036	1	\$71.61
47583	86	3203-057-023	3203057023	1	\$71.61
47583	77	3203-057-014	3203057014	1	\$71.61
47583	85	3203-057-022	3203057022	1	\$71.61
47583	76	3203-057-013	3203057013	1	\$71.61
47583	90	3203-057-027	3203057027	1	\$71.61
47583	91	3203-057-028	3203057028	1	\$71.61
47583	98	3203-057-035	3203057035	1	\$71.61
47583	00	3203-057-037	3203057037	1	\$71.61
47583	05	3203-057-042	3203057042	1	\$71.61
47583	75	3203-057-012	3203057012	1	\$71.61
47583	92	3203-057-029	3203057029	1	\$71.61
47583	35	3203-057-064	3203057064	1	\$71.61
47583	33	3203-057-062	3203057062	1	\$71.61
47583	34	3203-057-063	3203057063	1	\$71.61
47583	96	3203-057-033	3203057033	1	\$71.61
47583	01	3203-057-038	3203057038	1	\$71.61
47583	80	3203-057-017	3203057017	1	\$71.61
47583	04	3203-057-041	3203057041	1	\$71.61
47583	74	3203-057-011	3203057011	1	\$71.61

2019-2020 DMD NEW PROJECT ASSESSMENT LIST

TR NO/PROJECT NO.	LOT	APN	AIN	UNIT(s)	ASSESSMENT
47583	95	3203-057-032	3203057032	1	\$71.61
47583	83	3203-057-020	3203057020	1	\$71.61
47583	97	3203-057-034	3203057034	1	\$71.61
47583	93	3203-057-030	3203057030	1	\$71.61
47583	79	3203-057-016	3203057016	1	\$71.61
47583	03	3203-057-040	3203057040	1	\$71.61
47583	87	3203-057-024	3203057024	1	\$71.61
47583	81	3203-057-018	3203057018	1	\$71.61
47583	02	3203-057-039	3203057039	1	\$71.61
47583	88	3203-057-025	3203057025	1	\$71.61
47583	94	3203-057-031	3203057031	1	\$71.61
47583	82	3203-057-019	3203057019	1	\$71.61
51747	5	3135-025-065	3135025065	1	\$50.00
51747	14	3135-025-074	3135025074	1	\$50.00
51747	15	3135-025-075	3135025075	1	\$50.00
51747	16	3135-025-076	3135025076	1	\$50.00
51747	2	3135-025-062	3135025062	1	\$50.00
51747	4	3135-025-141	3135025141	1	\$50.00
51747	12	3135-025-072	3135025072	1	\$50.00
51747	3	3135-025-063	3135025063	1	\$50.00
51747	10	3135-025-070	3135025070	1	\$50.00
51747	1	3135-025-061	3135025061	1	\$50.00
51747	9	3135-025-069	3135025069	1	\$50.00
51747	7	3135-025-067	3135025067	1	\$50.00
51747	6	3135-025-066	3135025066	1	\$50.00
51747	8	3135-025-068	3135025068	1	\$50.00
51747	19	3135-025-079	3135025079	1	\$50.00
51747	24	3135-025-084	3135025084	1	\$50.00
51747	30	3135-025-090	3135025090	1	\$50.00
51747	22	3135-025-082	3135025082	1	\$50.00
51747	25	3135-025-085	3135025085	1	\$50.00
51747	17	3135-025-077	3135025077	1	\$50.00
51747	39	3135-025-099	3135025099	1	\$50.00
51747	63	3135-025-122	3135025122	1	\$50.00
51747	43	3135-025-102	3135025102	1	\$50.00
51747	38	3135-025-098	3135025098	1	\$50.00
51747	64	3135-025-123	3135025123	1	\$50.00
51747	21	3135-025-081	3135025081	1	\$50.00
51747	34	3135-025-094	3135025094	1	\$50.00
51747	51	3135-025-110	3135025110	1	\$50.00
51747	52	3135-025-111	3135025111	1	\$50.00
51747	40	3135-025-100	3135025100	1	\$50.00

2019-2020 DMD NEW PROJECT ASSESSMENT LIST

TR NO/PROJECT NO.	LOT	APN	AIN	UNIT(s)	ASSESSMENT
51747	48	3135-025-107	3135025107	1	\$50.00
51747	59	3135-025-118	3135025118	1	\$50.00
51747	45	3135-025-104	3135025104	1	\$50.00
51747	58	3135-025-117	3135025117	1	\$50.00
51747	62	3135-025-121	3135025121	1	\$50.00
51747	46	3135-025-105	3135025105	1	\$50.00
51747	57	3135-025-116	3135025116	1	\$50.00
51747	50	3135-025-109	3135025109	1	\$50.00
51747	53	3135-025-112	3135025112	1	\$50.00
51747	67	3135-025-126	3135025126	1	\$50.00
51747	68	3135-025-127	3135025127	1	\$50.00
51747	47	3135-025-106	3135025106	1	\$50.00
51747	56	3135-025-115	3135025115	1	\$50.00
51747	37	3135-025-097	3135025097	1	\$50.00
51747	66	3135-025-125	3135025125	1	\$50.00
51747	42	3135-025-101	3135025101	1	\$50.00
51747	61	3135-025-120	3135025120	1	\$50.00
51747	18	3135-025-078	3135025078	1	\$50.00
51747	31	3135-025-091	3135025091	1	\$50.00
51747	49	3135-025-108	3135025108	1	\$50.00
51747	54	3135-025-113	3135025113	1	\$50.00
51747	32	3135-025-092	3135025092	1	\$50.00
51747	72	3135-025-131	3135025131	1	\$50.00
51747	80	3135-025-139	3135025139	1	\$50.00
51747	79	3135-025-138	3135025138	1	\$50.00
51747	36	3135-025-140	3135025140	1	\$50.00
51747	77	3135-025-136	3135025136	1	\$50.00
51747	69	3135-025-128	3135025128	1	\$50.00
51747	78	3135-025-137	3135025137	1	\$50.00
51747	71	3135-025-130	3135025130	1	\$50.00
51747	70	3135-025-129	3135025129	1	\$50.00
51747	29	3135-025-089	3135025089	1	\$50.00
51747	44	3135-025-103	3135025103	1	\$50.00
51747	33	3135-025-093	3135025093	1	\$50.00
51747	23	3135-025-083	3135025083	1	\$50.00
51747	28	3135-025-088	3135025088	1	\$50.00
51747	55	3135-025-114	3135025114	1	\$50.00
51747	27	3135-025-087	3135025087	1	\$50.00
51747	11	3135-025-071	3135025071	1	\$50.00
51747	26	3135-025-086	3135025086	1	\$50.00
51747	20	3135-025-080	3135025080	1	\$50.00
51747	35	3135-025-095	3135025095	1	\$50.00

2019-2020 DMD NEW PROJECT ASSESSMENT LIST

TR NO/PROJECT NO.	LOT	APN	AIN	UNIT(S)	ASSESSMENT
51747	13	3135-025-073	3135025073	1	\$50.00
51747	73	3135-025-132	3135025132	1	\$50.00
51747	76	3135-025-135	3135025135	1	\$50.00
51747	74	3135-025-133	3135025133	1	\$50.00
51747	75	3135-025-134	3135025134	1	\$50.00
51747	60	3135-025-119	3135025119	1	\$50.00
51747	65	3135-025-124	3135025124	1	\$50.00
45661	25	3148-046-001	3148046001	1	\$50.00
45661	27	3148-046-003	3148046003	1	\$50.00
45661	32	3148-046-008	3148046008	1	\$50.00
45661	28	3148-046-004	3148046004	1	\$50.00
45661	29	3148-046-005	3148046005	1	\$50.00
45661	31	3148-046-007	3148046007	1	\$50.00
45661	30	3148-046-006	3148046006	1	\$50.00
45661	26	3148-046-002	3148046002	1	\$50.00
45661	39	3148-046-018	3148046018	1	\$50.00
45661	66	3148-046-049	3148046049	1	\$50.00
45661	65	3148-046-048	3148046048	1	\$50.00
45661	46	3148-046-025	3148046025	1	\$50.00
45661	59	3148-046-042	3148046042	1	\$50.00
45661	96	3148-046-071	3148046071	1	\$50.00
45661	62	3148-046-045	3148046045	1	\$50.00
45661	64	3148-046-047	3148046047	1	\$50.00
45661	81	3148-046-066	3148046066	1	\$50.00
45661	33	3148-046-009	3148046009	1	\$50.00
45661	38	3148-046-017	3148046017	1	\$50.00
45661	45	3148-046-024	3148046024	1	\$50.00
45661	37	3148-046-015	3148046015	1	\$50.00
45661	73	3148-046-056	3148046056	1	\$50.00
45661	42	3148-046-021	3148046021	1	\$50.00
45661	63	3148-046-046	3148046046	1	\$50.00
45661	82	3148-046-067	3148046067	1	\$50.00
45661	41	3148-046-020	3148046020	1	\$50.00
45661	43	3148-046-022	3148046022	1	\$50.00
45661	83	3148-046-068	3148046068	1	\$50.00
45661	49	3148-046-029	3148046029	1	\$50.00
45661	61	3148-046-044	3148046044	1	\$50.00
45661	74	3148-046-073	3148046073	1	\$50.00
45661	60	3148-046-043	3148046043	1	\$50.00
45661	67	3148-046-050	3148046050	1	\$50.00
45661	76	3148-046-061	3148046061	1	\$50.00
45661	70	3148-046-053	3148046053	1	\$50.00

2019-2020 DMD NEW PROJECT ASSESSMENT LIST

TR NO/PROJECT NO.	LOT	APN	AIN	UNIT(s)	ASSESSMENT
45661	71	3148-046-054	3148046054	1	\$50.00
45661	68	3148-046-051	3148046051	1	\$50.00
45661	77	3148-046-062	3148046062	1	\$50.00
45661	40	3148-046-019	3148046019	1	\$50.00
45661	69	3148-046-052	3148046052	1	\$50.00
45661	95	3148-046-070	3148046070	1	\$50.00
45661	79	3148-046-064	3148046064	1	\$50.00
45661	48	3148-046-028	3148046028	1	\$50.00
45661	58	3148-046-041	3148046041	1	\$50.00
45661	78	3148-046-063	3148046063	1	\$50.00
45661	54	3148-046-037	3148046037	1	\$50.00
45661	55	3148-046-038	3148046038	1	\$50.00
45661	72	3148-046-055	3148046055	1	\$50.00
45661	80	3148-046-065	3148046065	1	\$50.00
45661	94	3148-046-069	3148046069	1	\$50.00
45661	34	3148-046-010	3148046010	1	\$50.00
45661	47	3148-046-077	3148046077	1	\$50.00
45661	52	3148-046-079	3148046079	1	\$50.00
45661	35	3148-046-075	3148046075	1	\$50.00
45661	36	3148-046-076	3148046076	1	\$50.00
45661	1	3148-011-008	3148011008	1	\$50.00
45661	6	3148-011-013	3148011013	1	\$50.00
45661	3	3148-011-010	3148011010	1	\$50.00
45661	5	3148-011-012	3148011012	1	\$50.00
45661	2	3148-011-009	3148011009	1	\$50.00
45661	22	3148-011-029	3148011029	1	\$50.00
45661	10	3148-011-017	3148011017	1	\$50.00
45661	12	3148-011-019	3148011019	1	\$50.00
45661	4	3148-011-011	3148011011	1	\$50.00
45661	20	3148-011-027	3148011027	1	\$50.00
45661	19	3148-011-026	3148011026	1	\$50.00
45661	9	3148-011-016	3148011016	1	\$50.00
45661	23	3148-011-030	3148011030	1	\$50.00
45661	24	3148-011-031	3148011031	1	\$50.00
45661	14	3148-011-021	3148011021	1	\$50.00
45661	16	3148-011-023	3148011023	1	\$50.00
45661	17	3148-011-024	3148011024	1	\$50.00
45661	18	3148-011-025	3148011025	1	\$50.00
45661	13	3148-011-020	3148011020	1	\$50.00
45661	11	3148-011-018	3148011018	1	\$50.00
45661	15	3148-011-022	3148011022	1	\$50.00
45661	21	3148-011-028	3148011028	1	\$50.00

2019-2020 DMD NEW PROJECT ASSESSMENT LIST

TR NO/PROJECT NO.	LOT	APN	AIN	UNIT(s)	ASSESSMENT
45661	7	3148-011-014	3148011014	1	\$50.00
45661	8	3148-011-015	3148011015	1	\$50.00
45661	86	3148-027-090	3148027090	1	\$50.00
45661	85	3148-027-089	3148027089	1	\$50.00
45661	92	3148-027-098	3148027098	1	\$50.00
45661	89	3148-027-111	3148027111	1	\$50.00
45661	90	3148-027-112	3148027112	1	\$50.00
45661	93	3148-027-099	3148027099	1	\$50.00
45661	87	3148-027-091	3148027091	1	\$50.00
45661	88	3148-027-092	3148027092	1	\$50.00
45661	91	3148-027-097	3148027097	1	\$50.00
45661	56	3148-046-039	3148046039	1	\$50.00
45661	44	3148-046-023	3148046023	1	\$50.00
45661	50	3148-046-030	3148046030	1	\$50.00
45661	53	3148-046-080	3148046080	1	\$50.00
45661	51	3148-046-078	3148046078	1	\$50.00
45661	84	3148-027-107	3148027107	1	\$50.00
45661	57	3148-046-040	3148046040	1	\$50.00
45661	75	3148-046-074	3148046074	1	\$50.00
47895	4	3126-034-098	3126034098	1	\$71.61
47895	6	3126-034-100	3126034100	1	\$71.61
47895	2	3126-034-096	3126034096	1	\$71.61
47895	1	3126-034-095	3126034095	1	\$71.61
47895	5	3126-034-099	3126034099	1	\$71.61
47895	3	3126-034-097	3126034097	1	\$71.61
47895	17	3126-034-111	3126034111	1	\$71.61
47895	26	3126-034-120	3126034120	1	\$71.61
47895	24	3126-034-118	3126034118	1	\$71.61
47895	25	3126-034-119	3126034119	1	\$71.61
47895	36	3126-034-130	3126034130	1	\$71.61
47895	34	3126-034-128	3126034128	1	\$71.61
47895	29	3126-034-123	3126034123	1	\$71.61
47895	35	3126-034-129	3126034129	1	\$71.61
47895	39	3126-034-133	3126034133	1	\$71.61
47895	38	3126-034-132	3126034132	1	\$71.61
47895	37	3126-034-131	3126034131	1	\$71.61
47895	30	3126-034-124	3126034124	1	\$71.61
47895	32	3126-034-126	3126034126	1	\$71.61
47895	28	3126-034-122	3126034122	1	\$71.61
47895	31	3126-034-125	3126034125	1	\$71.61
47895	33	3126-034-127	3126034127	1	\$71.61
47895	27	3126-034-121	3126034121	1	\$71.61

2019-2020 DMD NEW PROJECT ASSESSMENT LIST

TR NO/PROJECT NO.	LOT	APN	AIN	UNIT(s)	ASSESSMENT
44025	31	3150-043-031	3150043031	1	\$50.00
44025	15	3150-043-015	3150043015	1	\$50.00
44025	12	3150-043-012	3150043012	1	\$50.00
44025	13	3150-043-013	3150043013	1	\$50.00
44025	25	3150-043-025	3150043025	1	\$50.00
44025	32	3150-043-032	3150043032	1	\$50.00
44025	20	3150-043-020	3150043020	1	\$50.00
44025	22	3150-043-022	3150043022	1	\$50.00
44025	37	3150-043-037	3150043037	1	\$50.00
44025	4	3150-043-004	3150043004	1	\$50.00
44025	21	3150-043-021	3150043021	1	\$50.00
44025	38	3150-043-038	3150043038	1	\$50.00
44025	7	3150-043-007	3150043007	1	\$50.00
44025	43	3150-043-043	3150043043	1	\$50.00
44025	3	3150-043-003	3150043003	1	\$50.00
44025	5	3150-043-005	3150043005	1	\$50.00
44025	39	3150-043-039	3150043039	1	\$50.00
44025	16	3150-043-016	3150043016	1	\$50.00
44025	34	3150-043-034	3150043034	1	\$50.00
44025	14	3150-043-014	3150043014	1	\$50.00
44025	2	3150-043-002	3150043002	1	\$50.00
44025	6	3150-043-006	3150043006	1	\$50.00
44025	19	3150-043-019	3150043019	1	\$50.00
44025	36	3150-043-036	3150043036	1	\$50.00
44025	35	3150-043-035	3150043035	1	\$50.00
44025	17	3150-043-017	3150043017	1	\$50.00
44025	42	3150-043-042	3150043042	1	\$50.00
44025	23	3150-043-023	3150043023	1	\$50.00
44025	41	3150-043-041	3150043041	1	\$50.00
44025	48	3150-043-048	3150043048	1	\$50.00
44025	52	3150-043-052	3150043052	1	\$50.00
44025	63	3150-043-063	3150043063	1	\$50.00
44025	68	3150-043-068	3150043068	1	\$50.00
44025	75	3150-043-075	3150043075	1	\$50.00
44025	44	3150-043-044	3150043044	1	\$50.00
44025	64	3150-043-064	3150043064	1	\$50.00
44025	78	3150-043-078	3150043078	1	\$50.00
44025	79	3150-043-079	3150043079	1	\$50.00
44025	24	3150-043-024	3150043024	1	\$50.00
44025	26	3150-043-026	3150043026	1	\$50.00
44025	33	3150-043-033	3150043033	1	\$50.00
44025	40	3150-043-040	3150043040	1	\$50.00

2019-2020 DMD NEW PROJECT ASSESSMENT LIST

TR NO/PROJECT NO.	LOT	APN	AIN	UNIT(s)	ASSESSMENT
44025	56	3150-043-056	3150043056	1	\$50.00
44025	71	3150-043-071	3150043071	1	\$50.00
44025	57	3150-043-057	3150043057	1	\$50.00
44025	58	3150-043-058	3150043058	1	\$50.00
44025	65	3150-043-065	3150043065	1	\$50.00
44025	54	3150-043-054	3150043054	1	\$50.00
44025	69	3150-043-069	3150043069	1	\$50.00
44025	59	3150-043-059	3150043059	1	\$50.00
44025	73	3150-043-073	3150043073	1	\$50.00
44025	77	3150-043-077	3150043077	1	\$50.00
44025	53	3150-043-053	3150043053	1	\$50.00
44025	70	3150-043-070	3150043070	1	\$50.00
44025	72	3150-043-072	3150043072	1	\$50.00
44025	51	3150-043-051	3150043051	1	\$50.00
44025	76	3150-043-076	3150043076	1	\$50.00
44025	66	3150-043-066	3150043066	1	\$50.00
44025	74	3150-043-074	3150043074	1	\$50.00
44025	60	3150-043-060	3150043060	1	\$50.00
44025	67	3150-043-067	3150043067	1	\$50.00
44025	46	3150-043-046	3150043046	1	\$50.00
44025	47	3150-043-047	3150043047	1	\$50.00
44025	18	3150-043-082	3150043082	1	\$50.00
44025	1	3150-043-001	3150043001	1	\$50.00
44025	45	3150-043-045	3150043045	1	\$50.00
44025	9	3150-043-009	3150043009	1	\$50.00
44025	29	3150-043-029	3150043029	1	\$50.00
44025	55	3150-043-055	3150043055	1	\$50.00
44025	10	3150-043-010	3150043010	1	\$50.00
44025	28	3150-043-028	3150043028	1	\$50.00
44025	50	3150-043-050	3150043050	1	\$50.00
44025	8	3150-043-008	3150043008	1	\$50.00
44025	30	3150-043-030	3150043030	1	\$50.00
44025	62	3150-043-062	3150043062	1	\$50.00
44025	61	3150-043-061	3150043061	1	\$50.00
44025	49	3150-043-049	3150043049	1	\$50.00
44025	11	3150-043-011	3150043011	1	\$50.00
44025	27	3150-043-027	3150043027	1	\$50.00
			Total	373	\$19,903.38



APPENDIX B – DETERMINATION OF EQUIVALENT DRAINAGE UNITS BY PROJECT

Determination of Equivalent Drainage Units (EDU's) By Project is located on the following pages.

DETERMINATION OF EQUIVALENT DRAINAGE UNITS (EDU's) BY PROJECT

Project (Annexation No.)	No. of Units		Zoning	EDU Factor	No. of EDUs
	Lots	Area ¹			

¹ Area only indicated for Non-SFR parcels

TR 43305 (89-16)	57		R-7000	1	57
TR 50500 (91-03)	56		R-10,000	1	56
TR 50101 (91-18)	66		R-7000	1	66
TR 49864-02(92-10)	163		R-7000	1	163
PM 20314 (89-4)	9	26 AC	C	13.8	358.8
PM 24141 (95-06)		46.725 AC	MHP	10.5	490.61
SPR 93-03 (94-17)	1	11.1 AC	C	13.8	153.18
TR 37538 (89-3)	61		A-2-2	0.5	30.5
TR 44834 (87-5)	64		R-7000	1	64
TR 34000 (4)	37		R-7000	1	37
PM 15095 (85-1)	39	52.88 AC	CPD	13.8	729.74
PM 17118 (87-3)	17	19.85 AC	M-1 1/2 (developed)	13.8	273.93
PM 17118 (87-3)	7		M-1 1/2 (undev)	1	7
TR 44132 (85-4)	4	22.63 AC	MDR	10.5	237.62
TR 43383 (89-2)	2	17.16 AC	HDR-2	10.5	180.2
TR 43627 (85-4)	2	15.78 AC	HDR/MDR	10.5	165.7
TR 25750 (1ABC)	20		R-7000	1	20
TR 39083 (1ABC)	35		R-7000	1	35
TR 43081 (5)	24		R-7000	1	24
TR 42942 (5)	41		R-7000	1	41
TR 44540 (87-1)	61		R-7000	1	61
TR 43000 (86-1)	1	5.25 AC	MDR	10.5	55.13
TR 43050 (3)	100		R-6000	1	100
TR 33824 (86-2)	92		R-7000	1	92
TR 47255 (89-7)	14		R-7000	1	14
TR 46156 (91-09)	7		R-6000	1	7
TR 32212 (3)	52		R-6000	1	52
TR 32217 (3)	73		R-6000	1	73
TR 42125 (3)	146		R-6000	1	146
TR 45874 (90-25)	51		R-6000	1	51
TR 46790 (89-11)	127		R-7000	1	127
TR 47133 (90-5)	75		R-7000	1	75
TR 31354 (89-1)	47		R-7000	1	47
TR 48978 (91-11)	5	29.96 AC	MPD(developed)	13.8	413.45
TR 48978 (91-11)	18		MPD(undev)	1	18
TR 40308 (89-5)	115		R-7000	1	115
TR 44447 (DBA1)	5		R-7000	1	5
CUP 91-08 (92-03)	1	1.14 AC	C	13.8	15.73
PMT 92-721 (92-04)	1	.56 AC	C	13.8	7.73

DETERMINATION OF EQUIVALENT DRAINAGE UNITS (EDU's) BY PROJECT

Project (Annexation No.)	No. of Units		Zoning	EDU Factor	No. of EDUs
	Lots	Area ¹			
TR 35304 (DBA1)	23		R-7000	1	23
TR 31824 (DBA1)	9		R-7000	1	9
TR 40526 (DBA1)	30		R-7000	1	30
TR 40527 (DBA1)	6		R-7000	1	6
TR 43504 (DBA1)	47		R-7000	1	47
TR 47202 (DBA1)	47		R-7000	1	47
TR 44863 (DBA1)	37		R-7000	1	37
TR 44905 (89-9)	28		R-7000	1	28
PM 22651 (92-02)	8	9.84 AC	CPD	13.8	135.79
TR 47394 (91-17)	8		SRR	0.5	4
TR 43327 (86-2)	58		R-6000	1	58
TR 45318 (96-01)	76		R-6000	1	76
TR 44820 (96-01)	108		R-7000	1	108
TR 26897 (93-11)	1	2.88 AC	C	13.8	39.74
TR 27187 (87-2)	52		R-6000	1	52
TR 27349 (87-2)	52		R-6000	1	52
TR 47052 (87-2)	62		R-6000	1	62
TR 46088/PM 19553 (2)		65.75 AC	CPD	13.8	907.35
TR 46973 (89-15)	42		R-7000	1	42
TR 50099 (91-10)	60		R-7000	1	60
TR 50100 (91-19)	49		R-7000	1	49
TR 46155 (90-1)	46		R-7000	1	46
CUP 91-17 (92-13)	1	0.23 AC	RR-1	13.8	3.17
CUP 93-01 (93-18)	1	1.08 AC	H-I	13.8	14.9
PM 23359 (93-07)	2	1.64 AC	CPD	13.8	22.63
TR 47171 (90-7)	41		R-7000	1	41
TR 49864-03 (92-11)	134		R-7000	1	134
CUP 89-44 (94-02)	1	1.06 AC	CPD	13.8	14.63
TR 46899 (89-12)	43		R-6000	1	43
TR 50498 (91-01)	50		SRR-VM	1	50
TR 50499 (91-02)	55		SRR-VM	1	55
CUP 93-04 (93-16)	1	1.3 AC	CPD	13.8	17.94
TR 47881 (89-12)	43		R-6000	1	43
SPR 94-01 (2)	2	23.88 AC	C	13.8	329.54
TR 50098 (90-26)	76		R-7000	1	76
TR 50117 (93-05)	1	2.26 AC	MDR-1	10.5	23.73
PM 22774 (93-04)	1		RR-1	0.5	0.5
CUP 94-04 (94-18)	1	2.24 AC	C	13.8	33.4
PMT 94-2111 (94-16)	1	0.24 AC	C	13.8	3.31
SPR 94-04 (95-19)		1.04 AC	C	13.8	14.35
TR 49864-01 (91-12)	43		R-7000	1	43

DETERMINATION OF EQUIVALENT DRAINAGE UNITS (EDU's) BY PROJECT

Project (Annexation No.)	No. of Units		Zoning	EDU Factor	No. of EDUs
	Lots	Area ¹			
TR 44829 (96-02)	93		R-7000	1	93
TR 46090 (89-06)	110		R-6000	1	110
TR 46423 (89-06)	101		R-6000	1	101
TR 46424 (89-06)	103		R-6000	1	103
TR 50103 (91-16)	66		R-7000	1	66
TR 49917 (91-04)	14		SRR VM	1	14
TR 47846 (94-05)	16		R-7000	1	16
TR 47417 (90-9)	49		R-6000	1	49
TR 44812 (89-8)	99		R-7000	1	99
TR 48749 (91-20)	112		R-7000	1	112
TR 46127 (89-8)	86		R-7000	1	86
TR 45033 (92-01)	10		R-15,000	1	10
TR 44914 (94-08)	48		R-7000	1	48
TR 50102 (91-15)	48		R-7000	1	48
TR 45178 (96-12)	97		R-7000	1	97
TR 46969 (89-15)	70		SP 80-01	1	70
TR 46970 (89-15)	67		SP 80-01	1	67
TR 46971 (89-15)	66		SP 80-01	1	66
TR 46972 (89-15)	65		SP 80-01	1	65
TR 31351 (89-01)	50		R-10,000	1	50
TR 27099 (87-02)	58		R-6000	1	58
TR 48076 (90-06)	30		R-10,000	1	30
SPR 94-03 (95-18)		9.63 AC	H-I	13.8	132.89
TR 46926 (90-12)	89		R-10,000	1	89
TR 46978 (94-11)	57		UR-SP	1	57
CUP 91-22 (95-03)		9.54 AC	HI	13.8	131.65
CUP 95-03 (95-20)		2.21 AC	C	13.8	30.5
TR 46612 (92-08)	56		R-7000	1	56
TR 46976 (94-10)	74		R-7000	1	74
TR 46595 (90-02)	60		R-10000	1	60
TR 46977 (89-15)	69		R-7000	1	69
SPR 96-07 (97-17)	1	6.97	C	13.8	96.19
CUP 94-01 (95-17)	1	1.46	C	13.8	20.15
CUP 94-02 (95-16)	2	2.84	C	13.8	39.19
PM 24515 (97-24)	3	1.48	C	13.8	20.42
PMT 94-2358 (95-07)	1		RR-1	1	1
SPR 95-04 (96-13)	1	0.31	C	13.8	4.28
SPR 97-01 (97-22)	1	0.43	C	13.8	5.93
SPR 97-02 (98-01)	1	2.2	C	13.8	30.36
PMT 94-139 (94-06)	1		RR-1	1	1
CUP 94-03 (96-07)	1	0.67	C	13.8	9.25

DETERMINATION OF EQUIVALENT DRAINAGE UNITS (EDU's) BY PROJECT

Project (Annexation No.)	No. of Units		Zoning	EDU Factor	No. of EDUs
	Lots	Area ¹			
PMT 94-1757 (94-09)	1		RR-1	1	1
CUP 95-12 (97-12)	1	2.63	C	13.8	36.29
SPR 96-02 (97-16)	1	1.44	C	13.8	19.87
CUP 96-04 (97-21)	1	9.59	MDR	10.5	100.7
CUP 97-04 (98-06)	2	10.36	C	13.8	142.97
PMT 95-3966 (96-04)	1		RR-1	1	1
CUP 92-11 (96-05)	1	1.08	C	13.8	14.9
PMT 96-752 (96-10)	1		RR-1	1	1
PMT 97-0029 (98-04)	1	1.11	C	13.8	15.32
SPR 97-05 (98-03)	1	37.18	C	13.8	513.08
SPR 96-01 (97-02)	1	0.76	C	13.8	10.49
HI VALLEY (85-03)	1	8.06	MDR	10.5	84.63
TR 51841 (95-09)	1	2.03	HI	13.8	28.01
TR 51841 (95-09)	25		HI	1	25
PMT 96-2364 (97-01)	1	0.49	C	13.8	6.76
CUP 98-06 (99-06)	1	1.51	CPD	13.8	20.84
TR 50105 (92-06)	59		R-7000	1	59
TR 48534-01 (93-12)	63		R-7000	1	63
PM 24898 (97-23)	2	0.69	C	13.8	9.52
CUP 92-02 (94-15)	4	0.51	CPD	13.8	7.04
SPR 98-02 (98-07)	1	84.37	SP	13.8	1164.31
TR 52435 (97-19)	18		R-7000	1	18
TR 51562 (95-10)	17		HI	1	17
TR 51562 (95-10)	2	1.41	HI	13.8	19.46
TR 51836 (95-08)	43		HI	1	43
PMT 99-0407 (98-11)	1		R-7000	1	1
TR 45314 (99-07)	30		R-7000	1	30
TR 45315 (99-08)	45		R-7000	1	45
SPR 98-06 (98-19)	2	18.86	RC	13.8	260.27
CUP 96-06	1	4.23	R-7000	13.8	58.37
CUP 94-12 (00-04)	1	0.44	CPD	13.8	6.07
PMT 99-2125 (99-21)	1		RR2.5	1	1
SPR 99-02 (99-17)	1	0.89	HI	13.8	12.28
SPR 98-05 (99-15)	3	0.92	C	13.8	12.7
PMT 98-1312 (98-12)	1		R-7000	1	1
PMT 98-1437 (98-13)	1		RR1	1	1
PMT 98-1778 (98-15)	1	0.89	LI	13.8	12.28
SPR 98-03 (98-17)	1	1.79	LI	13.8	24.7
SPR 97-08 (98-21)	2	5	R-7000	10.5	52.5
CUP 97-08 (98-22)	1	2.24	CPD	13.8	30.91
PMT 98-2909 (99-01)	1		SRR	1	1

