



City of Carson Report to Mayor and City Council

July 3, 2012
New Business Discussion

**SUBJECT: CONSIDERATION OF A REPORT FOR THE LOS ANGELES COUNTY LIGHTING
MAINTENANCE DISTRICT 1697 - PROPOSED STREET LIGHTING ASSESSMENT
RATE INCREASE**

Farrokh Abolfathi

Submitted by Farrokh Abolfathi
Acting Development Services General Manager

David C. Biggs

Approved by David C. Biggs
City Manager

I. SUMMARY

This report is provided to the Mayor and City Council as an update on the Los Angeles County Street Lighting Division (County) street lighting assessment proposed rate increase from \$1/usage unit per year to \$35.

The County has mailed its ballot to the City's property owners to vote for or against a proposed increase in the street lighting assessment (Exhibit No. 1), and if the proposed assessment rate increase passes, a new base rate of \$35/usage unit per year would go into effect on July 1, 2012, and will first appear on fall 2012 property tax bills.

Property owners who received ballots were encouraged to make an informed decision about what is in the best interest of all the residents and businesses in the City (Exhibit No. 2). They were requested to complete the ballots and return them to the address provided in the ballot. Property owners were also notified that they can deliver the completed ballots to the Office of the Clerk of the Board of Supervisors by no later than the close of the public hearing. The public hearing on this subject matter is scheduled before the County of Los Angeles Board of Supervisors on July 24, 2012. A representative of the County Department of Public Works will be in attendance to answer any questions.

II. RECOMMENDATION

RECEIVE AND FILE.

III. ALTERNATIVES

None.

IV. BACKGROUND

The Los Angeles County Street Lighting Division (County) administers street light maintenance in the City of Carson. A portion of the local property tax

revenue from the annexed assessor's parcel to the County Lighting Maintenance District 1697 (District) provides partial funding for the operation and maintenance of street lights. In addition, property owners within the District pay an annual assessment as part of their property tax bill. Currently, the annual assessment rate is \$1/usage unit; a typical residential property has been assigned \$1/usage unit, and a typical commercial/industrial/governmental properties are proportionally higher, i.e., \$5/usage units or higher (Exhibit No.3).

In 1990, the annual assessment paid as part of the property tax bill was \$26 for a typical single family home (\$1/usage unit). Starting in 1991, the annual assessment rate was reduced over four years by the County to just \$1/usage unit per year as a surplus, which had built up over the years, was used to pay for the annual street lighting operational costs (Exhibit No. 4). During this period of time, economic conditions were good and property values were up and property tax revenues collected helped build a surplus. This surplus, property tax revenues, interest earnings, plus the \$1/usage unit annual assessment covered the annual cost of street lighting for more than 20 years.

Unfortunately, property tax revenue has been on the decline over the last few years due to decline in property assessed value due to the economic downturn and property foreclosures. There have also been significant increases in Southern California Edison (SCE) street lights tariff rates for energy/maintenance of the street lights, which have resulted in higher operating costs. As a result, the surplus is anticipated to be fully exhausted, and the operating cost is expected to exceed the revenues collected from property taxes/assessments in FY 2013/2014, making an increase in the assessment necessary in order to continue the operation and maintenance of the street lights and to ensure the safety of the community.

The County has proposed that the annual assessment rate be increased from \$1/usage unit to \$35/usage unit. The assessment increasing from current \$1 to \$35 per year is significant, but over a 20-year period, the assessment has only increased from \$26 to \$35. Over that same time, a 2% increase each year from the \$26 per year charged in 1990, the same maximum increase permitted by Prop 13 for property taxes, the assessment would now be over \$39. In comparison, if the \$26 assessment were adjusted for inflation since 1990, it would now be over \$44 per year. The proposed increase will allow the County to continue the current level of operation until FY 2019/2020. The increase in assessments are needed to pay for nearly half the annual cost of streetlights, or approximately \$900,000 per year, with the balance coming from property taxes paid specifically for that purpose. Without an assessment increase in the next

July 3, 2012

year or two, the County will have to consider reducing services by turning off lights, or they will look to the City to make up the amount from the City's General Fund. The City has already had to reduce services to balance its budget and other services could be impacted if the street lighting costs had to be assumed by the City.

The approval for an assessment rate increase will require a positive Proposition 218 vote outcome. Under Proposition 218, approved by the California voters in 1996, property owners have the right to vote on whether or not they approve of new or increased assessment rate.

