

VALLEY CIRCLE BLVD & ROSCOE BLVD

Ed Ebrahimiyan, Director
 Bureau of Street Lighting
 Attn: Prop. 218 Section
 1149 S. Broadway, 2nd Flr.
 Los Angeles CA 90015

PROJ ID / Elect. No.: 4008
COUNCIL FILE No.: 16-0900-S32

Engineer: Chris Enriquez

Election Division
 Attn: Joselin Alvarado
 Piper Technical Center, 3rd FL
 Mail Stop 168

Mailing Date: 11/17/16
P.W. Hearing Date: 01/04/17
Council Hearing Date: 01/11/17

Calendar Section
 Attn: Staci Roberts
 Room 395, City Hall
 Mail Stop 160

Councilmember Mitchell Englander
 12th District
 Room 405, City Hall
 Stop 220

	City Assmt ID	APN	Owner name	Owner address	PROPOSED ASSESSMENT
1.	14162-001	2017-026-012	CENTEX HOMES DEVELOPMENT C/O DARREN WARREN, VP LAND	27101 PUERTA REAL, STE 300 MISSION VIEJO, CA 92691	\$168.32
2.	14162-002	2017-026-013	CENTEX HOMES DEVELOPMENT C/O DARREN WARREN, VP LAND	27101 PUERTA REAL, STE 300 MISSION VIEJO, CA 92691	\$130.92
3.	14162-003	2017-035-005	CENTEX HOMES DEVELOPMENT C/O DARREN WARREN, VP LAND	27101 PUERTA REAL, STE 300 MISSION VIEJO, CA 92691	\$93.51
4.	14162-004	2017-035-006	CENTEX HOMES DEVELOPMENT C/O DARREN WARREN, VP LAND	27101 PUERTA REAL, STE 300 MISSION VIEJO, CA 92691	\$93.51
5.	14162-005	2017-035-015	CENTEX HOMES DEVELOPMENT C/O DARREN WARREN, VP LAND	27101 PUERTA REAL, STE 300 MISSION VIEJO, CA 92691	\$112.22
6.	14162-006	2017-035-012	CENTEX HOMES DEVELOPMENT C/O DARREN WARREN, VP LAND	27101 PUERTA REAL, STE 300 MISSION VIEJO, CA 92691	\$93.51
7.	14162-007	2017-035-013	CENTEX HOMES DEVELOPMENT C/O DARREN WARREN, VP LAND	27101 PUERTA REAL, STE 300 MISSION VIEJO, CA 92691	\$93.51
8.	14162-008	2017-035-014	CENTEX HOMES DEVELOPMENT C/O DARREN WARREN, VP LAND	27101 PUERTA REAL, STE 300 MISSION VIEJO, CA 92691	\$93.51
9.	14162-009	2017-035-004	CENTEX HOMES DEVELOPMENT C/O DARREN WARREN, VP LAND	27101 PUERTA REAL, STE 300 MISSION VIEJO, CA 92691	\$93.51
10.	14162-010	2017-037-011	CENTEX HOMES DEVELOPMENT C/O DARREN WARREN, VP LAND	27101 PUERTA REAL, STE 300 MISSION VIEJO, CA 92691	\$2,992.40
11.	14163-001	2017-038-001	CENTEX HOMES DEVELOPMENT C/O DARREN WARREN, VP LAND	27101 PUERTA REAL, STE 300 MISSION VIEJO, CA 92691	\$102.86
12.	14163-002	2017-038-002	CENTEX HOMES DEVELOPMENT C/O DARREN WARREN, VP LAND	27101 PUERTA REAL, STE 300 MISSION VIEJO, CA 92691	\$93.51
13.	14163-003	2017-038-003	CENTEX HOMES DEVELOPMENT C/O DARREN WARREN, VP LAND	27101 PUERTA REAL, STE 300 MISSION VIEJO, CA 92691	\$93.51
14.	14163-004	2017-038-004	CENTEX HOMES DEVELOPMENT C/O DARREN WARREN, VP LAND	27101 PUERTA REAL, STE 300 MISSION VIEJO, CA 92691	\$93.51
15.	14163-005	2017-038-005	CENTEX HOMES DEVELOPMENT C/O DARREN WARREN, VP LAND	27101 PUERTA REAL, STE 300 MISSION VIEJO, CA 92691	\$93.51
16.	14163-006	2017-038-006	CENTEX HOMES DEVELOPMENT C/O DARREN WARREN, VP LAND	27101 PUERTA REAL, STE 300 MISSION VIEJO, CA 92691	\$93.51
17.	14163-007	2017-038-007	CENTEX HOMES DEVELOPMENT C/O DARREN WARREN, VP LAND	27101 PUERTA REAL, STE 300 MISSION VIEJO, CA 92691	\$112.22
18.	14163-008	2017-038-008	CENTEX HOMES DEVELOPMENT C/O DARREN WARREN, VP LAND	27101 PUERTA REAL, STE 300 MISSION VIEJO, CA 92691	\$112.22
19.	14163-009	2017-038-009	CENTEX HOMES DEVELOPMENT C/O DARREN WARREN, VP LAND	27101 PUERTA REAL, STE 300 MISSION VIEJO, CA 92691	\$112.22
20.	14163-010	2017-038-010	CENTEX HOMES DEVELOPMENT C/O DARREN WARREN, VP LAND	27101 PUERTA REAL, STE 300 MISSION VIEJO, CA 92691	\$112.22
21.	14163-011	2017-038-011	CENTEX HOMES DEVELOPMENT C/O DARREN WARREN, VP LAND	27101 PUERTA REAL, STE 300 MISSION VIEJO, CA 92691	\$112.22
22.	14163-012	2017-038-012	CENTEX HOMES DEVELOPMENT C/O DARREN WARREN, VP LAND	27101 PUERTA REAL, STE 300 MISSION VIEJO, CA 92691	\$102.86
23.	14163-013	2017-038-013	CENTEX HOMES DEVELOPMENT C/O DARREN WARREN, VP LAND	27101 PUERTA REAL, STE 300 MISSION VIEJO, CA 92691	\$93.51
24.	14163-014	2017-038-014	CENTEX HOMES DEVELOPMENT C/O DARREN WARREN, VP LAND	27101 PUERTA REAL, STE 300 MISSION VIEJO, CA 92691	\$112.22
25.	14163-015	2017-038-015	CENTEX HOMES DEVELOPMENT C/O DARREN WARREN, VP LAND	27101 PUERTA REAL, STE 300 MISSION VIEJO, CA 92691	\$112.22
26.	14163-016	2017-038-016	CENTEX HOMES DEVELOPMENT C/O DARREN WARREN, VP LAND	27101 PUERTA REAL, STE 300 MISSION VIEJO, CA 92691	\$112.22
27.	14163-017	2017-011-012	CENTEX HOMES DEVELOPMENT C/O DARREN WARREN, VP LAND	27101 PUERTA REAL, STE 300 MISSION VIEJO, CA 92691	\$18.70