DETERMINATION OF EQUIVALENT DRAINAGE UNITS (EDU's) BY PROJECT

Project (Annexation No.)	No. of Units		Zoning	EDU Factor	No. of EDUs
	Lots	Area ¹			
PMT 99-0071 (99-02)	1		RR1	1	1
SPR 98-12 (99-03)	1	3	C	13.8	41.4
SPR 98-01 (99-05)	1	6.82	R-10000	10.5	71.61
PMT 00-1330 (00-34)	1		RR 2.5	1	1
PMT 00-1179 (00-18)	1		RR 2.5	1	1
PMT 98-2757 (99-04)	1		RR 1	1	1
PMT 98-2229 (99-14)	1		SRR	1	1
PMT 00-0059(00-07)	1		SRR	1	1
PMT 97-1966 (00-05)	1		SRR	1	1
PMT 99-0672 (99-12)	1		SRR	1	1
PMT 00-0111 (00-09)	1	1.44	C	13.8	19.87
PMT 97-3094 (98-20)	1	0.37	CPD	13.8	5.11
SPR 98-11 (00-15)	1	1.84	CPD	13.8	25.39
SPR 98-10 (99-27)	1	3.75	LI	13.8	51.75
CUP 98-02 (99-16)	2	3.56	LI	13.8	49.13
SPR 95-05 (99-18)	1	1.02	LI	13.8	14.08
PMT 98-2856 (99-11)	8	1.52	CBD	13.8	20.96
SPR 99-01 (00-01)	1	0.89	HI	13.8	12.28
PMT 00-0859 (00-17)	1	0.38	CPD	13.8	5.24
SPR 99-08 (00-02)	2	1.84	CPD	13.8	25.39
PMT 98-2164 (99-13)	4	19.57	CPD	10.5	205.49
SPR 98-08 (00-36)	1	0.82	C	13.8	11.32
TR 49864-04 (92-12)	105		R-7000	1	105
TR 31533 (89-01)	60		R-10,000	1	60
TR 46258 (92-14)	79		R-7000	1	79
PM 25487 (00-06)	2		RR1	0.5	1
SPR 98-09 (00-08)	1	3.43	MDR	10.5	36.02
CUP 88-45 (00-22)	1	1.58	SRR	10.5	16.59
SPR 99-05 (00-21)	4	0.69	L1	13.8	9.52
SPR 00-05 (00-19)	1	1.69	CPD	13.8	23.32
PMT 00-1750 (00-25)	1		RR1	1	1
PMT 00-1131 (00-26)	1		SRR	1	1
SPR 00-01 (00-30)	3	1.16	CPD	13.8	16.01
SPR 00-08 (00-37)	1	2.22	CPD	13.8	30.64
CUP 00-04 (00-39)	1	3.04	C	13.8	41.95
SPR 99-10 (01-01)	2	0.79	C	13.8	10.9
PMT 01-0048 (01-03)	1		R-7000	1	1
PMT 01-0755 (01-04)	1		RR2.5	1	1
PMT 01-0364 (01-17)		1	L1	13.8	13.8
PMT 01-0839 (01-24)	1		RR1	1	1
ADM PM 26099 (01-23)	2	3.48		13.8	48.02

DETERMINATION OF EQUIVALENT DRAINAGE UNITS (EDU's) BY PROJECT

Project (Annexation No.)	No. of Units		Zoning	EDU Factor	No. of EDUs
	Lots	Area ¹			
SPR 01-29 (01-29)	8	10	SP	13.8	138
PMT 00-1987 (00-27)	1		RR-1	1	1
PM 26008 (00-44)	1		RR-1	1	1
PM 25497 (01-20)	1		RR-1	1	1
PMT 01-1359 (01-14)	1		RR-2.5	1	1
PMT 02-00258 (02-01)	1		RR-1	1	1
CUP 00-02 (01-11)	2	2.41	SP	13.8	33.26
PMT 01-0992 (01-09)	1		SRR	1	1
PMT 00-0138 (00-11)	1		SRR	1	1
Tract 45311 (00-13)	60		R-7000	1	60
DR 01-46 (91-11)	1	2.62	SP 90-01	13.8	36.16
SPR 00-02 (00-28)	2	2.12	CPD	13.8	29.25
CUP 01-05 (01-22)	3	1.07	R-7000	13.8	14.77
PMT 02-00283 (02-02)	1	0.23	C	13.8	3.17
SPR 98-07 (91-11)	1	1.04	SP 90-01	13.8	14.35
SPR 00-04 (00-31)	1	1.89	H1	13.8	26.08
SPR 94-05 (99-24)	2	6.79	H1	13.8	93.7
PMT 01-0429 (01-06)	1	4.37	LI	13.8	60.31
SPR 01-02 (01-12)	1	1.02	LI	13.8	14.04
SPR 01-09 (01-18)	1	1.09	LI	13.8	15.04
PT 01-00988 (01-26)	1		R-7000	1	1
CUP 01-05 (01-19)	2	1.57	HI	13.8	21.67
SPR 99-03 (00-16)	1	0.56	LI	13.8	7.73
PM 26341 (01-30)	1	0.47	LI	13.8	6.49
PMT 02-02247 (02-32)	1		R-7000	1	1
PM 26485 (01-32)	1	1.89	CPD	13.8	26.08
PM 25756 (01-08)	10	36.42	CPD	13.8	502.59
PMT 01-00944 (01-27)	1		R-7000	1	1
PMT 01-01329 (01-28)	1		R-7000	1	1
PMT 01-01567 (01-31)	1		R-7000	1	1
TR 46045 (00-40)	9		R-7000	1	9
PMT 00-1190 (00-20)	1		R-7000	1	1
CUP 01-02 (02-40)	3	18.03	CPD	13.8	248.81
CUP 88-15 (89-04)	1	5.38	CPD	13.8	74.24
DR 00-84 (91-11)	1	1.1	SP 90-01	13.8	15.18
DR 02-36 (91-11)	1	2.19	SP 90-01	13.8	30.22
DR 02-46 (91-11)	1	0.44	SP 90-01	13.8	6.07
DR 02-59 (02-41)	2	2.72	SP 80-02	13.8	37.54
DR 02-93 & 01-66 (91-11)	1	12.89	SP 90-01	13.8	177.88
DR 03-14 (03-18)	2	2.72	SP 80-02	13.8	37.54
DR 03-15 (91-11)	1	1.59	SP 90-01	13.8	21.94

DETERMINATION OF EQUIVALENT DRAINAGE UNITS (EDU's) BY PROJECT

Project (Annexation No.)	No. of Units		Zoning	EDU Factor	No. of EDUs
	Lots	Area ¹			
PM 26455 (03-16)	2	2.6	LI	13.8	35.88
PM 26726/DR 02-67 (03-10)	1	3.974	SP 90-01	13.8	54.84
PMT 01-01328 (89-03)	1	1	RR-1	1	1
PMT 01-01378 (89-03)	1	1	SRR	1	1
PMT 01-01601 (89-03)	1	1	RR-1	1	1
PMT 01-0556 (01-16)	1	1	RR-1	1	1
PMT 02-00082 (01-21)	1	1	RR-1	1	1
PMT 02-00411 (02-04)	1	1	RR-1	1	1
PMT 02-00487 (02-05)	1	1	RR-1	1	1
PMT 02-00521 (02-07)	1	1	RR-1	1	1
PMT 02-00631 (02-08)	1	1	R-7000	1	1
PMT 02-00956 (02-13)	1	1	RR-1	1	1
PMT 02-01235 (02-16)	1	1	SRR	1	1
PMT 02-01335 (02-17)	1	1	R-7000	1	1
PMT 02-01451 (02-24)	1	1	RR 2.5	1	1
PMT 02-01575 (02-25)	1	1	RR 2.5	1	1
PMT 02-01705 (02-26)	1	1	R-7000	1	1
PMT 02-01939 (02-31)	1	1	RR-1	1	1
PMT 02-02180 (02-30)	1	1	SRR	1	1
PMT 02-02323 (02-35)	1	1	SRR	1	1
PMT 02-02572 (02-37)	1	1	SRR	1	1
PMT 02-02853 (02-43)	1	1	RR-1	1	1
PMT 02-02863 (02-42)	1	1	RR-1	1	1
PMT 02-02901 (02-47)	1	1	RR-1	1	1
PMT 02-02973 (03-02)	1	1	RR-1	1	1
PMT 02-03247 (01-21)	1	1	RR-1	1	1
PMT 03-00092 (03-03)	1	1	RR 2.5	1	1
PMT 03-00134 (03-04)	1	1	RR 2.5	1	1
PMT 03-00226 (02-36)	1	1	RR-1	1	1
PMT 03-00397 (03-07)	1	1	RR-1	1	1
PMT 03-00574 (01-21)	1	1	RR-1	1	1
PMT 03-00668 (01-21)	1	1	RR-1	1	1
PMT 03-00708 (01-21)	1	1	RR-1	1	1
PMT 03-00730 (03-17)	1	1	R-15,000	1	1
PMT 03-00961 (03-21)	1	1	SRR	1	1
PMT 03-01062 (02-36)	1	1	RR-1	1	1
PMT 03-01095 (01-21)	1	1	RR-1	1	1
PMT 03-01146 (03-22)	1	1	RR-1	1	1
PMT 03-01147 (03-23)	1	1	RR-1	1	1
PMT 03-01331 (03-28)	1	1	RR-2.5	1	1
PMT 03-01430 (89-03)	1	1	SRR	1	1

DETERMINATION OF EQUIVALENT DRAINAGE UNITS (EDU's) BY PROJECT

Project (Annexation No.)	No. of Units		Zoning	EDU Factor	No. of EDUs
	Lots	Area ¹			
PMT 03-01447 (03-32)	1	1	SRR	1	1
PMT 03-01545 (01-21)	1	1	RR-1	1	1
PMT 03-01586 (02-36)	1	1	RR-1	1	1
PMT 03-01607 (01-21)	1	1	RR-1	1	1
PMT 03-01699 (89-03)	1	1	SRR	1	1
PMT 03-02096 (89-03)	1	1	RR-1	1	1
PMT 03-02475 (03-44)	1	1	SRR	1	1
PMT 03-02753 (03-48)	1	1	RR-1	1	1
PMT 03-02754 (03-47)	1	1	RR-1	1	1
PMT 03-03118 (03-58)	1	1	R-7000	1	1
PMT 03-04004 (03-68)	1	1	R-7000	1	1
SPR 00-03 (00-43)	1	4.59	C	13.8	63.34
SPR 00-09 (00-46)	1	2.15	LI	13.8	29.67
SPR 02-12 (02-38)	1	1.97	LI	13.8	27.19
SPR 98-04 (98-16)	1	0.88	HI	13.8	12.14
SPR 99-06 (00-33)	1	6.51	CPD	10.5	68.36
SPR 99-12 (00-38)	1	1.95	LI	13.8	26.91
TRACT 45313 (86-02)	108		R-7000	1	108
TRACT 45314 (86-02)	70		R-7000	1	70
TRACT 45315 (86-02)	79		R-7000	1	79
TRACT 46723 (02-19)	42		R-7000	1	42
TRACT 48795 (00-14)	78		R-7000	1	78
TRACT 52977 (00-23)	96		R-7000	1	96
TRACT 53134 (01-10)	16		R-10,000	1	16
PMT 99-02752 (91-11)		1.69	SP90-01	13.8	23.322
PMT 02-03180 (89-03)	1		SRR	1	1
PMT 03-01899 (89-03)	1		SRR	1	1
PMT 03-02208 (89-03)	1		SRR	1	1
PMT 03-02396 (89-03)	1		SRR	1	1
PMT 03-02469 (89-03)	1		SRR	1	1
PMT 03-02801 (89-03)	1		SRR	1	1
PMT 03-03936 (89-03)	1		SRR	1	1
PMT 03-03937 (89-03)	1		SRR	1	1
PMT 04-00124 (89-03)	1		SRR	1	1
PMT 04-00644 (89-03)	1		SRR	1	1
PMT 04-02036 (89-03)	1		SRR	1	1
PMT03-01032 (89-03)	1		SRR	1	1
CUP 02-08 (03-29)		5.67	CPD	13.8	78.246
CUP 03-05 (03-56)		1.642	CPD	13.8	22.6596
CUP88-56 (03-25)		0.46	CPD	13.8	6.348
DR 02-36 (91-11)		1.09	SP90-01	13.8	15.042

DETERMINATION OF EQUIVALENT DRAINAGE UNITS (EDU's) BY PROJECT

Project (Annexation No.)	No. of Units		Zoning	EDU Factor	No. of EDUs
	Lots	Area ¹			
PMT 01-00249 (01-25)	1		SRR	1	1
PMT 02-00761 (02-12)	1		RR-1	1	1
PMT 03-00490 (03-15)			R-7000	1	1
PMT 03-00553 (03-14)	1		RR2.5	1	1
PMT 03-00952 (03-24)	1		SRR	1	1
PMT 03-01085 (03-20)	1		SRR	1	1
PMT 03-01096 (01-21)	2		RR-1	1	1
PMT 03-01390 (03-33)			RR-1	1	1
PMT 03-01736 (03-35)			R-7000	1	1
PMT 03-01985 (02-36)	1		RR-1	1	1
PMT 03-02465 (03-45)			RR-1	1	1
PMT 03-02624 (02-36)	1		RR-1	1	1
PMT 03-02752 (01-21)	1		RR-1	1	1
PMT 03-02807 (02-36)	1		RR-1	1	1
PMT 03-03211 (00-44)	1		RR-1	1	1
PMT 03-03313 (02-29)	1		RR2.5	1	1
PMT 03-03626 (03-64)			RR-1	1	1
PMT 03-04101 (03-69)	1		RR-1	1	1
PMT 03-04236 (03-70)			RR-1	1	1
PMT 03-04242 (04-04)	1		RR-1	1	1
PMT 04-00068 (04-01)	1		RR-1	1	1
PMT 04-00071 (01-21)	1		RR-1	1	1
PMT 04-00072 (01-21)	1		RR-1	1	1
PMT 04-00131 (01-21)	1		RR-1	1	1
PMT 04-00182 (04-08)			RR-1	1	1
PMT 04-00183 (04-09)			RR-1	1	1
PMT 04-00394 (02-36)	1		RR-1	1	1
PMT 04-00394 (02-36)	1		RR-1	1	1
PMT 04-00416 (04-14)	1		R-7000	1	1
PMT 04-00471 (04-46)	1		R-7000	1	1
PMT 04-00472 (04-45)	1		R-7000	1	1
PMT 04-00612 (04-34)	1		RR-1	1	1
PMT 04-00643 (04-21)	1		RR-1	1	1
PMT 04-00939 (04-112)	1		R-7000	1	1
PMT 04-01259 (02-36)	1		RR-1	1	1
PMT 04-01551 (04-39)	1		RR2.5	1	1
PMT 04-01565 (04-38)	1		RR-1	1	1
PMT 04-02387 (04-50)	4		R-7000	1	4
PMT 04-02785 (02-36)	1		RR-1	1	1
PMT 04-04048 (02-36)	1		RR-1	1	1
PMT 04-04297 (04-93)	1		RR-1	1	1

DETERMINATION OF EQUIVALENT DRAINAGE UNITS (EDU's) BY PROJECT

Project (Annexation No.)	No. of Units		Zoning	EDU Factor	No. of EDUs
	Lots	Area ¹			
SPR 02-09 (03-11)		3.06	LI	13.8	42.228
SPR 02-17 (03-36)		1.86	C	13.8	25.668
SPR 03-11 (95-08)		13.56	HI	13.8	187.128
SPR 03-12 (04-35)		1.12	CPD	13.8	15.456
TRACT 32494 (89-01)	100		R-7000	1	100
TRACT 45316 (99-09)	16		R-7000	1	16
TRACT 45317 (99-10)	10		R-7000	1	10
TRACT 49146 (03-01)	61		R-7000	1	61
TRACT 49864 (02-46)	21		R-7000	1	21
TRACT 49864-05 (92-15)	77		R-7000	1	77
TRACT 53621 (02-10)	96		R-7000	1	96
PMT 04-05719 (04-119)	1		RR-1	1	1
PMT 04-04866 (04-111)	1		RR-1	1	1
PMT 04-01944 (04-41)	1		RR-1	1	1
PMT 04-02787 (04-52)	1		SRR	1	1
PMT 04-04257 (91-19)	1		SRR	1	1
PMT 05-01307 (04-86)	3		SRR	1	3
PMT 05-00360 (05-05)	1		RR2.5	1	1
PMT 04-04266 (04-91)	1		RR2.5	1	1
PMT 05-02576 (05-59)	1		RR2.5	1	1
PMT 05-01630 (05-32)	1		RR2.5	1	1
SPR 02-12 (02-38)		1.95	LI	13.8	26.91
SPR 04-01 (04-59)		2.17	LI	13.8	29.946
SPR 04-25 (05-18)		1.09	LI	13.8	15.042
SPR 04-26 (05-52)		2.33	LI	13.8	32.154
PMT 03-01717 (03-83)	1		RR-1	1	1
PMT 03-03627 (01-21)	1		RR-1	1	1
PMT 04-00213 (01-21)	1		RR-1	1	1
PMT 03-02113 (01-21)	1		RR-1	1	1
PMT 04-02786 (01-21)	1		RR-1	1	1
PMT 03-02536 (02-36)	1		RR-1	1	1
PMT 05-00577 (02-36)	1		RR-1	1	1
PMT 04-00415 (02-36)	1		RR-1	1	1
PMT 04-02095 (02-36)	1		RR-1	1	1
PMT 03-02255 (02-36)	1		RR-1	1	1
PMT 03-02304 (02-36)	1		RR-1	1	1
PMT 04-05293 (02-36)	1		RR-1	1	1
PMT 04-00310 (02-36)	1		RR-1	1	1
PMT 03-04099 (02-36)	1		RR-1	1	1
DR 03-108 (04-36)		0.65	CPD	13.8	8.97
PMT 04-05950 (05-34)	1		SRR	1	1

DETERMINATION OF EQUIVALENT DRAINAGE UNITS (EDU's) BY PROJECT

Project (Annexation No.)	No. of Units		Zoning	EDU Factor	No. of EDUs
	Lots	Area ¹			
PMT 02-02897 (02-45)	1		SRR	1	1
PMT 04-03162 (04-63)	1		SRR	1	1
PMT 04-00284 (04-12)	1		SRR	1	1
PMT 05-00057 (05-01)	1		SRR	1	1
PMT 04-03618 (04-75)	1		SRR	1	1
PMT 03-01836 (89-03)	1		SRR	1	1
PMT 03-03830 (89-03)	1		SRR	1	1
PMT 04-01488 (89-03)	1		SRR	1	1
PMT 05-00037 (89-03)	1		SRR	1	1
PMT 04-01040 (89-03)	1		SRR	1	1
PMT 04-03611 (89-03)	1		SRR	1	1
PMT 05-02081 (89-03)	1		SRR	1	1
PMT 04-02697 (89-03)	1		SRR	1	1
PMT 04-00379 (89-03)	1		SRR	1	1
PMT 04-01180 (89-03)	1		SRR	1	1
PMT 04-00581 (89-03)	1		SRR	1	1
PMT 05-02462 (89-03)	1		SRR	1	1
PMT 04-02524 (89-03)	1		SPR	1	1
PMT 04-06279 (89-03)	1		SRR	1	1
PMT 04-03570 (89-03)	1		SRR	1	1
PMT 03-03003 (89-03)	1		SRR	1	1
PMT 04-00056 (04-02)	1		R-10000	1	1
PMT 04-00460 (04-15)	1		R-7000	1	1
SPR 04-13 (04-122)		3.4	C	13.8	46.92
PMT 03-03436 (03-63)	1		R-7000	1	1
PMT 05-01377 (05-29)	1		R-7000	1	1
CUP 03-02 (03-65)		2.99	CPD	13.8	41.262
SPR 04-06 (05-03)		1.15	HI	13.8	15.87
DR 04-62 (04-113)		0.48	HI	13.8	6.624
DR 04-136 (05-62)		1.35	SP80-02	13.8	18.63
DR 04-06 (04-82)	2	2.72	SP80-02	13.8	37.536
PMT 05-02116 (05-39)	1		R-7000	1	1
PMT 05-00998 (05-22)	1		R-15,000	1	1
CUP 03-11 (04-28)		12.1	CPD	13.8	166.98
SPR 04-23 (05-75)		1.76	LI	13.8	24.288
SPR 02-05 (02-22)		0.52	CPD	13.8	7.176
SPR 04-03 (04-84)		0.76	LI	13.8	10.488
CUP 01-09 (03-42)	6	2.1	CBD	13.8	28.98
SPR 04-02 (02-03)		0.76	LI	13.8	10.488
PMT 05-06021 (05-109)	1		R-7000	1	1
DR 04-07 (04-53)		0.39	CPD	13.8	5.382

DETERMINATION OF EQUIVALENT DRAINAGE UNITS (EDU's) BY PROJECT

Project (Annexation No.)	No. of Units		Zoning	EDU Factor	No. of EDUs
	Lots	Area ¹			
DR 03-83 (01-08)		0.78	CPD	13.8	10.764
PMT 04-05949 (04-121)	1		RR-1	1	1
PMT 04-02232 (04-48)	1		RR-1	1	1
PMT 04-05494 (04-116)	1		RR-1	1	1
PMT 04-05900 (04-120)	1		RR-1	1	1
PMT 04-02905 (04-61)	1		RR-1	1	1
PMT 05-01764 (05-42)	3		R-7000	1	3
PMT 05-00828 (05-21)	1		R-7000	1	1
PMT 04-05992 (04-124)	1		R-7000	1	1
TR 47179 (98-10)	61		R-7000	1	61
TR 47179-01 (98-10)	16		R-7000	1	16
PMT 03-03135 (03-57)	1		RR-1	1	1
PMT 04-06266 (04-129)	1		RR-1	1	1
PMT 05-00366 (05-15)	1		RR-1	1	1
PMT 05-00614 (05-14)	1		RR-1	1	1
PMT 05-03415 (05-73)	1		RR-1	1	1
PMT 03-03046 (03-55)	1		RR-1	1	1
PMT 04-01065 (04-29)	1		RR-1	1	1
PMT 05-00921 (05-31)	1		RR-1	1	1
PMT 04-03135 (04-62)	1		RR-1	1	1
PMT 03-01726 (03-34)	1		RR-1	1	1
PMT 03-01100 (03-26)	1		R2.5	1	1
PMT 05-00304 (05-13)	1		R2.5	1	1
PMT 04-00265 (04-14)	1		R2.5	1	1
PMT 04-02331 (04-49)	1		R2.5	1	1
TR 44613 (89-13)	40		R-7000	1	40
TR 54224 (03-66)	42		R-7000	1	42
PMT 05-00713 (04-54)	1	19.73	LI	13.8	272.274
PM 060916 (04-54)	4	3.15	LI	13.8	43.47
PMT 05-05481 (05-99)	1		RR-1	1	1
PMT 02-00628 (91-17)	1		RR-1	1	1
SPR 96-01 (97-02)	1	1.4	LI	13.8	19.32
PMT 05-01609 (05-33)	1		RR-2.5	1	1
PMT 05-06991 (01-21)	1		RR-1	1	1
PMT 05-01861 (01-21)	1		RR-1	1	1
PMT 04-02158 (02-36)	1		RR-1	1	1
PMT 04-03014 (02-36)	1		RR-1	1	1
PMT 05-05838 (02-36)	1		RR-1	1	1
PMT 06-00604 (02-36)	1		RR-1	1	1
PMT 04-00779 (02-36)	1		RR-1	1	1
TR 53907 (04-05)	65		R-10,000	1	65

DETERMINATION OF EQUIVALENT DRAINAGE UNITS (EDU's) BY PROJECT

Project (Annexation No.)	No. of Units		Zoning	EDU Factor	No. of EDUs
	Lots	Area ¹			
PMT 04-03146 (02-23)	1		SRR	1	1
PMT 02-01508 (02-20)	1		SRR	1	1
PMT 04-06279 (89-03)	1		SRR	1	1
PMT 05-05058 (89-03)	1		SRR	1	1
TR 53445 (03-31)	129		SRR	1	129
PMT 04-06140 (05-02)	2		R-7000	1	2
TR 52797 (04-22)	43		R-7000	1	43
TR 60432 (04-06)	21		R-7000	1	21
TR 53866 (03-19)	65		R-7000	1	65
PMT 05-00515 (05-12)	1		R-15,000	1	1
TR 53027 (02-21)	106		R-7000	1	106
TR 54157 (04-11)	85		R-7000	1	85
CUP 02-06 (02-44)	2	2.58	C	13.8	35.604
SPR 04-20 (04-102)	1	0.65	C	13.8	8.97
PMT 05-06567 (05-118)	1		R-7000	1	1
PMT 05-01126 (05-24)	1		R-7000	1	1
PMT 05-05777 (05-104)	1		R-7000	1	1
PMT 05-06500 (05-115)	1		R-7000	1	1
SPR 02-07 (04-17)	1	1.02	OP	13.8	14.076
PMT 05-03062 (05-63)	1		R-7000	1	1
PMT 05-03063 (05-63)	1		R-7000	1	1
PMT 05-05595 (05-96)	1		R-7000	1	1
DR 04-97 (91-11)	1	4.62	SP 90-01	13.8	63.756
SPR 99-07 (99-26)	2	1.27	HI	13.8	17.526
SPR 04-17 (05-69)	1	0.88	HI	13.8	12.144
SPR 01-12 (02-20)	1	2.16	HI	13.8	29.808
PMT 05-06989 (91-11)	1	0.53	SP 90-01	13.8	7.314
PMT 05-00762 (91-11)	1	0.87	SP 90-01	13.8	12.006
DR 05-08 (91-11)	1	4.24	SP 90-01	13.8	58.512
SPR 03-04 (04-10)	1	0.97	HI	13.8	13.386
DR 03-97 (04-26)	1	0.43	SP 80-02	13.8	5.934
DR 04-47 (04-64)	9	1.84	SP 80-02	13.8	25.392
DR 04-43 (04-78)	2	2.72	SP 80-02	13.8	37.536
SPR 04-08 (05-43)	1	1.42	LI	13.8	19.596
SPR 03-10 (04-47)	1	0.72	LI	13.8	9.936
SPR 04-21 (05-64)	1	2.2	LI	13.8	30.36
PMT 06-00435 (04-128)	1		R-7000	1	1
SPR 01-08 (02-48)	1	1.33	CPD	13.8	18.354
SPR 02-16 (03-43)	1	0.57	CPD	13.8	7.866
SPR 05-26 (04-80)	3	2.42	LI	13.8	33.396
SPR 03-07 (03-60)	1	0.35	CPD	13.8	4.83

DETERMINATION OF EQUIVALENT DRAINAGE UNITS (EDU's) BY PROJECT

Project (Annexation No.)	No. of Units		Zoning	EDU Factor	No. of EDUs
	Lots	Area ¹			
PMT 05-00479 (05-19)	1		R-7000	1	1
PMT 05-05605 (04-28)	1	1.65	CPD	13.8	22.77
DR 05-115 (06-03)	3		MDR	1	3
PMT 04-01955 (04-40)	1	0.2	LI	13.8	2.76
PMT 06-00819 (06-26)	1		MDR	1	1
PMT 05-02428 (05-44)	1		R-7000	1	1
PMT 06-02003 (06-46)	2		R-7000	1	2
DR 04-09 (00-19)	1	0.85	CPD	13.8	11.73
DR 06-54 (00-19)	1	0.77	CPD	13.8	10.626
PMT 05-02990 (05-65)	1		R-7000	1	1
PMT 06-00210 (06-51)	1		R-7000	1	1
PMT 06-04034 (06-70)	1		R-7000	1	1
TR 46557 (04-72)	16		R-7000	1	16
DR 03-83 (01-08)	2	1.59	CPD	13.8	21.942
DR 04-25 (05-103)	1	0.28	CPD	13.8	3.864
PM 060409 (04-118)	4		R-7000	1	4
TR 52762 (03-39)	16		R-7000	1	16
TR 60857 (04-103)	82		R-7000	1	82
TR 54315 (04-125)	19		R-7000	1	19
PMT 05-05242 (05-95)	1		R-7000	1	1
PMT 06-00269 (06-12)	1		R-7000	1	1
PMT 04-02032 (04-43)	1		R-7000	1	1
PMT 05-02652 (05-54)	1		R-7000	1	1
PMT 04-02192 (04-55)	1		R-7000	1	1
PMT 05-02673 (05-53)	1		R-7000	1	1
TR 42833 (89-10)	57		R-7000	1	57
TR 46905 (03-05)	32		R-7000	1	32
TR 60782 (04-58)	19		R-7000	1	19
PMT 05-05407 (05-98)	1		RR-1	1	1
PMT 05-03409 (05-94)	1		RR-1	1	1
PMT 06-00872 (06-32)	1		RR-1	1	1
PMT 06-03371 (06-62)	1		RR-1	1	1
PMT 05-02757 (05-60)	1		RR-1	1	1
PMT 05-05567 (05-97)	1		RR-1	1	1
PMT 05-02838 (05-57)	2		RR-1	1	2
TR 53244 (04-03)	95		R-7000	1	95
TR 54365 (02-46)	44		R-7000	1	44
TR 60948 (05-35)	39		R-7000	1	39
PMT 05-03977 (05-79)	1		R-7000	1	1
PMT 04-06091 (04-126)	1		R-10,000	1	1
PMT 05-02105 (05-41)	1		R-10,000	1	1

DETERMINATION OF EQUIVALENT DRAINAGE UNITS (EDU's) BY PROJECT

Project (Annexation No.)	No. of Units		Zoning	EDU Factor	No. of EDUs
	Lots	Area ¹			
PMT 05-03350 (05-10)	1		R-10,000	1	1
PMT 05-05687 (05-105)	1		R-2.5	1	1
DR 03-99 (03-71)	1	0.57		13.8	7.866
TR 53102 (00-29)	48	R-7000	1	48	
TR 53102-02 (00-29)	58	R-7000	1	58	
TR 54370 (04-105)	77	R-7000	1	77	
TR 60427 (04-96)	77	R-7000	1	77	
TR 60428 (04-69)	4	R-7000	1	4	
TR 60858 (05-82)	4	R-7000	1	4	
TR 61542 (06-45)	9	R-7000	1	9	
SPR 14-03 (15-02)	1	6.22 AC	LI	13.8	85.836
SPR 16-01 (16-07)	1	12.472 AC	HI	13.8	172.114
TR 41568 (03-03)	4		R-7000	1	4
TR 44167 (00-26)	4		R-7000	1	4
TR 45007	16		R-7000	1	16
TR 53102	13		R-7000	1	13
TR 60241	85		R-7000	1	85
TR 60779	18		R-7000	1	18
TR 60858	27		R-7000	1	27
TR 61542	5		R-7000	1	5
08-01457	1		R-10,000	1	1
PM 66627	2		R-10,000	1	2
PMT 15-01749	1		R-10,000	1	1
CUP 07-04 (16-02)	7		CPD	13.8	239.44
SPR 05-23 (15-03)	1		CPD	13.8	188.58
SPR 14-05	1		CPD	13.8	26.91
SPR 15-03	1		CPD	13.8	233.5
ADDED ASSESSMENTS:					
TR41112 (1A)	58		LRR17500* SFR	1	58
TR47583 (04-109)	35		LCA22 SFR	1	35
TR51747 (94-01)	79		LRR7000* SFR	1	79
TR45661 (03-13)	96		LRR7500* SFR	1	96
TR47895/PMT 05-00998 (05-22)	24		LRR6500* SFR	1	23
TR44025/PMT 03-04004 (03-68)	79		LRA22* SFR	1	79
TR45675	3		LRR17500* SFR	1	3

STAFF REPORT
City of Lancaster

CC 11
05/28/19
JC

Date: May 28, 2019

To: Mayor Parris and City Council Members

From: Jeff Hogan, Development Services Director

Subject: **Lancaster Landscape Maintenance District No. 1 Annual Assessment for Fiscal Year 2019-2020**

Recommendations:

- a. Adopt **Resolution No. 19-24**, generally describing any proposed improvements or substantial changes in existing improvements, and ordering the assessment engineer, Harris & Associates, to prepare and file a report for Lancaster Landscape Maintenance District No. 1 and Fox Field Industrial Corridor Landscape Maintenance District, pursuant to provisions of the Landscaping and Lighting Act of 1972 of the Streets and Highways Code of the State of California.

- b. Adopt **Resolution No. 19-25**, preliminarily approving the Engineer's Report, fixing time and place for public hearing on the levy of the proposed assessment, and declaring its intention to levy and collect assessments within Lancaster Landscape Maintenance District No. 1 and Fox Field Industrial Corridor Landscape Maintenance District, pursuant to Part 2 of Division 15 of the Streets and Highways Code of the State of California.

Fiscal Impact:

Parcels annexed prior to Fiscal Year 2005-2006 will be assessed \$80.00 per benefit unit, which is the same as the previous year's assessment. Parcels annexed beginning Fiscal Year 2005-2006 will be assessed \$114.57 per benefit unit; parcels in the Fox Field Industrial Corridor will be assessed \$0.38 per benefit unit, which includes the 2.51 % CPI adjustment. An estimated total of \$1,802,986.47 will be assessed against the benefiting properties, which will be used for maintenance expenses.

Background:

Lancaster Landscape Maintenance District No. 1 and Fox Field Industrial Corridor Landscape Maintenance District were formed, including subsequent annexations thereto, for the purpose of providing maintenance services to landscaping and appurtenant improvements for various developments within the City, and assessing those properties which benefit from this service. Each year the City Council must, by law, order the preparation of an Engineer's Report describing the existing and proposed maintenance services, and conduct a public hearing to establish and order the amount of assessment for the next fiscal year.

The landscaping improvements in the areas within the District will be maintained with funds generated by the Landscape Maintenance District. Each lot or parcel within the District that was annexed prior to Fiscal Year 2005-2006, as indicated on the diagram, will be assessed a unit assessment of \$80.00 for Fiscal Year 2019-2020. The unit assessment for Fiscal Year 2019-2020 is the same as Fiscal Year 2004-2005, except for those parcels that were annexed beginning Fiscal Year 2005-2006, which will be assessed at a rate reflective of an annual index increase consistent with the February consumer price index for Los Angeles-Riverside-Orange Counties. Last year's rate was \$111.77 per benefit unit. For Fiscal Year 2019-2020, the rate of assessment will be \$114.57 per benefit unit, including the established CPI adjustment of 2.51% ($\$111.77 + (\$111.77 \times 0.0251) = \114.57). Last year's rate for the Fox Field Industrial Corridor Landscape Maintenance District was \$0.37 per benefit unit. For Fiscal Year 2019-2020, the rate of assessment will be \$0.38 per benefit unit, including the established CPI adjustment of 2.51% ($\$0.37 + (\$0.37 \times 0.0251) = \$0.38$).