The County has mailed the Street Lighting Assessment ballots to all property owners in Carson asking them to approve a base rate assessment increase from \$1 usage unit to \$35 a year for a single family home, or about \$.09 cents a day. A "YES" vote on the proposed annual base assessment increase will provide for on-going street light service in the neighborhood. A "NO" vote on the assessment increase could result in service reductions such as street lights being turned off and poles being removed. Passage requires a "YES" vote by 50 percent or more of the ballots returned. Ballots are weighted proportionally according to the type of property (i.e., residential, commercial, industrial, governmental, etc.) Larger properties using more street lights service pay a proportionally higher rate than the single-family property owners.

V. FISCAL IMPACT

None.

VI. EXHIBITS

1. Sample Ballot. (pgs. 5-9)
2. Letter from the City to Property Owners. (pg. 10)
3. Usage Unit per Property Type. (pgs. 11-16)
4. Assessment History. (pg.17)

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Prepared by: Gilbert M. Marquez, P.E.

TO: Rev04-23-12

Reviewed by:

City Clerk	City Treasurer
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Administrative Services	Development Services
Economic Development	Public Services

Action taken by City Council

Date_____ Action_____

COUNTY-ADMINISTERED STREET LIGHTS
PROPOSED ASSESSMENT RATE INCREASE – PERSON ZONE
QUESTIONS AND ANSWERS

Q.1 Why am I receiving this ballot?

A.1 You are being asked to vote on an **ASSESSMENT RATE INCREASE** to fund on-going street light services in your area. Under Proposition 218, approved by the California voters in 1996, property owners have the right to vote on whether or not they approve of new or increased assessment rate.

Q2: What is the cause of the increase in the rate assessment?

A.2: The city allocates a portion of the property tax revenue to the County Lighting Maintenance District (CLMD) that provides funds for the operation and maintenance of street lights. The property tax revenue has been on the decline in the last few years due to decline in assessed property value. Conversely, Southern California Edison rates have continuously increased over the same period. As a result, the reserve funds for street lighting are now exhausted, making an increase in the assessment rate necessary in order to continue the operation and maintenance of the street lights to ensure the safety of our community.

Q.3 How much is the new assessment?

A.3 Property owners in your area are being asked to approve a base rate assessment increase from \$1 to \$35 a year for a single-family home (1 usage unit), or about 9 cents a day, to pay for the actual cost of street lighting services in your neighborhood. The assessment rate stood at \$14/yr beginning Fiscal Year (FY) 79/80 to a maximum of \$26/year in FY 90/91, until FY 94/95 when it was significantly reduced to \$1 as the reserve funds had reached a robust level. For the past 18-years, the reserve fund was able to operate and maintain the street lights in the City of Carson. The CLMD needs to increase the rate at this time. The proposed increase will allow CLMD to continue their operation.

Q.4 What are my choices?

A.4 A **YES** vote on the proposed annual base rate assessment increase of \$34/year will provide for on-going street light services in your neighborhood. A **NO** on the assessment increase will result in street lights being turned off and poles could be removed in certain neighborhoods, which could cost the property owner, if voters later change their minds, to reinstall the street lights.

Q.5 How many votes are needed to approve the proposed assessment?

A.5 Passage requires a YES vote by 50 percent or more of the ballots returned. Ballots are weighted proportionally according to the type of property (i.e., residential, commercial, industrial, governmental, etc.). Larger properties using more street light service would pay a proportionally higher rate than do single-family residential parcels, whose land use type is defined as one (1) Equivalent Usage Unit (EUU). The number of EUU for larger properties ranges from 2-8 EUU's depending on the land use type of the property.

Q.6 If the proposed rate is approved; can it be further increased without voter approval to cover future increases in operating costs?

A.6 No. Assessment rates cannot be increased without a vote of property owners, other than to cover any nominal annual cost of living adjustments (COLA). The COLA, or rate of inflation, is measured by the change of the Consumer Price Index for the Los Angeles-Riverside-Orange County area for All Urban Consumers, as developed by the U.S. Bureau of Labor Statistics.

Q.7 Can the assessment be increased in case of significant reductions in operating costs?

A.7 Yes. The County evaluates the financial reserves of your lighting district annually, and if sufficient funds are available, your assessment may be reduced accordingly or suspended altogether for a period of time depending on the situation.

Q.8 Are maps available that describe the boundaries of this lighting district?

A.8 Yes, maps showing boundaries for the lighting district are available by calling (800) 618-7575 or at the public meetings or the public hearing.

Q.9 How about energy conservation options (i.e. turning off every other light)?

