



MICHAEL N. FEUER
CITY ATTORNEY

REPORT NO. R 1 4 - 0 2 9 6

JUN 2 6 2014

REPORT RE:

**DRAFT ORDINANCE ESTABLISHING FISCAL YEAR 2014-2015 TAX LEVY FOR
COMMUNITY FACILITIES DISTRICT NO. 8 (LEGENDS AT CASCADES)**

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. 8 (Legends at Cascades) for Fiscal Year 2014-2015. The District was created in order to issue Mello-Roos 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 in the District since Fiscal Year 2008-2009.

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

Transmittal

M:\Econ Dev_Pub Finance\Public Finance\Marilyn Garcia\REPORTS\Report - Ordinance Establishing Tax Levy for Dist. No. 8
Legends at Cascades 2014-2015.doc

City Hall East 200 N. Main Street Room 800 Los Angeles, CA 90012 (213) 978-7700 Fax (213) 978-7714

ORDINANCE NO. _____

An ordinance establishing the special tax amounts to be levied on parcels within Community Facilities District No. 8 (Legends at Cascades) for Fiscal Year 2014-2015.

WHEREAS, the Los Angeles City Council adopted Ordinance No. 179,187 (Ordinance of Formation), which established Community Taxing District No. 8 (Legends at Cascades) (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 has adopted Ordinance No. 179, 417, 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;

WHEREAS, the Council, acting in its capacity as the legislative body of Community Facilities Taxing District No. 8 (Legends at Cascades), 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 Annexation; 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 CFD No. 8
(Legends at Cascades)
FY 2014-2015 Special Tax Levy**

APN	Tract	Lot	Unit	No. of Res. Units	Non-Res. Building SF	FY 2014-2015 Special Tax
2582-040-063	60913-01	PARC	60	1	0	\$1,491.11
2582-040-064	60913-01	PARC	61	1	0	\$1,981.87
2582-040-065	60913-01	PARC	62	1	0	\$1,491.11
2582-040-066	60913-01	PARC	81	1	0	\$1,491.11
2582-040-067	60913-01	PARC	82	1	0	\$1,981.87
2582-040-068	60913-01	PARC	83	1	0	\$1,491.11
2582-040-069	60913-01	PARC	84	1	0	\$1,687.97
2582-040-070	60913-01	PARC	85	1	0	\$1,932.88
2582-040-071	60913-01	PARC	86	1	0	\$2,129.76
2582-040-074	60913-01	PARC	107	1	0	\$2,301.19
2582-040-075	60913-01	PARC	108	1	0	\$2,129.76
2582-040-076	60913-01	PARC	109	1	0	\$2,301.19
2582-040-077	60913-01	PARC	110	1	0	\$2,129.76
2582-040-078	60913-01	PARC	111	1	0	\$2,247.49
2582-040-079	60913-01	PARC	112	1	0	\$1,981.87
2582-040-080	60913-01	PARC	113	1	0	\$1,981.87
2582-040-081	60913-01	PARC	114	1	0	\$2,247.49
2582-040-082	60913-01	PARC	115	1	0	\$2,129.76
2582-040-083	60913-01	PARC	116	1	0	\$2,301.19
2582-040-084	60913-01	PARC	36	1	0	\$2,129.76
2582-040-085	60913-01	PARC	37	1	0	\$1,932.88
2582-040-086	60913-01	PARC	38	1	0	\$1,687.97
2582-040-087	60913-01	PARC	39	1	0	\$1,491.11
2582-040-088	60913-01	PARC	40	1	0	\$1,981.87
2582-040-089	60913-01	PARC	41	1	0	\$1,491.11
2582-040-090	60913-01	PARC	42	1	0	\$1,491.11
2582-040-091	60913-01	PARC	43	1	0	\$1,981.87
2582-040-092	60913-01	PARC	44	1	0	\$1,491.11
2582-040-093	60913-01	PARC	45	1	0	\$1,687.97
2582-040-094	60913-01	PARC	46	1	0	\$1,932.88
2582-040-095	60913-01	PARC	47	1	0	\$2,129.76
2582-040-098	60913-01	PARC	141	1	0	\$1,981.87
2582-040-099	60913-01	PARC	142	1	0	\$2,247.49
2582-040-100	60913-01	PARC	143	1	0	\$2,129.76
2582-040-101	60913-01	PARC	144	1	0	\$2,301.19
2582-040-102	60913-01	PARC	145	1	0	\$2,301.19
2582-040-103	60913-01	PARC	146	1	0	\$2,129.76
2582-040-104	60913-01	PARC	48	1	0	\$1,491.11
2582-040-105	60913-01	PARC	49	1	0	\$1,981.87
2582-040-106	60913-01	PARC	50	1	0	\$1,491.11
2582-040-107	60913-01	PARC	51	1	0	\$1,687.97
2582-040-108	60913-01	PARC	52	1	0	\$1,932.88