EW:gb

Attachments:

Resolution No. 19-24

Resolution No. 19-25

Engineer's Report

RESOLUTION NO. 19-24

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LANCASTER, CALIFORNIA, GENERALLY DESCRIBING ANY PROPOSED IMPROVEMENTS OR SUBSTANTIAL CHANGES IN EXISTING IMPROVEMENTS, AND ORDERING THE ASSESSMENT ENGINEER, HARRIS & ASSOCIATES, TO PREPARE AND FILE A REPORT FOR LANCASTER LANDSCAPE MAINTENANCE DISTRICT NO. 1 AND FOX FIELD INDUSTRIAL CORRIDOR LANDSCAPE MAINTENANCE DISTRICT, PURSUANT TO PROVISIONS OF THE LANDSCAPING AND LIGHTING ACT OF 1972 OF THE STREETS AND HIGHWAYS CODE OF THE STATE OF CALIFORNIA

WHEREAS, in June 1983, the City Council of the City of Lancaster approved the formation of Lancaster Landscape Maintenance District No. 1, and in February 2008, approved the formation of Fox Field Industrial Corridor Landscape Maintenance District (hereinafter referred to as the "District"), for the purpose of providing funds for the provision of landscape maintenance services located therein pursuant to the provisions of the Landscaping and Lighting Act of 1972 of the Streets and Highways Code of the State of California (hereinafter referred to as "the Act"); and

WHEREAS, said Act sets forth procedures and requirements that must be followed in establishing an annual assessment to be levied; and

WHEREAS, said procedures require the City Council to adopt a resolution generally describing any proposed improvements or substantial changes in existing improvements, and ordering the assessment engineer, Harris & Associates, to prepare and file a report in accordance with Section 22565, et seq., of said Act; and

WHEREAS, on November 5, 1996, the California electorate approved Proposition 218, the self-titled "Right to Vote on Taxes Act" (hereinafter referred to as "the Proposition"); and

WHEREAS, said proposition sets forth procedures that must be followed in establishing an annual assessment to be levied; and

WHEREAS, said procedures require the City Council to identify all parcels, which will have a special benefit conferred upon them, including property owned by federal, state or local governmental agencies; determine the "proportionate special benefit" to each property in relationship to the entirety of cost of acquiring or constructing an improvement or of "maintaining and operating" such an improvement; order assessment of special benefits only; order the mailing of ballots (as required) to each property owner, and tabulate ballots at the public hearing; and

WHEREAS, the Proposition also exempts assessments imposed pursuant to a petition signed by the persons owning all of the parcels subject to the assessment at the time the assessment is initially imposed, existing on July 1, 1997, from the procedures of the Proposition.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED BY THE CITY COUNCIL OF THE CITY OF LANCASTER, STATE OF CALIFORNIA, THAT:

Section 1. The City Council of the City of Lancaster proposes to establish an assessment for landscape maintenance purposes to be levied against properties in Lancaster Landscape Maintenance District No. 1 and Fox Field Industrial Corridor Landscape Maintenance District pursuant to the provisions of the Landscaping and Lighting Act of 1972 of the Streets and Highways Code of the State of California and the Proposition.

Section 2. Generally, the proposed improvements or substantial changes to existing improvements include maintenance of trees, plant material, and appurtenant improvements, including graffiti removal throughout the District.

Section 3. The assessment engineer is hereby ordered to prepare and file a report in accordance with said Act and Proposition.

Section 4. The amounts to be assessed for the expenses of such maintenance and operation of the work or improvements described above shall be levied and collected in the same manner, and by the same officers as taxes for County purposes are levied and collected, and shall be disbursed and expended for maintenance, operation, improvements, and service of the District, all as described in the Engineer's Report and Section 2 above.

PASSED, APPROVED and ADOPTED this 28th day of May, 2019, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

APPROVED:

BRITT S. AVRIT, MMC
City Clerk
City of Lancaster

R. REX PARRIS
Mayor
City of Lancaster

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF LANCASTER)

CERTIFICATION OF RESOLUTION
CITY COUNCIL

I, _____, _____ City of Lancaster,
CA, do hereby certify that this is a true and correct copy of the original Resolution No. 19-24,
for which the original is on file in my office.

WITNESS MY HAND AND THE SEAL OF THE CITY OF LANCASTER, on this _____
day of _____, _____.

(seal)

RESOLUTION NO. 19-25

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LANCASTER, CALIFORNIA, PRELIMINARILY APPROVING THE ENGINEER'S REPORT, FIXING TIME AND PLACE FOR PUBLIC HEARING ON THE LEVY OF THE PROPOSED ASSESSMENT, AND DECLARING ITS INTENTION TO LEVY AND COLLECT ASSESSMENTS WITHIN THE LANCASTER LANDSCAPE MAINTENANCE DISTRICT NO. 1 AND FOX FIELD INDUSTRIAL CORRIDOR LANDSCAPE MAINTENANCE DISTRICT, PURSUANT TO PART 2 OF DIVISION 15 OF THE STREETS AND HIGHWAYS CODE OF THE STATE OF CALIFORNIA

WHEREAS, the City Council has, by its Resolution No. 19-24, generally described any proposed new improvements and substantial changes in the existing improvements, and ordered the assessment engineer, Harris & Associates, to prepare a report relative to Lancaster Landscape Maintenance District No. 1 and Fox Field Industrial Corridor Landscape Maintenance District (hereinafter referred to as the "District") pursuant to the Landscaping and Lighting Act of 1972 (hereinafter referred to as "the Act") and pursuant to the provisions of Proposition No. 218, the self-titled "Right to Vote on Taxes Act" (hereafter referred to as the "Proposition"); and

WHEREAS, the assessment engineer has prepared said Engineer's Report and filed the same with the City Clerk, and said City Clerk has presented said Engineer's Report to this City Council for consideration; and

WHEREAS, the assessment engineer has prepared a diagram showing the boundaries of the District, and said diagram has been filed with the City Clerk, and the City Clerk has presented said diagram to the City Council for consideration; and

WHEREAS, the Engineer's Report and diagram have been filed with the City Clerk and are open to the public for inspection and may be referred to for all details regarding the improvements, the boundary of the District, the assessments, total costs, and a description of the parcels to be assessed; and

WHEREAS, said Act and Proposition set forth a procedure that must be followed in establishing an annual assessment to be levied; and

WHEREAS, said procedure requires the City Council to adopt a Resolution declaring its intention to levy and collect assessments within the District for each fiscal year that an assessment is to be levied after the approval of the Engineer's Report.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED BY THE CITY COUNCIL OF THE CITY OF LANCASTER, STATE OF CALIFORNIA, THAT:

Section 1. Said Engineer's Report be and the same is hereby preliminarily approved including the recommendations made therein, the City Clerk is hereby directed to endorse the fact and date of such approval on said Engineer's Report and to file said Engineer's Report in the office of the City Clerk.

Section 2. Said diagram be and the same is hereby approved, the City Clerk is hereby directed to endorse the fact and date of such approval on said diagram and to file said diagram in the office of the City Clerk.

Section 3. June 11, 2019, at 5:00 p.m. in the City Council Chambers, City of Lancaster is hereby established as the time and place for the hearing on the levy and collection of the proposed assessment.

Section 4. This Council hereby declares its intention pursuant to and in accordance with the provisions of said Act to provide for the servicing and maintenance of all landscape improvements within the District. Further, this Council hereby declares its intention to levy and collect assessments to pay all the costs and expenses incurred for Fiscal Year 2019-2020, pursuant to and in accordance with the provisions of said Act and Proposition.

Section 5. Generally, the proposed improvements or substantial changes to existing improvements include maintenance of trees, plant material, appurtenant improvements, and graffiti removal throughout the District.

Section 6. The City Council hereby determines the total estimated operating cost of the District for Fiscal Year 2019-2020 is \$2,800,289.00, which will be paid from assessments received and a carry-over balance. The City Council further determines that for Fiscal Year 2019-2020, the total cost of the District will be paid from the District Fund. The assessment for Fiscal Year 2019-2020 is \$80.00 for parcels not annexed after July 1, 2005. Annexations after July 1, 2005, shall reflect the appropriate Consumer Price Index adjustments; for the Fiscal Year 2019-2020 period the adjusted rate will be \$114.57 per unit or lot in the Lancaster Landscape Maintenance District and the adjusted rate will be \$0.38 per benefit unit in the Fox Field Industrial Corridor Landscape Maintenance District.

Section 7. The diagram, which indicates by boundary lines the extent of the territory of the District, is hereby declared to describe the boundaries of the District and shall govern for all details as to the extent and location of said District.

Section 8. The City Clerk shall cause a notice of hearing by causing this Resolution to be published in accordance with Section 22626 of said Act and Section 6061 of the Government Code of the State of California.

PASSED, APPROVED and ADOPTED this 28th day of May, 2019, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

APPROVED:

BRITT S. AVRIT, MMC
City Clerk
City of Lancaster

R. REX PARRIS
Mayor
City of Lancaster

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF LANCASTER)

CERTIFICATION OF RESOLUTION
CITY COUNCIL

I, _____, _____ City of Lancaster, CA, do hereby certify that this is a true and correct copy of the original Resolution No. 19-25, for which the original is on file in my office.

WITNESS MY HAND AND THE SEAL OF THE CITY OF LANCASTER, on this _____ day of _____, _____.

(seal)



CITY OF LANCASTER

PRELIMINARY ENGINEER'S REPORT FISCAL YEAR 2019-20

LANCASTER LANDSCAPE MAINTENANCE DISTRICT NO. 1
AND FOX FIELD INDUSTRIAL CORRIDOR LANDSCAPE MAINTENANCE
DISTRICT



Harris & Associates

May 2019

Prepared by

Harris & Associates

22 Executive Park, Suite 200

Irvine, CA 92614

www.weareharris.com



**PRELIMINARY ENGINEER'S REPORT FOR
FISCAL YEAR 2019-20
LANDSCAPE MAINTENANCE DISTRICT NO. 1
AND FOX FIELD INDUSTRIAL CORRIDOR LANDSCAPE MAINTENANCE DISTRICT
CITY OF LANCASTER
STATE OF CALIFORNIA**

I HEREBY CERTIFY THAT THE ANNUAL REPORT, TOGETHER WITH THE ASSESSMENT ROLL THERETO ATTACHED, WAS CONFIRMED BY THE CITY COUNCIL OF THE CITY OF LANCASTER, STATE OF CALIFORNIA AND FILED WITH ME ON THE ____ DAY OF _____, 2019.

BRITT AVRIT
CITY CLERK
CITY OF LANCASTER



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Appendix A – Assessment List of New Parcels for 2019-20



INTRODUCTION

Purpose

Pursuant to the provisions of the Landscaping and Lighting Act of 1972, being Part 2 of Division 15 of the Streets and Highways Code, commencing with Section 22500 (the "1972 Act"), and in compliance with the substantive and procedural requirements of the California State Constitution Article XIII D (the "California Constitution") the City Council of the City of Lancaster (the "City"), adopted a Resolution Initiating Proceedings for the Levy and Collection of Annual Assessments within Landscape Maintenance District No. 1 and Fox Field Industrial Corridor Landscape Maintenance District (the "District") for Fiscal Year 2019-20. Said Resolution called for the preparation and filing of an annual report ("Report") pursuant to Chapter 1, Article 4 of the 1972 Act, beginning with section 22565, presenting plans and specifications describing the general nature, location and extent of the improvements to be maintained and an estimate of the costs to maintain said improvements within the District.

The word "parcel", for purposes of this Report, refers to an individual property assigned its own Assessor's Parcel Number ("APN") by the Los Angeles County Assessor's Office. The Los Angeles County Auditor/Controller uses APN and specific fund numbers to identify properties to be assessed on the tax roll for special benefit assessments.

This Report consists of five sections and identifies the following items:

- **Plans and Specifications.** The location of the District and the specific improvements to be maintained.
- **Estimate of Costs.** The District costs and proposed assessments to be levied for 2019-20.
- **Method of Apportionment.** How the District costs are allocated and apportioned to the assessable parcels based upon the benefit received.
- **District Diagram.** A Diagram showing the District boundaries.
- **Assessment Roll.** A listing of properties to be assessed by APN and corresponding assessment amounts.

Overview

The City Council of the City of Lancaster approved the formation of Lancaster Landscape Maintenance District No. 1 in June 1983, for the purpose of providing funds for the provision of landscape maintenance services for landscape improvements within the Improvement Areas of the District, in accordance with State Law. Since its formation in June 1983, territory has been annexed into the District each year, increasing the improvement areas and the size of the district.

Each lot or parcel within the District that was annexed prior to Fiscal Year 2005-06 will be assessed a unit assessment of \$80.00 for Fiscal Year 2019-20. Properties annexed beginning Fiscal Year 2005-06 will be assessed at \$114.57 per unit, which includes the established February CPI adjustment of 2.51%, and will be subject to future annual CPI adjustments.



In February 2007, in accordance with State law, the City Council of the City of Lancaster approved the formation of Fox Field Industrial Corridor Landscape Maintenance District, for the purpose of providing funds for the provision of landscape maintenance services for landscape improvements within the Improvement Areas of the District.

Each lot or parcel within the Fox Field Industrial Corridor Landscape Maintenance District that has been annexed as indicated on the diagram, will be assessed a unit assessment of \$0.38 per Benefit Unit for Fiscal Year 2019-20, which includes the established CPI adjustment of 2.51%, and will be subject to future annual CPI adjustments.

IMPACTS OF PROPOSITION 218

On November 5, 1996 California voters approved Proposition 218 entitled "Right to Vote on Taxes Act" which added Article XIII D to the California Constitution. While its title refers only to taxes, Proposition 218 establishes new procedural requirements for the formation and administration of assessment districts. Proposition 218 also requires that with certain specified exceptions, which are described below, all existing assessment districts must be ratified by the property owners within the district using the new procedures.

Some of these exceptions include:

- 1) Any assessment imposed exclusively to finance the capital cost or maintenance and operation expenses for streets.
- 2) Any assessments levied pursuant to a petition signed by the persons owning all of the parcels subject to the assessment at the time the assessment was initially imposed.

However, even if assessments are initially exempt from Proposition 218, if the assessments are increased in the future, the City will need to comply with the provisions of Proposition 218 for that portion of the increased assessment, unless the increase in assessment was anticipated in the assessment formula (e.g., CPI increase).

Proposition 218 does not define this term "streets", however, following the passage of Proposition 218 based on conversations with other public agency officials, attorneys, assessment engineers and Senate Bill 919, it has been determined that "streets" include all public improvements located within the street right-of-way. This would include median and parkway landscaping, traffic signals, safety lighting and street lighting.

It was also determined that if assessments were imposed as a condition of development and property owners agreed to the imposition of assessments and subsequently signed a development agreement confirming so, this would suffice for the requirement of signing a petition to annex into the District.

The more difficult question arose in those situations where the levy of assessments was imposed as a condition of approval for land development or subdivision where the property owner did not enter into a development agreement. In those cases, if the landscape, park, or street light facilities and the resulting assessment were a condition of the land development or subdivision approval and the property owner acquiesces to the levy of assessment, it is reasoned that this was a functional equivalent of giving express consent or signing a petition requesting the imposition of the assessment. Even the Howard Jarvis Taxpayers' Association seems to tacitly support this conclusion in its "Statement of Drafters' Intent". When discussing the exemption for existing assessments imposed pursuant to a petition, the taxpayers' association said:

"This provision exempts most land secured financing arrangements used by developers."

Clearly acceptance of a condition of approval of a development or subdivision which requires that imposition of assessments is a common form of land secured financing used by developers to fund street lighting or landscape maintenance.



STATEMENT OF ASSESSMENT ENGINEER

Statement of Assessment Engineer

AGENCY: THE CITY OF LANCASTER

PROJECT: LANDSCAPE MAINTENANCE DISTRICT NO. 1 AND
FOX FIELD INDUSTRIAL CORRIDOR LANDSCAPE MAINTENANCE DISTRICT

TO: CITY COUNCIL
CITY OF LANCASTER, STATE OF CALIFORNIA

ENGINEER'S REPORT FOR FISCAL YEAR 2019–20

The preparation of this Annual Engineer's Report ("Report") is in conformance with the obligation of the Lancaster City Council for Landscape Maintenance District No. 1 and Fox Field Industrial Corridor Landscape Maintenance District of the City of Lancaster to provide landscape maintenance services upon each lot or parcel of land in the district in proportion to the estimated benefit to be received by each such lot or parcel of land for Fiscal Year 2019–20. Services will be provided through June 30, 2020.

Pursuant to the Landscaping and Lighting Act of 1972 (Part 2 Division 15 of the Streets and Highways Code of the State of California, commencing with Section 22500) ("Act"), Article XIID, Section 4(a) of the State of California Constitution, and in accordance with the City of Lancaster's Resolution being adopted by the City Council for Landscape Maintenance District No. 1 and Fox Field Industrial Corridor Landscape Maintenance District on the ____ day of _____, this Report has been ordered for:

LANDSCAPE MAINTENANCE DISTRICT NO. 1 AND FOX FIELD INDUSTRIAL CORRIDOR LANDSCAPE MAINTENANCE DISTRICT

(Hereinafter referred to as the "District"),

I, K. Dennis Klingelhofer, authorized representative of the District, the duly appointed Assessment Engineer submit the following Report which consists of the following five (5) parts and Appendices:

PART I

Plans and Specifications: Plans and specifications for the improvements are as set forth on the lists thereof, attached hereto, and are on file in the Office of the City Clerk and are incorporated herein by reference.

PART II

Estimate of Costs: An estimate of the costs of the proposed improvements, including incidental costs and expenses in connection therewith, is as set forth on the lists thereof, attached hereto, and are on file in the Office of the City Clerk and incorporated herein by reference.

PART III

Method of Apportionment: The method of apportionment indicates the proposed levy of the net amount of the costs and expenses of the improvements to be levied upon the parcels of land within the District, in proportion to the estimated benefits to be received by such parcels.

PART IV

Assessment Diagram: The diagram of the district boundaries showing the exterior boundaries of the District and the lines and dimensions of each lot or parcel of land within the District. The lines and dimensions of each lot or parcel within the District are those lines and dimensions shown on the maps of the Assessor of the County of Los Angeles for the fiscal year to which this Report applies. Part IV of this Report provides the Landscape Maintenance District No. 1 and Fox Field Industrial Corridor Landscape Maintenance District Diagrams.

PART V

Assessment Roll: An assessment of the estimated cost of the improvements on each benefited lot or parcel of land within the District. The proposed Assessment Roll using Fiscal Year 2019-20 assessment rates are included in this Report as Part V, and includes a separate assessment listing for the Fox Field Industrial Corridor District.

In conclusion, it is my opinion that the costs and expenses of the District have been assessed to the lots and parcels within the boundaries of the District in proportion to the estimated benefits to be received by each lot or parcel from the services provided.

DATED this _____ day of _____

 Harris & Associates

K. Dennis Klingelhofer, P.E., Assessment Engineer
R.C.E. No. 50255
Engineer of Work



PART I – PLANS AND SPECIFICATIONS

Description of the District and Boundaries

The District was formed for the purpose of ensuring the ongoing maintenance, operation and servicing of certain landscape improvements within the boundaries of the District. Said improvements are detailed below under “Improvements and Services Provided”.

The parcels in the District are located throughout the City of Lancaster.

Improvements and Services Provided

The improvements for the District be generally described as follows:

The maintenance, and servicing of landscaping, graffiti abatement, water and electrical power and appurtenant facilities.

Plans and Specifications for the improvements for the District are voluminous and are not bound in this report but by this reference are incorporated and made a part of this report. The Plans and Specifications are on file in the office of the City Clerk and the City Engineer where they are available for public inspection.

Reference is made to the plans and specifications for the improvements which are on file with the City and are incorporated herein by reference.



PART II – COST ESTIMATE

Landscape Maintenance District No. 1 Cost Estimate

There were 10,212 parcels being assessed prior to the effective date of Proposition 218, which was July 1, 1997. These assessments imposed pursuant to petitions signed by the owners of the properties are exempted from the requirements of Proposition 218. Those 10,212 parcels will be assessed a unit assessment of \$80.00 for Fiscal Year 2019-20. The unit assessment rate of \$80.00 has not been increased, as there is no provision for an annual escalator for those parcels existing at the time Proposition 218 was adopted.

There are 10,304 additional parcels that have been annexed into the District since the effective date of Proposition 218. All of these parcels receive a Special Benefit from the improvements and services provided and will be assessed in accordance with the requirements of Proposition 218.

The District costs for maintenance and incidentals for Fiscal Year 2019-20 include legal advertising, tree and plant material, horticultural service, landscape maintenance, grounds maintenance, soil and weed control, graffiti abatement, electricity, water, transfer/city administration costs which includes salaries, benefits, equipment, and overhead. The total operating cost to the District for Fiscal Year 2019-20 is \$2,800,289 and is proposed to be paid from the monies in the Landscape Maintenance District Fund. The operating costs for the Fox Field Industrial Corridor are included in the overall District budget shown on the following page.



District Fund Accounting

<u>DISTRICT FUND ACCOUNTING</u>	<u>EXPENSES</u>	<u>REVENUES</u>	<u>BALANCE</u>
Fund Balance as of July 1, 2018			\$2,335,198
<u>FY 2018-19 Estimated Revenues</u>			
Assessments from Annexed Properties		\$1,750,000	
Interest, Developers Fees for New Annexations		\$5,000	
Property Damage		<u>\$729</u>	
Total Revenue FY 2018-19		\$1,755,729	
Projected Exepenses through June 30, 2019	\$1,997,860		
Capital Encumbrances FY 2018-19	\$1,060,388		
Transfers Out	<u>\$22,420</u>		
Total Expenditures FY 2018-19	\$3,080,668		
Projected Fund Balance as of July 1, 2019			\$1,010,259
<u>FY 2019-20 Projected Revenues</u>			
Assessments from Annexed Properties		\$1,800,000	
Interest, Developers Fees for New Annexations		\$20,000	
Property Damage		<u>\$7,000</u>	
Total Revenue FY 2019-20		\$1,827,000	
<u>Budgeted Expenses FY 2019-20</u>			
Operating Expenses	\$2,077,059		
Capital Encumbrances	\$700,000		
Transfers Out	<u>\$23,230</u>		
Total Expenditures FY 2019-20	\$2,800,289		
Projected Fund Balance as of July 1, 2020			\$18,485
<u>Lancaster Landcape Maintenance District No. 1</u>			
Total Parcels to be Assessed @ \$80.00 per Benefit Unit			18,597
Total Parcels to be Assessed @ \$114.57 per Benefit Unit			1,836
<u>Fox Field Industrial Corridor</u>			
Total Parcels to be Assessed @ \$0.38 per Benefit Unit			8
<u>Front Row Center</u>			
Total Parcels to be Assessed @ \$2,393.30 per Acre			2
<u>Lancaster Business Park</u>			
Total Parcels to be Assessed @ \$0.24 per Square Foot			74

Fox Field Industrial Corridor Landscape Maintenance District Cost Estimate

The total cost shall be assessed proportionally to each individual parcel based upon the benefit received. As a condition of development within the Fox Field Industrial Corridor, the developers are required to provide street trees and parkway landscaping along Avenue G in accordance with the requirements of the Fox Field Industrial Corridor Specific Plan. The District provides for the maintenance and servicing of the landscape improvements and all incidentals thereto. All parcels receive direct and special benefit from the landscape improvements and services, and therefore the cost are apportioned to the lots created by development.

In accordance with the Fox Field Industrial Corridor Specific Plan, Avenue G was designed with a 10-foot wide landscaping easement on both sides with shrubs and canopy trees, as well as a 14-foot wide median, (7' of median included in cost calculation).

Determining the Cost per Benefit Unit

Benefit Units (BUs) for each parcel have been determined as a function of gross acreage and a Benefit Factor, related as shown in the following equation:

$\text{BUs} = \text{Gross Acres} \times \text{Benefit Factor}$
--

Table 1 on the following page summarizes the total area, assigned benefit factor, and total benefit units calculated for each of the proposed land uses in the Fox Field Industrial Corridor Landscape Maintenance District.

TABLE 1: Summary of Benefit Units by Land Use

Land Use	Land Use Code	Gross Acres	Benefit Factor	Benefit Units
Business Park	BPK	598.60	556 per acre	332,821
Commercial	COM	76.90	1,931 per acre	148,494
Fairgrounds/Business Park	FRG/BPK	198.80	556 per acre	110,533
Light Industrial	IND	206.40	304 per acre	62,746
Manufacturing/Distribution	MFG	85.30	166 per acre	14,160
Office	OFF	12.60	480 per acre	6,048
Office/Commercial	OFF/COM	29.90	480 per acre	14,352
Research & Development	R&D	126.00	353 per acre	44,478



Golf Course	GLF	183.70	220 per acre	40,414
Open Space	OSP	164.00	0 per acre	0
Roads	RDS	244.60	0 per acre	0
TOTAL		1,926.80		774,046

The Unit Assessment Rate (annual assessment per BU) is \$0.38 per Benefit Unit for Fiscal Year 2019-20.

$$\text{Unit Assessment Rate} = \text{Total Costs} / \text{Total Benefit Units}$$

The annual assessment for a given parcel is equal to the parcel's total BUs multiplied by the Unit Assessment Rate, as shown in the following equation:

$$\text{Total Assessment} = \text{Total BUs} \times \text{Unit Assessment Rate}$$

PART III – METHOD OF APPORTIONMENT

General

The 1972 Act allows for the establishment of assessment districts by public agencies for the purpose of providing certain public improvements as detailed in Section I of this Report. The 1972 Act also requires that the cost of these improvements and services be assessed based on benefit received rather than by assessed value of the properties being assessed. In accordance with the 1972 Act, Section 22573:



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.

— Streets and Highways Code Section 22573

The method of apportionment described in this Report, and confirmed by the City Council at the time the District was formed, utilizes commonly accepted engineering practices which have been established pursuant to the 1972 Act and the California Constitution for the allocation of special benefit assessments. The calculation of assessments is based upon the parcel type and the services and improvements provided to equitably apportion the costs based on the special benefit received by each lot or parcel. The special benefit received by each lot or parcel is over and above any general benefit conferred upon said lots or parcels or to the public at large.

Special Benefit

The improvements and associated costs have been allocated to the assessable properties within the District based upon the special benefit received by those properties. The improvements for which the properties are assessed have been identified as necessary, were installed and are being maintained as part of the development plans specifically for each tract. As such, the improvements and continuing maintenance and servicing of those improvements are strictly the obligation of those properties.

General Benefit

Although the improvements may be visible to passersby or to the public at large, the improvements were installed as a requirement of the development and are for the benefit of properties within the District and development. It has been determined therefore, any access or use by properties or individuals outside the District is incidental and the costs of operating, maintaining and servicing said improvements therefore provides no measurable benefit to those outside properties or individuals.

Definition of Special Benefit

The method of apportionment described in this Report is based on the premise that each assessable lot or parcel receives distinct and special benefits from the improvements and services provided, including the visual desirability provided by well-maintained landscaping. In accordance with Article XIII D, Section 4 of the California Constitution:



Special benefit means a particular and distinct benefit over and above general benefits conferred on real property located in the District or the public at large.

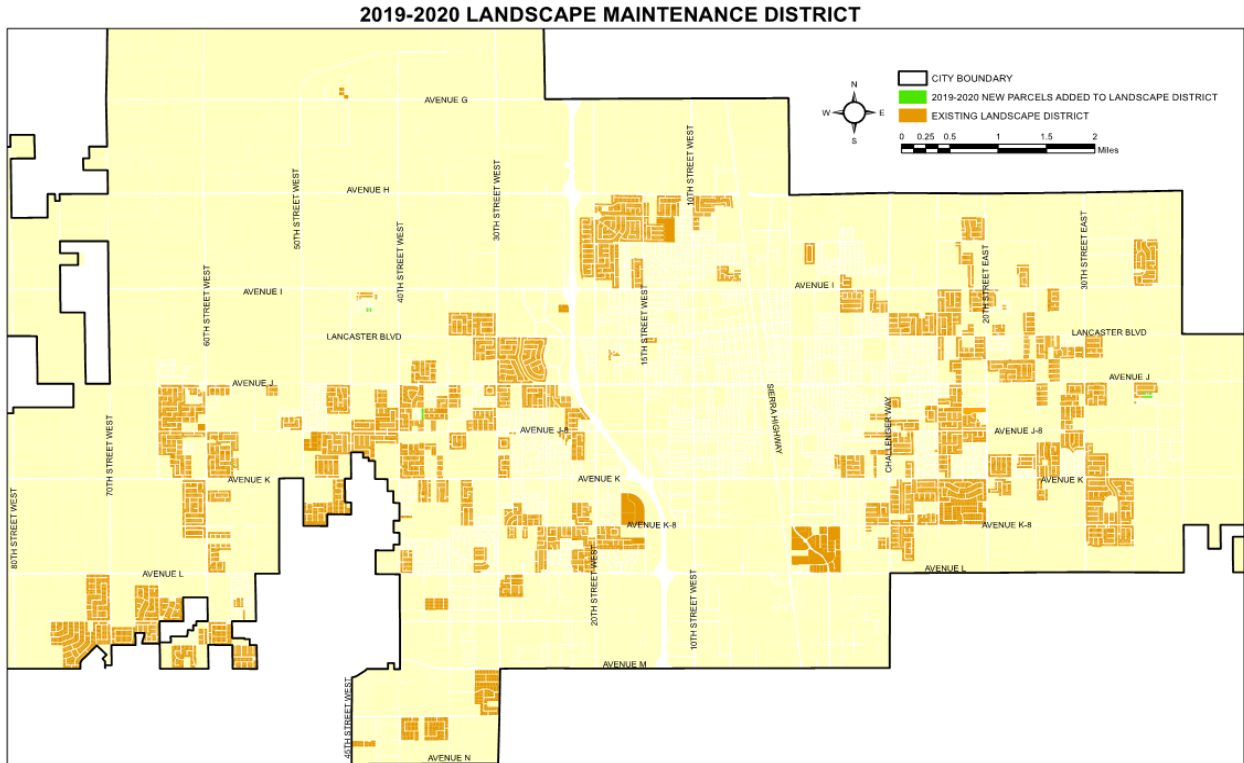
— Article XIII D, Section 4 of the California Constitution

Basis of Special Benefit Proportioning

The City of Lancaster requires a ten-foot wide landscape area for all residential development adjacent to all primary and secondary arterials. This requirement produces quarter square mile sections of residential development, with a ten foot wide landscape strip around the perimeter. The perimeter landscaping improves the appearance of the residential development and provides a benefit to all parcels within the area. The landscaping also helps control erosion, provides shade, and reduces heat buildup in the development. These benefits are considered a Special Benefit to all of the parcels within the quarter square mile section.

PART IV – ASSESSMENT DIAGRAM

An Assessment Diagram for the District is shown below. The lines and dimensions shown on maps of the Los Angeles County Assessor, for the current year, are incorporated by reference herein and made a part of this Report.





PART V – ASSESSMENT ROLL

Parcel Identification for each lot or parcel within the District shall be based on available parcel maps and other property data from the Los Angeles County Assessor's office as they existed at the time this Report was prepared and adopted by the City Council.

A complete listing of parcels assessed within the District for Fiscal Year 2019-20, is too voluminous to include in the Report but is incorporated herein by reference and is on file with the City Clerk's Office. If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the current fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel(s) shall be based on the method of apportionment and assessment rate approved in this Report. Therefore, if a single parcel has changed to multiple parcels, the assessment amounts applied to each of the new parcels shall be recalculated and applied according to the approved method of apportionment and assessment rate rather than a proportionate share of the original assessment.

Non-assessable lots or parcels include areas of public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, open space areas and rights-of-way, including public greenbelts and parkways; utility rights-of-way; common areas; small parcels vacated by the County, bifurcated lots and any other property that cannot be developed or has specific development restrictions. These types of parcels are considered to receive little or no benefit from the improvements and are therefore, exempted from assessment.

The Fiscal Year 2019-20 Assessment Roll for the Fox Field Industrial Corridor is shown on the following page.