A.9 All available conservation options have been reviewed, and none have been found to be feasible. In addition, turning off streetlights create unacceptable public safety concerns.

Q.10 Why are some property owners being assessed even though no street lights exist on their street or existing street lights are inoperative?

A.10 All properties owners and area residents benefit from street lights, whether they are located near their residence or business or located where they travel through or walk in their neighborhoods. Therefore, all property owners are assessed for street lighting services that benefit the overall area. Requests for additional street lights for roadways within the Carson Zone can be reviewed by Public Works on a case by case basis. For street light repairs, residents can call the Southern California Edison Company at 1-800-611-1911.

Q.11 Will there be a public hearing on the matter?

A.11 Yes. The Board of Supervisors of the County of Los Angeles will hold a Public Hearing on July 24, 2012, at 9:30 a.m. in the Hearing Room of the Board of Supervisors, Room 381B, Kenneth Hahn Hall of Administration, 500 West Temple Street, in Los Angeles, to hear public testimony on the matter.

Q.12 When is my ballot due?

A.12 Ballots must be received by the County before the conclusion of the public hearing on July 24, 2012. If the ballot is mailed, it should be mailed no later than Monday, July 16, 2012.

Q.13 When would the new rate go into effect?

A.13 New rates would go into effect on July 1, 2012, and will first appear on fall 2012 property tax bills.

Q.14 Who can I contact for a replacement ballot or if I have any questions?

A.14 For any questions, please contact the Los Angeles County Department of Public Works, Street Lighting Section at (800) 618-7575.



OWNER OF RECORD:

MAGANA, SAMUEL F TR
23921 MARBELLA AVE
CARSON CA 90745

Please make sure that you re-fold and insert this sheet so that your name and the property address shows through the upper left window of the Return Envelope.



T84 P1 *****AUTO**3-DIGIT 907

MAGANA, SAMUEL F TR
16330 PIONEER BLVD
NORWALK CA 90650-7042

19116

STREET LIGHTING ASSESSMENT BALLOT
COUNTY LIGHTING DISTRICT LLA-1
CARSON ZONE

Due to increased energy and maintenance costs and diminished reserves, it is necessary to increase the street lighting assessment on your property, in the amount listed below, for Taxable Year 2012-13 to allow the street lights in your area to continue to operate at their present service level.

Proposition 218, approved by the voters in 1996, provides for property owners to determine by ballot whether or not they approve of new or increased assessments. Your assessment ballot is below.

Mail or Deliver this completed ballot to the address shown on the enclosed postage paid envelope or present the ballot in person at the public hearing on July 24, 2012.

Completed ballots must be **received** by the Office of the Clerk of the Board of Supervisors no later than the close of the Public Hearing, which begins at 9:30 a.m. on **July 24, 2012** in the Hearing Room of the Board of Supervisors, Room 381B, Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, CA 90012.

To complete your ballot below, mark an (X) in the voting square after the word "YES" or after the word "NO", sign and date the ballot, return it to the Office of the Clerk of the Board of Supervisors. If you wrongly mark, tear or deface this ballot, return it to the Office of the Clerk of the Board of Supervisors to obtain another.

For further information about this ballot, please see the enclosed Questions and Answers and the Ballot Notice.

Ballots must be completed in ink. Check only one box. The person completing and submitting this assessment ballot must be the record owner for the property identified above or the representative for the record owner of such property who is legally authorized to complete and submit this ballot for and on behalf of the record owner.

STREET LIGHTING ASSESSMENT BALLOT - PROJECT NO. 2012-1 / CARSON ZONE
Proposed Total Assessment Amount \$864,938

Assessor's Parcel Number: 7406-002-020

Owner Name: MAGANA, SAMUEL F TR

Your Proposed Yearly Assessment Increase Amount: \$34.00

Your Proposed Yearly Total Assessment: \$35.00

The total assessment may be adjusted annually by the cost of living based on a factor calculated by using the Consumer Price Index (CPI) for the Los Angeles- Riverside-Orange County Area for All Urban Consumers.

I am **IN FAVOR** of the proposed assessment increases for lighting services that benefit my parcel. YES ☐



I am **OPPOSED** to the proposed assessment increases for lighting services that benefit my parcel. NO ☐



I hereby declare under penalty of perjury that I am the record owner, or the authorized representative of the record owner for the parcel defined above.

BALLOT

Printed Name

Signature

Date

Do not tear ballot off - The entire page must be returned.