CERTIFICATION OF MAILING NOTICES OF
STREET LIGHTING MAINTENANCE

(Section 6.95 to 6.127 of the
Los Angeles Administrative Code)

I, Ruben Flamenco, hereby certify and declare that I am and was at all times herein mentioned a Deputy City Clerk of the City of Los Angeles; that, acting for and under the direction of the City Clerk and in accordance with the direction contained in Ordinance of Intention No(s). 184547 relating to the proposed maintenance of lighting posts and appliances and furnishing of electric current thereto in the above designated lighting district, under provisions of Sections 6.95 to 6.127 of the Los Angeles Administrative Code. I, on November 17, 2016 deposited in the United States mail at Los Angeles, California, a notice entitled "Notice of Public Hearings and Ballot for Operation of Streetlights," to each of the owners of real property within the Street Lighting maintenance assessment district:

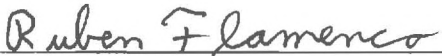
VALLEY CIRCLE BOULEVARD & ROSCOE BOULEVARD

whose names and addresses appear on the last equalized assessment roll of the County of Los Angeles, or on file in the office of, and known to the City Clerk of the City of Los Angeles and that a true copy of such notice is attached hereto and made a part hereof.

I certify (or declare) under penalty of perjury that the foregoing is true and correct. At Los Angeles, California

November 17, 2016.

Date


DEPUTY CITY CLERK

SAMPLE BALLOT

OFFICIAL PROPERTY OWNER ASSESSMENT BALLOT

STREET LIGHTING DISTRICT : "VALLEY CIRCLE BLVD & ROSCOE BLVD"

PROPERTY OWNER :

VOTE HERE

YES, I am IN FAVOR of the proposed Street Lighting Assessment District. I understand that I will be assessed \$168.32 annually for the operation and maintenance of the street light(s) adjacent to my property.