**City of Los Angeles CFD No. 8
(Legends at Cascades)
FY 2014-2015 Special Tax Levy**

APN	Tract	Lot	Unit	No. of Res. Units	Non-Res. Building SF	FY 2014-2015 Special Tax
2582-040-109	60913-01	PARC	53	1	0	\$2,129.76
2582-040-110	60913-01	PARC	54	1	0	\$1,687.97
2582-040-111	60913-01	PARC	55	1	0	\$2,129.76
2582-040-112	60913-01	PARC	56	1	0	\$2,129.76
2582-040-125	60913-01	PARC	117	1	0	\$2,301.19
2582-040-126	60913-01	PARC	118	1	0	\$2,129.76
2582-040-127	60913-01	PARC	119	1	0	\$2,247.49
2582-040-128	60913-01	PARC	120	1	0	\$1,981.87
2582-040-129	60913-01	PARC	129	1	0	\$2,301.19
2582-040-130	60913-01	PARC	130	1	0	\$2,129.76
2582-040-131	60913-01	PARC	131	1	0	\$2,247.49
2582-040-132	60913-01	PARC	132	1	0	\$1,981.87
2582-040-133	60913-01	PARC	137	1	0	\$2,301.19
2582-040-134	60913-01	PARC	138	1	0	\$2,129.76
2582-040-135	60913-01	PARC	139	1	0	\$2,247.49
2582-040-136	60913-01	PARC	140	1	0	\$1,981.87
2582-040-140	60913-01	PARC	121	1	0	\$2,301.19
2582-040-141	60913-01	PARC	122	1	0	\$2,129.76
2582-040-142	60913-01	PARC	123	1	0	\$2,247.49
2582-040-143	60913-01	PARC	124	1	0	\$1,981.87
2582-040-144	60913-01	PARC	125	1	0	\$2,301.19
2582-040-145	60913-01	PARC	126	1	0	\$2,129.76
2582-040-146	60913-01	PARC	127	1	0	\$2,247.49
2582-040-147	60913-01	PARC	128	1	0	\$1,981.87
2582-040-148	60913-01	PARC	133	1	0	\$2,301.19
2582-040-149	60913-01	PARC	134	1	0	\$2,129.76
2582-040-150	60913-01	PARC	135	1	0	\$2,247.49
2582-040-151	60913-01	PARC	136	1	0	\$1,981.87
2582-040-152	60913-01	PARC	22	1	0	\$2,129.76
2582-040-153	60913-01	PARC	23	1	0	\$2,129.76
2582-040-154	60913-01	PARC	24	1	0	\$1,687.97
2582-040-155	60913-01	PARC	25	1	0	\$1,687.97
2582-040-156	60913-01	PARC	26	1	0	\$2,129.76
2582-040-157	60913-01	PARC	27	1	0	\$2,129.76
2582-040-158	60913-01	PARC	16	1	0	\$2,129.76
2582-040-159	60913-01	PARC	17	1	0	\$2,129.76
2582-040-160	60913-01	PARC	18	1	0	\$1,687.97
2582-040-161	60913-01	PARC	19	1	0	\$1,687.97
2582-040-162	60913-01	PARC	20	1	0	\$2,129.76
2582-040-163	60913-01	PARC	21	1	0	\$2,129.76
2582-040-165	60913-01	PARC	32	1	0	\$1,981.87
2582-040-166	60913-01	PARC	33	1	0	\$2,247.49