VLLLOT NOTICE – CARSON ZONE

ABOUT YOUR ASSESSMENT BALLOT

Duration of the Assessments: Annually for on-going maintenance, service, and operation of street lighting facilities. (Assessments cannot be increased beyond the approved inflation adjustment formula without additional property owner approval.)

Basis of Calculation: Assessments for each parcel are calculated using a weighting factor called an Equivalent Usage Unit. The single-family residential parcel has been selected as the base unit for calculation of assessments and is defined as one (1) Equivalent Usage Unit (EUU). EUU's greater than one are assigned to parcels with other land uses in proportion to the benefits received, such as multiple family dwellings, commercial, industrial, office, shopping centers etc. The method of distributing the street lighting costs on the basis of land use in proportion to the estimated benefits received is described in the Fiscal Year 2012-13 Engineer's Report for County Lighting District LLA-1, Carson Zone, on file in the office of the Clerk of the Board of Supervisors. The Engineer's Report also identifies the improvements, estimated expenses, parcels of real property affected, number of EUU's, and the proposed base rate assessment for a single-family residential parcel or EUU. The method for calculating the base rate assessment is summarized below.

First, the total cost for all special benefits within Carson Zone is determined. This amount is the "Total Assessment Amount" for the improvements. Second, the total number of EUU's of all parcels receiving special benefit is summarized. The base rate assessment levy per EUU is then calculated by dividing the Total Assessment Amount by the total number of EUU's.

$$\text{Total Assessment Amount} / \text{Total EUU} = \text{Levy per EUU}$$

The assessment for each parcel is then calculated by multiplying the number of EUU's assigned to each parcel by the levy per EUU:

$$\text{Parcel EUU} \times \text{Levy per EUU} = \text{Parcel Assessment Amount}$$

Based on the above method, the proposed assessment amount for a single-family residential parcel, or one (1) EUU, is \$35.

PUBLIC HEARING

A public hearing on this matter will be held on July 24, 2012, at the time and location indicated below.

Protest Provisions: Pursuant to California Constitution Article XIIID, Section 4 (e), at the Public Hearing, the Board of Supervisors shall consider all protests against the proposed assessment increase and tabulate the property owner ballots. In addition to the property owner balloting, formal written protests regarding the assessments may be filed with the office of the Clerk of the Board of Supervisors. Please ensure that your Assessor's Parcel Numbers (APNs) are included on your protest so that your properties can be identified correctly.

THIS BALLOT is your opportunity to indicate whether or not you approve of the proposed assessment increase that will cover the annual costs of providing maintenance and operations services for the street lighting facilities within the Carson Zone.

If the assessment is approved, your property will be assessed based on its current land use. Properties with vacant lots will not be assessed until such time that the parcel is developed. **The amount listed on the accompanying Assessment Ballot for "Your Proposed Total New Assessment" will not increase more than the rate of inflation without additional property owner approval.** (The rate of inflation is measured by the change in the Consumer Price Index for the Los Angeles-Riverside-Orange County Area for All Urban Consumers, as developed by U.S. Bureau of Labor Statistics). Details regarding the amounts of costs and assessments are set forth in the Engineer's Report, and will be on file for review at the office of the Clerk of the Board of Supervisors or after the Public Hearing date set by the Board of Supervisors.

At the close of the Public Hearing on July 24, 2012, the County shall count all ballots received, weighted according to the proportional financial obligation of each property. If the weighted ballots submitted in opposition to the proposed assessment (for all properties balloted) do not exceed the weighted ballots submitted in favor of the proposed assessment, then the assessments for your property may be imposed. If the weighted ballots submitted in opposition to the assessment do exceed the weighted ballots submitted in favor of the assessment, then the proposed assessment increase amount will not be imposed on properties within the Carson Zone. **Without approval of the proposed assessment increase, current funding levels are insufficient to continue to maintain existing street lighting services at the present level. This would likely result in reduced service levels including possibly turning off some lights and subsequently removing the poles.** If you have any questions, please contact the County of Los Angeles Department of Public Works, Street Lighting Section at (800) 618-7575.

To Cast Your Vote

Ballots may be mailed or personally delivered to the office of the Clerk of the Board of Supervisors in accordance with the instructions set forth in the Assessment Ballots (additional ballots are available upon request to the office of the Clerk of the Board of Supervisors) at the following address:

Clerk of the Board of Supervisors
383 Kenneth Hahn Hall of Administration
500 W. Temple Street
Los Angeles, CA 90012

Completed ballots MUST be received by the County of Los Angeles, Executive Officer/Clerk of the Board no later than the closing of the Public Hearing which begins on Tuesday July 24, 2012 at 9:30 a.m., in the Hearing Room of the Board of Supervisors, Room 381 "B", 500 West Temple St. Los Angeles, CA 90012.