NO, I am OPPOSED to the proposed Street Lighting Assessment District. I understand that a majority NO vote will cause the streetlight(s) not to be installed; or if already installed, turned off and removed from service.

Election: 4008
City Parcel: 14162-001
County APN: 2017-026-012

*I hereby declare, under penalty of perjury under the laws of the State of California, that I am the record owner, or the authorized representative of the record owner, of the parcel identified above.
(Both Name and Original Signature must be completed in order for your ballot to be counted.)*

PRINT NAME

(Property Owner, Authorized Rep., etc.)

ORIGINAL SIGNATURE

DATE

INSTRUCTIONS

1. Vote by marking one of the boxes on the reverse side of this ballot - Mark only one box.
2. Mark your ballot with blue or black ink - Do not use pencil.
3. Print your name, sign and date the ballot - If more than one owner, only one owner needs to sign.
4. Return the ballot using the enclosed envelope.
5. Make sure the Los Angeles City Clerk address on the back of the ballot appears in the window of the return envelope.
6. Ballot must be received by Wednesday, January 11, 2017

LOS ANGELES CITY CLERK, ELECTION DIV.
ATTN: 218 BALLOT ST. LTG. MNT. # 4008
555 RAMIREZ STREET, SPACE 300
LOS ANGELES, CA 90099-9716

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and upon request will provide reasonable accommodation to ensure equal access to its programs, services and activities.



NOTICE TO PROPERTY OWNERS

FOR THE FORMATION OF THE CITY OF LOS ANGELES
STREET LIGHTING MAINTENANCE DISTRICT:

VALLEY CIRCLE BLVD & ROSCOE BLVD

NOTE: Ballots must be received by Wednesday, January 11, 2017



*This package contains a ballot to determine if streetlights adjacent to your property will be installed.
Este paquete contiene una boleta de votación si a luces adyacentes a su propiedad son instalada.*

In order to provide street lighting services near your property, an assessment district must be created to collect the annual cost for street lighting operation and maintenance from the adjacent property owners. This is your opportunity to vote (see instructions on back of ballot) on whether you want to have streetlights and accept the assessment added to your property taxes to pay for these costs.

NOTICE

This notice informs you, as record owner of property within the proposed assessment district, which on 10/19/2016 the Los Angeles City Council declared its intention to form a new Street Lighting Maintenance District, under Council File number 16-0900-S32. All interested persons are invited to attend the public hearings and express opinions on the proposed assessment.

Public Hearing: Wednesday, January 4, 2017, 10:00 AM
Board of Public Works – 3rd fl., Rm. 350, City Hall, 200 N. Spring Street.

Council Hearing: Wednesday, January 11, 2017, 10:00 AM
Los Angeles City Council – 3rd fl., Rm. 340, City Hall, 200 N. Spring Street.

Protest Procedure: Protests presented for consideration to the Council are not binding, regardless of the number. The Council may accept or deny the protest(s) at its discretion. Any person may file a written protest or appeal with the City Clerk at any time prior to, or on the day of, the final public hearing by the City Council on this matter. Written protests shall specify the ground(s) upon which the protest is based, the name and mailing address of the person protesting, a description sufficient to identify the property for which the protest is being filed, the Council File number, and be mailed or delivered to the City Clerk, Room 395, Los Angeles City Hall, 200 N. Spring St., Los Angeles, CA 90012.

ASSESSMENT INFORMATION

The proposed assessment described in this Notice is new and, if approved, will appear on your property tax bill. Proposition 218, the "Right to Vote on Taxes Act", was approved on the November 1996 statewide ballot, and added Article XIII D to the California Constitution. It requires that a parcel's assessment may not exceed the reasonable cost for the proportional special benefit conferred on that parcel. Article XIII D provides that only special benefits are assessable and the City must separate the general benefits from the special benefits. It also requires that publicly owned properties, which benefit from the improvements, be assessed.

1. **Proposed Annual Assessment (Your Property):** \$168.32 for FY 2013-14. *
2. **Proposed Annual Assessment (Entire District):** \$13,340.62 for FY 2013-14.
3. **Duration of the Proposed Assessment:** Annually on your Property Tax Bill.
4. **Reason for the Assessment:** To pay for the cost of operating, servicing and maintaining local street lighting. These costs include, but are not limited to electricity, lamps, fixtures, poles, wires, repair crews and vehicles and other items necessary to operate streetlights in the City of Los Angeles.
5. **Balloting Results:** The District will be formed and the assessment in the amount listed on the enclosed ballot will be imposed unless a majority of the ballots are returned opposing the assessment. Ballots are weighted proportionally by each parcel's assessment amount. (\$1 = 1 vote.)



