



MICHAEL N. FEUER
CITY ATTORNEY

REPORT NO. R 14-0293

REPORT RE:

JUN 26 2014

**DRAFT ORDINANCE ESTABLISHING FISCAL YEAR 2014-2015 TAX LEVY FOR
COMMUNITY FACILITIES DISTRICT NO. 3
(CASCADES BUSINESS PARK AND GOLF COURSE)**

The Honorable City Council
of the City of Los Angeles
Room 395, City Hall
200 North Spring Street
Los Angeles, California 90012

Honorable Members:

This Office has prepared and now transmits for your consideration the enclosed draft ordinance, approved as to form and legality, in connection with the City's annual levies of special taxes. This draft ordinance provides for the annual levy of a special tax on parcels within Community Facilities District No. 3 (Cascades Business Park and Golf Course) for Fiscal Year 2014-2015. The District was created in order to issue Mello-Roos bonds (Bonds) secured by the levy of a special tax to finance the construction of certain public infrastructure within the District. The special tax has been levied on the parcels within the District since Fiscal Year 1998-1999.

If you have any questions regarding this matter, please contact Assistant City Attorney Marilyn Garcia at (213) 978-7782. She or another member of this Office will be present when you consider this matter to answer any questions you may have.

Very truly yours,

MICHAEL N. FEUER, City Attorney

By 

DAVID MICHAELSON
Chief Assistant City Attorney

DM:MG:sl
Transmittal

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Cascades Business Park and Golf Course 2014-2015.doc

ORDINANCE NO. _____

An ordinance establishing the special tax amounts to be levied on parcels within Community Facilities District No. 3 (Cascades Business Park and Golf Course) for Fiscal Year 2014-2015.

WHEREAS, the Los Angeles City Council adopted Ordinance No. 171,412 (Ordinance of Formation), which established Community Taxing District No. 3 (Cascades Business Park and Golf Course) (District), and authorized the levy of a special tax pursuant to the Mello-Roos Community Facilities Act of 1982, as amended, consisting of California Government Code Sections 53311, *et seq.* (Act);

WHEREAS, the Council adopted Ordinance No. 171, 631 (Ordinance of Change), which altered the types of facilities to be financed and authorized an increased bonded indebtedness;

WHEREAS, the Council adopted Ordinance No. 171,485, 171,486 and 171,733, which authorized the levy of a special tax within the District on an annual basis until the underlying indebtedness of the District is paid off; and

WHEREAS, the Council, acting in its capacity as the legislative body of Community Facilities Taxing District No. 3 (Cascades Business Park and Golf Course), adopts this ordinance.

NOW, THEREFORE,

**THE PEOPLE OF THE CITY OF LOS ANGELES
DO ORDAIN AS FOLLOWS:**

Section 1. An annual special tax on the parcels of property within the District is hereby levied for Fiscal Year 2014-2015, at the specified amount for each parcel of property, identified by Assessor Parcel Number, all as described in the attached Exhibit "A" except that: (i) no special tax is levied on any parcel of property for which the special tax has been prepaid, discharged and permanently satisfied in accordance with the District's Ordinance of Formation or Ordinance of Change; and (ii) in the event any parcel of property is renumbered, subdivided or consolidated with another parcel of property, the special tax applicable to the former Assessor Parcel Number shall be ratably levied on the new Assessor Parcel Number(s) resulting from the renumbering, subdivision or consolidation.

Sec. 2. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulleting board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulleting board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

I hereby certify that this ordinance was passed by the Council of the City of Los Angeles, at its meeting on _____.

HOLLY L. WOLCOTT, Interim City Clerk

By _____ Deputy

Approved _____

Mayor

Approved as to Form and Legality

MICHAEL N. FEUER, City Attorney

By 
MARILYN L. GARCIA
Assistant City Attorney

Date June 25, 2014

File No. _____

EXHIBIT A

City of Los Angeles
 Community Facilities District No. 3
 (Cascades Business Park & Golf Course)
 Special Tax Roll
 Fiscal Year 2014-15

<u>APN</u>	<u>Tract</u>	<u>Phase</u>	<u>Lot</u>	<u>Building</u>	<u>Unit</u>	<u>Acres</u>	<u>Taxable Land Square Footage</u>	<u>Tax Class</u>	<u>FY 2014-15 Levy</u>	<u>Maximum Special Tax</u>
DEVELOPED BUSINESS PARK										
2603-007-026	45863	2	5			4.79	208,652	1	\$51,778.51	\$102,491.43
2603-007-027	45863	2	6			2.53	110,207	1	\$27,348.67	\$54,134.51
2603-007-031	45863	2	7, 8			6.63	288,802	1	\$71,668.31	\$141,861.72
2603-007-035	45863	2	2			2.58	112,385	1	\$27,889.15	\$55,204.36
2603-007-036	45863	2	3			2.79	121,532	1	\$30,159.05	\$59,697.43
2603-007-037	45863	2	4			2.71	118,048	1	\$29,294.47	\$57,986.07
2603-007-902	45863	2	por 1			1.26	54,886	1	\$13,620.36	\$26,960.42
2603-025-016	03769		A			3.54	154,264	1	\$38,281.73	\$75,775.64
2603-025-022	45863	3	3			1.23	53,579	1	\$13,296.02	\$26,318.41
2603-025-023	45863	3	4			3.64	158,558	1	\$39,347.32	\$77,884.88
2603-025-026	45863	3	10			3.20	139,392	1	\$34,591.14	\$68,470.40
2603-025-027	45863	3	1,2			4.17	181,509	1	\$45,042.78	\$89,158.59
2603-025-028	45863	3	5,6,7,8,9			10.24	446,054	1	\$110,691.54	\$219,105.08
						<u>49.31</u>	<u>2,147,868</u>		<u>\$533,009.05</u>	<u>\$1,055,048.94</u>
OTHER										
2603-025-061	45863	0	1,2,3			9.00	392,040	2	\$97,287.57	\$192,573.00
						<u>9.00</u>	<u>392,040</u>		<u>\$97,287.57</u>	<u>\$192,573.00</u>
EXEMPT PROPERTY										
2603-025-004	45863	0	4			0.00	0	6	\$0.00	\$0.00
						<u>0.00</u>	<u>0</u>		<u>\$0.00</u>	<u>\$0.00</u>
						<u>58.31</u>	<u>2,539,908</u>		<u>\$630,296.62</u>	<u>\$1,247,621.94</u>