How to cast your ballot.

1. Check YES or NO

2. Sign it

3. Return to Clerk of the Board
on or before July 24, 2012.

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OWNER OF RECORD:

Parcel No. - 7406-002-018
MAGANA, SAMUEL F TR
23917 MARBELLA AVE
CARSON CA 90745



T1 P1 *****SNGLP
MAGANA, SAMUEL F TR
16330 PIONEER BLVD
NORWALK CA 90650-7042

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**PROJECT NO. 2012-1 / CARSON ZONE
STREET LIGHTING ASSESSMENT BALLOT
VACANT LOTS NOTICE**

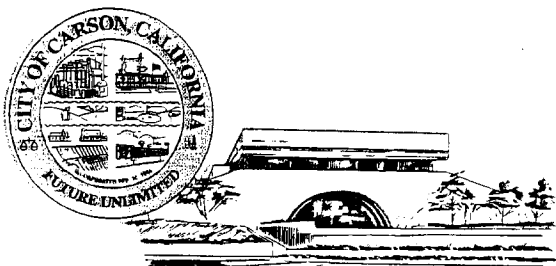
Your property is located within the County-administered Street Lighting Districts serving the City of Carson, County Lighting Maintenance District 1697 and County Lighting District LLA-1, Carson Zone. In order to maintain the current level of lighting in your neighborhood, it is now necessary to increase the street lighting assessment on benefited properties that are located within the Carson Zone Lighting District. The proposed assessment increase will increase the base rate assessment from \$1 to \$35 for a single family residence, with proportionately higher rates for other land uses.

Under Proposition 218, approved by the voters in 1996, property owners have the right to determine by ballot whether or not they approve of new or increased assessments. Assessment ballots are being mailed out to property owners with benefited properties who currently paid a street lighting assessment and who will be subject to the street light assessment increase. Property owners with vacant lots who currently paid no assessment, and are not subject to the assessment increase, will not receive an assessment ballot. Assessments will not be imposed on vacant lots until the lots are developed.

This letter is to inform you that, according to County Assessor records, the land use on your property is currently classified as a vacant lot, and since you currently pay no street lighting assessment and are not subject to any street light assessment increase, you will not receive an assessment ballot to vote on the issue of the assessment rate increase.

Nevertheless, even though you may not participate in the assessment ballot procedure, you may protest the street light assessment increase by filing a formal written protest with the office of the Clerk of the Board of Supervisors, or by making a protest in person at the public hearing scheduled for July 24, 2012, at the Hearing Room of the Board of Supervisors, Room 381 "B", 500 West Temple Street, Los Angeles, California, 90012. Be sure to include your properties' assessor parcel number (APN) on your protest so that your property can be identified correctly. The Board of Supervisors will consider all protests made to the assessment increase, but is not required to acquiesce to them.

Should you have any questions, please contact the Department of Public Works, Traffic and Lighting Division, Street Lighting Section at (800) 618-7575, or write to Department of Public Works, Traffic and Lighting Division, Street Lighting Section, P.O. Box 1460, Alhambra, California 91802-1460.



CITY OF CARSON

Dear Carson Property Owner:

Street lights are important to our community. They are important for public safety and contribute to our community's overall quality of life. However, because of the increase in the cost of electricity, operations and maintenance, voters like you are asked to vote on a proposed \$34/year or 9 ¢/day increase in your current assessment, in order to continue street lights service in our community. I urge you to read the enclosed informational materials, make an informed decision on this important matter for our community, and be sure to vote.

A **YES** vote will ensure street light service remains at current levels. A **NO** vote may result in street lights being turned off and light poles removed. The new \$35 a year rate – for a single-family residence, while larger commercial, industrial and governmental properties will pay a proportionally higher rate – will be capped at that level and can only be increased by another vote of property owners. Nominal annual cost of living adjustments are allowed under state law, but only if absolutely necessary and only if approved by the County Board of Supervisors.

For decades, the Los Angeles County Department of Public Works has administered street light service in the City of Carson and the cost for providing this service have periodically changed – from as high as \$26 a year to the current rate of \$1 a year. But as you know, costs for most goods and services have gone up over that time, and efforts were made to keep the current rate in place as long as possible. However, it is now necessary to consider this needed rate increase to cover the actual cost of on-going street light service.