**City of Los Angeles CFD No. 8
(Legends at Cascades)
FY 2014-2015 Special Tax Levy**

APN	Tract	Lot	Unit	No. of Res. Units	Non-Res. Building SF	FY 2014-2015 Special Tax
2582-040-167	60913-01	PARC	34	1	0	\$2,129.76
2582-040-168	60913-01	PARC	35	1	0	\$2,301.19
2582-040-170	60913-01	PARC	7	1	0	\$1,491.11
2582-040-171	60913-01	PARC	8	1	0	\$1,981.87
2582-040-172	60913-01	PARC	9	1	0	\$1,491.11
2582-040-173	60913-01	PARC	10	1	0	\$1,687.97
2582-040-174	60913-01	PARC	11	1	0	\$1,932.88
2582-040-175	60913-01	PARC	12	1	0	\$2,129.76
2582-040-176	60913-01	PARC	13	1	0	\$2,129.76
2582-040-177	60913-01	PARC	14	1	0	\$2,129.76
2582-040-178	60913-01	PARC	15	1	0	\$1,687.97
2582-040-179	60913-01	PARC	28	1	0	\$1,981.87
2582-040-180	60913-01	PARC	29	1	0	\$2,247.49
2582-040-181	60913-01	PARC	30	1	0	\$2,129.76
2582-040-182	60913-01	PARC	31	1	0	\$2,301.19
2582-040-183	60913-01	PARC	1	1	0	\$2,129.76
2582-040-184	60913-01	PARC	2	1	0	\$1,932.88
2582-040-185	60913-01	PARC	3	1	0	\$1,687.97
2582-040-186	60913-01	PARC	4	1	0	\$1,491.11
2582-040-187	60913-01	PARC	5	1	0	\$1,981.87
2582-040-188	60913-01	PARC	6	1	0	\$1,491.11
2603-025-031	60913-02	1	147	1	0	\$1,491.11
2603-025-032	60913-02	1	148	1	0	\$1,981.87
2603-025-033	60913-02	1	149	1	0	\$1,491.11
2603-025-034	60913-02	1	150	1	0	\$1,687.97
2603-025-035	60913-02	1	151	1	0	\$1,932.88
2603-025-036	60913-02	1	152	1	0	\$2,129.76
2603-025-037	60913-02	1	153	1	0	\$2,129.76
2603-025-038	60913-02	1	154	1	0	\$1,932.88
2603-025-039	60913-02	1	155	1	0	\$1,687.97
2603-025-040	60913-02	1	156	1	0	\$1,491.11
2603-025-041	60913-02	1	157	1	0	\$1,981.87
2603-025-042	60913-02	1	158	1	0	\$1,491.11
2603-025-043	60913-02	1	159	1	0	\$2,129.76
2603-025-044	60913-02	1	160	1	0	\$1,932.88
2603-025-045	60913-02	1	161	1	0	\$1,687.97
2603-025-046	60913-02	1	162	1	0	\$1,491.11
2603-025-047	60913-02	1	163	1	0	\$1,981.87
2603-025-048	60913-02	1	164	1	0	\$1,491.11
2603-025-049	60913-02	1	165	1	0	\$1,491.11
2603-025-050	60913-02	1	166	1	0	\$1,981.87
2603-025-051	60913-02	1	167	1	0	\$1,491.11

**City of Los Angeles CFD No. 8
(Legends at Cascades)
FY 2014-2015 Special Tax Levy**

APN	Tract	Lot	Unit	No. of Res. Units	Non-Res. Building SF	FY 2014-2015 Special Tax
2603-025-052	60913-02	1	168	1	0	\$1,687.97
2603-025-053	60913-02	1	169	1	0	\$1,932.88
2603-025-054	60913-02	1	170	1	0	\$2,129.76
2603-025-055	60913-02	1	171	1	0	\$2,129.76
2603-025-056	60913-02	1	172	1	0	\$1,932.88
2603-025-057	60913-02	1	173	1	0	\$1,687.97
2603-025-058	60913-02	1	174	1	0	\$1,491.11
2603-025-059	60913-02	1	175	1	0	\$1,981.87
2603-025-060	60913-02	1	176	1	0	\$1,491.11
Total				176	0	\$343,832.30
Total No. of Parcels Taxed						176