Proposed Assessment Calculation

The process of determining maintenance assessments for each parcel is based on evaluating three areas relative to the amount of special benefit received. These include the size of the property, the land use, and the type of street lighting system(s) benefiting the property. These factors are evaluated for your property to determine your annual assessment. For more detailed information regarding assessment calculations, please visit us at: www.lacity.org/bsl

SEE ATTACHED MAP

Questions?

Call (213) 847-1500
or visit the Bureau of
Street Lighting website:
www.lacity.org/bsl

PROPERTY and ASSESSMENT DETAILS

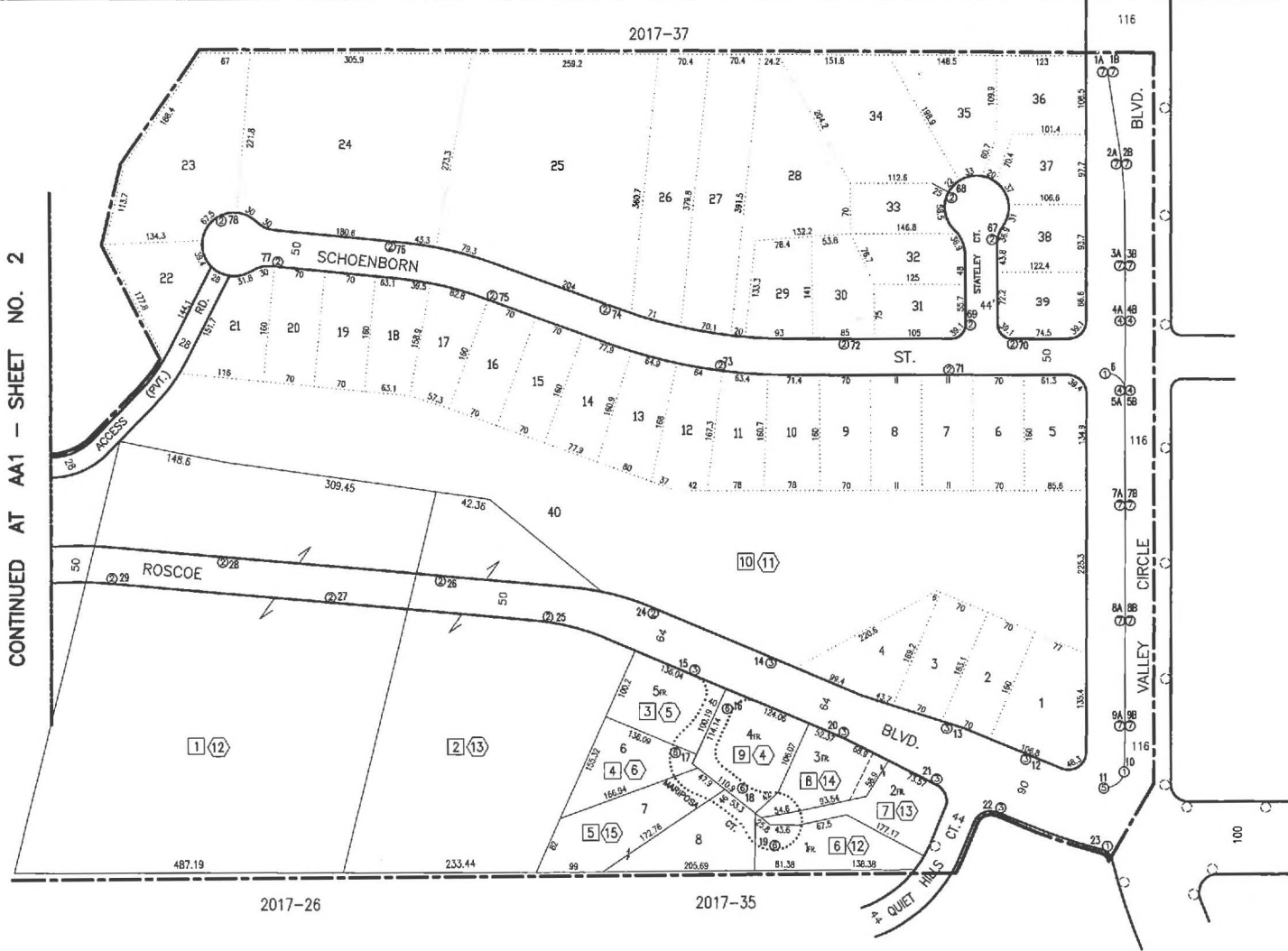
- Location:
- County APN: 2017-026-012
- Fiscal Year: 2013-14
- Acreage: 5.7000
- Land Use: VAC
- Dwell Units: 0
- Current Assessment: \$0.00
- Proposed Assessment: \$168.32 *
(this equates to about \$14.03 per month)