**Preliminary Engineer's Report
 Landscape Maintenance District No. 1
 and Fox Field Industrial Corridor Landscape Maintenance District
 City of Lancaster
 Fiscal Year 2019-20**



Project No.	Assessor's Parcel No.	Lot No.	Square		Assessment Rate	Benefit Units	*Estimated
			Feet	Acres			Annual Assessment
PM 060916-01	3105-001-046	3	46,117	1.06	\$0.38	589.36	\$223.96
	3105-001-047	4	24,053	0.55	\$0.38	305.80	\$116.20
	3105-001-048	5	21,167	0.49	\$0.38	272.44	\$103.53
	3105-001-050	7	26,629	0.61	\$0.38	339.16	\$128.88
	3105-001-051	8	23,429	0.54	\$0.38	300.24	\$114.09
PM 060916-01	3105-001-915 & 916	1	47,427	1.09	\$0.38	606.04	\$230.30
		2	49,667	1.14	\$0.38	633.84	\$240.86
		3	29,203	0.67	\$0.38	372.52	\$141.56
		4	20,490	0.47	\$0.38	261.32	\$99.30
		5	36,259	0.83	\$0.38	461.48	\$175.36
		6	43,488	1.00	\$0.38	556.00	\$211.28
		7	51,037	1.17	\$0.38	650.52	\$247.20
		8	52,716	1.21	\$0.38	672.76	\$255.65
		9	45,537	1.04	\$0.38	578.24	\$219.73
		10	<u>38,410</u>	0.88	\$0.38	489.28	<u>\$185.93</u>
			555,629				\$2,693.82



APPENDIX A – ASSESSMENT ROLL FOR NEW PARCELS

Appendix A is a list of the new parcels to be charged as of the date this report was prepared.

APN	Tract	2019-20 Assessment
3150-078-031	61206	\$114.57
3150-078-032	61206	\$114.57
3150-078-034	61206	\$114.57
3150-078-036	61206	\$114.57
3150-078-037	61206	\$114.57
3150-078-038	61206	\$114.57
3150-079-009	61206	\$114.57
3150-079-010	61206	\$114.57
3150-079-012	61206	\$114.57
3150-079-013	61206	\$114.57
3150-079-014	61206	\$114.57
3150-079-011	61206	\$114.57
3150-079-015	61206	\$114.57
3150-079-016	61206	\$114.57
3153-096-043	60858	\$114.57
3153-096-044	60858	\$114.57
3153-096-045	60858	\$114.57
3153-096-048	60858	\$114.57
3153-096-049	60858	\$114.57
3153-096-050	60858	\$114.57
3153-097-034	63346	\$114.57
3153-097-035	63346	\$114.57
3153-097-036	63346	\$114.57
3153-097-037	63346	\$114.57
3153-097-039	63595	\$114.57
3153-097-040	63595	\$114.57
3153-097-041	63595	\$114.57
3153-097-042	63595	\$114.57
3153-097-043	63595	\$114.57
3203-063-007	61542	\$114.57
3203-063-016	61542	\$114.57

\$3,551.67

STAFF REPORT
City of Lancaster

CC 12
05/28/19
JC

Date: May 28, 2019

To: Mayor Parris and City Council Members

From: Jeff Hogan, Development Services Director

Subject: **Lancaster Lighting Maintenance District Annual Assessment for Fiscal Year 2019-2020**

Recommendations:

- a. Adopt **Resolution No. 19-26**, generally describing any proposed improvements or substantial changes in existing improvements, and ordering the assessment engineer, Harris & Associates, to prepare and file a report for Lancaster Lighting Maintenance District, pursuant to provisions of the Landscaping and Lighting Act of 1972 of the Streets and Highways Code of the State of California.
- b. Adopt **Resolution No. 19-27**, preliminarily approving the Engineer's Report, fixing time and place for public hearing on the levy of the proposed assessment, and declaring its intention to levy and collect assessments within Lancaster Lighting Maintenance District, pursuant to Part 2 of Division 15 of the Streets and Highways Code of the State of California.

Fiscal Impact:

Each benefit unit will be assessed \$104.53, which includes a 2.51% CPI adjustment (\$45.00 in zones that voted "no" during the 2003 election). A total of \$4,771,962.49 will be assessed against the benefiting properties, which will be used for maintenance expenses.

Background:

On March 11, 2003, the City Council directed that an election be held asking the property owners within the Lancaster Lighting Maintenance District (LLMD) to approve an increase in the annual street lighting assessment to \$70.00 per lighting unit, including a Consumer Price Index (CPI) based inflator.

Lancaster Lighting Maintenance District was formed, including subsequent annexations thereto, for the purpose of financing maintenance operations and installation of public lighting facilities, including, but not limited to street lights, traffic signals, public parking lot lights, and highway safety lights (public lighting facilities) (as defined in § 22525 of the California Code) within the

City of Lancaster, and assessing those properties, which benefit from this service their proportionate share of the cost. Each year, the City Council must, by law, order the preparation of an Engineer's Report describing the existing and proposed maintenance services, and conduct a public hearing to establish and order the amount of assessment for the next fiscal year.

Last year's rate was \$101.97. For Fiscal Year 2019-2020, the rate of assessment will be \$104.53 per lighting unit, including the established CPI adjustment of 2.51% ($\$101.97 + (\$101.97 \times 0.0251) = \104.53), except for those parcels within the zones that voted "no", as shown on in the Engineer's Report, which will remain at \$45.00 per lighting unit.

The street lighting improvements in the areas within the District will be maintained with funds generated by the Lighting Maintenance District. Each lot or parcel within the District that has been annexed as indicated on the diagram will be assessed a unit assessment of \$104.53 for Fiscal Year 2019-2020. Parcels within the zones that voted "no" will remain at a unit assessment of \$45.00.

The City purchased approximately 18,000 street lights from Southern California Edison in 2017. Bonds were issued to pay the cost of acquisition of the street lights within the Lancaster Lighting Maintenance District, and will be secured by assessments levied in each subsequent fiscal year until the bonds are retired.

EW:gb

Attachments:

Resolution No. 19-26

Resolution No. 19-27

Engineer's Report

RESOLUTION NO. 19-26

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LANCASTER, CALIFORNIA, GENERALLY DESCRIBING ANY PROPOSED IMPROVEMENTS OR SUBSTANTIAL CHANGES IN EXISTING IMPROVEMENTS, AND ORDERING THE ASSESSMENT ENGINEER, HARRIS & ASSOCIATES, TO PREPARE AND FILE A REPORT FOR LANCASTER LIGHTING MAINTENANCE DISTRICT, PURSUANT TO PROVISIONS OF THE LANDSCAPING AND LIGHTING ACT OF 1972 OF THE STREETS AND HIGHWAYS CODE OF THE STATE OF CALIFORNIA

WHEREAS, in June 1992, the City Council of the City of Lancaster approved the formation and transfer of jurisdiction of Lancaster Lighting Maintenance District (hereinafter referred to as the "District") for the purpose of providing funds for the provision of lighting maintenance services and improvements located therein pursuant to the provisions of the Landscaping and Lighting Act of 1972 of the Streets and Highways Code of the State of California (hereinafter referred to as the "Act"); and

WHEREAS, said Act sets forth procedures and requirements that must be followed in establishing an annual assessment to be levied; and

WHEREAS, said procedures require the City Council to adopt a resolution generally describing any proposed improvements or substantial changes in existing improvements, and ordering the assessment engineer, Harris and Associates, to prepare and file a report in accordance with Section 22565, et seq., of said Act; and

WHEREAS, on November 5, 1996, the California electorate approved Proposition 218, the self-titled "Right to Vote on Taxes Act" (hereinafter referred to as the "Proposition") and

WHEREAS, said Proposition sets forth new procedures that must be followed in establishing an annual assessment to be levied; and

WHEREAS, said procedures require the City Council to identify all parcels, which will have a special benefit conferred upon them, including property owned by federal, state or local governmental agencies; determine the "proportionate special benefit" to each property in relationship to the entirety of cost of acquiring or constructing an improvement or of "maintaining and operating" such an improvement; as necessary, order assessment of special benefits only; order the mailing of ballots to each property owner; and tabulate ballots at the Public Hearing; and

WHEREAS, the Proposition also exempts assessments imposed pursuant to a petition signed by the persons owning all of the parcels subject to the assessment at the time the assessment is initially imposed, existing on July 1, 1997, from the procedures of the Proposition.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED BY THE CITY COUNCIL OF THE CITY OF LANCASTER, STATE OF CALIFORNIA, THAT:

Section 1. The City Council of the City of Lancaster proposes to establish an assessment for lighting maintenance and improvement purposes to be levied against properties in Lancaster Lighting Maintenance District pursuant to the provisions of the Landscaping and Lighting Act of 1972 of the Streets and Highways Code of the State of California and the Proposition.

Section 2. Generally, the proposed improvements are maintenance, servicing, and installation of street lighting, traffic signal, public parking lot lighting, and highway safety lighting (public lighting facilities) improvements within the District.

Section 3. The assessment engineer is hereby ordered to prepare and file a report in accordance with said Act and Proposition.

Section 4. The amounts to be assessed for the expenses of such installation, maintenance, servicing, and energy costs and operation of the work or improvements described above shall be levied and collected in the same manner and by the same officers as taxes for County purposes are levied and collected, and shall be disbursed and expended for maintenance, operation, and service of the District, all as described in the Engineer's Report and Section 2 above.

PASSED, APPROVED and ADOPTED this 28th day of May, 2019, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

APPROVED:

BRITT S. AVRIT, MMC
City Clerk
City of Lancaster

R. REX PARRIS
Mayor
City of Lancaster

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF LANCASTER)

CERTIFICATION OF RESOLUTION
CITY COUNCIL

I, _____, _____ City of Lancaster,
CA, do hereby certify that this is a true and correct copy of the original Resolution No. 19-26,
for which the original is on file in my office.

WITNESS MY HAND AND THE SEAL OF THE CITY OF LANCASTER, on this _____
day of _____, _____.

(seal)

RESOLUTION NO. 19-27

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LANCASTER, CALIFORNIA, PRELIMINARILY APPROVING THE ENGINEER'S REPORT, FIXING TIME AND PLACE FOR PUBLIC HEARING ON THE LEVY OF THE PROPOSED ASSESSMENT, AND DECLARING ITS INTENTION TO LEVY AND COLLECT ASSESSMENTS WITHIN LANCASTER LIGHTING MAINTENANCE DISTRICT, PURSUANT TO PART 2 OF DIVISION 15 OF THE STREETS AND HIGHWAYS CODE OF THE STATE OF CALIFORNIA

WHEREAS, the City Council has, by its Resolution No. 19-26, generally described any proposed new improvements and substantial changes in the existing improvements, and ordered the assessment engineer, Harris & Associates, to prepare a report relative to Lancaster Lighting Maintenance District (hereinafter referred to as the "District") pursuant to the Landscaping and Lighting Act of 1972 (hereinafter referred to as the "Act"), and pursuant to the provisions of Proposition 218, the self-titled "Right to Vote on Taxes Act" (hereinafter referred to as the "Proposition"); and

WHEREAS, the assessment engineer has prepared said Engineer's Report, and filed the same with the City Clerk, and said City Clerk has presented said Engineer's Report to this City Council for consideration; and

WHEREAS, the assessment engineer has prepared a diagram showing the boundaries of the District, and said diagram has been filed with the City Clerk, and the City Clerk has presented said diagram to this City Council for consideration; and

WHEREAS, the Engineer's Report and the diagram have been filed with the City Clerk, and are open to the public for inspection, and may be referred to for all details regarding the improvements, the boundary of the District, the assessments, total costs, and a description of the parcels to be assessed; and

WHEREAS, said Act and Proposition set forth a procedure that must be followed in establishing an annual assessment to be levied; and

WHEREAS, said procedure requires the City Council to adopt a resolution declaring its intention to levy and collect assessments within the District for each fiscal year that an assessment is to be levied after the approval of the Engineer's Report.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED BY THE CITY COUNCIL OF THE CITY OF LANCASTER, STATE OF CALIFORNIA, THAT:

Section 1. Said Engineer's Report, be and the same, is hereby preliminarily approved including the recommendations made thereon, the City Clerk is hereby directed to endorse the fact and date of such approval on said Engineer's Report, and to file said Engineer's Report in the office of the City Clerk.

Section 2. Said diagram, be and the same, is hereby approved, the City Clerk is hereby directed to endorse the fact and date of such approval on said diagram, and to file said diagram in the office of the City Clerk.

Section 3. June 11, 2019, at 5:00 p.m. in the Council Chambers, City of Lancaster is hereby established as the time and place for the Public Hearing on the levy and collection of the proposed assessment.

Section 4. This Council hereby declares its intention pursuant to and in accordance with the provisions of said Act and Proposition to provide for the servicing and maintenance of all street lighting, traffic signal, public parking lot lighting, and highway safety lighting (public lighting) improvements within the District. Further, this Council hereby declares its intention to levy and collect assessments to pay all the costs and expenses incurred for Fiscal Year 2019-2020, pursuant to and in accordance with the provisions of said Act and Proposition.

Section 5. Generally, the proposed improvements are maintenance, servicing, and installation of public lighting facilities within the District.

Section 6. The City Council hereby determines the total estimated operating cost of the district for Fiscal Year 2019-2020 is \$4,465,683.00. The public lighting improvements in the areas within the District will be maintained with funds generated by the Lighting Maintenance District. Each lot or parcel within the District will be assessed a full unit assessment of \$104.53, based on the February CPI increase of 2.51% (\$45.00 in zones that voted "No" during the 2003 election).

Section 7. The diagram, which indicates by boundary lines the extent of the territory of the District, is hereby declared to describe the boundaries of the District, and shall govern for all details as to the extent and location of said District.

Section 8. The City Clerk shall cause a notice of hearing by causing this Resolution to be published in accordance with Section 22626 of said Act and Section 6061 of the Government Code of the State of California.

PASSED, APPROVED and ADOPTED this 28th day of May, 2019, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

APPROVED:

BRITT S. AVRIT, MMC
City Clerk
City of Lancaster

R. REX PARRIS
Mayor
City of Lancaster

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF LANCASTER)

CERTIFICATION OF RESOLUTION
CITY COUNCIL

I, _____, _____ City of Lancaster,
CA, do hereby certify that this is a true and correct copy of the original Resolution No. 19-27,
for which the original is on file in my office.

WITNESS MY HAND AND THE SEAL OF THE CITY OF LANCASTER, on this _____
day of _____, _____.

(seal)



CITY OF LANCASTER

PRELIMINARY ENGINEER'S REPORT FISCAL YEAR 2019-20 LANCASTER LIGHTING MAINTENANCE DISTRICT



May 2019

Prepared by

Harris & Associates

22 Executive Park, Suite 200

Irvine, CA 92614

www.weareharris.com



**PRELIMINARY ENGINEER'S REPORT FOR
FISCAL YEAR 2019-20
LANCASTER LIGHTING MAINTENANCE DISTRICT
CITY OF LANCASTER
STATE OF CALIFORNIA**

I HEREBY CERTIFY THAT THE ENGINEER'S REPORT, TOGETHER WITH THE ASSESSMENT ROLL THERETO ATTACHED, WAS CONFRIMED BY THE CITY COUNCIL OF THE CITY OF LANCASTER, STATE OF CALIFORNIA AND FILED WITH ME ON THE ____ DAY OF _____, 2019.

BRITT AVRIT
CITY CLERK
CITY OF LANCASTER



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Appendix A – Assessment List of New Parcels for 2019-20

INTRODUCTION

Purpose

Pursuant to the provisions of the Landscaping and Lighting Act of 1972, being Part 2 of Division 15 of the Streets and Highways Code, commencing with Section 22500 (the "1972 Act"), and in compliance with the substantive and procedural requirements of the California State Constitution Article XIII D (the "California Constitution") the City Council of the City of Lancaster (the "City"), adopted a Resolution Initiating Proceedings for the Levy and Collection of Annual Assessments within the Lancaster Lighting Maintenance District (the "District") for Fiscal Year 2019-20. Said Resolution called for the preparation and filing of an annual report ("Report") pursuant to Chapter 1, Article 4 of the 1972 Act, beginning with section 22565, presenting plans and specifications describing the general nature, location and extent of the improvements to be maintained and an estimate of the costs to maintain said improvements within the District.

The word "parcel", for purposes of this Report, refers to an individual property assigned its own Assessor's Parcel Number ("APN") by the Los Angeles County Assessor's Office. The Los Angeles County Auditor/Controller uses APN and specific fund numbers to identify properties to be assessed on the tax roll for special benefit assessments.

This Report consists of five sections and identifies the following items:

- **Plans and Specifications.** The location of the District and the specific improvements to be maintained.
- **Estimate of Costs.** The District costs and proposed assessments to be levied for 2019-20.
- **Method of Apportionment.** How the District costs are allocated and apportioned to the assessable parcels based upon the benefit received.
- **District Diagram.** A Diagram showing the District boundaries.
- **Assessment Roll.** A listing of properties to be assessed by APN and corresponding assessment amounts.
- **Assessment List for Zones that Voted "No".** A listing of parcels in the Zones that voted "No" in 2003 and will be assessed \$45 per lighting unit this fiscal year.

Overview

The City Council of the City of Lancaster approved the transfer and formation of Lancaster Lighting Maintenance District in June 1992, for the purpose of providing funds for the provision of lighting maintenance services for public lighting facilities within the District, in accordance with State Law.

Territory has been annexed into the District, increasing the amount improvements to be maintained and the size of the District. In 1996, other public lighting facilities and highway safety lights that are in the City, but were not in the District, were included in the District for maintenance and servicing. Traffic Signals were included in the District for maintenance and servicing beginning Fiscal Year 2005-06.

Since Fiscal Year 2005-06, developers were required to place funds on deposit with the City to cover the cost of the lighting improvements from the date of acceptance to the next fiscal year. Any excess funds were used to reduce the costs for the following year. The benefiting properties are included in the assessment during the fiscal year following acceptance of the lighting improvements. The District collects annual assessments from property owners within the District to fund the annual maintenance and energy costs of the public lighting facilities.

The City Council approved a resolution initiating the proceedings for the levy of additional assessments within the Lancaster Lighting Maintenance District on April 8, 2003. In addition, the City Council adopted a resolution declaring the City's intention to levy the additional assessments, setting the dates for the public meeting and public hearing, and authorizing the staff to mail out assessment ballots and notices. Ballots were tallied according to the zone of benefit. The District was divided into 104 zones.

As of July 8, 2003, all zones with the exception of Zones 27, 30, 49B, 51B, 51D, 65B, 70A, 89B, and 103, received voter approval for the additional assessments and the inclusion of a Consumer Price Index (CPI) adjustment factor. Following the results of the original votes, and with the streetlights being turned off, property owners within three zones that voted "no", namely zones 27, 30, and zone 89B, submitted petitions to the City to initiate another voting process. For the revote, the City further subdivided these zones as follows: zone 27 split into zones 27A and 27B, zone 30 split into zones 30A and 30B, and zone 89B split into zones 89B-1 and 89B-2. The City Council adopted resolutions initiating proceedings for the levy of additional assessments and notices of public hearings and assessment ballots were mailed to the affected property owners within these zones. The three election processes were successful and the City Council approved the levy of additional assessments at the October 28, 2003, November 11, 2003, and January 27, 2004, Council meetings. Each of the parcels within the Zones that voted "Yes" have been annexed into the District and have agreed to the assessment being imposed. If a parcel which is already annexed into the District develops or changes its land-use, the assessments will be adjusted to reflect the new development status or land-use category, without the need for an assessment ballot process for that parcel.

The assessment for Fiscal Year 2019-20 is \$104.53 per lighting unit except for 421 parcels within the zones that voted "no" which will remain at \$45.00 per lighting unit. The total number of parcels in the Lighting District for Fiscal Year 2019-20 is approximately 38,217 and a total of 46,475.30 lighting units. There are approximately 18,500 City owned street lights, 1,800 Edison owned street lights, and 853 highway safety lights in the District.

IMPACTS OF PROPOSITION 218

On November 5, 1996 California voters approved Proposition 218 entitled "Right to Vote on Taxes Act" which added Article XIID to the California Constitution. While its title refers only to taxes, Proposition 218 establishes new procedural requirements for the formation and administration of assessment districts. Proposition 218 also requires that with certain specified exceptions, which are described below, all existing assessment districts must be ratified by the property owners within the District using the new procedures.

Some of these exceptions include:

- 1) Any assessment imposed exclusively to finance the capital cost or maintenance and operation expenses for streets.
- 2) Any assessments levied pursuant to a petition signed by the persons owning all of the parcels subject to the assessment at the time the assessment was initially imposed.

However, even if assessments are initially exempt from Proposition 218, if the assessments are increased in the future, the City will need to comply with the provisions of Proposition 218 for that portion of the increased assessment unless the increase in assessment was anticipated in the assessment formula (e.g., CPI increase).

Proposition 218 does not define this term "streets", however, following the passage of Proposition 218 based on conversations with other public agency officials, attorneys, assessment engineers and Senate Bill 919, we determined that "streets" include all public improvements located within the street right-of-way. This would include median and parkway landscaping, traffic signals, safety lighting and street lighting.

It was also determined that if assessments were imposed as a condition of development and property owners agreed to the imposition of assessments and subsequently signed a development agreement confirming so, then this would suffice for the requirement of signing a petition.

The more difficult question arose in those situations where the levy of assessments was imposed as a condition of approval for land development or subdivision where the property owner did not enter into a development agreement. In those cases, if the street light facilities and the resulting assessment were a condition of the land development or subdivisions approval and the property owner acquiesces to the levy of assessment, it is reasoned that this was a functional equivalent of giving express consent or signing a petition requesting the imposition of the assessment. Even the Howard Jarvis Taxpayers' Association seems to tacitly support this conclusion in its "Statement of Drafters' Intent". When discussing the exemption for existing assessments imposed pursuant to a petition, the taxpayers' association said:

"This provision exempts most land secured financing arrangements used by developers."

Clearly acceptance of a condition of approval of a development or subdivision which requires that imposition of assessments is a common form of land secured financing used by developers to fund street lighting or landscape maintenance.



STATEMENT OF ASSESSMENT ENGINEER

Statement of Assessment Engineer

AGENCY: LANCASTER LIGHTING MAINTENANCE DISTRICT
OF THE CITY OF LANCASTER

PROJECT: LANCASTER LIGHTING MAINTENANCE DISTRICT

TO: CITY COUNCIL
CITY OF LANCASTER, STATE OF CALIFORNIA

PRELIMINARY ENGINEER'S REPORT FOR FISCAL YEAR 2019-20

The preparation of this Annual Engineer's Report ("Report") is in conformance with the obligation of the City Council for the Lancaster Lighting Maintenance District of the City of Lancaster to provide lighting maintenance services upon each lot or parcel of land in the district in proportion to the estimated benefit to be received by each such lot or parcel of land for Fiscal Year 2019-20. Services will be provided through June 30, 2020.

Pursuant to the Landscaping and Lighting Act of 1972 (Part 2 Division 15 of the Streets and Highways Code of the State of California, commencing with Section 22500) ("Act"), Article XIID, Section 4(a) of the State of California Constitution, and in accordance with the City of Lancaster's Resolution being adopted by the City Council of the City of Lancaster for the Lancaster Lighting Maintenance District on the ____ day of _____, this Report has been ordered for:

LANCASTER LIGHTING MAINTENANCE DISTRICT

(Hereinafter referred to as the "District"),

I, K. Dennis Klingelhofer, authorized representative of the District, the duly appointed Assessment Engineer submit the following Report which consists of the following five (5) parts and Appendices:

PART I

Plans and Specifications: Plans and specifications for the improvements are as set forth on the lists thereof, attached hereto, and are on file in the Office of the City Clerk and are incorporated herein by reference.

PART II

Estimate of Costs: An estimate of the costs of the proposed improvements, including incidental costs and expenses in connection therewith, is as set forth on the lists thereof, attached hereto, and are on file in the Office of the City Clerk and incorporated herein by reference.

PART III

Method of Apportionment: The method of apportionment indicates the proposed levy of the net amount of the costs and expenses of the improvements to be levied upon the parcels of land within the District, in proportion to the estimated benefits to be received by such parcels.

PART IV

Assessment Diagram: The diagram of the district boundaries showing the exterior boundaries of the Assessment District and the lines and dimensions of each lot or parcel of land within the Assessment District. The lines and dimensions of each lot or parcel within the District are those lines and dimensions shown on the maps of the Assessor of the County of Los Angeles for the fiscal year to which this Report applies.

PART V

Assessment Roll: An assessment of the estimated cost of the improvements on each benefited lot or parcel of land within the District. The proposed Assessment Roll using Fiscal Year 2019-20 assessment rates is included in this Report as Part V.

PART VI

Assessment List for Zones that Voted "No": An assessment list of the parcels in the zones that voted "No" to be assessed at \$45 per lighting unit this fiscal year is included in the Report as Part VI.

In conclusion, it is my opinion that the costs and expenses of the District have been assessed to the lots and parcels within the boundaries of the District in proportion to the estimated benefits to be received by each lot or parcel from the services provided.

DATED this ____ day of _____

 **Harris & Associates**

K. Dennis Klingelhofer, P.E., Assessment Engineer
R.C.E. No. 50255
Engineer of Work

PART I – PLANS AND SPECIFICATIONS

Description of the District and Boundaries

The District was formed for the purpose of ensuring the ongoing maintenance, operation and servicing of certain lighting improvements within the boundaries of the District. The District was also formed with the intent of annexing all new development within the City. Said improvements are detailed below under “Improvements and Services Provided”.

Each area annexed into the District as a condition of development. The District located throughout the City of Lancaster.

Improvements and Services Provided

The improvements for the District and Zones may be generally described as follows:

The operation, maintenance, and servicing of street lighting, traffic signals, public parking lot lighting, and highway safety lighting improvements (public lighting facilities), and appurtenant facilities.

Plans and Specifications for the improvements for the District are voluminous and are not bound in this report but by this reference are incorporated and made a part of this report. The Plans and Specifications are on file in the office of the City Clerk and the City Engineer where they are available for public inspection.

Assessments for the District are being levied to provide funding for the following:

1. The maintenance, operation, and servicing of local streetlights in close proximity, within approximately 90 feet, to certain lots and parcels which provide a direct special benefit to such lots or parcels.
2. The maintenance, operation, and servicing of arterial streetlights, traffic signals, and other public lighting facilities which provide a special benefit to all the assessable parcels within the District and Zones whether or not such parcels are in close proximity to such lighting.
3. The payment of debt service on bonds or other obligations, including installment payments, to be issued or incurred during the fiscal year. Obligations are being incurred to pay the costs of acquisition of the streetlights within the District and Zones and will be secured by assessments levied in each fiscal year until the obligation is paid. The City Council has determined that the estimated cost of the acquisition of the street lights and retrofit there of (\$15,716,995.00) is greater than can be conveniently raised from a single annual assessment and that the estimated cost, plus incidental expenses, shall be collected in installments over a twenty (20) year period, commencing Fiscal Year 2016-17 and continuing through Fiscal Year 2036-37. The maximum annual assessment installment is estimated to be an amount not to exceed \$1,000,000 which is to be included within the annual budgets of the District.



The improvements to be maintained, traffic signals and other public lighting facilities operated, and serviced within the District and Zones are the local and arterial streetlight system of the City of Lancaster that confers special benefit to the parcels within the District and Zones. The specific location of both local and arterial streetlight improvements within the City can be found on the Streetlight Inventory Maps maintained by the City and on file in the office of the City Engineer where they are available for inspection. The City also maintains a lamp location list that is a tabulated listing of every street in the District and Zones by alphabetical order. Included in the items listed for each lamp are the exact location by street address number and lamp size. Lamps are not placed in specific zones unless they clearly only benefit certain parcels (i.e., alley lights, main streetlights, and petitioned installation areas).

Article XIII D of the California Constitution defines "maintenance and operation expenses" as the cost of rent, repair, replacement, rehabilitation, fuel, power, electrical current, care and supervision necessary to properly operate and maintain a permanent public improvement." The District funding includes, but is not limited to, the removal, repair, replacement or relocation of light standards, poles, bulbs, fixtures, and all appurtenances, electrical energy, supplies, engineering, and incidental costs relating to the maintenance and operation of the public lighting facilities benefiting the Annexation parcels.

The local streetlight improvements to be maintained, operated, and serviced within the District and Zones include Edison-owned and City owned streetlights within the right-of-way of the local public streets located within the boundaries of the District and Zones. These lights are all within close proximity to the parcels within the District and Zones identified as receiving local lighting benefit in the Method of Assessment, and as such, provide special benefit to these parcels.

Specifications for streetlights within the District and Zones are indicated within a previously executed contract by and between the City of Lancaster and Southern California Edison Company, a copy of which is available in the Development Service Department.

The arterial streetlight improvements to be maintained, operated, and serviced with the use of District funds include a reasonable allocation of Edison-owned streetlight maintenance, operation, and servicing on the major arterial streets within the City that provide special benefit to the parcels within the City.

Reference is made to the plans and specifications for the improvements which are on file with the City and are incorporated herein by reference.



PART II – COST ESTIMATE

Cost Estimate

The District costs for maintenance and incidentals for Fiscal Year 2019-20 include, but are not limited to: maintenance, operations, utility costs, operating reserves and incidentals.

The estimated District costs of \$4,435,683 are proposed to be paid from the monies in the Lighting District Fund for Fiscal Year 2019-20 and other City funding sources.

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

The budget for Fiscal Year 2019-20 is shown on the following page.

Placement of New Street Lights on LS-3 Rate Schedule

On February 27, 2007, the City Council approved the placement of new street lights on the LS-3 rate schedule (City owned and metered for energy use) and directed Staff to proceed with implementing the change effective July 1, 2007. By retaining ownership and self-maintaining the future street lights, the City could save up to 20% in maintenance cost for new street lights that are on the LS-3 rate schedule. Expenses incurred would be paid from the assessments paid annually by the property owners into the Lancaster Lighting Maintenance District.

Southern California Edison (SCE) has three rate schedules approved by the California Public Utilities Commission to charge for the energy and maintenance of street lights namely LS-1 schedule (unmetered, SCE owned and maintained lights), LS-2 schedule (unmetered, customer owned, SCE maintained lights) and LS-3 schedule (metered, customer owned and maintained lights). There are approximately 1,800 street lights in the Lancaster Lighting Maintenance District that are on the LS-1 schedule, approximately 18,000 on the LS-2 schedule, and approximately 1,350 that are on the LS-3 schedule.



District Fund Accounting

The District Cost Estimate for Fiscal Year 2019-20 is shown on the following page.



<u>DISTRICT FUND ACCOUNTING</u>	<u>EXPENSES</u>	<u>REVENUES</u>	<u>BALANCE</u>
Fund Balance as of July 1, 2018			\$0
<u>FY 2018-19 Revenues</u>			
Assessments from Annexed Properties		\$4,550,000	
Interest, Developers' Fees for New Annexations		\$18,000	
Property Damage		\$255,000	
Rebates for Energy Savings Measures		<u>\$0</u>	
Total Revenue FY 2018-19		\$4,823,000	
<u>FY 2018-19 Projected Expenditures</u>			
Operating Expenses	\$5,196,621		
Capital Improvements	\$0		
Street Light Acquisitions	\$0		
Street Light LED Retrofits	\$0		
Transfers Out-Retiree Health Benefits	\$106,500		
Fund Shortfall covered TDA Art 8	<u>(\$480,000)</u>		
Total Expenditures FY 2018-19	\$4,823,121		
Projected Fund Balance as of July 1, 2019			(\$121)
<u>FY 2019-20 Projected Revenues</u>			
Assessments from Annexed Properties		\$4,550,000	
Interest, Developers' Fees for New Annexations		\$15,000	
Property Damage		\$400,000	
Rebates for Energy Savings Measures		<u>\$0</u>	
Total Revenue FY 2019-20		\$4,965,000	
<u>FY 2019-20 Projected Expenditures</u>			
Operating Expenses	\$4,421,823		
Street Light LED Retrofits	\$0		
Capital Improvements	\$0		
Transfers Out-Retiree Health Benefits	\$13,860		
Fund Shortfall covered TDA Art 8	<u>\$0</u>		
Total Expenditures FY 2019-20	\$4,435,683		
2019-20 Operating Reserve			\$529,196
Projected Fund Balance as of July 1, 2020			\$0
Projected Unreserved Fund Balance as of July 1, 2020			\$0
Total Lighting Units to be Assessed @ \$104.53 per Unit			45,028.96
Total Lighting Units to be Assessed @ \$45.00 per Unit			1,446.34
Total Parcels to be Assessed			38,217
2019-20 Estimated Assessment Revenue			\$4,771,962.49

PART III – METHOD OF APPORTIONMENT

General

The 1972 Act allows for the establishment of assessment districts by public agencies for the purpose of providing certain public improvements as detailed in Section I of this Report. The 1972 Act also requires that the cost of these improvements and services be assessed based on benefit received rather than by assessed value of the properties being assessed. In accordance with the 1972 Act, Section 22573:



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.

— Streets and Highways Code Section 22573

The method of apportionment described in this Report, and confirmed by the City Council at the time the District was formed, utilizes commonly accepted engineering practices which have been established pursuant to the 1972 Act and the California Constitution for the allocation of special benefit assessments. The calculation of assessments is based upon the parcel type and the services and improvements provided to equitably apportion the costs based on the special benefit received by each lot or parcel. The special benefit received by each lot or parcel is over and above any general benefit conferred upon said lots or parcels or to the public at large.