It is in this light that I encourage you to read the enclosed informational material and make an informed decision about what is in the best interest of all the residents and businesses in Carson. A public hearing on this subject matter is scheduled before the County of Los Angeles Board of Supervisors on July 24, 2012. In order to ensure that your vote is counted, please vote, sign, and return your ballot in the enclosed postage paid envelope provided for your use by July 16, 2012. Thank you for your interest and attention to this important matter.

Sincerely,

David C. Biggs
City Manager

**COUNTY LIGHTING DISTRICT LLA-1, UNINCORPORATED ZONE
FY 2005-06 AND PROJECTED FY 2010-11 STREET LIGHT ASSESSMENTS
BASED ON LAND USE TYPE**

LAND USE CODE	PROPERTY TYPE	USAGE UNIT	FY 2012-13 ASSESSMENT (based on \$35 Assessment Per Usage Unit)
01	Single Residences	1.0	35
02	Two-Unit Single Residences	2.0	70
03	Three-Unit Single Residences	2.5	87.5
04	Four-Unit Single Residences	3.5	122.5
05	Five-Unit Single Residences	4.0	140
06	Modular Homes	1.0	35
07	Mobile Home	1.0	35
08	Rooming Houses	4.5	157.5
09	Mobile Home Parks	8.0	280
10	Open	0	0
11	Store	4.0	140
12	Store Combinations (With Office Or Residence)	4.0	140
13	Department Stores	8.0	280
14	Supermarkets (12,000sq. Ft. or more)	8.0	280
15	Shopping Centers (Neighborhood, Community)	6.5	227.5
16	Shopping Centers (Regional)	6.5	227.5
17	Office Buildings	3.0	105
18	Hotels Under 50 Rooms	8.0	280
19	Professional Buildings (Medical, Dental, Veterinary, Clinics)	3.0	105
20	Open	0.0	0
21	Restaurant, Cocktail Lounges, Taverns	5.0	175
22	Wholesale and Manufacturing Outlets	6.5	227.5
23	Banks, Savings and Loans	3.0	105

EXHIBIT NO. 03



**COUNTY LIGHTING DISTRICT LLA-1, UNINCORPORATED ZONE
FY 2005-06 AND PROJECTED FY 2010-11 STREET LIGHT ASSESSMENTS
BASED ON LAND USE TYPE**

LAND USE CODE	PROPERTY TYPE	USAGE UNIT	FY 2012-13 ASSESSMENT (based on \$35 Assessment Per Usage Unit)
24	Service Shops (Radio/TV, Refrig, Paint, Electric, Laundry)	3.0	105
25	Service Stations- Full Service	4.0	140
26	Auto Service Shops (Body and Fender Commercial Garage)	6.0	210
27	Parking Lots (Commercial Use Properties)	2.5	87.5
28	Animal Kennels	2.0	70
29	Nurseries	2.0	70
30	Industrial	5.0	175
31	Light Manufacturing (small equipment)	5.0	175
32	Heavy Manufacturing	6.5	227.5
33	Warehousing, Distribution, Storage	5.0	175
34	Food Processing Plants	5.0	175
35	Motion Picture, Radio and TV industries	6.5	227.5
36	Lumber Yards	3.0	105
37	Mineral Processing	5.5	192.5
38	Parking lots (Industrial Use Properties)	2.0	70
39	Open Storage	5.5	192.5
40	Private Rural Pumping Plant	1.0	35
41	Fruits and Nuts	1.0	35
42	Vineyards	1.0	35
43	Vine and Bush Fruits	1.0	35
44	Truck Crops	1.0	35
45	Field Crops	1.0	35

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**COUNTY LIGHTING DISTRICT LLA-1, UNINCORPORATED ZONE
FY 2005-06 AND PROJECTED FY 2010-11 STREET LIGHT ASSESSMENTS
BASED ON LAND USE TYPE**

LAND USE CODE	PROPERTY TYPE	USAGE UNIT	FY 2012-13 ASSESSMENT (based on \$35 Assessment Per Usage Unit)
46	Pasture	1.0	35
47	Dairies	1.0	35
48	Poultry, Etc,	1.0	35
49	Feed lots	1.0	35
50	Open	1.0	35
51	Fruits and Nuts	1.0	35
52	Vineyards	1.0	35
53	Field Crops	1.0	35
54	Pasture	1.0	35
55	Timber - Pine	1.0	35
56	Timber - Fir	1.0	35
57	Timber - Redwood	1.0	35
58	Desert	1.0	35
59	Waste	1.0	35
60	Open	0	0
61	Theaters	5.0	175
62	Water Recreation	3.0	105
63	Bowling Alleys	4.0	140
64	Clubs, Lodge Halls, Fraternity Organizations	4.0	140
65	Athletic and Amusement Facilities	6.5	227.5
66	Golf Courses	3.0	105
67	Race Tracks	3.0	105
68	Camps (Trailer and Camper Parks)	3.0	105
69	Skating Rinks	4.0	140