** Assessments may be increased annually without further notice or ballot, by no more than the annual Consumer Price Index (CPI) for Los Angeles-Anaheim-Riverside CA, provided by the U.S. Dept. of Labor (Bureau of Labor Statistics). The annual Consumer Price Index (CPI) will be calculated from the calendar year (Jan 1-Dec 31) just prior to the assessment period affected (Jul 1-Jun 30). Current Assessment will be replaced by Proposed Assessment.*

City of Los Angeles
Department of Public Works
Bureau of Street Lighting

SAMPLE NOTICE



LAND USE METHOD



SCALE
1"=100'

PRIOR TO THE FOLLOWING DATES, THE LISTED PARCELS WERE ASSESSED UNDER THE REFERENCE NUMBERS AS SHOWN:

DATE	PARCEL NO.	PREVIOUS REFERENCE DIST.	PAGE	PARCEL

COUNCIL DISTRICT NO. 12
PROJECT ID NO. 4008

2017	11,28,35,37,39,40
C.M.B.	Page(s)

DISTRICT OUTLINED BY C. ENRIQUETA
 DISTRICT CHECKED BY Ruben T. Llamenas
 APPROVED September 16, 2016
 Ed Ebrahiman, Director
 Bureau of Street Lighting
 By Ruben T. Llamenas for
 Engineer

In Serv.	Date	by	D.M.	192889
Drawn	4-30-14	D.L.	W.C.	Plan
Checked	7-15-16	C.F.	BC203309	

357 Thomas Guide Page 529 Grid E2 Page 14162 Sheet No. 1 of 2

MAINTENANCE ASSESSMENT DIAGRAM FOR PROPOSITION 218 REQUIREMENTS SHOWING LOCATION OF ELECTROLIERS AND THE EXTENT OF THE TERRITORY INCLUDED WITHIN THE ASSESSMENT DISTRICT

FOR THE FURNISHING OF ELECTRIC ENERGY & MAINTENANCE FOR THE LIGHTING OF SAID DISTRICT IN THE CITY OF LOS ANGELES
 ED EBRAHIMAN, DIRECTOR - BUREAU OF STREET LIGHTING
 THE EXTERIOR BOUNDARIES OF THE ASSESSMENT DISTRICT ARE SHOWN

- ① Indicates L.A. County APN
- ② Indicates L.A. City Assessment Number
- ③ Indicates New Electrolier - CD 851A 150W ED B.Z. 2
- ④ Indicates New Electrolier - CD 851A 100W ED B.Z. 2
- ⑤ Indicates New Electrolier - CD 853C 200W ED B.Z. 3
- ⑥ Indicates New Electrolier - CD 853C W/D Lum. Arm 200W ED B.Z. 3
- ⑦ Indicates New Electrolier - CD 853C W/D Lum. Arm 200W ED B.Z. 3
- ⑧ Indicates New Electrolier - CD 855 W/D Lum. Arm 200W ED B.Z. 2
- ⑨ Indicates New Electrolier - CD 853C W/D Lum. Arm 200W ED B.Z. 3
- ⑩ Indicates Future Electrolier
- ⑪ Indicates Adjacent System

VALLEY CIRCLE BLVD. & ROSCOE BLVD. L.D.