Special Benefit

The improvements and associated costs have been allocated to the assessable properties within the District based upon the special benefit received by those properties. The improvements for which the properties are assessed have been identified as necessary, were installed and are being maintained as part of the development plans specifically for each tract. As such, the improvements and continuing maintenance and servicing of those improvements are strictly the obligation of the properties within the District.

General Benefit

Although the improvements may be visible to passersby or to the public at large, the improvements were installed as a requirement of the development of the tract and are for the sole benefit of properties within the District. It has been determined therefore, any access or use by properties or individuals outside the District is completely incidental and the costs of operating, maintaining and servicing said improvements therefore provides no measurable benefit to those outside properties or individuals.

Definition of Special Benefit

The method of apportionment described in this Report is based on the premise that each assessable lot or parcel receives distinct and special benefits from the improvements and services provided, including the visual desirability provided by well-maintained landscaping. In accordance with Article XIII D, Section 4 of the California Constitution:



Special benefit means a particular and distinct benefit over and above general benefits conferred on real property located in the District or the public at large.

— Article XIII D, Section 4 of the California Constitution

Basis of Special Benefit Apportioning

The Landscaping and Lighting Act of 1972 indicates that lighting assessments may be apportioned by any formula or method which fairly distributes costs among all lots or parcels within the district in proportion to the estimated benefits received. The City has determined that all developed parcels within the Lancaster Lighting Maintenance District, whether publicly or privately owned, receive only a special benefit from public lighting as a crime deterrent and for pedestrian safety. The special benefits of public lighting are the safety, security or protection of property, property improvements, inhabitants, and goods. The intensity or degree of illumination provided can have a bearing on the special benefit.

People Related Benefits (People Use)

- Reduction in accidents and attendant human misery and decrease in personal and property loss.
- Deterrence of nighttime crime.
- Promotion of business during nighttime hours.
- Safe use of roads and highways to access property.

Security or Property Protection (Security Benefit)

- Reduction in vandalism and other criminal acts, and damage to improvements.
- Reduction in burglaries.

Intensity

Intensity or degree of illumination provided on streets in our lighting district varies with the type of street and the use of the property adjacent thereto. The following table from the Illuminating Engineering Society Handbook was used as a guide for the installation of the majority of the District lighting system. The cost of providing the highest recommended degree of illumination (used in commercial areas) is about four times the cost of providing the intensity recommended for the lowest category which includes residential properties.

**Recommendation for Average Horizontal Footcandles
Roadways (Other than Expressways or Freeways)**

<u>Roadway Classification</u>	<u>Area Classification</u>		
	<u>Downtown</u>	<u>Intermediate</u>	<u>Outlying and Rural</u>
Major	2.0	1.2	0.9
Collector	1.2	0.9	0.6
Local or Minor	0.9	0.6	0.2

Based on land use information provided by the County Assessor, it has been determined in the existing lighting districts over ninety-three (93) percent of the parcels are in a residential category.

Approximately eighty (83) percent are single family homes or condominiums and the remainder are duplexes, triplexes, or apartment dwelling. In view of this and the benefits derived by the family unit, both at and in the proximity of their property, a value of one (1) has been assigned to the basic family unit, i.e., the single family home or condominium. The existing lighting district includes some properties that may not actually have public lights on their block but which do receive a neighborhood benefit from the lights in the area. These properties were also included in the proposed lighting district. Based on engineering judgment of the factors involved, a strong indication that lighting benefits are largely people related, a value of 1/2 was given to "People Use" while "Intensity" and "Security Benefit" were each rated at 1/4 to form the basic unit. Parcels in other land use categories were then rated by comparison with the basic unit.

In the remainder of the residential category, which is comprised of multiple rental type properties, the value for Intensity would remain at 1/4 but the other two items would increase in proportion to the number of family dwelling units on the parcel. For example, a duplex was assigned 1/4 for Intensity, 1 for People Use and 1/2 for Security Benefit for a total of 1-3/4 units. The owner of such property would therefore pay 1-3/4 times as much for lighting as the owner of a single family residence. In consideration of the distance some units would be from the lighted roadway, Security Benefits in the residential category would not be increased beyond a value of 1. Thus a five (5) unit apartment would be assigned 1/4 for Intensity, 2-1/2 for People Use and 1 for Security Benefits or a total of 3-3/4 units. As the number of apartments on a parcel increases, the service charge units assigned for all apartments is shown in the tables below:

Formula for calculating all apartment Lighting Assessment Units:

$$\text{Assessment Units} = \text{No. of Apartments} / 2 + \text{Intensity} + \text{Security}$$

(Divide number of apartments by 2 then add Intensity and Security benefits)

Intensity (Degree of illumination) always remains at ¼ Unit but Security Benefit increases as the number of apartments increases to a maximum of 1. The People Use formula (number of apartments divided by 2) remains the same for all number of apartments.

Assessment Units Calculation for 2 to 4 Apartments

No. of Units	People Use (Units/2)	Intensity Degree	Security Benefit	Assessment Units
2	1	0.25	0.5	1.75
3	1.5	0.25	0.67	2.42
4	2	0.25	0.75	3

Assessment Units Calculation for 5 to 20 Apartments

Security Benefit remains constant at 1.

No. of Units	People Use (Units/2)	Intensity Degree	Security Benefit	Assessment Units
5	2.5	0.25	1	3.75
6	3	0.25	1	4.25
10	5	0.25	1	6.25
15	7.5	0.25	1	8.75
20	10	0.25	1	11.25

Assessment Units Calculation for 21 to 50 Apartments

Take the number of Assessment Units for 20 apartments (11.25) then add 1/3 for each apartment over 20 apartments

No. of Units	Assessment Units for 20 Apartments	Number of Apartments above 20	1/3 unit for each Apartment above 20	Assessment Units
21	11.25	(1)	.33	11.58
30	11.25	(10)	3.33	14.58
40	11.25	(20)	6.67	17.92
50	11.25	(30)	10	21.25

Assessment Units Calculation for 51 to 100 Apartments

Take the number of Assessment Units for 50 apartments (21.25) then add 1/4 for each apartment over 50 apartments

No. of Units	Assessment Units for 50 Apartments	Number of Apartments above 50	1/4 unit for each Apartment above 50	Assessment Units
51	21.25	(1)	.25	21.50
60	21.25	(10)	2.5	23.75
80	21.25	(30)	7.5	28.75
100	21.25	(50)	12.5	33.75

Assessment Units Calculation Apartments Over 100

Take the number of Assessment Units for 100 apartments (33.75) then add 1/5 for each apartment over 100 apartments

No. of Units	Assessment Units for 100 Apartments	Number of Apartments above 100	1/5 unit for each Apartment above 100	Assessment Units
101	33.75	(1)	.20	33.95
125	33.75	(25)	5	38.75
150	33.75	(50)	10	43.75
200	33.75	(100)	20	53.75

Group A

1 Unit (Minimum charge for improved property)

1. Irrigation Farms
2. Dry Farms
3. Cemeteries
4. Dump Sites
5. Improved Vacant Sites *
6. Dam

** Not a land use category.*

Group B

Moderate Intensity Lighting ½ Unit

Nominal People Use 1 Unit

Moderate Security Benefit ½ Unit

Total: 2 Units

1. Animal Kennels
2. Nurseries and Greenhouses
3. Parking Lots (industrial)
4. Churches
5. Schools (Private)
6. Petroleum and Gas (Oil Refinery)
7. Utility
8. Police and Fire Station
9. Utilities Office (Power, Water, etc.)
10. Military Post
11. Public Schools (General)
12. Elementary School (Public)
13. School Administration Center
14. School Service Center
15. Art Center and Museum



Group C

High Intensity Lighting	1 Unit
Nominal People Use	1 Unit
Moderate Security Benefit	<u>½ Unit</u>
Total: 2 ½ Units	
1. Parking Lot (Commercial)	
2. Parking Lot (Lease)	

Group D

High Intensity Lighting	1 Unit
Nominal People Use	1 Unit
High Security Benefit	<u>1 Unit</u>
Total: 3 Units	
1. Office Buildings	
2. Professional Buildings	
3. Banks, Savings & Loans	
4. Service Shops	
5. Lumber Yards	
6. Golf Courses	
7. Race Tracks/Stables	
8. Camps	
9. Homes for Aged	
10. City Hall and Administration Center	
11. Auxiliary and Regional Center	
12. Welfare and Social Services	
13. Postal Facility	
14. Library	
15. Court Building and Jail	
16. High School (Public)	
17. Public Swimming Pool	
18. Horse Stable	
19. Youth Facility	
20. Office Space Lease	



Group E

High Intensity Lighting	1 Unit
Moderate People Use	2 Units
High Security Benefit	<u>1 Unit</u>
Total:	4 Units

1. Stores
2. Store with Office or Residence
3. Service Stations
4. Clubs and Lodge Halls
5. Rapid Transit Bus, etc.
6. Souvenir Shop
7. Food Concession
8. Airport and T-Hangar
9. Airport and Tie-Down
10. Airport and Fixed-Based Operator
11. Public Park
12. Ball Field (Little League, etc.)

Group F

Nominal Intensity Lighting	¼ Unit
Moderate People Use	3 Units
High Security Benefit	<u>1 Unit</u>
Total:	4 ¼ Units

1. Rooming House (Same as 6-Unit Apartment)

Group G

High Intensity Lighting	1Unit
High People Use	3 Units
High Security Benefit	<u>1 Unit</u>
Total:	5 Units

1. Restaurant
2. Theatre

Group H

Moderate Intensity Lighting	½ Unit
Nominal People Use	1 Unit
High Security Benefit	<u>1 Unit</u>
Total:	2 ½ Units



Doubled Due to Average Business Size

Total: 5 Units

1. Light Manufacturing
2. Food Processing Plant
3. Warehousing

Group I

High Intensity Lighting 1 Unit

Nominal People Use 1 Unit

High Security Benefit 1 Unit

Total: 3 Units

Doubled Due to Average Business Size

Total: 6 Units

1. Auto
2. Recreation Equipment
3. Sales-Service

Group J

High Intensity Lighting 1 Unit

Moderate People Use 2 Units

High Security Benefit 1 Unit

Total: 4 Units

Doubled Due to Average Business Size

Total: 8 Units

1. Markets
2. Bowling Alleys
3. Skating Rinks
4. Department Stores
5. Hotels and Motels
6. Mobile Home Parks

Group K

It was determined that properties within the 10 land use categories in this group (which represents less than 1/3 of one (1) percent of the total lots or parcels within the districts) varies widely from the norm and therefore these lots or parcels were considered on an individual basis. Each of the parcels or lots in these land use categories was identified on the official lighting district maps and each public light or portion thereof in the immediate proximity of the lots or parcels benefiting the lots or parcels was assigned a number of units as indicated below. The total number of units so determined for that category would be distributed among the lots or parcels in that category in proportion to the lot or parcel area as shown below. A minimum of 3 units would be assessed to each lot or parcel to be compatible with Group D which contains many of the smaller business categories. Several large lots or parcels in outlying areas are within the immediate proximity and therefore those lots or parcels would be assessed the minimum.

K-1

Moderate Intensity Lighting 1 ¼ Units
Moderate People Use 3 Units
Moderate Security Benefit 1 Unit

Total: 5 ¼ Units

1. Open Storage 0.014973 Units per 100 square feet
2. Mineral Processing 0.005615 Units per 100 square feet

K-2

Moderate Intensity Lighting 1 ¼ Units
High People Use 4 Units
Moderate Security Benefit 1 Unit

Total: 6 ¼ Units

1. Colleges, Universities (Private) 0.001736 Units per 100 square feet
2. Wholesale & Manufacturing Outlets 0.059858 Units per 100 square feet
3. Athletic & Amusement Facilities 0.027431 Units per 100 square feet
4. Heavy Manufacturing 0.006382 Units per 100 square feet
5. Hospitals 0.012886 Units per 100 square feet
6. Colleges, Universities (Public) 0.001736 Units per 100 square feet
7. Sports Stadium 0.027431 Units per 100 square feet
8. Amusement Park 0.027431 Units per 100 square feet
9. Airport and General 0.006382 Units per 100 square feet

Usage units for Public Housing Facilities will be calculated using the same methodology listed in the County Assessor's report dated May 22, 1979, for all privately-owned parcels including the residential category where a value of one usage unit is assigned to the single-family home or condominium and usage units increase in proportion to the number of family dwelling units on the parcel.

K-3

High Intensity Lighting	1 ½ Units
High People Use	4 Units
Moderate Security Benefit	<u>1 Unit</u>
Total:	6 ½ Units

1. Motion Picture, Radio, T.V. 0.010938 Units per 100 square feet
2. Neighborhood Shopping Centers 0.014449 Units per 100 square feet
3. Regional Shopping Centers 0.021812 Units per 100 square feet

Determining the Cost per Lot or Parcel

Using the aforementioned procedures, the sum of the total number of units applicable to all of the lots or parcels in the City of Lancaster within the District would be determined (Total Units). The estimated cost of operating and maintaining all of the City administered public lighting within that area would be determined and any surpluses or credits due to the existing City administered lighting districts within that area would be subtracted from that cost to determine the net amount to be raised by assessment (Net Assessment). The cost to be assessed per unit (Unit Cost) would be equal to the quotient of the Net Assessment divided by the Total Units. The cost to be assessed to each lot or parcel in the District would be determined by multiplying the number of units assigned to that lot or parcel by the Unit Cost.

Since the benefits have been related to property use and property users, no charge would be assessed on unimproved lots within the district.

“Unimproved” means that street improvements, as defined in the City of Lancaster Municipal Code Article VII Chapter 2, Part A Section 7-2.3(d), have not been installed for the project and that no building or structure exists on the lot or parcel.

Assessment

All assessed lots or parcels of real property within the District are listed on an assessment roll, which is on file in the office of the City Clerk and the City Engineer, and is hereby made a part of this Report by reference. The assessment roll states the net amount to be assessed upon assessable lands within the District for Fiscal Year 2019-20. These parcels are more particularly described on the County Assessor’s roll, which is on file in the office of the Los Angeles County Assessor and by reference is made a part of this report.

Commencing with Fiscal Year 2004-05, the amount of the assessment for the District that approved an increase in assessments and the inclusion of a CPI adjustment are proposed to increase each year, based upon the latest composite percentage change in the Consumer Price Index, All Urban Consumers, for the Los Angeles-Orange-Riverside County Area ("CPI"), as determined by the United States Department of Labor, Bureau of Labor Statistics, or its successor. The Engineer shall compute the percentage difference between the CPI for February of each year and the CPI for the previous February, and shall then adjust the existing assessment by an amount not to exceed such percentage for the following fiscal year.

Should the Bureau of Labor Statistics revise such index or discontinue the preparation of such index, the Engineer shall use the revised index or a comparable system as approved by the City Council for determining fluctuations in the cost of living. All parcels that are located within the Zones mentioned below (*) did not receive voter approval on the additional assessments and CPI, will not receive the additional assessment or the CPI factor.

The additional assessments for the parcels within the District requiring a vote were heard before the City Council at a public hearing on June 24, 2003. These additional assessments reflect the additional annual total cost of the District's improvements as of Fiscal Year 2003-04.

Beginning Fiscal Year 2003-04 the following zones approved the levy of an additional assessment: 5 through 8, 12, 20, 22 through 26, 28, 29, 31A, 31B, 31C, 31D, 32, 48, 49C, 49D, 50A, 50B, 50C, 50D, 51A, 51C, 52B, 52C, 52D, 53A, 53B, 53C, 53D, 54A, 54B, 54C, 54D, 56, 64, 65D, 66A, 66B, 66C, 66D, 67A, 67B, 67C, 67D, 68A, 68B, 68C, 68D, 69, 70B, 70C, 70D, 71A, 71B, 71C, 71D, 72A, 72B, 72C, 73, 75, 86, 87A, 87B, 87C, 87D, 88A, 88B, 88C, 88D, 89A, 89C, 89D, 90A, 90B, 90C, 90D, 91 through 94, 101 through 102, 104, 105, 107A, 107C, 108B, 108C, 108D, and 109. These zones were assessed at the new rate of \$70 per unit and each subsequent year, the maximum assessment rate has been increased by CPI. For Fiscal Year 2019-20 these zones will be assessed at a rate of \$104.53, which includes the February 2019 CPI factor of 2.51%.

Zones which are not approved for the levy of additional assessments are also not approved for the inclusion of the CPI. These Zones will remain at their current assessment level of \$45.00 with no ability to increase these rates by a CPI.

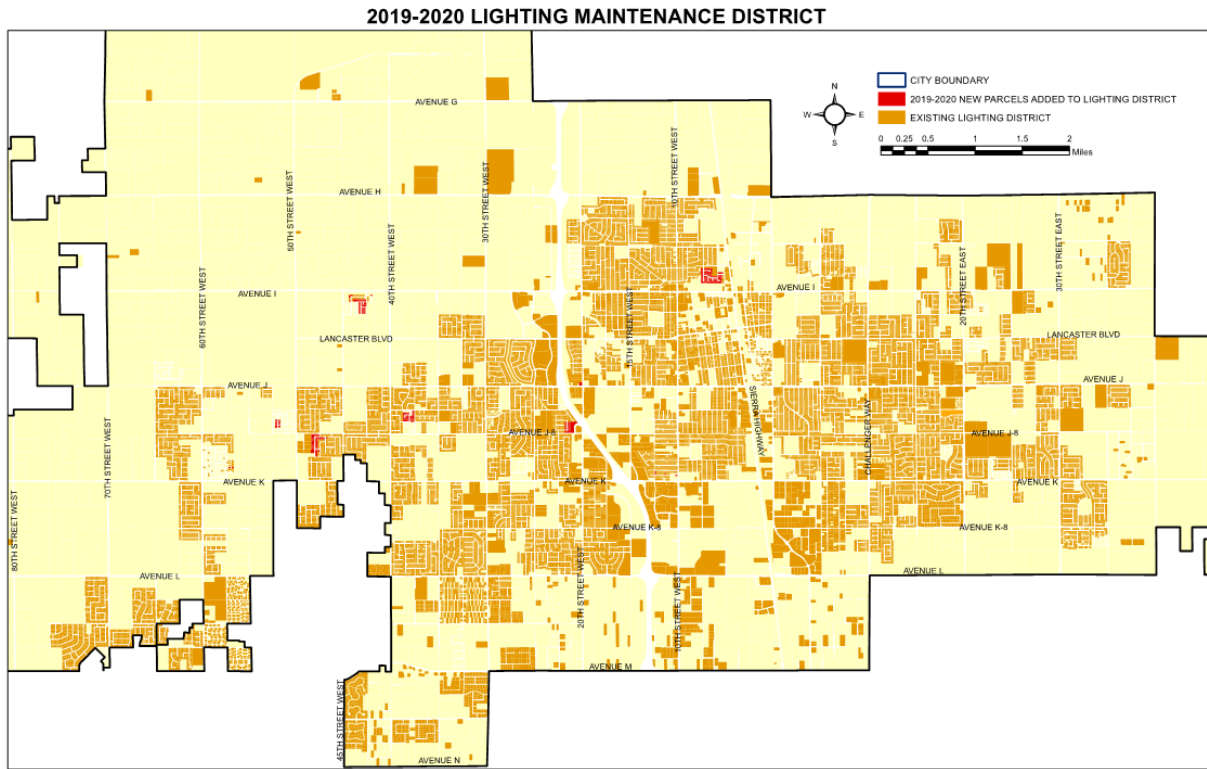
* Zones 49b, 51b, 51d, 65b, 70a, and 103 did not receive voter approval.

All other parcels currently in the District will be assessed at the full rate of \$104.53 per unit for Fiscal Year 2019-20.

Should actual maintenance costs come in less than the current assessment rate, the City has the option to credit assessments during the next fiscal year, resulting in a lower assessment for property owners.

PART IV – ASSESSMENT DIAGRAM

An Assessment Diagram, which includes each Zone within the District, is shown below. The lines and dimensions shown on maps of the Los Angeles County Assessor, for the current year, are incorporated by reference herein and made a part of this Report.





PART V – ASSESSMENT ROLL

Parcel Identification for each lot or parcel within the District shall be based on available parcel maps and other property data from the Los Angeles County Assessor's office as they existed at the time this Report was prepared and adopted by the City Council.

A complete listing of parcels assessed within the District for Fiscal Year 2019-20, is too voluminous to include in the Report but is incorporated herein by reference and is on file with the City Clerk's Office. If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the current fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel(s) shall be based on the method of apportionment and assessment rate approved in this Report. Therefore, if a single parcel has changed to multiple parcels, the assessment amounts applied to each of the new parcels shall be recalculated and applied according to the approved method of apportionment and assessment rate rather than a proportionate share of the original assessment.

Non-assessable lots or parcels include areas of public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, open space areas and rights-of-way, including public greenbelts and parkways; utility rights-of-way; common areas; small parcels vacated by the County, bifurcated lots and any other property that cannot be developed or has specific development restrictions. These types of parcels are considered to receive little or no benefit from the improvements and are therefore, exempted from assessment.



PART VI – ASSESSMENT ROLL FOR ZONES THAT VOTED “NO”

A list of the parcels in the Zones that voted “No” in 2003 and will continue to be assessed at \$45 per lighting. Those parcels are shown on the following pages.

APN	2019-20 Assessment	APN	2019-20 Assessment	APN	2019-20 Assessment
3109019001	\$45.00	3138002021	\$180.00	3138005003	\$270.00
3109023025	\$225.00	3138002022	\$135.00	3138005006	\$112.50
3109023046	\$225.00	3138002026	\$135.00	3138005007	\$112.50
3109023055	\$135.00	3138002030	\$180.00	3138005008	\$78.75
3109023056	\$135.00	3138002031	\$135.00	3138005009	\$112.50
3109023058	\$225.00	3138002032	\$112.50	3138005010	\$45.00
3109023063	\$225.00	3138002033	\$180.00	3138005011	\$112.50
3109023064	\$180.00	3138004003	\$180.00	3138005012	\$112.50
3109024039	\$225.00	3138004004	\$270.00	3138005013	\$45.00
3109024042	\$225.00	3138004005	\$135.00	3138005014	\$78.75
3109025032	\$225.00	3138004009	\$90.00	3138005015	\$45.00
3121034030	\$2,499.75	3138004011	\$270.00	3138005016	\$45.00
3121034032	\$180.00	3138004013	\$225.00	3138005017	\$45.00
3121034034	\$45.00	3138004016	\$112.50	3138005018	\$45.00
3121034035	\$45.00	3138004017	\$112.50	3138005019	\$45.00
3121034037	\$422.10	3138004018	\$112.50	3138005022	\$180.00
3121034038	\$422.10	3138004019	\$112.50	3138005023	\$112.50
3123001051	\$180.00	3138004020	\$112.50	3138005024	\$78.75
3123001052	\$360.00	3138004021	\$112.50	3138005025	\$78.75
3123001053	\$112.50	3138004022	\$45.00	3138005026	\$45.00
3123001054	\$360.00	3138004023	\$180.00	3138005027	\$112.50
3123001062	\$1,462.50	3138004024	\$270.00	3138005028	\$45.00
3123004042	\$168.75	3138004025	\$112.50	3138005029	\$78.75
3123004045	\$463.95	3138004026	\$270.00	3138005030	\$78.75
3138001010	\$180.00	3138004027	\$78.75	3138005031	\$112.50
3138001015	\$201.15	3138004028	\$45.00	3138005032	\$78.75
3138001016	\$180.00	3138004029	\$45.00	3138005033	\$45.00
3138001018	\$270.00	3138004032	\$135.00	3138005034	\$45.00
3138001019	\$225.00	3138004033	\$135.00	3138005035	\$112.50
3138001020	\$180.00	3138004034	\$199.35	3138006034	\$270.00
3138002005	\$180.00	3138004039	\$45.00	3138006035	\$112.50
3138002011	\$135.00	3138004040	\$135.00	3138006036	\$112.50
3138002013	\$135.00	3138005001	\$270.00	3138006053	\$135.00
3138002014	\$225.00	3138005002	\$270.00	3138007023	\$135.00

2019-20		2019-20		2019-20	
APN	Assessment	APN	Assessment	APN	Assessment
3138007024	\$135.00	3138009002	\$112.50	3138010046	\$270.00
3138007025	\$135.00	3138009003	\$112.50	3138010048	\$270.00
3138007026	\$90.00	3138009004	\$112.50	3138010056	\$270.00
3138007051	\$225.00	3138009005	\$112.50	3138010060	\$225.00
3138008003	\$45.00	3138009009	\$78.75	3138010061	\$112.50
3138008004	\$45.00	3138009010	\$78.75	3138010063	\$225.00
3138008011	\$45.00	3138009011	\$78.75	3138010064	\$78.75
3138008012	\$78.75	3138009012	\$45.00	3138010065	\$78.75
3138008013	\$78.75	3138009014	\$135.00	3138011001	\$180.00
3138008014	\$146.26	3138009017	\$225.00	3138011002	\$135.00
3138008018	\$112.50	3138009018	\$360.00	3138011006	\$135.00
3138008021	\$78.75	3138009019	\$135.00	3138011007	\$225.00
3138008022	\$191.25	3138009021	\$112.50	3138011011	\$416.25
3138008023	\$191.25	3138009022	\$135.00	3138011012	\$146.25
3138008024	\$45.00	3138009023	\$112.50	3138011013	\$191.25
3138008025	\$45.00	3138009024	\$112.50	3138011016	\$112.50
3138008027	\$45.00	3138009025	\$180.00	3138011017	\$112.50
3138008028	\$45.00	3138009026	\$180.00	3138011018	\$45.00
3138008031	\$45.00	3138009027	\$180.00	3138011019	\$45.00
3138008032	\$45.00	3138009028	\$90.00	3138011020	\$45.00
3138008033	\$45.00	3138009031	\$45.00	3138011022	\$225.00
3138008034	\$78.75	3138009033	\$90.00	3138011023	\$45.00
3138008035	\$45.00	3138009035	\$45.00	3138011025	\$180.00
3138008036	\$45.00	3138009036	\$180.00	3138011026	\$135.00
3138008037	\$45.00	3138009037	\$225.00	3138011030	\$135.00
3138008038	\$45.00	3138009040	\$135.00	3138011032	\$112.50
3138008039	\$78.75	3138009041	\$135.00	3138011033	\$90.00
3138008040	\$45.00	3138009043	\$270.00	3138011034	\$551.25
3138008041	\$45.00	3138009044	\$180.00	3138011035	\$45.00
3138008042	\$45.00	3138009045	\$112.50	3138011036	\$45.00
3138008043	\$112.50	3138009046	\$360.00	3138011037	\$45.00
3138008044	\$191.25	3138010040	\$180.00	3138011038	\$45.00
3138008045	\$78.75	3138010041	\$45.00	3138011039	\$112.50
3138009001	\$112.50	3138010045	\$112.50	3138011040	\$78.75

APN	2019-20 Assessment	APN	2019-20 Assessment	APN	2019-20 Assessment
3138011041	\$112.50	3138013014	\$45.00	3138014041	\$112.50
3138011042	\$78.75	3138013015	\$45.00	3138015002	\$45.00
3138011043	\$45.00	3138013016	\$78.75	3138015003	\$45.00
3138011044	\$146.25	3138013017	\$78.75	3138015004	\$78.75
3138011045	\$112.50	3138013018	\$45.00	3138015005	\$78.75
3138011046	\$45.00	3138013019	\$45.00	3138015006	\$78.75
3138011047	\$281.25	3138013020	\$45.00	3138015007	\$45.00
3138011048	\$45.00	3138013021	\$45.00	3138015008	\$78.75
3138011049	\$135.00	3138013022	\$281.25	3138015009	\$45.00
3138011050	\$90.00	3138013023	\$78.75	3138015010	\$45.00
3138012026	\$112.50	3138013024	\$45.00	3138015011	\$45.00
3138012043	\$225.00	3138013025	\$78.75	3138015012	\$45.00
3138012047	\$45.00	3138013026	\$78.75	3138015013	\$45.00
3138012048	\$45.00	3138013027	\$45.00	3138015014	\$78.75
3138012080	\$45.00	3138013031	\$45.00	3138015015	\$112.50
3138012052	\$45.00	3138013032	\$112.50	3138015017	\$146.25
3138012053	\$45.00	3138013033	\$112.50	3138015018	\$112.50
3138012054	\$45.00	3138013034	\$78.75	3138015019	\$112.50
3138012070	\$225.00	3138013036	\$112.50	3138015026	\$78.75
3138012071	\$135.00	3138013037	\$78.75	3138015027	\$45.00
3138012076	\$225.00	3138013038	\$45.00	3138015028	\$78.75
3138012077	\$450.00	3138013039	\$78.75	3138015029	\$78.75
3138013001	\$45.00	3138013040	\$45.00	3138015030	\$78.75
3138013002	\$45.00	3138013041	\$45.00	3138015031	\$78.75
3138013003	\$45.00	3138013043	\$78.75	3138015033	\$45.00
3138013004	\$45.00	3138013044	\$78.75	3138016001	\$146.25
3138013005	\$78.75	3138013045	\$78.75	3138016002	\$45.00
3138013006	\$78.75	3138013046	\$78.75	3138016003	\$45.00
3138013007	\$78.75	3138014023	\$135.00	3138016006	\$45.00
3138013009	\$45.00	3138014024	\$90.00	3138016007	\$45.00
3138013010	\$45.00	3138014030	\$90.00	3138016008	\$45.00
3138013011	\$45.00	3138014034	\$90.00	3138016009	\$45.00
3138013012	\$45.00	3138014036	\$90.00	3138016010	\$112.50
3138013013	\$45.00	3138014040	\$180.00	3138016011	\$112.50

APN	2019-20 Assessment	APN	2019-20 Assessment	APN	2019-20 Assessment
3138016012	\$112.50	3138018029	\$45.00	3138026041	\$405.00
3138016013	\$78.75	3138018034	\$270.00	3138026042	\$270.00
3138016014	\$45.00	3138018035	\$225.00	3138027001	\$78.75
3138016015	\$78.75	3138018037	\$270.00	3138027005	\$78.75
3138016016	\$78.75	3138018038	\$225.00	3138027006	\$45.00
3138016017	\$45.00	3138019007	\$180.00	3138027007	\$45.00
3138016018	\$112.50	3138019009	\$135.00	3138027008	\$45.00
3138016019	\$78.75	3138019011	\$360.00	3138027015	\$112.50
3138016020	\$45.00	3138019012	\$225.00	3138027036	\$45.00
3138016021	\$45.00	3138019015	\$270.00	3138027038	\$225.00
3138016022	\$45.00	3138019016	\$180.00	3138027039	\$45.00
3138016023	\$112.50	3138020023	\$135.00	3138027040	\$112.50
3138016024	\$78.75	3138021053	\$90.00	3138027041	\$90.00
3138016026	\$146.25	3138022086	\$191.25	3138028001	\$180.00
3138016028	\$146.25	3138025003	\$45.00	3138028004	\$112.50
3138016033	\$90.00	3138025004	\$78.75	3138028005	\$270.00
3138016034	\$90.00	3138025005	\$45.00	3138031006	\$225.00
3138016035	\$146.25	3138025011	\$45.00	3138031023	\$225.00
3138018002	\$146.25	3138025012	\$180.00	3138031042	\$135.00
3138018003	\$146.25	3138025017	\$180.00	3138032031	\$270.00
3138018004	\$146.25	3138025023	\$225.00	3138032032	\$270.00
3138018005	\$146.25	3138025024	\$135.00	3138032049	\$270.00
3138018006	\$146.25	3138025025	\$180.00	3138032051	\$90.00
3138018007	\$45.00	3138025032	\$180.00	3138032052	\$90.00
3138018008	\$78.75	3138025035	\$225.00	3138032060	\$135.00
3138018009	\$45.00	3138025036	\$149.40	3138032061	\$225.00
3138018010	\$45.00	3138025039	\$180.00	3138032063	\$225.00
3138018011	\$45.00	3138026016	\$225.00	3138032068	\$225.00
3138018048	\$135.00	3138026017	\$112.50	3138033001	\$180.00
3138018049	\$90.00	3138026018	\$270.00	3138033002	\$78.75
3138018050	\$90.00	3138026019	\$270.00	3138033003	\$270.00
3138018051	\$90.00	3138026020	\$270.00	3138033004	\$270.00
3138018025	\$78.75	3138026021	\$270.00	3138033021	\$135.00
3138018028	\$112.50	3138026040	\$270.00	3138033028	\$270.00



APN	2019-20 Assessment
3138031035	\$225.00
3138031036	\$225.00
3138031037	\$225.00
3138033043	\$90.00
3138033045	\$90.00
3138033046	\$225.00
3138033048	\$225.00
3138034040	\$33.75
3138034041	\$33.75
3138034042	\$33.75
3138034043	\$33.75
3150013037	\$180.00
3150013038	\$180.00
3153015036	\$4,241.25
3153015037	\$4,241.25
3153015038	\$180.00
3153015039	\$180.00
3153015040	<u>\$360.00</u>
	\$66,840.31



APPENDIX A – ASSESSMENT ROLL FOR NEW PARCELS

Appendix A is a list of the new parcels to be charged as of the date this report was prepared.