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**COUNTY LIGHTING DISTRICT LLA-1, UNINCORPORATED ZONE
FY 2005-06 AND PROJECTED FY 2010-11 STREET LIGHT ASSESSMENTS
BASED ON LAND USE TYPE**

LAND USE CODE	PROPERTY TYPE	USAGE UNIT	FY 2012-13 ASSESSMENT (based on \$35 Assessment Per Usage Unit)
70	Open	0	0
71	Churches	2.0	70
72	Schools (private)	2.0	70
73	College and Universities	6.5	227.5
74	Hospitals	6.5	227.5
75	Homes for Aged and Others	3.0	105
76	Open	0.0	0
77	Cemeteries, Mausoleums, Mortuaries	1.0	35
78	Open	0.0	0
79	Open	0.0	0
80	Open	0	0
81	Utility (Pumping plants)	2.0	70
82	Mining	5.5	192.5
83	Petroleum and Gas	2.0	70
84	Pipeline, Canals	0.0	0
85	Right of Way	0.0	0
86	Water Rights	0.0	0
87	Rivers and Lakes	0.0	0
GOVERNMENT OWNED PROPERTIES			0
8821	City Hall, Administration Center	3.0	105
8822	Auxiliary and Regional Center	3.0	105
8823	Police and Fire Station	2.0	70
8824	Utilities Office (Power, Water, etc)	2.0	70
8825	Welfare and Social Services	3.0	105

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**COUNTY LIGHTING DISTRICT LLA-1, UNINCORPORATED ZONE
FY 2005-06 AND PROJECTED FY 2010-11 STREET LIGHT ASSESSMENTS
BASED ON LAND USE TYPE**

LAND USE CODE	PROPERTY TYPE	USAGE UNIT	FY 2012-13 ASSESSMENT (based on \$35 Assessment Per Usage Unit)
8826	Postal Facility	3.0	105
8827	Library	3.0	105
8828	Court Building	3.0	105
8829	Military Post	2.0	70
8831	College	6.25	218.75
8832	High Schools	3.0	105
8833	Elementary Schools	2.0	70
8834	School Administration Center	2.0	70
8835	School Service Center	2.0	70
8841	Public Parks	4.0	140
8842	Art Center, Museum	2.0	70
8843	Public Swimming Pool	3.0	105
8844	Sports Stadium	6.25	218.75
8845	Beach	4.0	140
8846	Horse Stable	2.0	70
8847	Amusement Ride	6.25	218.75
8848	Ball Field (Little League, etc.)	4.0	140
8849	Youth Facility (Scouts, etc.)	2.0	70
8851	Small Boat Marina	4.0	140
8852	Boat Slip	1.0	35
8853	Boat Mooring	1.0	35
8854	Pier, Wharf	4.0	140
8855	Flood Control Drainage	0.0	0
8856	Irrigation - Related	0.0	0

**COUNTY LIGHTING DISTRICT LLA-1, UNINCORPORATED ZONE
FY 2005-06 AND PROJECTED FY 2010-11 STREET LIGHT ASSESSMENTS
BASED ON LAND USE TYPE**

LAND USE CODE	PROPERTY TYPE	USAGE UNIT	FY 2012-13 ASSESSMENT (based on \$35 Assessment Per Usage Unit)
8857	Dam	1.0	35
8858	Reservoir, Tank, Underground Storage	0.0	0
8859	Watershed	0.0	0
8861	Harbor and Related	4.0	140
8862	Airport, General	6.25	218.75
8863	Airport, Hanger	4.0	140
8864	Airport, Tie - Down	4.0	140
8865	Airport, Fixed - Based Operator	4.0	140
8866	Rapid Transit, Bus, etc.	4.0	140
8870	Concession on Public Property	4.0	140
8871	Food Concession	4.0	140
8872	Souvenir Shop	4.0	140
8873	Parking Lot Lease	2.5	87.5
8874	Office Space Lease	4.0	140
8899	Government Property and Possessory Interest Not Classified in Any of Above	1.0	35
8900	Dump Sites	1.0	35