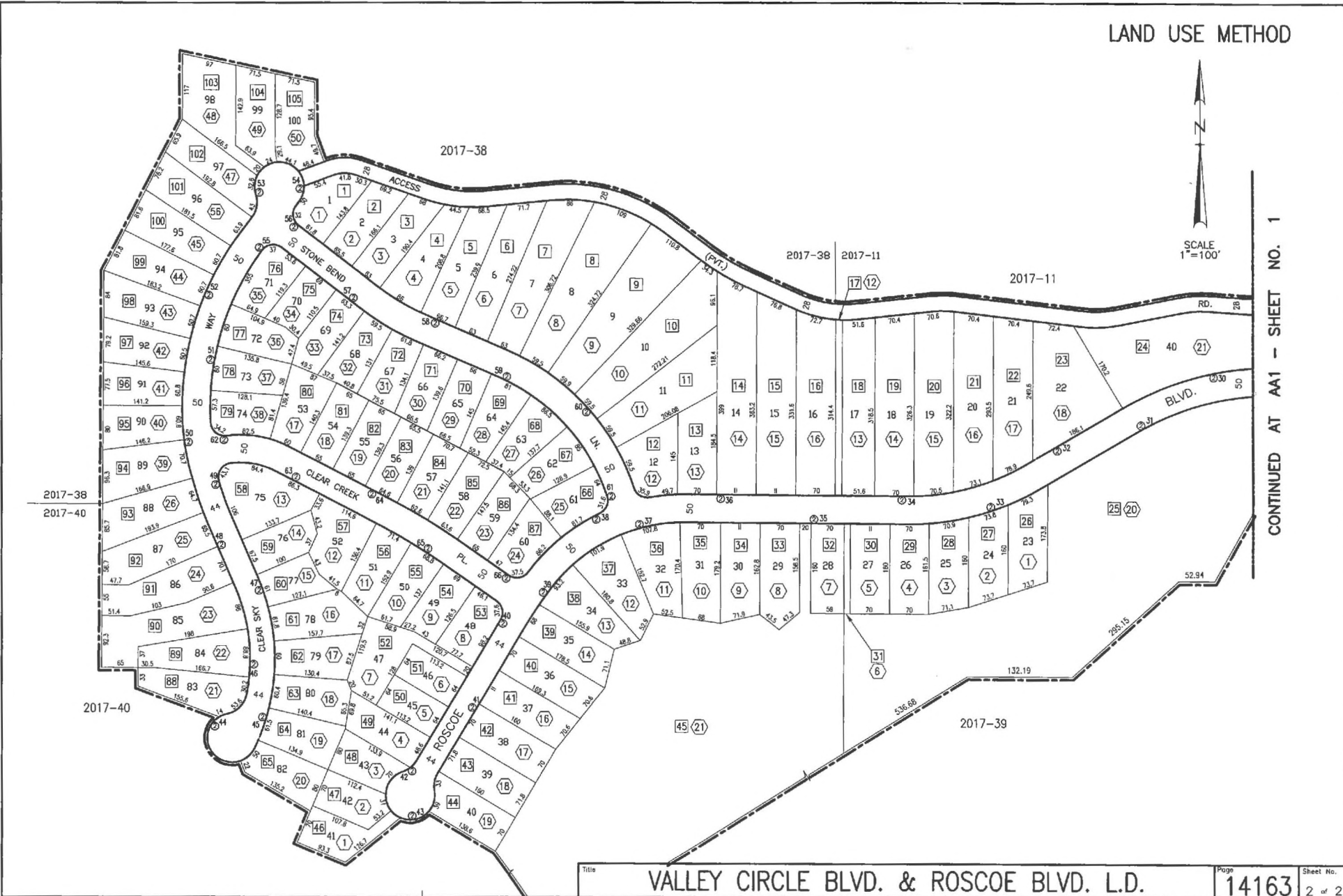
Grid	Revision Description	Date	by

LAND USE METHOD



SCALE
1"=100'

CONTINUED AT A41 - SHEET NO. 1



H:\Data\OPCSD\CAD\autoCAD diagrams\valleycircle-roscoe.dwg Aug 29, 2016 - 8:49am

Light not yet installed.

STREET LIGHTING BALLOT DON'T THROW AWAY

This package contains a ballot to determine if streetlights will be installed adjacent to your property.

In order to install streetlights near your property, an Assessment District must be created to collect the annual cost from adjacent property owners to operate and maintain the lights. This is your opportunity to vote on whether you want to have streetlights and accept the charge added to your property taxes to pay these costs.

In this packet you will find a blue Notice, a yellow Ballot, and an envelope for mailing the ballot.