APN	UNIT(s)	ASSESSMENT
3122-038-041	1	\$104.53
3123-028-050	4	\$418.12
3123-028-051	1	\$104.53
3123-028-052	1	\$104.53
3123-028-053	1	\$104.53
3123-028-054	1	\$104.53
3124-013-014	1	\$104.53
3135-025-061	1	\$104.53
3135-025-062	1	\$104.53
3135-025-063	1	\$104.53
3135-025-065	1	\$104.53
3135-025-066	1	\$104.53
3135-025-067	1	\$104.53
3135-025-068	1	\$104.53
3135-025-069	1	\$104.53
3135-025-070	1	\$104.53
3135-025-071	1	\$104.53
3135-025-072	1	\$104.53
3135-025-073	1	\$104.53
3135-025-074	1	\$104.53
3135-025-075	1	\$104.53
3135-025-076	1	\$104.53
3135-025-077	1	\$104.53
3135-025-078	1	\$104.53
3135-025-079	1	\$104.53
3135-025-080	1	\$104.53
3135-025-081	1	\$104.53
3135-025-082	1	\$104.53
3135-025-083	1	\$104.53
3135-025-084	1	\$104.53
3135-025-085	1	\$104.53
3135-025-086	1	\$104.53
3135-025-087	1	\$104.53
3135-025-088	1	\$104.53

APN	UNIT(s)	ASSESSMENT
3135-025-089	1	\$104.53
3135-025-090	1	\$104.53
3135-025-091	1	\$104.53
3135-025-092	1	\$104.53
3135-025-093	1	\$104.53
3135-025-094	1	\$104.53
3135-025-095	1	\$104.53
3135-025-097	1	\$104.53
3135-025-098	1	\$104.53
3135-025-099	1	\$104.53
3135-025-100	1	\$104.53
3135-025-101	1	\$104.53
3135-025-102	1	\$104.53
3135-025-103	1	\$104.53
3135-025-104	1	\$104.53
3135-025-105	1	\$104.53
3135-025-106	1	\$104.53
3135-025-107	1	\$104.53
3135-025-108	1	\$104.53
3135-025-111	1	\$104.53
3135-025-112	1	\$104.53
3135-025-113	1	\$104.53
3135-025-114	1	\$104.53
3135-025-115	1	\$104.53
3135-025-116	1	\$104.53
3135-025-117	1	\$104.53
3135-025-118	1	\$104.53
3135-025-119	1	\$104.53
3135-025-120	1	\$104.53
3135-025-121	1	\$104.53
3135-025-122	1	\$104.53
3135-025-123	1	\$104.53
3135-025-124	1	\$104.53
3135-025-125	1	\$104.53
3135-025-126	1	\$104.53
3135-025-127	1	\$104.53
3135-025-128	1	\$104.53
3135-025-129	1	\$104.53
3135-025-130	1	\$104.53

APN	UNIT(s)	ASSESSMENT
3135-025-131	1	\$104.53
3135-025-132	1	\$104.53
3135-025-133	1	\$104.53
3135-025-134	1	\$104.53
3135-025-135	1	\$104.53
3135-025-136	1	\$104.53
3135-025-137	1	\$104.53
3135-025-138	1	\$104.53
3135-025-139	1	\$104.53
3135-025-140	1	\$104.53
3135-025-141	1	\$104.53
3153-095-002	1	\$104.53
3153-095-005	1	\$104.53
3153-095-006	1	\$104.53
3153-095-008	1	\$104.53
3153-095-032	1	\$104.53
3153-095-046	1	\$104.53
3153-095-047	1	\$104.53
3153-095-048	1	\$104.53
3153-095-049	1	\$104.53
3153-095-050	1	\$104.53
3153-095-051	1	\$104.53
3153-095-052	1	\$104.53
3153-095-053	1	\$104.53
3153-095-054	1	\$104.53
3153-095-055	1	\$104.53
3153-095-056	1	\$104.53
3153-096-030	1	\$104.53
3153-096-031	1	\$104.53
3153-096-033	1	\$104.53
3153-096-034	1	\$104.53
3153-096-035	1	\$104.53
3153-096-036	1	\$104.53
3153-096-037	1	\$104.53
3153-096-038	1	\$104.53
3153-096-039	1	\$104.53
3153-096-040	1	\$104.53
3153-096-041	1	\$104.53
3153-096-042	1	\$104.53

APN	UNIT(s)	ASSESSMENT
3153-096-043	1	\$104.53
3153-096-044	1	\$104.53
3153-096-045	1	\$104.53
3153-096-046	1	\$104.53
3153-096-047	1	\$104.53
3153-096-048	1	\$104.53
3153-096-049	1	\$104.53
3153-096-050	1	\$104.53
3153-096-051	1	\$104.53
3153-096-052	1	\$104.53
3153-096-053	1	\$104.53
3153-096-054	1	\$104.53
3153-096-055	1	\$104.53
3153-096-056	1	\$104.53
3153-096-057	1	\$104.53
3153-097-006	1	\$104.53
3153-097-007	1	\$104.53
3153-097-008	1	\$104.53
3153-097-009	1	\$104.53
3153-097-010	1	\$104.53
3153-097-011	1	\$104.53
3153-097-012	1	\$104.53
3153-097-013	1	\$104.53
3153-097-014	1	\$104.53
3153-097-015	1	\$104.53
3153-097-016	1	\$104.53
3153-097-017	1	\$104.53
3153-097-018	1	\$104.53
3153-097-019	1	\$104.53
3153-097-020	1	\$104.53
3153-097-021	1	\$104.53
3153-097-022	1	\$104.53
3153-097-023	1	\$104.53
3153-097-024	1	\$104.53
3153-097-025	1	\$104.53
3153-097-026	1	\$104.53
3153-097-027	1	\$104.53
3153-097-028	1	\$104.53
3153-097-029	1	\$104.53

APN	UNIT(s)	ASSESSMENT
3153-097-034	1	\$104.53
3153-097-035	1	\$104.53
3153-097-036	1	\$104.53
3153-097-037	1	\$104.53
3153-097-039	1	\$104.53
3153-097-040	1	\$104.53
3153-097-041	1	\$104.53
3153-097-042	1	\$104.53
3153-097-043	1	\$104.53
3153-101-007	1	\$104.53
3153-102-032	1	\$104.53
3153-102-033	1	\$104.53
3153-102-034	1	\$104.53
3153-102-035	1	\$104.53
3153-102-036	1	\$104.53
3153-102-037	1	\$104.53
3153-102-038	1	\$104.53
3153-102-039	1	\$104.53
3153-102-042	1	\$104.53
3153-102-043	1	\$104.53
3153-102-044	1	\$104.53
3153-102-045	1	\$104.53
3153-102-046	1	\$104.53
3153-102-047	1	\$104.53
3153-102-048	1	\$104.53
3203-061-004	1	\$104.53
3203-061-005	1	\$104.53
3203-061-006	1	\$104.53
3203-061-007	1	\$104.53
3203-061-008	1	\$104.53
3203-061-009	1	\$104.53
3203-061-010	1	\$104.53
3203-061-011	1	\$104.53
3203-061-012	1	\$104.53
3203-061-013	1	\$104.53
3203-061-014	1	\$104.53
3203-061-037	1	\$104.53
3203-061-038	1	\$104.53
3203-063-007	1	\$104.53

APN	UNIT(s)	ASSESSMENT
3203-063-016	1	\$104.53
3124-022-053	1	\$104.53
3124-022-054	1	\$104.53
3124-022-055	1	\$104.53
3124-022-056	1	\$104.53
3124-022-057	1	\$104.53
3124-022-058	1	\$104.53
3124-022-059	1	\$104.53
3124-022-060	1	\$104.53
3124-022-061	1	\$104.53
3124-022-062	1	\$104.53
3124-022-063	1	\$104.53
3124-022-064	1	\$104.53
3124-022-065	1	\$104.53
3124-022-066	1	\$104.53
3124-022-067	1	\$104.53
3124-022-068	1	\$104.53
3124-022-069	1	\$104.53
3124-022-070	1	\$104.53
3124-022-071	1	\$104.53
3153-101-007	1	\$104.53
3153-101-032	1	\$104.53
3153-101-033	1	\$104.53
3153-101-034	1	\$104.53
3153-101-035	1	\$104.53
3153-101-036	1	\$104.53
3153-101-037	1	\$104.53
3153-101-038	1	\$104.53
3153-101-039	1	\$104.53
3153-101-040	1	\$104.53
3153-101-041	1	\$104.53
3153-101-042	1	\$104.53
3153-101-043	1	\$104.53
3153-101-044	1	\$104.53
3153-101-045	1	\$104.53
3153-101-046	1	\$104.53
3153-101-047	1	\$104.53
3153-101-048	1	\$104.53
3153-101-049	1	\$104.53



APN	UNIT(s)	ASSESSMENT
3153-101-050	1	\$104.53
3153-101-051	1	\$104.53
3153-101-052	1	\$104.53
3153-101-053	1	\$104.53
3153-101-054	1	\$104.53
3153-101-055	1	\$104.53
3153-101-056	1	\$104.53
3153-101-057	1	\$104.53
3153-101-058	1	\$104.53
APN	UNIT(s)	ASSESSMENT
	241.00	\$25,191.73

STAFF REPORT
City of Lancaster

CC 13
05/28/19
JC

Date: May 28, 2019

To: Mayor Parris and City Council Members

From: Britt Avrit, MMC, City Clerk

Subject: **Establishment of City's Trusted System**

Recommendation:

Adopt **Resolution No. 19-28**, declaring a Trusted System for the management of records and the automation of retention requirements.

Fiscal Impact:

None.

Background:

On August 8, 2017 the City Council adopted Resolution No. 17-38 adopting a revised Retention Schedule. Additionally, on August 21, 2017 the City Manager signed Policy No. 150-04, 'Records Management' which established the policy, procedures and responsibilities for the retention and disposition of the City's records.

Currently the City has more than 65,000 pages of large-scale permanent plans and drawings, and approximately 5,000 boxes of records being stored in paper form. In order to scan these records and destroy the paper records to retain an electronic version as the City's official record, the City must establish a Trusted System for managing records.

California Government Code Section 12168.7 provides uniform statewide standards for storing documents in electronic medium. The Secretary of State has adopted regulations governing the recording, storing and reproducing of records in electronic media where the intent is to destroy the original hardcopy and maintain the electronic copy as the official record.

The City Clerk and Information Technology Divisions have worked together to ensure the City's document management system, and records stored within the system, are kept in accordance with the State's Trusted System requirements.

Attachment:

Resolution No. 19-28

RESOLUTION NO. 19-28

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LANCASTER, CALIFORNIA DECLARING A TRUSTED SYSTEM FOR THE MANAGEMENT OF RECORDS AND THE AUTOMATION OF RETENTION REQUIREMENTS

WHEREAS, the keeping of numerous records is not necessary after a certain period of time for the effective and efficient operation of the government of the City of Lancaster;

WHEREAS, Section 34090, et seq, of the Government Code of the State of California provides the parameters whereby any City Record which has served its purpose and is no longer required may be destroyed;

WHEREAS, California Government Code Section 12168.7 provides uniform statewide standards for storing documents in electronic medium;

WHEREAS, the Secretary of State has adopted regulations governing the recording, storing and reproducing of records in electronic media where the intent is to destroy the original hardcopy and maintain the electronic copy as the official record;

WHEREAS, the City Clerk and Information Technology Departments have worked together to ensure the City's document management system, and all records stored within the system, are kept in accordance with the State's trustworthy system requirements;

WHEREAS, the City Council of the City of Lancaster, (the "City Council"), adopted Resolution No. 17-38 on August 8, 2017, creating a Records Retention Schedule which established procedures for retaining City Records in active files and inactive files, and for disposing of Records when they are no longer needed for administrative, fiscal, historical, or legal purposes;

WHEREAS, on August 9, 2017 the City established Administrative Policy 150-04 instituting the City's standards for proper management of records;

WHEREAS, the City uses Laserfiche to store records in PDF/A format as the system for storing electronic records;

WHEREAS, Laserfiche has audit capabilities to track records as they're added, deleted and viewed in the system;

WHEREAS, Folder level permissions and restrictions have been established in Laserfiche to ensure only appropriate personnel have access to records;

WHEREAS, a comprehensive Retention Schedule, Records Management Policy and established procedures are vital components of a successful, systematic Records Management System;

WHEREAS, procedures have been developed for the implementation of the Retention Schedule and to provide for the routine disposition of Records during the normal course of business;

WHEREAS, a Trusted System consists of adopted policies, procedures and technology that meet the State of California requirements;

WHEREAS, the City uses Laserfiche as the records for the City.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LANCASTER, DOES HEREBY RESOLVE, DETERMINE AND ORDER, AS FOLLOWS:

Section 1. Laserfiche is declared the City's records storage repository.

Section 2. Laserfiche is backed up to an onsite backup device and a copy of the backup is replicated to an offsite hosted network daily in a format that cannot be altered.

Section 3. the adopted Retention Schedule, Records Management Policy, established procedures, Laserfiche technology establish the City of Lancaster's Trusted System.

Section 4. The City Council hereby considers electronic records stored in Laserfiche as the City's official record and approves the destruction of paper records upon completion of quality control processes outlined in Exhibit A "Records Management Procedures."

Section 5. The Records Management Procedures attached hereto as Exhibit A are hereby approved and are considered the approved procedures for the management of electronic records.

Section 6. The City Manager, or his designee, is hereby directed to establish training for the proper storage and administration of the Records Retention Schedule, Records Management Policy, and established procedures for electronically stored records for the City of Lancaster.

PASSED, APPROVED and ADOPTED this 28th day of May, 2019, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

APPROVED:

BRITT S. AVRIT, MMC
City Clerk
City of Lancaster

R. REX PARRIS
Mayor
City of Lancaster

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF LANCASTER)

CERTIFICATION OF RESOLUTION
CITY COUNCIL

I, _____, _____ City of Lancaster,
CA, do hereby certify that this is a true and correct copy of the original Resolution No. 19-28,
for which the original is on file in my office.

WITNESS MY HAND AND THE SEAL OF THE CITY OF LANCASTER, on this _____
day of _____, _____.

(seal)

Attachment A

City of Lancaster

Procedure for Scanning Paper Documents and Destroying the Paper

1.0 Purpose

This document establishes the procedure to follow when scanning documents into the City of Lancaster's records repository, Laserfiche, and destroying the hard copy versions for records that have not met their retention requirements. Following this procedure provides that the paper copy versions may be destroyed without City Council approval upon completion of these established procedures.

2.0 Organizations Affected

All City departments/divisions to include employees, elected and appointed officials, temporary workers, volunteers, and contractors of the City who are acting on behalf of the City and are required to scan and add documents to the records repository.

3.0 Procedure

1.1 Documents are prepped for scanning:

1.1.1 Rubber bands removed

1.1.2 Staples removed

1.1.3 Paperclips removed

1.1.4 Pages all arranged in order and facing the same direction

1.2 The document(s) is placed on the scanner and each page scanned into the folder assigned to that document type in the records repository. The document is properly indexed according to the field requirements assigned for that document type.

1.3 The scanner, either a City employee or an employee of a third party contracted to do the scanning, must quality check the scanned document to ensure the scanned version is a true and complete copy of the original paper version to include ensuring the pages are all there, all pages are readable, and the document is properly indexed.

1.4 When scanning is complete, an index of the scanned records must be completed to identify those records that were scanned and the date scanning and quality checking were completed. The original paper records listed on the log (in substantially the format attached) will be included in the next destruction process; pursuant to Policy #150-04, and this process will take place at least annually.

**STAFF REPORT
City of Lancaster**

CC 14
05/28/19
JC

Date: May 28, 2019

To: Mayor Parris and City Council Members

From: Jeff Campbell, Parks, Recreation and Arts Director

Subject: **Department of Health and Human Services Grant Funds Application for Youth Engagement in Sports**

Recommendation:

Authorize staff to submit an application to the Department of Health and Human Services (HHS) for Youth Engagement in Sports Collaboration to Improve Adolescent Physical Activity and Nutrition (YES Initiative) grant funds.

Fiscal Impact:

None.

Background:

The YES Initiative seeks to support projects that address the HHS priority to expand youth participation in sports and encourage regular physical activity, especially for youth populations with lower rates of sports participation and communities with limited access to athletic facilities or recreational areas.

Eligible applicants may apply for \$325,000 – 400,000 in grant funds to address unhealthy physical activity and nutrition behaviors in racial/ethnic minority and socio-economically disadvantaged youth, including specifically girls, and provide opportunities to learn skills and gain experiences that contribute to more positive lifestyles and enhance their capacity to make healthier life choices.

The YES Initiative will identify effective collaborations and/or existing community organizational partnerships that aim to improve physical activity and nutrition by increasing sports participation of racial/ethnic minority and/or socio-economically disadvantaged youth, including specifically girls.

JC:jzs

STAFF REPORT
City of Lancaster

CC 15
05/28/19
JC

Date: May 28, 2019
To: Mayor Parris and City Council Members
From: Chenin Dow, Assistant to the City Manager
Subject: **Sale of Property to Livier A. Maqueda**

Recommendation:

Approve the purchase and sale agreement with Livier A. Maqueda for the sale of a 3,000-square-foot building located at 416 W. Lumber Street; and authorize the City Manager, or his designee, to execute all related documents.

Fiscal Impact:

The property will be sold for \$255,000.

Background:

The proposed purchase and sale agreement represents a prime opportunity to convert an underutilized asset into revenue for the City, while also creating a new opportunity for the private sector to thrive.

The subject property was acquired by the Lancaster Redevelopment Agency in 1998 and transferred to the City in 2014. Since acquisition by the City, the building has been utilized as storage by various divisions within the Parks, Recreation and Arts Department. City staff has confirmed that there is ample space at the City's Maintenance Yard to replace the storage offered by this site. A modular storage solution will be purchased with a small portion of the proceeds to serve this need, while the remainder of the proceeds will be new revenue to the City.

Located in a prime area within the City's Transit Oriented Development (TOD) District and one of Lancaster's six Opportunity Zones, the industrial building offers three 1,000-square-foot tenant spaces near the Metrolink Station and The BLVD.

With industrial properties in high demand, a strong real estate market, and an exceedingly low industrial vacancy rate of just 1.6%, this is an ideal time to sell the property. The buyer currently owns the building immediately adjacent to the property in question and plans to lease this building to other businesses, thus creating new opportunities for growth in the private sector.

CD:SY:te

Attachment:

Purchase and Sale Agreement (available for review in the City Clerk Department)

STAFF REPORT
City of Lancaster

PH 1
05/28/19
JC

Date: May 28, 2019

To: Mayor Parris and City Council Members

From: Jeff Hogan, Development Services Director

Subject: **Levying Lancaster Sewer System Service Charges for Fiscal Year 2019-2020**

Recommendation:

Adopt **Resolution No. 19-29**, a resolution of the City Council of the City of Lancaster, California, levying Lancaster Sewer System Service Charges for maintenance and servicing of the Lancaster Sewer System, for Fiscal Year 2019-2020.

Fiscal Impact:

The proposed sewer service charge is \$78.00 per sewage unit. A single family residence is considered one sewage unit, and would be assessed \$78.00 for Fiscal Year 2019-2020. There are approximately 56,358 sewage units for which an estimated \$4,395,924 will be collected on the tax rolls. This charge will remain the same as last fiscal year.

Background:

On December 12, 2006, City Council adopted Resolution No. 06-245, requesting withdrawal from the Consolidated Sewer Maintenance District. On April 24, 2007, City Council introduced Ordinance No. 876, adopting Chapter 13.09 of the Municipal Code, establishing a sewer service charge, and also adopted Resolution No. 07-89, fixing the time and place for a public hearing relative to the collection of a sewer service charge beginning in Fiscal Year 2007-2008. On May 8, 2007, Council adopted Ordinance No. 876. On June 26, 2007, after a public hearing, Council adopted Resolution No. 07-124 ordering and levying an operations charge and a replacement charge in the Lancaster Sewer System for Fiscal Year 2007-2008, and approved the maximum sewer service charge. The City began operations and maintenance of the sewer collection system on July 1, 2008, as directed by City Council.

Each year, staff prepares an Engineer's Report for the City Council to determine the actual amount of the sewer service charge needed to fund the maintenance of the Lancaster Sewer System. The Engineer's Report determining and proposing the sewer service charge for Fiscal Year 2019-2020 has been prepared. Attached is the resolution to levy the sewer service charges for Fiscal Year 2019-2020.

EW:gb

Attachments:

Resolution No. 19-29
Engineer's Report

RESOLUTION NO. 19-29

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LANCASTER, CALIFORNIA, LEVYING LANCASTER SEWER SYSTEM SERVICE CHARGES FOR MAINTENANCE AND SERVICING OF THE LANCASTER SEWER SYSTEM, FOR FISCAL YEAR 2019-2020

WHEREAS, the City Council on May 8, 2007, adopted Ordinance No. 876, an Ordinance of the City of Lancaster Municipal Code Adopting Chapter 13.09 Establishing a Sewer Service Charge for the purpose of providing funds for the provision of sewer maintenance services; and

WHEREAS, the City Council on April 24, 2007, approved Resolution No. 07-89 fixing the time and place for a public hearing on establishing a sewer service charge for the Maintenance of the Lancaster Sewer System, and authorizing the collection of the Sewer Service Charges on the Property Tax Rolls of the County of Los Angeles; and

WHEREAS, the City Council on June 26, 2007, after hearing all protests to the sewer service charges, approved Resolution No. 07-124 confirmed and adopted maximum charges for the Lancaster Sewer System for the maintenance of the Lancaster Sewer System, and authorized the collection of the Sewer Service Charges on the Property Tax Rolls of the County of Los Angeles; and

WHEREAS, the assessment engineer, Harris & Associates, has caused to be prepared an Engineer's Report, and filed said Report for Fiscal Year 2019-2020 with the City Clerk as required by law; and

WHEREAS, the City Clerk did proceed to cause notice in the manner required by law of the time and place for a public hearing of the proposed charges and method of collection of the charges; and

WHEREAS, the City Council has heard all testimony and evidence, and is desirous of proceeding with the levy of the Sewer Service Charges.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED BY THE CITY COUNCIL OF THE CITY OF LANCASTER, STATE OF CALIFORNIA, THAT:

Section 1. The City Council of the City of Lancaster hereby finds that the public interest and convenience requires the continued maintenance of the Lancaster Sewer System improvements within the Lancaster City boundaries.

Section 2. The charges as set forth in said Report, or as modified, are hereby approved, confirmed, and adopted by the City Council. Staff will submit an Engineer's Report each year determining the actual amount of the charges to be levied and shall submit such Report to the Council for approval. After which, the charges will be levied and collected in the same manner as described in Section 4 below.

Section 3. The adoption of this Resolution constitutes the levy of an Operations Sewer Service Charge of \$78.00 for benefiting properties for the fiscal year commencing July 1, 2019, and ending June 30, 2020.

Section 4. The amount of Sewer Service Charges to be assessed for the expenses of the maintenance, operation, and services as described in said Report and Ordinance No. 876, shall be collected at the same time and in the same manner as County taxes are collected, or alternatively provided for in Ordinance No. 913, and shall be disbursed and expended for maintenance, operation and service of the District, all as described in the Engineer's Report and in Ordinance No. 876.

Section 5. The City Clerk is hereby ordered and directed to file a certified copy of this Resolution, upon its adoption, with the County Auditor.

PASSED, APPROVED and ADOPTED this 28th day of May, 2019, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

APPROVED:

BRITT S. AVRIT, MMC
City Clerk
City of Lancaster

R. REX PARRIS
Mayor
City of Lancaster

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF LANCASTER)

CERTIFICATION OF RESOLUTION
CITY COUNCIL

I, _____, _____ City of Lancaster, CA, do hereby certify that this is a true and correct copy of the original Resolution No. 19-29, for which the original is on file in my office.

WITNESS MY HAND AND THE SEAL OF THE CITY OF LANCASTER, on this _____ day of _____, _____.

(seal)



CITY OF LANCASTER

PRELIMINARY ENGINEER'S REPORT FISCAL YEAR 2019-20 LANCASTER SEWER SERVICE CHARGE



May 2019

Prepared by

Harris & Associates

22 Executive Park, Suite 200

Irvine, CA 92614

www.weareharris.com



**ENGINEER'S REPORT FOR
FISCAL YEAR 2019-20
LANCASTER SEWER SERVICE CHARGE
City of Lancaster
State of California**

I HEREBY CERTIFY THAT THE ENCLOSED ANNUAL REPORT, TOGETHER WITH SEWER SERVICE CHARGE ROLL THERE TO ATTACHED, WAS APPROVED AND CONFIRMED BY THE CITY COUNCIL OF THE CITY OF LANCASTER, CALIFORNIA, AND FILED WITH ME ON THE _____ DAY OF _____, 2019.

BRITT AVRIT, CITY CLERK
CITY OF LANCASTER
LOS ANGELES COUNTY, CALIFORNIA



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INTRODUCTION

Purpose

Pursuant to the provisions Article 4, Chapter 6, Part 3, Division 5 of the Health and Safety Code (the "Sanitation and Sewerage Systems Code"), and in compliance with the substantive and procedural requirements of the California State Constitution Article XIII D (the "California Constitution") the City Council of the City of Lancaster (the "City"), has ordered the preparation and filing of an annual Engineer's Report ("Report") for the determination of the Fiscal Year 2019-20 Sewer Service Charge ("Sewer Charge") and the Levy and Collection of the Charges for the Lancaster Sanitary Sewer Collection System (the "District").

The word "parcel", for purposes of this Report, refers to an individual property assigned its own Assessor's Parcel Number ("APN") by the Los Angeles County Assessor's Office. The Los Angeles County Auditor/Controller uses APN and specific fund numbers to identify properties to be assessed on the tax roll for sewer charges.

This Report consists of four sections and identifies the following items:

- **Plans and Specifications.** The location of the District and the specific improvements to be maintained.
- **Cost Estimate.** The District costs and proposed charges to be levied for 2019-20.
- **Method of Apportionment.** How the District costs are allocated and apportioned to the chargeable parcels based upon the benefit received.
- **District Diagram.** Diagram of the District showing the external boundaries of the District

This report is being prepared to determine the Sewer Service Charge for Fiscal Year 2019-20 for properties within the boundaries of City of Lancaster (City) that are receiving sewer service in accordance with Ordinance No. 876 and Ordinance No. 913. Ordinance No. 876 and Resolution No. 07-124 require Staff to submit an Engineer's Report each year determining the actual amount of sewer service charges to be levied, and to submit such report to City Council for approval. By State Law, the local jurisdiction may, after notice and public hearing, adopt a resolution determining and proposing for adopting an annual charge to be levied and collected on each benefiting parcel within the City.

Overview

On April 2, 1979, the City, by Resolution No. 79-18, authorized inclusion of certain territories then and thereafter to the Consolidated Sewer Maintenance District of Los Angeles County ("CSMD") for the maintaining of local sewers pursuant to State Law. In May 2006, the State of California mandated all owners and operators of sewer systems to comply with new Waste Discharge Requirements ("WDR's"). The WDR's required duplication of effort by owners and operators of a system, if they are not the same entity. Because the City of Lancaster owns the local sewer system and CSMD maintains the local sewer system for the City, a "Sewer Feasibility Study" ("Study") was prepared to recommend an appropriate course of action to properly serve the citizens of the City.

On December 12, 2006, the Study was presented to the City Council with a recommendation to withdraw from the CSMD. The City Council agreed with the recommendation and adopted Resolution No. 06-245, requesting withdrawal from the CSMD and authorizing staff to immediately commence withdrawal proceedings from the CSMD and prepare for providing direct operation and maintenance of the City sewer system, effective July 1, 2008.

The City established a Sewer Service Charge (“SSC”) by Ordinance No. 876. Adoption of Resolution No. 07-89 fixed the time and place for a public hearing. In accordance with Proposition 218, notices were mailed to the affected property owners. The public hearing was held on June 26, 2007; since there was no majority protest, the City Council, by adoption of Resolution No. 07-124, levied an operations charge and a replacement charge for Fiscal Year 2007-08. The SSC is based on multiplying the number of sewage units with the rate established by City Council. A single-family residence is the basic unit and is considered 1 sewage unit.

On January 13, 2009, City Council approved Ordinance No. 913 to comply with the intent of Article XIII D of the California Constitution, which provides that governmental entities benefiting from any service shall pay their proportional share of the cost of such service.

The City established the Utility Services Division (“USD”) of the Development Services Department in January 2008. On July 1, 2008, the USD assumed operation, maintenance, and servicing of the Lancaster Sanitary Sewer Collection System (“LSSCS”), consisting of approximately 429 miles of various-sized sewer lines and 8,965 manholes. Each year, additional sewer improvements may be constructed either by private development, through the City’s Capital Improvement Program or additional properties may connect to the existing sewer lines.

Sewer Service Charges are collected from the benefiting properties on tax rolls or as alternatively provided for in Ordinance No. 913. SSC’s are used for the operation, maintenance, and servicing once the sewer improvements are either constructed by the developer or the project is accepted by City Council for maintenance.

An alternate manner of collecting sewer service charges shall be by direct billing. An invoice shall be prepared for each premise (or if multiple premises are under a single ownership, a single invoice detailing the multiple premises) and mailed to the owner. The City shall prepare and mail invoices by September 15th of the then current year. Upon mailing of the invoice by the City, the provisions of Chapter 13.09.080, sections H through J, of the Lancaster Municipal Code shall apply, including but not limited to: due dates, delinquency of payment, and penalties and liens.

In general, the City is required by law to:

- a) Set sewer service charges that meet the on-going operating expenditures of the sewer enterprise;
- b) Provide for the timely replacement and rehabilitation of existing infrastructure; and
- c) If applicable, meet all debt covenants.

The revenue derived from the assessment shall not be used to pay the cost of any service other than the service for which the charge was levied. Service, as defined, includes the cost of maintaining any facility used to provide sewer service. The amount of the charge imposed on any parcel of property shall be related to the benefit to the parcel, which will be derived from the provision of the service.

IMPACTS OF PROPOSITION 218

On November 5, 1996 California voters approved Proposition 218 entitled "Right to Vote on Taxes Act" which added Article XIID to the California Constitution. While its title refers only to taxes, Proposition 218 establishes new procedural requirements for the formation and administration of assessment districts. Proposition 218 also requires that with certain specified exceptions, which are described below, all existing assessment districts must be ratified by the property owners within the District using the new procedures.

Some of these exceptions include:

- 1) Any assessment imposed exclusively to finance the capital cost or maintenance and operation expenses for streets.
- 2) Any assessments levied pursuant to a petition signed by the persons owning all of the parcels subject to the assessment at the time the assessment was initially imposed.

However, even if assessments are initially exempt from Proposition 218, if the assessments are increased in the future, the City will need to comply with the provisions of Proposition 218 for that portion of the increased assessment unless the increase in assessment was anticipated in the assessment formula (e.g., CPI increase).

It was also determined that if assessments were imposed as a condition of development and property owners agreed to the imposition of assessments and subsequently signed a development agreement confirming so, then this would suffice for the requirement of signing a petition.

The more difficult question arose in those situations where the levy of assessments was imposed as a condition of approval for land development or subdivision where the property owner did not enter into a development agreement. In those cases, if the landscape, park, or street light facilities and the resulting assessment were a condition of the land development or subdivisions approval and the property owner acquiesces to the levy of assessment, it is reasoned that this was a functional equivalent of giving express consent or signing a petition requesting the imposition of the assessment. Even the Howard Jarvis Taxpayers' Association seems to tacitly support this conclusion in its "Statement of Drafters' Intent". When discussing the exemption for existing assessments imposed pursuant to a petition, the taxpayers' association said:

"This provision exempts most land secured financing arrangements used by developers."

Clearly acceptance of a condition of approval of a development or subdivision which requires that imposition of assessments is a common form of land secured financing used by developers to fund street lighting or landscape maintenance.



STATEMENT OF ASSESSMENT ENGINEER

Statement of Assessment Engineer

AGENCY: CITY OF LANCASTER
PROJECT: LANCASTER SEWER SERVICE CHARGE
TO: CITY COUNCIL
CITY OF LANCASTER, STATE OF CALIFORNIA

ENGINEER'S REPORT FOR FISCAL YEAR 2019-20

The preparation of this Report is in conformance with the obligation of the City Council of the City of Lancaster for the District to provide sanitary sewer collection services and charge each lot or parcel of land in the District the costs and expenses of the District in proportion to the estimated benefits to be received by each such lot or parcel of land for Fiscal Year 2019-20. Services will be provided through June 30, 2020.

