

Department of Public Works

Bureau of Engineering  
Report No. 2

October 5, 2018  
CD No. 11

ADOPTED BY THE BOARD  
PUBLIC WORKS OF THE CITY  
of Los Angeles California  
AND REFERRED TO THE CITY COUNCIL  
OCT 13 2018

  
Executive Officer  
Board of Public Works

**PLAYA VISTA SEWER FACILITIES ACREAGE CHARGE - SEWER FACILITIES CHARGE (SFC) CLAIM FOR REFUND, PHASE II**

**RECOMMENDATIONS**

1. Authorize the Board of Public Works to approve a Claim for Refund in the amount of \$382,207 for the claimant, Playa Capital, LLC (Playa), 12045 Waterfront Drive, Suite 400, Playa Vista, CA 90094
2. Authorize the Board to forward the recommendation to the City Council for approval.
3. Transmit a copy of the adopted board report to Playa, 12045 Waterfront Drive, Suite 400, Playa Vista, CA 90094, Attention: Cliff Ritz.

**TRANSMITTALS**

1. Copy of letter, dated March 19, 2018 from Michael J. Carehan, Psomas, requesting the refund of sewer facilities acreage fees on behalf of Playa.
2. Copies of three processed checks and associated SFC certificates for the payment of SFC Acreage fees for the recordation of tract maps.
3. Copies of nine SFC certificates and corresponding maps for the development of subject tract properties by individual developers.
4. Copy of the Bureau of Engineering and Sanitation Joint Report No. 1, "Playa Vista Sewer Facilities Acreage Charge - Sewerage Facilities Charge (SFC) Claim for Refund" for Phase 1 adopted and referred to the City Council on October 5, 2011.

**FISCAL IMPACT**

The funds for this refund will be available in the Sewer Construction and Maintenance Fund. There is no impact to the General Fund.

**DISCUSSION**

The claimant is requesting the refund of said SFC acreage fees that were not allocated to the development of the corresponding tracts, in accordance with an agreement reached between the claimant and the City of Los Angeles (City) on May 31, 2018. The claimant submitted a copy of a letter (Transmittal No. 1) (written by their private engineer on their behalf), documenting the agreement reached with the City with respect to the refund of SFC Acreage Tract Deposits for the development of Phase II of the Playa Vista Development project.

Playa made the following SFC acreage fee payments (Transmittal No. 2) and was provided a corresponding SFC certificate in order to proceed with the recordation of the corresponding tract maps: (None of these Sewer Facilities Acreage fees were encumbered for the development of the subject tracts.)

<b>Tract No.</b>	<b>Date Paid</b>	<b>SFC Certificate</b>	<b>Check No.</b>	<b>Acreage SFC Fee Deposit</b>
49104-03	June 10, 1999	C-99850242	472	\$ 70,000
49104-03	April 11, 2007	C-2007850161	34327	\$109,984
60110-01_REC-C	December 14, 2005	C-2005850649	29721	\$202,223
<b>Total</b>				<b>\$382,207</b>

The subject tract properties have been developed by individual developers and the appropriate SFC fees were paid by said developers. The following is a listing of the additional sewer facilities charge fees (Transmittal No. 3) paid for each of the Tract Nos. TR 49104-03 and TR 60110-01\_REC-C.

<b>TR 49104-03</b>				
<b>SFC Certificate</b>	<b>Applicant</b>	<b>Property Address</b>	<b>Date Paid</b>	<b>Amount</b>
2002850487	Playa	5450 Lincoln Boulevard	October 29, 2002	\$1,264.44
2005850369	Playa Vista Fire Station No. 67	5451 S Playa Vista Drive	July 7, 2005	\$4,761.37
<b>Total</b>				<b>\$6,025.81</b>

<b>TR 60110-01_REC-C</b>				
<b>SFC Certificate</b>	<b>Applicant</b>	<b>Property Address</b>	<b>Date Paid</b>	<b>Amount</b>
2013850121	Playa	12722 W Millennium	March 7, 2013	\$ 52,391.00
2013850122	Playa	12760 W Millennium	March 7, 2013	\$ 48,808.00
2014850045	Playa	12746 W Jefferson Boulevard	January 27, 2014	\$ 16,994.67
2014850073	Playa	12481 W Fielding Circle	February 7, 2014	\$ 40,633.00
2014850089	Playa	12855 W Runway Road	February 12, 2014	\$158,622.00
2014850523	Playa Runway LP	12746 W Jefferson Boulevard	July 29, 2014	\$ 23,390.78
2014850767	Playa	12751 W Millennium	October 30, 2014	\$ 30,027.28
<b>Total</b>				<b>\$370,866.73</b>

The following table is a summary of the SFC acreage fees paid for the recordation of the individual tracts and the additional SFC fees paid for the development of the same tracts by individual builders.

<b>Tract No.</b>	<b>Acreage SFC Fee Deposited from 1999 - 2007</b>	<b>Additional SFC Fees Collected from 2002 - 2014</b>
49104-03	\$179,984.00	\$ 6,025.81
60110-01_REC-C	\$202,223.00	\$370,866.73
<b>Totals</b>	<b>\$382,207.00</b>	<b>\$376,892.54</b>

Playa Vista Capital paid the required SFC Acreage Fees for the purpose of final tract map recordation. As stated in Transmittal No. 1, the City intended to collect SFC either from Playa or the individual tract builders for each of the developments separately. The records show that the City collected the appropriate SFC for each development from both Playa and the individual tract building. No outstanding SFC IS due to the City at this time. Playa requests the City refund the SFC Acreage Fees per the agreement between the City and Playa.

**STATUS OF FUNDING**

Funds in the amount of \$382,207 are available in the Sewer Construction and Maintenance Fund, Fund No. 208, Department No. 50, Department Revenue Source Code 439601, titled "Sewer Facilities Charge".

Report No. 2

Page 4

( MP TSA RMK )

Report reviewed by:

BOE (ADM)

Report prepared by:

West Los Angeles District Office

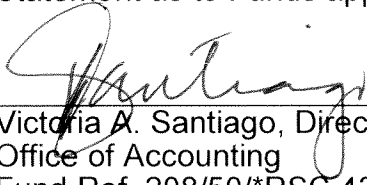
Michael Patonai, PE  
District Engineer  
Phone No. (310) 575-8530

Respectfully submitted,



Gary Lee Moore, PE  
City Engineer

Statement as to Funds approved by:



Victoria A. Santiago, Director  
Office of Accounting  
Fund Ref. 208/50/\*RSC 439601/\$382,207  
\*RSC = Revenue Source Code

MP/KA/06-2018-0105.WLA.ccl

Questions regarding this report  
may be referred to:  
Kevin Azarmahan, PE, Civil Engineer  
Phone No. (310) 575-8617  
E-mail: Kevin.Azarmahan@lacity.org