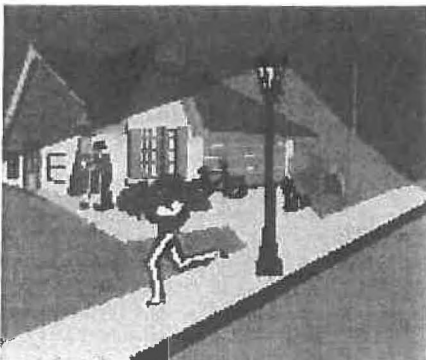
Street Lighting Operation and Maintenance Ballot

This ballot is the most important document in this material.
It shows the proposed assessment amount for your property
Ballots that are not returned, or that are returned late, cannot be counted.

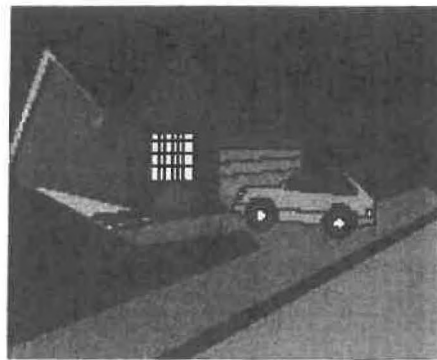
Please return your ballot!

Notice to Property Owners

This Notice provides you with legally required information about the balloting and the assessment. On the back, it explains how your assessment is calculated.



- ✓ A majority **YES** vote will permit the City to install streetlights near your property.



- ✓ A majority **NO** vote will not allow the City to install streetlights adjacent to your property.

City of Los Angeles
Dept. of Public Works
Bureau of Street Lighting



Questions? Problems paying?
Call 213 847-1500 or visit the
Bureau of Street Lighting website.
<http://www.lacity.org/BSL/index.htm>

BALOTA DE ALUMBRADO PUBLICO FAVOR DE NO TIRAR A LA BASURA

Este paquete contiene una balota para determinar si un sistema de alumbrado público será instalado adyacente a su propiedad.

Para instalar un sistema de alumbrado público cerca de su propiedad, un distrito de valoración debe ser creado para colectar anualmente de los propietarios la cantidad para la operación y mantenimiento del alumbrado. Esta es su oportunidad para votar si desea que el alumbrado se mantenga encendido y aceptar que los cargos se agregen a los impuestos de su propiedad.

En este paquete usted encontrará un aviso color azul, una balota amarilla, y un sobre para enviar la balota.

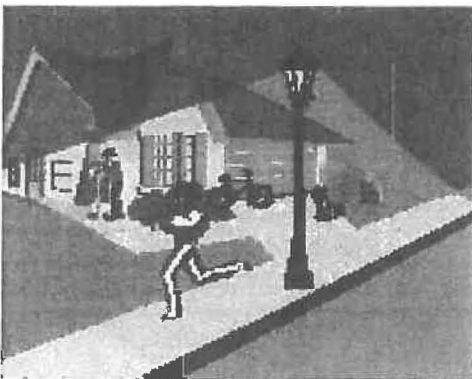
Balota para la Operación y Mantenimiento del Alumbrado Público

Esta balota es el documento más importante dentro de este material.
La balota muestra la propuesta cantidad de tasación sobre su propiedad.
Balotas no regresadas o regresadas tarde, no pueden ser contadas.

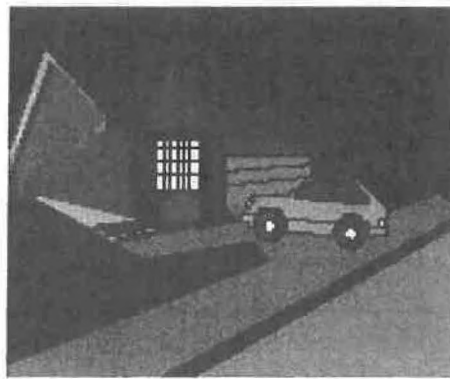
¡Favor de Regresar la Balota!

Aviso Para Propietarios

Este aviso suministra información sobre la votación y tasación requerida por la ley. Al reverso, le explica como su tasación es calculada.



✓ Una mayoría de votos "SI", permitirá a la Ciudad instalar alumbrado público cerca de su propiedad.



✓ Una mayoría de votos "NO", no requerirá a la Ciudad instalar alumbrado público adyacente a su propiedad.

Ciudad de los Angeles
Departamento de Obras Públicas
Buró de Alumbrado Público



¿Preguntas? ¿No puede pagar?
Llame al 213 847-1500 o visite
la página de internet del Buró de
Alumbrado publico:
<http://www.lacity.org/BSL/index.html>