Pursuant to the Sanitation and Sewerage Systems Code, Article XIID, Section 4(a) of the State of California Constitution, and in accordance with the City of Lancaster's Resolution being adopted by the City Council of the City of Lancaster on the ____ day of _____, this Report has been ordered for the:

LANCASTER SEWER SERVICE CHARGE

I, K. Dennis Klingelhofer, authorized representative of the District, the duly appointed Engineer submit the following Report which consists of the following four (4) parts and Appendices:

PART I

Plans and Specifications: Plans and specifications for the improvements proposed to be maintained are as set forth on the lists thereof, attached hereto, and are on file in the Office of the City Clerk and are incorporated herein by reference.

PART II

Cost Estimate: An estimate of the costs of the proposed improvements, including incidental costs and expenses in connection therewith, is as set forth on the lists thereof, attached hereto, and are on file in the Office of the City Clerk and incorporated herein by reference.

PART III

Method of Apportionment: The method of apportionment based upon parcel classification of land within the District in proportion to the estimated special benefits to be received. The costs and expenses of the District have been charged to the parcels of land within the boundaries of District pursuant to the initial methodology established by Ordinance No. 876 and as amended by Ordinance No. 913 and Resolution No. 07-124. For particulars as to the identification of parcels, reference is made to the District Diagram.

PART IV

District Diagram: Diagram of the District showing the external boundaries of the District. The lines and dimensions of each lot or parcel within the District are those lines and dimensions shown on the maps of the Los Angeles County Assessor for the year in which this Report was prepared and are incorporated by reference herein and made part of this Report.

In conclusion, it is my opinion that the costs and expenses of the District have been charged to the lots and parcels within the boundaries of the District in proportion to the estimated benefits to be received by each lot or parcel from the services provided.

DATED this ____ day of _____

 Harris & Associates

K. Dennis Klingelhofer, P.E., Engineer
R.C.E. No. 50255
Engineer of Work



PART I – PLANS AND SPECIFICATIONS

Plans and Specifications

The facilities, which have been constructed within the boundaries of the City of Lancaster, and those which may be subsequently constructed, will be operated, serviced and maintained as generally described as follows: Various diameter sanitary sewer mainlines, sanitary sewer manholes, a sewer lift station, and the associated force main, except those improvements owned, maintained, and operated by the Sanitation Districts of Los Angeles County (“SDLAC”), or any privately owned and maintained sewer systems.

The City’s sewer collection system consists of approximately 429 miles of gravity sewer lines, one pump station with associated force main and approximately 8,965 manholes. Most of the collection system has been built in the last 20 years as the City has seen substantial growth in population during that time. According to the City’s Sanitary Sewer Management Plan, approximately 23% of the City sewer system was constructed between 1940 and 1959, making that portion over 50 years old. The average age of the system is about 30 years.

The sewer system is currently operated and maintained by the City’s Utility Services Division. In addition to responding to citizens’ complaints, the Utility Services Division performs sewer inspection, minor renewal and replacement, responds to sanitary sewer overflows, and removes clogs from sewer lines. Wastewater is collected and conveyed to trunk sewers and to the Lancaster Water Reclamation Plant which are owned and operated by SDLAC.

The improvements will be cleaned, cleared of fats, oils, grease, insects and roots, and repaired, improved, or replaced on a systematic preventative maintenance schedule and on an as-needed basis by City staff or contracted labor.

Plans and Specifications for the improvements for the District are voluminous and are not bound in this report but by this reference are incorporated and made a part of this report. The Plans and Specifications are on file in the office of the City Clerk and the City Engineer where they are available for public inspection.



PART II – COST ESTIMATE

Cost Estimate

The LSSCS costs for operation, maintenance, and servicing for Fiscal Year 2019-20 include: contract labor services, registration, travel and/or per diem, publication and dues, vehicle operations, legal advertising, professional services, maintenance services, tool and equipment rental, electricity, water, capital outlay (equipment and machinery), professional services, operating reserves, a replacement allowance, and the transfer of City administration costs which includes salaries, benefits, equipment, and overhead.

The total estimated cost for operation, maintenance, capital projects encumbrance, operating reserve, and contribution for future replacement capital projects for the LSSCS for Fiscal Year 2019-20 is \$5,012,793. The capital projects encumbrance and the contribution for future replacement capital projects portion is estimated at \$240,000. The capital projects encumbrance and the contribution for future capital projects is used to establish and increase a fund balance, as needed, to pay for the replacement of the sewer system when it reaches the end of its life cycle and for capital project design. The Sewer Maintenance Fund Accounting table below provides an estimate of the sewer fund balance and estimated revenue. It also defines the operating and replacement amounts of the total sewer service charge. Estimates assume approximately 3% delinquency in paying taxes.

A summary of Sewer Maintenance Fund Accounting is provided on the following page.



Sewer Maintenance Fund Accounting

<u>DISTRICT FUND ACCOUNTING</u>	<u>EXPENSES</u>	<u>REVENUES</u>	<u>BALANCE</u>
Fund Balance as of July 1, 2018			\$4,552,484
<u>FY 2018-19 Projected Revenues</u>			
Sewer Frontage Charge		\$8,000	
Developer Sewer Payment		\$40,000	
LSMD Tax Roll Assessment (O&M, Capital Reserve)		\$4,200,000	
FOG Fees		\$119,500	
Industrial Wastewater Discharge		\$0	
Interest Income on Reserve Balance		\$0	
Other Reimbursements (Inspections)		<u>\$600</u>	
Total Projected Revenue FY 2018-19		\$4,368,100	
<u>Projected Expenses through June 30, 2019</u>			
Operations, Maintenance & Capital Projects	\$5,008,625		
Transfers Out	<u>\$249,085</u>		
Total Expenditures FY 2018-19	\$5,257,710		
Projected Fund Balance as of July 1, 2019			\$3,662,874
<u>FY 2019-20 Projected Revenues</u>			
Sewer Frontage Charge		\$1,000	
Developer Sewer Payment		\$20,000	
LSMD Tax Roll Assessment (O&M, Capital Reserve)		\$4,200,000	
FOG Fees		\$119,500	
Industrial Wastewater Discharge		\$0	
Interest Income on Reserve Balance		\$0	
Other Reimbursements (Inspections)		<u>\$600</u>	
Total Projected Revenue FY 2019-20		\$4,341,100	
<u>Total Budgeted Operating Expenses FY 2019-20</u>			
Operating and Transfers Out	\$4,772,793		
Capital Projects	<u>\$240,000</u>		
Total Expenditures FY 2019-20	\$5,012,793		
Projected Fund Balance as of June 30, 2020			
50% Operating Reserve			\$2,386,397
Capital Equipment Replacement			\$0
Capital Equipment Reserve			\$299,118
Undesignated Fund Balance			<u>\$305,666</u>
Projected Fund Balance as of July 1, 2020			\$2,991,181

PART III – METHOD OF APPORTIONMENT

General

The method of apportionment described in this Report, and confirmed by the City Council at the time the District was formed, utilizes commonly accepted engineering practices which have been established pursuant to the Sanitation and Sewerage Systems Code and the California Constitution for the allocation of parcel charges. The calculation of charges is based upon the parcel type and the services and improvements provided to equitably apportion the costs based on the special benefit received by each lot or parcel. The special benefit received by each lot or parcel is over and above any general benefit conferred upon said lots or parcels or to the public at large.

Special Benefit

The improvements and associated costs have been allocated to the charged properties within the District based upon the special benefit received by those properties. The improvements for which the properties are charged have been identified as necessary, were installed and are being maintained as part of the development plans specifically for each tract. As such, the improvements and continuing maintenance and servicing of those improvements are strictly the obligation of the properties within the District.

General Benefit

Although the improvements may be visible to passersby or to the public at large, the improvements were installed as a requirement of the development of the tract and are for the sole benefit of properties within the District. It has been determined therefore, any access or use by properties or individuals outside the District is completely incidental and the costs of operating, maintaining and servicing said improvements therefore provides no measurable benefit to those outside properties or individuals.

Definition of Special Benefit

The method of apportionment described in this Report is based on the premise that each chargeable lot or parcel receives distinct and special benefits from the improvements and services provided, including the visual desirability provided by well-maintained landscaping. In accordance with Article XIII D, Section 4 of the California Constitution:

“Special benefit means a particular and distinct benefit over and above general benefits conferred on real property located in the District or the public at large”

Basis of Special Benefit Proportioning

Sewer units are assigned benefit based on the land use code designated for the parcel as assigned by the Los Angeles County Assessor and as defined in Ordinance No. 876 and as amended by Ordinance No. 913.

Current Sewer Classification and Rates

City residents in Fiscal Year 2018-2019 paid \$78.00 per sewer unit (a single family residence).

Sewer units are assigned based on the land use code designated for the parcel as assigned by the Los Angeles County Assessor. Because the City's Utility Services Division does not treat wastewater, the sewage units are based solely on flow from the parcel, and not on the strength of the discharge.

In 2007, the City Council approved a maximum sewer service rate for Fiscal Year 2009-10 of \$78.00 per sewer unit. Until Council approves an annual rate increase, the rate shall be \$78.00 per sewer unit each fiscal year beyond Fiscal Year 2009-10. Table "A" of Ordinance 876 and as amended by Ordinance 913, as provided in Appendix A, shows the sewer unit classifications currently in use by the City. The current rate for a given customer class can be found by multiplying the sewer service rate of \$78.00 by the number of sewage units for the customer class/land use in question. This means that a single family residence will pay \$78.00 for the year. A commercial establishment that has 4 sewage units will pay \$312.00 (4 x \$78) and a hotel with 40 sewer units will pay \$3,120.00.

Proposed Sewer Rates for FY 2019-20

The proposed sewer service rate for Fiscal Year 2019-20 is the maximum amount set in 2007 by the City Council of \$78.00 per sewer unit.

The proposed rate was established to provide necessary revenue to pay for the estimated expenses and increase the reserve and replacement funds.



PART V – DISTRICT DIAGRAM

The boundaries of the District are coterminous with the boundaries of the City of Lancaster. The lines and dimensions of each lot or parcel within the District are those lines and dimensions as shown on the maps of the Los Angeles County Assessor for the year in which this Report was prepared and are incorporated by reference herein and made part of this Report. The full-scale District Diagram is filed under separate cover with the City Clerk. A reduced copy thereof is filed herewith and made a part hereof in Appendix B.



SEWER CHARGE ROLL

Sewer Charge Roll is attached as Appendix C to this Report. Parcel Identification for each lot or parcel within the District shall be based on available parcel maps and other property data from the Los Angeles County Assessor's office as they existed at the date this Report was prepared and adopted by the City Council.

Attached as Appendix C is a list of the new parcels to be charged as of the date this report was prepared. This list includes newly developed parcels or capital improvement program projects accepted for sewer service connection during the past year. This list also includes newly charged parcels, identified in recent audits of the City sewer system, that have been receiving sewer service benefit and have not been charged in past years. The complete list of all District parcels submitted for placement on the tax roll is voluminous and is on file with the City Clerk.

If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the current fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The sewer charge amount to be levied and collected for the resubmitted parcel(s) shall be based on the method of apportionment and sewer charge rate approved in this Report. Therefore, if a single parcel has changed to multiple parcels, the charge applied to each of the new parcels shall be recalculated and applied according to the approved method of apportionment and sewer charge rate rather than a proportionate share of the original sewer charge.

Any parcels, identified prior to the date of submission to the County Assessor's Office, will be added to the submission list for inclusion on the tax roll or billed per the alternate method specific in City of Lancaster Ordinance No. 876 and Ordinance No. 913.



APPENDIX A – ORDINANCE NO. 876/ ORDINANCE NO. 913

City of Lancaster Ordinance No. 876 and Ordinance No. 913 are located on the following pages.

ORDINANCE NO. 876

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LANCASTER, CALIFORNIA, ADDING CHAPTER 13.09 TO THE MUNICIPAL CODE ESTABLISHING A SEWER SERVICE CHARGE

WHEREAS, on April 2, 1979 the City of Lancaster, by Resolution No. 79-18, authorized inclusion of certain territories then and thereafter to the Consolidated Sewer Maintenance District of Los Angeles County (CSMD) for the maintaining of local and lateral sewers pursuant to State Law; and,

WHEREAS, the State of California mandated all owners and operators of sewer systems to comply with new Waste Discharge Requirements (WDR's) and such mandate of WDR's requires duplication of effort by owners and operators of a system, if they are not the same entity; and,

WHEREAS, because the City of Lancaster owns the local sewer system and CSMD maintains the local sewer system for the City; and,

WHEREAS, on December 12, 2006, the Sewer Feasibility Study was presented to the Lancaster City Council with a recommendation to withdrawal from the CSMD and have the City assume the operations and maintenance of the City sewer system; and,

WHEREAS, also on December 12, 2006, the City Council adopted Resolution No. 06-245 requesting withdrawal from the CSMD and authorized staff to immediately commence withdrawal proceedings from the CSMD and prepare for providing direct operation and maintenance of the City sewer system effective July 1, 2008; and,

WHEREAS, in order to have a viable operations and maintenance program in place, effective July 1, 2008, various tasks need to be accomplished, including establishment of a sewer service charge for operations, maintenance, replacement costs and associated for the Lancaster sewer system.

THE CITY COUNCIL OF THE CITY OF LANCASTER, CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. Chapter 13.09 is hereby added to the Lancaster Municipal Code set forth in Exhibit "A", attached hereto.

Section 2. That the City finds that this Ordinance is in the public interest of protecting the health, safety and welfare of the citizens of the city.

Section 3. That the City Clerk shall certify to the passage of this Ordinance and will see that it is published and posted in the manner required by law.

I, Geri K. Bryan, CMC, City Clerk of the City of Lancaster, do hereby certify that the foregoing ordinance was regularly introduced and placed upon its first reading on the 24th day of April, 2007, and placed upon its second reading and adopted at a regular meeting of the City Council on the 8th day of May, 2007 by the following vote:

AYES: Council Members: Sileo, Smith, Vice Mayor Visokey, Mayor Hearn

NOES: None

ABSTAIN: None

ABSENT: Council Member: Jeffra

ATTEST:

APPROVED:

Geri K. Bryan
GERI K. BRYAN, CMC
City Clerk
City of Lancaster

Henry W. Hearn
HENRY W. HEARN
Mayor
City of Lancaster

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF LANCASTER)

CERTIFICATION OF ORDINANCE
CITY COUNCIL

I, _____, _____ City of Lancaster, California, do hereby certify that this is a true and correct copy of the original Ordinance No. 876, for which the original is on file in my office.

WITNESS MY HAND AND THE SEAL OF THE CITY OF LANCASTER, on this _____ day of _____, _____.

(seal)

EXHIBIT A

CHAPTER 13.09 SEWER SERVICE CHARGES

13.09.010 Purposes of Charges.

The purpose of this chapter is to impose a charge on users of the sanitary sewer system to reimburse the City for the reasonable costs of providing this service. The cost of providing sanitary sewer service includes the costs of acquisition, construction, reconstruction, maintenance, and operation of the sanitary sewer system and the payment of principal and interest on bonds or other debt instruments issued for the construction or reconstruction of the sanitation sewer system. These costs are not related to expenses incurred to accommodate new development. The amount of the charge to the user shall be reasonably related to the quantity and quality of the user's discharge into the sanitary sewer system as determined by the City Council.

13.09.020 Definitions.

- A. "Council" means the City Council of the City of Lancaster.
- B. "Director of Finance" means the Director of Finance of the City of Lancaster or the designated representative thereof.
- C. "Director of Public Works" means the Director of Public Works of the City of Lancaster or the designated representative, deputy, agent or inspector.
- D. "Improved parcel of real property" means a parcel of real property upon which, as of July 1st of the fiscal year, improvements have been made which make use of the sewer collection system owned, operated and maintained by the City.
- E. "Operations Charge" means the portion of the Sewer Service charge as established pursuant to Section 13.09.030A.
- F. "Parcel of real property" means a parcel of real property as shown on the local secured tax rolls of the county of Los Angeles.
- G. "Replacement Charge" means the portion of the Sewer Service Charge as established pursuant to Section 13.09.030B.
- H. "Sewer Service Charge" means the sanitary sewer service charge established pursuant to Section 13.09.030.
- I. "Sewage Units" means the applicable unit set forth in Section 13.09.120.

13.09.030 Charge for Sanitary Sewer Service.

The owner of real property which is connected to the sanitary sewer system of the City shall pay a sewer service charge pursuant to this chapter. For the purpose herein above specified in

Section 13.09.010, the sanitary sewer service charge is hereby prescribed and imposed, and shall be paid to and collected by the city, for services and facilities furnished by the city in connection with its sewer collection system to or for each premises which is connected directly or indirectly to said sewer collection system or any part thereof, or from which any sewage is conveyed or discharged directly or indirectly into said sewer collection system. The amount of the Sewer Service Charge for each premise shall be the sum of the amount determined by multiplying the Operation Charge as established in Section 13.09.030A and the Replacement Service Charge as established in Section 13.09.030B by the number of applicable Sewer Units set forth in Section 13.09.120. These charges shall be considered a lien against the property if not paid.

A. The Operations Charge shall be established by ordinance for purpose of providing for the operation and maintenance of the sanitary sewer system of the City. All revenues generated with respect to such charge shall be deposited in a separate segregated subaccount of the Sewer Enterprise Fund and expended only for the purposes described above.

B. The Replacement Charge shall be established by ordinance for the purpose of providing for the reconstruction of existing sewer facilities and construction of relief sewer facilities within the City. All revenues generated with respect to such charge shall be deposited in a separate segregated subaccount of the Sewer Enterprise Fund and expended only for the purpose described above.

13.09.040 Sewer Enterprise Fund Established.

There is hereby established a "Sewer Enterprise Fund" in the financial records of the City. All fees and charges levied and collected pursuant to this Chapter shall be deposited into the Sewer Enterprise Fund. Nothing herein shall prevent the City from depositing other revenues in the Sewer Enterprise Fund. The Director of Finance may establish such subaccounts within the Sewer Enterprise Fund as may be necessary to properly account for collections and expenditures of the Sewer Service Charges. The Sewer Service Charges shall be used for the purposes set forth in Section 13.09.010.

13.09.050 Exceptions.

All premises in the city which are connected to the sewer system of any other city, and which are required to pay sewer service, use, rental or other charges, rentals or fees for sewer services and facilities furnished by such other city, are hereby excepted from payment of such charges as would be otherwise applicable to such premises under the provisions of this chapter, except to the extent that the charges payable under the provisions of this chapter exceed those payable to such other city.

13.09.060 Power to inspect premises.

In order to effect the powers of this section and pursuant to Section 6523.2 of the Health and Safety Code of the state, the City's Director of Public Works shall have the power and authority to enter upon private property for the purpose of inspection and maintenance of sanitary and waste disposal facilities, including, but not limited to, ascertaining the nature of such premises, the type of activities carried on therein, the number of plumbing fixtures situated therein, and any other facts or information reasonably necessary to ascertain the applicability of any charges to such premises, or the amount of such charges.

13.09.070 Government or Public Entity Defined

The provisions of this chapter shall not apply to governmental or public premises. As used herein the term "governmental or public premises" means and includes premises which are owned, controlled or used by:

1. Any city, county, town, or city and county, or any of their departments or agencies;
2. Any school district;
3. Any other governmental or public entity other than the United States Government or the State of California.

13.09.080 Collection of charges on tax roll.

A. Pursuant to the provisions of Division 5, Part 3, Chapter 6, Article 4 of the Health and Safety Code of the state, and subject to the exceptions set forth in this chapter, the City elects, as an alternative procedure for the collection of sewer service charges prescribed or imposed by the provisions of this chapter to have all such sewer service charges for each fiscal year from and after July 1, 2007, collected on the tax roll in the same manner, by the same persons and at the same time as, and together with and not separately, from its general taxes.

B. The Director of Public Works is directed to annually prepare and file with the City Clerk of the City of Lancaster before the fifteenth day of May, a written report containing a description of each and every parcel of real property receiving the sewer services hereinabove mentioned and the amount of the sewer service charge for each parcel for the forthcoming fiscal year, in conformity with the charges prescribed herein. Providing and excepting that: the sewer service charges for any and all governmental or public premises or for any premises which are not subject to taxation on the tax roll shall not be included in the report, but shall be collected in accordance with other provisions of this Chapter. The parcels of real property included in the report may be described by reference to maps prepared in accordance with Section 327 of the Revenue and Taxation Code of the state and on file in the office of the county assessor, or by reference to plats or maps on file in the office of the City.

C. The City Clerk shall cause notice of the filing of the report and of a time and place of hearing thereon to be published prior to the date set for hearing in a newspaper of general circulation printed and published within the City. The publication of the notice shall be once a week for two successive weeks with at least five days intervening between the respective publication dates not counting publication dates and the first publication being not less than fourteen days prior to the date of the hearing.

D. The City Clerk shall also cause a notice in writing of the amount of the charge, of the filing of the first report hereunder proposing to have such charge for the forthcoming fiscal year collected on the tax roll and of the time and place of hearing thereon, to be mailed to each person to whom any parcel or parcels of real property described in the report is assessed on the last equalized assessment roll available on the date the report is prepared, at the address shown on the assessment roll or as known to the Director of Public Works, in accordance with Division 5, Part 3, Chapter 6, Article 4 of the Health and Safety Code.

E. At the time stated in the above mentioned notice, the City Council shall hear and consider all objections or protests, if any, to the report referred to in the notice and may continue the hearing from time to time. If the City Council finds that protest is made by owners of a majority of separate parcels of property described in the report, then the report shall not be adopted and the charges shall not be collected separately from the tax roll and shall not constitute a lien against any parcel or parcels of land.

F. Upon the conclusion of the hearing, the City Council may adopt, revise, change, reduce or modify and change or overrule any or all objections, and shall make its determination upon each charge as described in the report, which determination shall be final.

G. On or before the tenth of August of each year following such final determination, the Director of Public Works shall file with the auditor of the county a copy of the report with a statement endorsed thereon over his signature that it has been finally adopted by the City Council.

H. The amount of the charges shall constitute a lien against the lot or parcel of land against which the charge has been imposed as of the date prescribed by law as the lien date for general property taxes.

I. Thereafter the amount of the charges shall be collected at the same time and in the same manner and by the same persons as, together with and not separately from, the general taxes for the City and shall be delinquent at the same time and thereafter be subject to the same delinquency penalties.

J. All laws applicable to the levy, collection and enforcement of general taxes of the County, including but not limited to, those pertaining to matters of delinquency, collection, cancellation, refund and redemption, are applicable to such charges.

K. If any premises within the City are omitted from the above mentioned report or the tax roll, either because the charge therefore shall not have yet been ascertained by the Director of Public Works as of the date of the report or for any other reason, the sanitary sewer service charge for each premises shall be collected in the manner provided elsewhere in this chapter.

13.09.090 Disputed bills.

If any owner disputes the amount of the annual sewer charge or the replacement charge, he or she shall, file a claim with the Director of Public Works accompanied by detailed supporting factual data in support of the claim. It shall be the duty of each such owner to prove to the Director of Public Works, that such bill or invoice is in error and the correct amount thereof. If the Director of Public Works, after consulting with the city engineer, determines that the bill or invoice was in error, the Director of Public Works shall correct said bill. Failure to dispute the amount of the charge in accordance with this section shall be deemed acceptance of the correctness of the charge.

13.09.100 Adjustments.

A. It is the intent of the provisions of this chapter, in establishing different sewer service charges for different categories of properties, to reflect the benefit from such service to each property. If, in respect to any customer, the Council should find that the charge is inequitable, or unfair because of unusual circumstances, it may establish a special service charge for such customer, differing from those otherwise established which will bear a closer relationship to the benefit received from the City system. Such special charge may be revoked at any time by the Council whenever it finds that continuation thereof would be inequitable or unfair under the circumstances then prevailing.

B. The owner of any premises who by reason of special circumstances finds that the applicable rates are unjust or inequitable as applied to his or her premises may make written application to the Director of Public Works, stating the circumstances and requesting a different basis of charges for such premises. If such application is approved, the Council may fix and establish fair and equitable rates for such premises to be effective as of the date of such application and continuing during the period of such special circumstances.

13.09.110 Refunds.

When any refund becomes due and owing by virtue of action of the City Council or by virtue of any error made in ascertaining the charge applicable to any customer, the Director of Public Works is authorized to make payable such moneys from the specific fund established for the deposit of sewer service charges.

13.09.120 Table A Sewage units for designated land uses.

Table A
Number of Sewage Units for Current Land Use

Land Use	Number of Sewage Units
Residential	
Vacant residential property	0.5
Single residential unit	1
Double, duplex, or two units	2
Three units (any combination)	3
Four units (any combination)	4
Five or more apartments	
4 stories or less, per individual residential unit	1
5 stories or more, per individual residential unit	1
Modular homes, per individual residential unit	1
Mobile homes, per residential unit	1
Rooming houses	3
Mobile home parks, per individual residential unit	1
Commercial	
Vacant commercial property	0.5
Stores	1
Store combination	

Store and office	2
Store and residential	2
Department stores	5
Supermarkets	
12,000 square feet or more	5
6,000 through 11,999 square feet	2
Small food store	1
Shopping centers	
Neighborhood, community	10
Regional	30
Office buildings	5
Loft-type building	3
Office and residential combination	2
Hotels and motels	
Hotels--Under 50 rooms	25
Hotels--50 rooms and over	40
Motels--Under 50 units	25
Motels--50 units and over	40
Motel/hotel and apartments	
--Under 50 units	40
--50 units and over	60
Professional buildings	5
Medical/dental buildings	5
Veterinary hospitals, clinics	3
Restaurants, cocktail lounges	
Restaurants, cocktail lounges, taverns	5
Fast food--Walk-up	2
Fast food--Auto-oriented	2
Wholesale and manufacturing outlets	2
Banks, savings and loans	1
Service shops	2
Service stations	
Full-service	1
Self-service	1
Station with car wash	5
Auto, recreation, construction equipment	
Sales and Service	
Auto service center (no gasoline)	1
Auto service shops	1
Used car sales	1
New car sales and service	3
Car wash	5
Car wash--Self-service	5
Recreation equipment sales and service	1
Farm and construction equipment sales and service	2
Parking lots	0.5

Animal kennels	2
Nurseries or greenhouses	1
Miscellaneous commercial property	2
Industrial	
Vacant industrial property	0.5
Light manufacturing	5
Heavy manufacturing	100
Warehousing, distribution, storage	2
Food processing plants	
Meat and poultry (slaughtering house)	5
Beverage	200
Other	200
Motion picture, radio and television industries	
Microwave relay towers	1
Studios	5
Transmission facilities	1
Lumber yards	1
Mineral processing	
Cement, rock and gravel plants	1
Petroleum refineries, chemical plants	200
Other mineral processing	1
Parking lots	0.5
Open storage	
Trucking companies, terminals	5
Contractor storage yards	1
Other open storage	1
Miscellaneous industrial property	2
Agricultural	
General uses	0.5
Dairies	30
Recreational	
Theaters	
Movie--Indoor	2
Movie--Drive-in	2
Legitimate theater	2
Bowling alleys	5
Clubs, lodge halls, fraternal organizations	2
Athletic and amusement facilities	
Auditoriums, stadiums, amphitheaters	10
Amusement facilities	10
Commercial swimming pools, schools	5
Gymnasiums, health spas	2
Dance halls	2
Tennis courts, clubs, pro shops	2
Golf courses	
Nonprofit	3

Three-par	3
Miniature	1
Other golf courses	3
Race tracks	25
Horse stable--Private	1
Camps	10
Skating rinks	
Ice	2
Roller	2
Miscellaneous recreational property	2
Vacant recreational property	0.5
Institutional	
Churches	2
Church parking lot	0.5
Schools (private)	5
Colleges, universities (private)	50
Hospitals	100
Convalescent hospitals, nursing homes	50
Homes for aged and others	10
Cemeteries, mausoleums, mortuaries	
Cemeteries	1
Mortuaries, funeral homes	1
Miscellaneous institutional property	5
Vacant institutional property	0.5
Miscellaneous	
Undesignated	2
Vacant undesignated	0.5
Utility; commercial and mutual; pumping plants; and state-assessed property	5
Mining	1
Petroleum and gas	1
Pipelines, canals	0.5
Rights-of-way	1
Dump sites	2

ORDINANCE NO. 913

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LANCASTER, CALIFORNIA AMENDING ORDINANCE NO. 876 CODIFIED AS CHAPTER 13.09 OF THE MUNICIPAL CODE OF THE CITY OF LANCASTER PERTAINING TO SEWER SERVICE CHARGES

WHEREAS, The City Council on May 8, 2007, approved Ordinance No. 876, establishing a Sewer Service Charge to fund the operations, maintenance and replacement program for the Lancaster sewer collections system; and,

WHEREAS, The provisions Ordinance No. 876 codified as Chapter 13.09 do not apply to governmental or public premises which are defined as:

1. Any city, county, town, or city and county, or any of their departments or agencies;
2. Any school district;
3. Any other governmental or public entity other than the United States Government or the State of California; and,

WHEREAS, Article XIII D of the California Constitution provides that governmental entities benefiting from any service shall pay their proportional share of the cost of such service; and,

WHEREAS, The City Council desires to comply with the intent of Article XIII D of the California Constitution.

THE CITY COUNCIL OF THE CITY OF LANCASTER, CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. It is the purpose and intent of the City Council that the changes to Chapter 13.09 attached hereto as **Exhibit "A"** are adopted.

Section 2. That the City finds that these changes are in the public interest of protecting the health, safety and welfare of the citizens of the city.

Section 3. That the City Clerk shall certify to the passage of this Ordinance and will see that it is published and posted in the manner required by law.

I, Geri K. Bryan, CMC, City Clerk of the City of Lancaster, do hereby certify that the foregoing ordinance was regularly introduced and placed upon its first reading on the 9th day of December, 2008, and placed upon its second reading and adoption at a regular meeting of the City Council on the 13th day of January, 2009 by the following vote:

AYES: Council Members: Mann, Marquez, Sileo, Vice Mayor Smith, Mayor Parris

NOES: None

ABSTAIN: None

ABSENT: None

ATTEST:

APPROVED:

Shirley Mahoney for
GERI K. BRYAN, CMC
City Clerk
City of Lancaster

R. Rex Parris For
R. REX PARRIS
Mayor
City of Lancaster

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss
CITY OF LANCASTER }

CERTIFICATION OF ORDINANCE
CITY COUNCIL

I, _____, _____ City of Lancaster, California, do hereby certify that this is a true and correct copy of the original Ordinance No. 913, for which the original is on file in my office.

WITNESS MY HAND AND THE SEAL OF THE CITY OF LANCASTER, on this _____ day of _____, _____.

(seal)

Exhibit "A"

The following changes shall be made to Chapter 13.09.

Section 13.09.070 shall be replaced in its entirety with the following:

1. 13.09.070 Government or public entity defined

The provisions of this chapter shall apply to governmental or public premises. As used herein the term "governmental or public premises" means and includes premises which are owned, controlled or used by:

1. Any city, county, or any of their departments or agencies;
2. Any school district;
3. Any other governmental or public entity other than the United States Government or the State of California.

2. Add Section 13.09.085 as follows:

13.09.085 Collection of charges - Alternate manner – Delinquent payment

The alternate manner of collecting the sewer service charges for premises identified in 13.09.080 K above shall be by direct billing. An invoice shall be prepared for each premise (or if multiple premises are under a single ownership a single invoice detailing the multiple premises) and mailed to the owner. The city shall prepare and mail invoices by September 15th of the then current year. Upon mailing of the invoice by the city the provisions of 13.09.080 H through J above shall apply, including but not limited to: due dates, delinquency of payment and penalties and liens.