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Assessment History

	FY 98/99	FY 97/98	FY 96/97	FY 95/96	FY 94/95	FY 93/94	FY 92/93	FY 91/92	FY 90/91	FY 89/90	FY 88/89	FY 87/88	FY 86/87	FY 85/86	FY 84/85	FY 83/84	FY 82/83	FY 81/82	FY 80/81	FY 79/80
Uncorporated	5.00	8.00	8.00	8.00	8.00	8.00	8.00	17.00	18.50	18.50	16.30	12.38	12.38	16.53	21.33	21.73	24.60	18.69	14.75	12.26
Agoura Hills	0.00	0.00	0.00	0.00	1.00	20.00	20.00	25.00	30.00	30.00	25.00	31.50	29.37	15.57	25.95	23.81				
Bell Gardens	1.00	1.00	1.00	1.00	3.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	6.06	8.14	10.99	13.48	19.26	13.98	12.88	8.57
Calabasas	1.00	1.00	1.00	1.00	1.00	17.00	17.00	N/A	N/A	N/A	N/A	N/A	N/A							
Carson	1.00	1.00	1.00	1.00	1.00	12.00	12.00	20.00	26.00	26.00	25.00	17.80	15.27	12.04	18.24	14.41	19.81	13.77	12.82	13.96
Diamond Bar	13.00	13.00	13.00	13.00	13.00	13.00	13.00	17.00												
Hawaiian Gardens	N/A	N/A	N/A	N/A	1.00	17.00	17.00	25.00	28.00	28.00	25.00	18.45	28.46	9.49	15.82	11.50	16.43	12.95	8.92	9.36
La Canada Flintridge	0.00	0.00	0.00	1.00	1.00	6.50	6.50	7.50	8.50	8.50	7.96	4.50	5.94	7.34	9.17	10.19	14.56	9.35	8.80	6.18
La Mirada -A	20.00	20.00	20.00	20.00	20.00	20.00	20.00	25.00	28.27	28.27	28.27	28.27	34.18	14.58	21.93	18.38	21.73	15.79	19.43	12.19
La Mirada -B	1.00	1.00	1.00	1.00	1.00	1.00	5.00	5.00	6.34	6.34	6.34	6.34	9.33	4.38	6.41	5.51	6.52	4.74	5.83	3.66
Lancaster	N/A	N/A	N/A	N/A	N/A	N/A	N/A	30.00	34.00	34.00	34.00	34.00	34.00	23.26	23.26	23.26	33.18	22.32	14.50	14.23
La Puente	0.00	0.00	0.00	1.00	1.00	8.00	8.00	15.00	18.52	18.52	18.52	18.52	9.22	10.08	13.26	15.37	20.53	16.73	10.21	14.71
Lawndale	0.00	0.00	0.00	0.00	0.00	3.00	3.00	3.00	3.50	3.50	3.50	3.50	5.02	7.34	7.67	10.99	15.70	14.70	14.75	12.23
Lomita	17.00	17.00	5.00	5.00	5.00	5.00	5.00	5.00	6.00	6.00	6.00	4.49	4.49	6.97	10.08	11.42	16.31	11.16	9.29	8.18
Malibu	0.00	1.00	1.00	1.00	1.00	17.00	17.00	N/A	N/A	N/A	N/A	N/A	N/A							
Palmdale	50.00	50.00	50.00	40.00	40.00	25.00	25.00	28.00	30.00	30.00	30.00	35.00	22.95	20.58	23.07	25.36	25.82	22.60	13.81	17.23
Paramount	5.00	5.00	5.00	10.00	10.00	15.00	15.00	21.00	25.00	25.00	21.87	16.05	15.76	14.90	24.83	21.37	19.18	22.08	21.43	16.32
Pico Rivera -A	N/A	N/A	1.00	1.00	1.00	7.00	7.00	10.00	20.00	12.50	12.00	9.61	5.09	4.02	6.39	4.81	6.87	5.02	4.52	2.84
Pico Rivera -B	N/A	N/A	5.00	5.00	5.00	18.00	18.00	22.00	29.00	29.00	28.00	25.34	20.60	11.83	18.85	16.03	22.90	16.74	15.05	9.48
Rancho Palos Verdes	N/A	N/A	N/A	N/A	1.00	8.00	8.00	16.00	20.00	20.00	18.00	14.90	13.70	13.66	21.66	19.16	27.37	17.81	14.15	12.51</