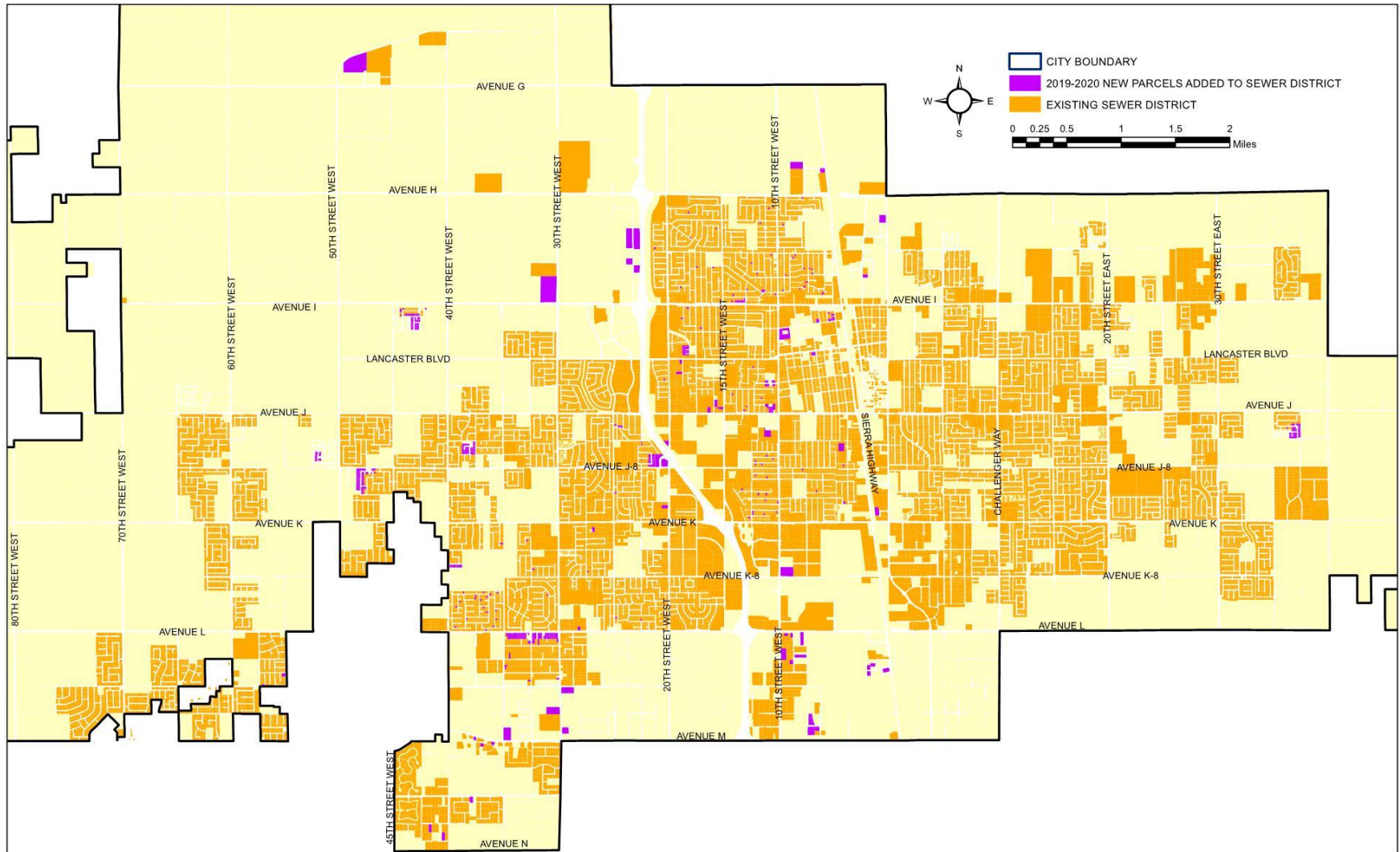
3. Revise 13.09.120 Table A Sewage units for designated land uses as follows:

Change: Schools (private); to: Schools

Change: Colleges, universities (private); to: Colleges, universities

APPENDIX B – DISTRICT DIAGRAM

2019-2020 SEWER MAINTENANCE DISTRICT





APPENDIX C – SEWER CHARGE ROLL

Appendix C is a list of the new parcels to be charged as of the date this report was prepared.

APN	Tract/Project	Units	Assessment
3150079055	61206	1	\$78.00
3150079056	61206	1	\$78.00
3150079057	61206	1	\$78.00
3150079058	61206	1	\$78.00
3150079059	61206	1	\$78.00
3150079060	61206	1	\$78.00
3150079061	61206	1	\$78.00
3150079062	61206	1	\$78.00
3153054005	61206	1	\$78.00
3153101004	53102	1	\$78.00
3153101005	53102	1	\$78.00
3203059009	60034	1	\$78.00
3203059011	60034	1	\$78.00
3203059013	60034	1	\$78.00
3203059015	60034	1	\$78.00
3203059017	60034	1	\$78.00
3203059020	60034	1	\$78.00
3203059022	60034	1	\$78.00
3203059045	60034	1	\$78.00
3203059048	60034	1	\$78.00
3203059049	60034	1	\$78.00
3102027039	PM 22935	1	\$78.00
3118013024	SPR 16-04 BYD	100	\$7,800.00
3122038041	Circle K	1	\$78.00
3123028048	Fast food drive-thru	2	\$156.00
3125024037	Subaru of AV	3	\$234.00
3128003909	Dodge Ram	3	\$234.00
3150078036	61206	1	\$78.00
3150078003	61206	1	\$78.00
3150078028	61206	1	\$78.00
3150078030	61206	1	\$78.00
3150078031	61206	1	\$78.00
3150078032	61206	1	\$78.00
3150078034	61206	1	\$78.00
3150078037	61206	1	\$78.00



3150078038	61206	1	\$78.00
3150079009	61206	1	\$78.00
3150079010	61206	1	\$78.00
3150079011	61206	1	\$78.00
3150079012	61206	1	\$78.00
3150079013	61206	1	\$78.00
3150079014	61206	1	\$78.00
3150079015	61206	1	\$78.00
3150079016	61206	1	\$78.00
3150079017	61206	1	\$78.00
3150079019	61206	1	\$78.00
3150079020	61206	1	\$78.00
3150079021	61206	1	\$78.00
3150079022	61206	1	\$78.00
3150079063	61206	1	\$78.00
3150079064	61206	1	\$78.00
3150079065	61206	1	\$78.00
3150079066	61206	1	\$78.00
3150079067	61206	1	\$78.00
3150079068	61206	1	\$78.00
3150079069	61206	1	\$78.00
3150079070	61206	1	\$78.00
3150079071	61206	1	\$78.00
3150079072	61206	1	\$78.00
3150079073	61206	1	\$78.00
3150079074	61206	1	\$78.00
3153086001	54400	1	\$78.00
3153096035	60858	1	\$78.00
3153096036	60858	1	\$78.00
3153096037	60858	1	\$78.00
3153096038	60858	1	\$78.00
3153096039	60858	1	\$78.00
3153096040	60858	1	\$78.00
3153096041	60858	1	\$78.00
3153096042	60858	1	\$78.00
3153096043	60858	1	\$78.00
3153096044	60858	1	\$78.00
3153096045	60858	1	\$78.00
3153096046	60858	1	\$78.00
3153096047	60858	1	\$78.00
3153096048	60858	1	\$78.00



3153096049	60858	1	\$78.00
3153096050	60858	1	\$78.00
3153096051	60858	1	\$78.00
3153096052	60858	1	\$78.00
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STAFF REPORT
City of Lancaster

PH 2
05/28/19
JC

Date: May 28, 2019

To: Mayor Parris and City Council Members

From: Jeff Hogan, Development Services Director

Subject: General Plan Amendment No. 17-05 and Zone Change No. 17-05 Located Along 10th Street West between Avenue J-10 and Avenue J-12 (Assessor's Parcel Number (APN): 3130-007-001; 3130-007-003; and 3130-007-006)

Recommendations:

1. Adopt **Resolution No. 19-30**, approving General Plan Amendment No. 17-05, to redesignate three properties (APN: 3130-007-001; 3130-007-003; and 3130-007-006) along 10th Street West between Avenue J-10 and Avenue J-12 from Healthcare (H) to Office Professional (OP).
2. Introduce **Ordinance No. 1065**, amending the City Zoning Plan for three properties (APN: 3130-007-001; 3130-007-003; and 3130-007-006) approximately 5.43 acres located along 10th Street West between Avenue J-10 and Avenue J-12 from Hospital (H) to Office Professional (OP), known as Zone Change No. 17-05.

Fiscal Impact:

None

Background:

On May 12, 2017, staff requested that Planning Commission initiate the preparation of the General Plan Amendment (GPA) and Zone Change (ZC) for the project site in order to reflect the change in circumstances. The former Lancaster Community Hospital is no longer in operation and there is difficulty occupying the existing buildings. On June 19, 2017, the Planning Commission initiated the GPA and ZC, and on April 15, 2019, voted (6-0-0-1-0) to recommend approval to the City Council.

The former Lancaster Community Hospital was south of the project site, and the existing buildings on the site were utilized as health care facilities, such as medical offices. At the time, it was a cohesive development, and the H zone was very restrictive in terms of uses in order to provide a harmonious community. The Lancaster Community Hospital closed down and was redeveloped as a skilled nursing facility. The H zone is very restrictive allowing only health care related facilities, such as hospitals, medical clinics, medical offices, and pharmacies. With Lancaster Community Hospital no longer in operation, the project site is limited on the type of uses permitted.

Staff reviewed the land use designations and zones, and determined that the OP zone and land use designation for the project site would be compatible and consistent with the surrounding area. The proposed project would not significantly change the type or intensity of the site. The subject site would accommodate uses that are compatible with the neighboring land use and zoning. There is a skilled nursing facility, professional offices, medical offices, single-family homes and an elementary school encompassing the project site. Permitted uses in the OP zone include, but are not limited to, business, government and professional offices, banks, barber or beauty shops, and limited retail sales establishments. The OP zone allows more of a variety of uses than the H zone, but is less intense than the Commercial zone. The OP zone would provide a mixture of allowable uses creating a balance between the surrounding areas. It would allow for health care facilities and lighter intensity commercial uses, which are intended to be compatible with and complementary to the existing neighborhood. Therefore, staff is recommending approval to amend the General Plan land use designation for H to OP, and change the zoning designation from H to OP.

CC/dw

Attachments:

Resolution No. 19-30

Ordinance No. 1065

PC Staff Report dated April 15, 2019

RESOLUTION NO. 19-30

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LANCASTER, CALIFORNIA, APPROVING GENERAL PLAN AMENDMENT NO. 17-05 TO REDESIGNATE THREE PROPERTIES (APN: 3130-007-001; 3130-007-003; AND 3130-007-006) ALONG 10TH STREET WEST BETWEEN AVENUE J-10 AND AVENUE J-12 FROM HEALTH CARE (H) TO OFFICE PROFESSIONAL (OP)

WHEREAS, pursuant to Section 3.c. of City Council Resolution No. 93-07, the City of Lancaster (“Applicant-GPA/ZC”) has initiated applications for (a) General Plan Amendment (“GPA”) No. 17-05, and (b) Zone Change (“ZC”) No. 17-05, to redesignate the subject properties (APNs: 3130-007-001; 3130-007-003; and 3130-007-006) from Healthcare (H) to Office Professional (OP), and change the zone from Hospital (H) to Office Professional (OP); and

WHEREAS, pursuant to Section 17.24.070 of the Lancaster Municipal Code, a notice of intention to consider the GPA No. 17-05 and ZC No. 17-05 was published and provided as required by Chapter 17.36.020.A of the LMC and Sections 65854 and 65905 of the Government Code; and

WHEREAS, On April 15, 2019, The City’s Planning Commission held a public hearing on the GPA No. 17-05 and ZC No. 17-05, notice of which was published and provided as required by law, and adopted Resolution No. 19-16 (the “Planning Commission Recommendation”) recommending the City Council approve GPA No. 17-05 and ZC No. 17-05; and

WHEREAS, staff has performed the necessary investigations, prepared a written report, and recommended that GPA No. 17-05 and ZC No. 17-05; and

WHEREAS, public notice was published and given as required by law, and a public hearing was held on May 28, 2019; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LANCASTER, CALIFORNIA, DOES HEREBY RESOLVE, DETERMINE AND ORDER, AS FOLLOWS:

Section 1. That the foregoing Recitals are true, correct and a substantive part of this Resolution.

Section 2. That the City Council hereby adopts the following General Plan Amendment findings, pursuant to Section 17.24.140 of the LMC, in support of approval of this application:

- a. Information presented at public hearing shows that such amendment is necessary to implement the general plan and/or that the public convenience, the general welfare or good zoning practice justifies such action.

Section 3. That the City Council approve GPA No. 17-05 to redesignate the subject property from H to OP.

PASSED, APPROVED AND ADOPTED 28th day of May, 2019, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

APPROVED:

BRITT AVRIT, MMC
City Clerk
City of Lancaster

R. REX PARRIS
Mayor
City of Lancaster

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES }ss
CITY OF LANCASTER }

CERTIFICATION OF RESOLUTION
CITY OF LANCASTER

I, _____, _____ City of Lancaster, CA, do hereby certify that this is a true and correct copy of the original Resolution No. 19-30, for which the original is on file in my office.

WITNESS MY HAND AND THE SEAL OF THE CITY OF LANCASTER, on this _____ day of _____, _____.

(seal)

ORDINANCE NO. 1065

AN ORDINANCE OF THE CITY OF LANCASTER, CALIFORNIA, AMENDING THE CITY ZONING PLAN FOR THREE PROPERTIES (APN: 3130-007-001; 3130-007-003; AND 3130-007-006) APPROXIMATELY 5.43 ACRES LOCATED ALONG 10TH STREET WEST BETWEEN AVENUE J-10 AND AVENUE J-12 FROM HOSPITAL (H) TO OFFICE PROFESSIONAL (OP), KNOWN AS ZONE CHANGE NO. 17-05

WHEREAS, pursuant to Section 17.24.060 of the Lancaster Municipal Code, an application has been filed by City of Lancaster (“Applicant”), to change the zoning designation for three properties (APN: 3130-007-001; 3130-007-003; AND 3130-007-006) on approximately 5.43 acres located along 10th Street West between Avenue J-8 and Avenue J-12 from Hospital (H) to Office Professional (OP); and

WHEREAS, a notice of intention to consider a zone change of the subject property was given, as required by Section 17.24.110 of the Lancaster Municipal Code, and Sections 65854 and 65905 of the Government Code; and

WHEREAS, on April 15, 2019, the City’s Planning Commission held a public hearing on the General Plan Amendment No. 17-05 and Zone Change No. 17-05, notice of which was published and provided as required by law, and adopted Resolution No. 19-16 (the “Planning Commission Recommendation”) recommending the City Council approve General Plan Amendment No. 17-05 and Zone Change No. 17-05; and

WHEREAS, staff has performed the necessary investigations, prepared a written report, and recommended that the zone change request be approved; and

WHEREAS, the City Council desires to approve the Applicant’s request as set forth herein.

THE CITY COUNCIL OF THE CITY OF LANCASTER, CALIFORNIA, DOES HEREBY ORDAIN, AS FOLLOWS:

Section 1. The foregoing Recitals are true, correct and a substantive part of this Ordinance.

Section 2. The City Council hereby makes the following findings:

- a. That modified conditions warrant a revision in the zoning plan as it pertains to the area or district under consideration; and
- b. That a need for the proposed zone classification exists within such area or district; and
- c. That the particular property under consideration is a proper location for said zone classification within such area or district; and
- d. That placement of the proposed zone at such location will be in the interest of public health, safety and general welfare and in conformity with good zoning practice

Section 3. The subject properties are reclassified from H to OP.

Section 4. Any ordinance previously adopted by the City Council shall be and hereby is repealed if and to the extent inconsistent with this Ordinance, provided, however, that each such ordinance shall otherwise remain in full force and effect.

Section 5. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is held for any reason to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance, and each section, subsection, sentence, clause, phrase or portion thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, or portions be declared invalid or unconstitutional.

Section 6. The Mayor shall sign, and the City Clerk shall certify to the passage and adoption of this Ordinance, and shall cause the same to be published and posted pursuant to the provisions of law in that regard, and this Ordinance shall take effect 30 days after adoption.

I, Britt Avrit, MMC, City Clerk of the City of Lancaster, do hereby certify that the foregoing ordinance was regularly introduced and placed upon its first reading on the 28th day of May, 2019, and placed upon its second reading and adoption at a regular meeting of the City Council on the _____ day of _____, _____, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

APPROVED:

BRITT AVRIT, MMC
City Clerk
City of Lancaster

R. REX PARRIS
Mayor
City of Lancaster

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES }ss
CITY OF LANCASTER }

CERTIFICATION OF ORDINANCE
CITY COUNCIL

I, _____, _____ City of Lancaster, California, do hereby certify that this is a true and correct copy of the original Ordinance No. 1065, for which the original is on file in my office.

WITNESS MY HAND AND THE SEAL OF THE CITY OF LANCASTER, on this _____ day of _____, _____.

(seal)

STAFF REPORT

**GENERAL PLAN AMENDMENT 17-05
ZONE CHANGE 17-05**

PC ACTION:
APPROVED (6-0-0-1-0)
RECUSED: Cook

DATE: April 15, 2019

TO: Lancaster Planning Commission

FROM: Cynthia Campaña, Associate Planner *CC*
Community Development Division, Development Services Department

APPLICANT: City of Lancaster

LOCATION: Along 10th Street West between West Avenue J-10 and West Avenue J-12 (Assessor's Parcel Number: 3130-007-001, 3130-007-003, and 3130-007-006)

REQUEST: Recommending approval to the City Council of General Plan Amendment (GPA) 17-05 to designate the three properties (APN: 3130-007-001; 3130-007-003; and 3137-007-006) along 10th Street West between Avenue J-10 and Avenue J-12 from Healthcare (H) to Office Professional (OP) and Zone Change (ZC) 17-05 to change the zoning designation from Hospital (H) to Office Professional (OP)

RECOMMENDATION: Adopt Resolution No. 19-16, recommending approval to the City Council of General Plan Amendment (GPA) 17-05 to designate the three properties (APN: 3130-007-001; 3130-007-003; and 3137-007-006) along 10th Street West between Avenue J-10 and Avenue J-12 from Healthcare (H) to Office Professional (OP) and Zone Change (ZC) 17-05 to change the zoning designation from Hospital (H) to Office Professional (OP)

BACKGROUND

The project site is located on three parcels along 10th Street West between Avenue J-10 and Avenue J-12, specifically on Assessor Parcel Numbers: 3130-007-001, 3130-007-003, and 3130-007-006. There are two buildings on the project site: a vacant one-story building and a two-story medical office building. The former Lancaster Community Hospital was adjacent to the project, south of the subject properties. Figure 1 demonstrates the properties in consideration for the GPA and ZC.

Figure 1: Aerial



On May 12, 2017, staff requested that the Planning Commission initiate the preparation of the GPA and ZC for the project site in order to reflect the change in circumstances. The former Lancaster Community Hospital is no longer in operation and there is difficulty occupying the existing buildings. On June 19, 2017, the Planning Commission concurred with staff's recommendation and initiated the GPA and ZC.

GENERAL INFORMATION

Table 1 summarizes the general information concerning this project.

Table 1: General Information

ITEM	DESCRIPTION
APN	3130-007-001, 3130-007-003, and 3130-007-006
LOCATION	Along 10 th Street West between Avenue J-10 and Avenue J-12
ZONING AND LAND USE	The properties are zoned H and have a land use designation of H.
SURROUNDING LAND USES AND ZONING	North: Single-family homes, R-7,000 zone South: Skilled nursing facility, H zone East: Sierra Elementary School, School zone West: Office buildings, OP zone
CURRENT DEVELOPMENT	The project site is currently developed with two buildings. The building south of the site is vacant and the building north of the site is occupied.
ENVIRONMENTAL REVIEW	The H land use designation was analyzed in the City of Lancaster General Plan 2030 Master Environmental Assessment (GPMEA). The H land use designation is more intensive than the OP land use designation, therefore the GPA/ZC would still be consistent with the GPMEA.

PROJECT DESCRIPTION:

The proposed GPA includes amending the land use designation from H to OP. The H land use designation includes public and private hospitals, health care facilities, and related independent or assisted-living residential facilities. The GPA would change the land use designation to OP which includes professional office uses and supporting commercial uses.

The proposed ZC would change the zone from H to OP. The purpose of the H zone is intended to allow development of health care facilities which are typically located near hospitals. The project site is no longer near a hospital and the zone change to OP would allow the development of office and professional uses with supporting retail and commercial services.

There is no physical development as part of this proposal.

ANALYSIS:

The former Lancaster Community Hospital was south of the project site, and the existing buildings on the site were utilized as health care facilities such as medical offices. At the time, it was a cohesive development, and the H zone was very restrictive in terms of uses in order to provide a harmonious community. The Lancaster Community Hospital closed down and was redeveloped as a skilled nursing facility. The H zone is very restrictive allowing only health care related facilities such as hospitals, medical clinics, medical office, and pharmacies. With the Lancaster Community Hospital no longer in operation, the project sites are limited on the type of uses permitted.

GENERAL PLAN AMENDMENT

Staff reviewed the land use designations and zones and determined that the OP zone for the project site would be compatible and consistent with the surrounding area. The proposed project would not significantly change the type or intensity of the site. The subject site would accommodate uses that are compatible with the neighboring land use and zoning. There is a skilled nursing facility, professional offices, medical offices, single-family homes, and an elementary school encompassing the project site. Permitted uses in the OP zone include, but are not limited to business, government and professional offices, banks, barber or beauty shops, and limited retail sales establishments. The OP zone allows more of a variety of uses than the H zone, but less intense than the Commercial zone. The OP zone would provide a mixture of allowable uses creating a balance between the surrounding areas. It would allow for health care facilities and lighter intensity commercial uses which are intended to be compatible with and complementary to existing neighborhood.

Staff believes that the proposed GPA and ZC can be supported because the proposed General Plan Designation and Zone would unify the zoning, will be consistent with the existing neighborhood, will allow for new development to fully enhance the site, and improve economic development.

SB 18 REQUIRED TRIBAL CONSULTATION

Government Code § 65352.3 requires the City to engage in tribal consultation for General Plan amendments 90 days before the adoption of proposed amendments. Staff has begun the consultation process and has sent out invitations to local tribes requesting consultation. The consultation requirements will be satisfied before the project is presented to City Council, and the results of the consultation incorporated into recommendations to the City Council before any final action is taken on the amendments.

ZONE CHANGE FINDINGS:

In order to grant a ZC, Section 17.24.120 of the Lancaster Municipal Code states that the Planning Commission must make all of the following findings:

- A. *That modified conditions warrant a revision in the zoning plan as it pertains to the area or district under consideration; and*

Modified conditions warrant a revision in the zoning plan, as the proposed GPA and ZC is compatible with the exiting land uses within the surrounding properties. North of the proposed subject site are single-family homes, south is the skilled nursing facility, east is an elementary school, and west are properties with offices zoned OP consistent with the proposed zone change.

B. That a need for the proposed zone classification exists within such area or district; and

A need for the proposed zoning classification exists within the area to allow a greater variety of land uses on the subject site to serve the area. The H zone is very restrictive and the OP zone would allow uses that would create a balance in the neighborhood by adding offices, limited retail establishment, and other similar services.

C. That the particular property under consideration is a proper location for said zone classification within such area or district; and

The particular properties under consideration are a proper location for the OP zoning classification because it is compatible to the surrounding area. Single-family homes, a skilled nursing facility, an elementary school, and offices surround the subject sites. The zone change would be well-suited because it is on a major arterial across OP zoned properties.

D. That placement of the proposed zone at such location will be in the interest of public health, safety and general welfare and in conformity with good zoning practice.

Placement of the proposed zone at the location will be in the interest of public health, safety, and general welfare and in conformity with good zoning practice because it would provide the surrounding neighborhood with accessibility to a variety of uses and would be harmonious with the surrounding properties.

LEGAL NOTICE

A notice of Public Hearing was posted in three places, posted on the subject property, and noticed in Antelope Valley Press on April 5, 2019.

RECOMMENDATION

Adopt Resolution No. 19-16, recommending approval to the City Council of General Plan Amendment (GPA) 17-05 to designate the three properties (APN: 3130-007-001; 3130-007-003; and 3137-007-006) along 10th Street West between Avenue J-10 and Avenue J-12 from Healthcare (H) to Office Professional (OP) and Zone Change (ZC) 17-05 to change the zoning designation from Hospital (H) to Office Professional (OP)

Attachments:

- A. Resolution No. 19-16
- B. Ordinance No. XX

RESOLUTION NO. 19-16

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LANCASTER, CALIFORNIA, RECOMMENDING APPROVAL TO THE CITY COUNCIL OF GENERAL PLAN AMENDMENT NO. 17-05 TO DESIGNATE THE THREE PROPERTIES (APN: 3130-007-001; 3130-007-003; AND 3130-007-006) ALONG 10TH STREET WEST BETWEEN AVENUE J-10 AND AVENUE J-12 FROM HEALTH CARE (H) TO OFFICE PROFESSIONAL (OP) AND ZONE CHANGE NO. 17-05 TO CHANGE THE ZONING DESIGNATION FROM HOSPITAL (H) TO OFFICE PROFESSIONAL (OP)

WHEREAS, pursuant to Section 3.c. of City Council Resolution No. 93-07, City of Lancaster (“Applicant-GPA/ZC”) has initiated applications for (a) General Plan Amendment (“GPA”) No. 17-05, and (b) Zone Change (“ZC”) No. 17-05, to designate the subject properties (APNs: 3130-007-001; 3130-007-003; and 3130-007-006) from Healthcare (H) to Office Professional (OP); and

WHEREAS, pursuant to Section 17.24.040 of the Lancaster Municipal Code (“LMC”), the Applicant-GPA/ZC has requested the Planning Commission consider a change to the zoning designation of the subject property from Hospital (H) to Office Professional (OP); and

WHEREAS, pursuant to Section 17.24.070 of the LMC a notice of intention to consider the GPA No. 17-05 and ZC No. 17-05 was published and provided as required by Chapter 17.36.020.A of the LMC, and Sections 65854 and 65905 of the Government Code; and

WHEREAS, staff has performed the necessary investigations, prepared a written report, and recommended that GPA No. 17-05 and ZC No. 17-05 to be approved; and

WHEREAS, public notice was published and given as required by law, and a public hearing was held on April 15, 2019; and

WHEREAS, the Planning Commission desires to recommend that the City Council approve and adopt GPA No. 17-05 and ZC No. 17-05; and

WHEREAS, the Planning Commission after considering all evidence presented, desires to approve Applicant’s requested Conditional Use Permit; and

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF LANCASTER, CALIFORNIA, DOES HEREBY RESOLVE, DETERMINE AND ORDER, AS FOLLOWS:

Section 1. That the foregoing Recitals are true, correct and a substantive part of this Resolution.

Section 2. That the Planning Commission hereby adopts the following General Plan Amendment findings, pursuant to Section 17.24.140 of the LMC, in support of approval of this application:

- a. Information presented at public hearing shows that such amendment is necessary to implement the general plan and/or that the public convenience, the general welfare or good zoning practice justifies such action.

Section 3. That the Planning Commission hereby adopts the following Zone Change findings, pursuant to Section 17.24.120 of the LMC, in support of approval this application:

- a. That modified conditions warrant a revision in the zoning plan as it pertains to the area or district under consideration; and
- b. That a need for the proposed zone classification exists within such area or district; and
- c. That the particular property under consideration is a proper location for said zone classification within such area or district; and
- d. That placement of the proposed zone at such location will be in the interest of public health, safety and general welfare and in conformity with good zoning practice.

Section 4. That the Planning Commission hereby recommends that the City Council approve GPA No. 17-05 to designate the subject property from H to OP.

Section 5. That the Planning Commission hereby recommends that the City Council approve ZC No. 17-05 to rezone the subject property from H to OP.

Section 6. The Planning Commission staff is authorized and hereby directed to transmit this Resolution to the City Council as required by 65855 of the Government Code.

PASSED, APPROVED, and ADOPTED this 15th day of April 2019, by the following vote:

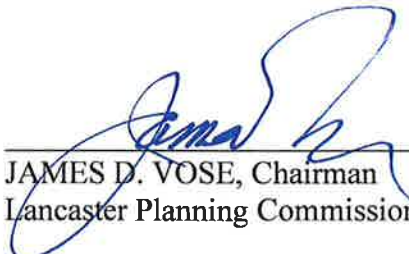
AYES: Vose, Smith, Donovan, Harvey, Moore, and Parris.

NOES: None.

ABSTAIN: None.

RECUSED: Cook.

ABSENT: None.



JAMES D. VOSE, Chairman
Lancaster Planning Commission

ATTEST:



LARISSA DE LA CRUZ, Community Development Manager
City of Lancaster

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF LANCASTER, CALIFORNIA, AMENDING THE CITY ZONING PLAN FOR THREE PROPERTIES (APN: 3130-007-001; 3130-007-003; AND 3130-007-006) APPROXIMATELY 5.43 ACRES LOCATED ALONG 10TH STREET WEST BETWEEN AVENUE J-10 AND AVENUE J-12 KNOWN AS ZONE CHANGE NO. 17-05

WHEREAS, pursuant to Section 17.24.060 of the Lancaster Municipal Code, an application has been filed by City of Lancaster (“Applicant”), to change the zoning designation for three properties (APN: 3130-007-001; 3130-007-003; AND 3130-007-006) on approximately 5.43 acres located along 10th Street West between West Avenue J-10 and West Avenue J-12) from Hospital (H) to Office Professional (OP); and

WHEREAS, a notice of intention to consider a zone change of the subject property was given, as required by Section 17.24.110 of the Lancaster Municipal Code, and Sections 65854 and 65905 of the Government Code; and

WHEREAS, staff has performed the necessary investigations, prepared a written report, and recommended that the zone change request be approved; and

WHEREAS, public notice was provided as required by law, and a public hearing was held on April 15, 2019; and

WHEREAS, the City Council desires to approve the Applicant’s request as set forth herein.

THE CITY COUNCIL OF THE CITY OF LANCASTER, CALIFORNIA, DOES HEREBY ORDAIN, AS FOLLOWS:

Section 1. The foregoing Recitals are true, correct and a substantive part of this Ordinance.

Section 2. The City Council hereby makes the following findings:

- a. That modified conditions warrant a revision in the zoning plan as it pertains to the area or district under consideration; and
- b. That a need for the proposed zone classification exists within such area or district; and
- c. That the particular property under consideration is a proper location for said zone classification within such area or district; and

- d. That placement of the proposed zone at such location will be in the interest of public health, safety and general welfare and in conformity with good zoning practice

Section 3. The subject properties are reclassified from H to OP.

Section 4. Any ordinance previously adopted by the City Council shall be and hereby is repealed if and to the extent inconsistent with this Ordinance, provided, however, that each such ordinance shall otherwise remain in full force and effect.

Section 5. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is held for any reason to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance, and each section, subsection, sentence, clause, phrase or portion thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases or portions be declared invalid or unconstitutional.

Section 6. The Mayor shall sign and the City Clerk shall certify to the passage and adoption of this Ordinance, and shall cause the same to be published and posted pursuant to the provisions of law in that regard, and this Ordinance shall take effect 30 days after adoption.

Ordinance No.

Page 3

I, Britt Avrit, MMC, City Clerk of the City of Lancaster, do hereby certify that the foregoing ordinance was regularly introduced and placed upon its first reading on the _____ day of _____, _____, and placed upon its second reading and adoption at a regular meeting of the City Council on the _____ day of _____, _____, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

APPROVED:

BRITT AVRIT, MMC
City Clerk
City of Lancaster

R. REX PARRIS
Mayor
City of Lancaster

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES }ss
CITY OF LANCASTER }

CERTIFICATION OF ORDINANCE
CITY COUNCIL

I, _____, _____ City of Lancaster, California, do hereby certify that this is a true and correct copy of the original Ordinance No. _____, for which the original is on file in my office.

WITNESS MY HAND AND THE SEAL OF THE CITY OF LANCASTER, on this _____ day of _____, _____.

(seal)



**MEMORANDUM
CITY OF LANCASTER, CA**

TO: Mayor Parris and City Council Members

FROM: Vice Mayor Marvin Crist
Council Angela Underwood-Jacobs

DATE: May 28, 2019

SUBJECT: **Report on the Activities of the Board of Directors for the Antelope Valley Transit Authority**

Recommendation:

Receive a report of the proceedings and issues discussed at the March regular Board of Directors meeting of the Antelope Valley Transit Authority (AVTA).

Background:

The Antelope Valley Transit Authority is a distinct government entity created under a joint powers authority agreement between the City of Lancaster, the City of Palmdale, and Los Angeles County that provides public transit services. Vice Mayor Marvin Crist serves as the Chairman, and Council Member Angela Underwood-Jacobs serves as a Director on the AVTA Board for the City of Lancaster. Council Member Raj Malhi serves as an Alternate Director.

The following significant events took place at the regular March Board meeting:

Present: Chairman Marvin Crist
Vice Chair Dianne Knippel
Director Angela Underwood-Jacobs
Director Michelle Flanagan
Director Richard Loa
Director Steve Hofbauer

Sole Source Contract Amendment No. 1 For Contract #2014-01 With Pinnacle Petroleum For Bulk Fuel Supply And Delivery.

Authorized the Executive Director/CEO to execute Sole Source Contract Amendment No. 1 for an additional amount of \$1,750,000.00, and a six-month time extension to Pinnacle Petroleum, Inc., of Huntington Beach, CA, under AVTA's Contract #2014-01, to complete AVTA's change out of its diesel fleet to battery electric propulsion.

Approved (6-0-0-0)

Amended Classification and Salary Schedule.

Approved a title change (Director of Strategic Planning and Development to Senior Director of Operations and Planning) and revised job description, and provide authorization to recruit and fill the position as deemed necessary.

Approved (6-0-0-0)

Consulting Agreement with Norm Hickling.

Authorized the Executive Director/CEO to enter into the Consulting Services Agreement with Norm Hickling, and adopt Resolution 2019-002.

Approved (5-1-0-0)

CVH/sr