

### City of La Habra Heights Benefit Assessment District No. 5 (1982 Act)

# **Shauna Clark**



# The Science of Quantifying Special vs General Benefit

# Pablo Perez ONBS

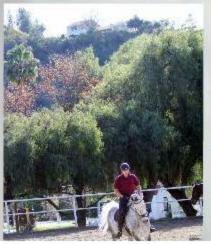




# Background

- · Less than 6,000 residents
- · Rural w/minimum one-acre lots on hillsides or nestled within wooded areas
- · No schools, gas stations or grocery stores
- · Only commercial property: Hacienda Golf Club and a small real estate office
- · Resource production: oil and natural gas, but 90% of land is residential







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#### **How Proposition 13** affected the City · Many of the financial assumptions that had supported incorporation in 1978 were eliminated on the day that LHH became a city as Proposition 13 was on the same ballot. The property tax revenue base shrunk significantly. + Without a diverse revenue base the city had to rely on residents to provide their own municipal services. Residents (mostly local farmers) served as the fire department. A resident-based Roads Committee brought out their own equipment to patch pavement and grade the many dirt roads Conditions that I that crisscrossed the city. Benefit Assessme . Over the 35 years since incorporation, the city evolved from a community of equestrians and avocado farmers to one of large custom homes. The founders had assumed that new development would greatly expand the revenue base, however, both Prop 13 and Prop 218 which followed made · The fourth of the City's that very unlikely. decided to create Distric nin wooded areas

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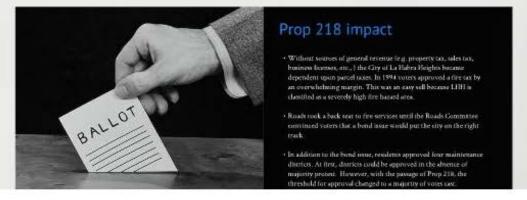
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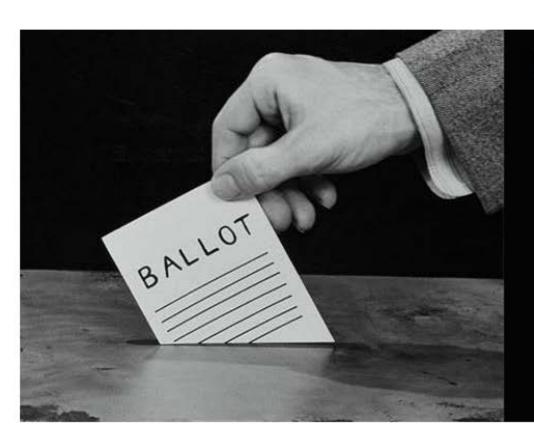
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#### Prop 218 impact

- Without sources of general revenue (e.g. property tax, sales tax, business licenses, etc., ) the City of La Habra Heights became dependent upon parcel taxes. In 1994 voters approved a fire tax by an overwhelming margin. This was an easy sell because LHH is classified as a severely high fire hazard area.
- Roads took a back seat to fire services until the Roads Committee convinced voters that a bond issue would put the city on the right track.
- In addition to the bond issue, residents approved four maintenance districts. At first, districts could be approved in the absence of majority protest. However, with the passage of Prop 218, the threshold for approval changed to a majority of votes cast.



# How policy making has been impacted by the Propositions

- Coincident with the 2007 recession, the City scaled back annual expenditures. Service cutbacks included a 20% reduction in patrol as well as a 30% staff cut.
- The shadow of Prop 218 hangs over the City at all times. For example, La Habra Heights
  is one of few cities in California that does not charge franchise fees though the refuse
  hauler has exclusivity. In general, city attorneys do not believe franchise fees fall under
  218 nevertheless a plaintiff's attorney is filing cases against cities that impose or increase
  franchise fees without a Prop 218 election.

# Conditions that led to the need for the renewal of the Benefit Assessment District in contrast to other funding needs.

- The fourth of the City's maintenance districts was expiring in 2012 so LHH
  decided to create District 5. Unfortunately, District 4 had been so
  underfunded that the roads had lost placement on the pavement condition
  index. It was agreed that District 5 would not suffer the same fate.
- To that end the Roads Committee recommended increasing the assessment to achieve a higher pavement condition index and to address drainage problems that were undermining the pavement.
  - The creation of District 5 was opposed from the outset by an anti-tax group.
     Though small in number, these residents challenged every aspect of the process.





How Citizens Reacted



educate them and the public on the concept of a "general benefit" contribution - and related Prop 218 challenges



Though the Council knew it would not be an easy sell, they supported an increase in the assessment and voted unanimously to support the creation

The anti-tox group funded direct-mail fliers that charged misuse of District 4 funds, improper allocation of special v. general benefits, and under-allocation of assessment units to the golf course, the nature preserve, and other non-residential properties.



The fliers cast doubts on the adequacy of the Pavement Management Plan and disputed the need to address faulty drainage.

The Roads Committee's information fliers tried to counter the misinformation thowever, the fliers were dull compared to the slick publications of the anti-tax group.

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#### Pre-Work

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- · Research and studies available for general vs. s.



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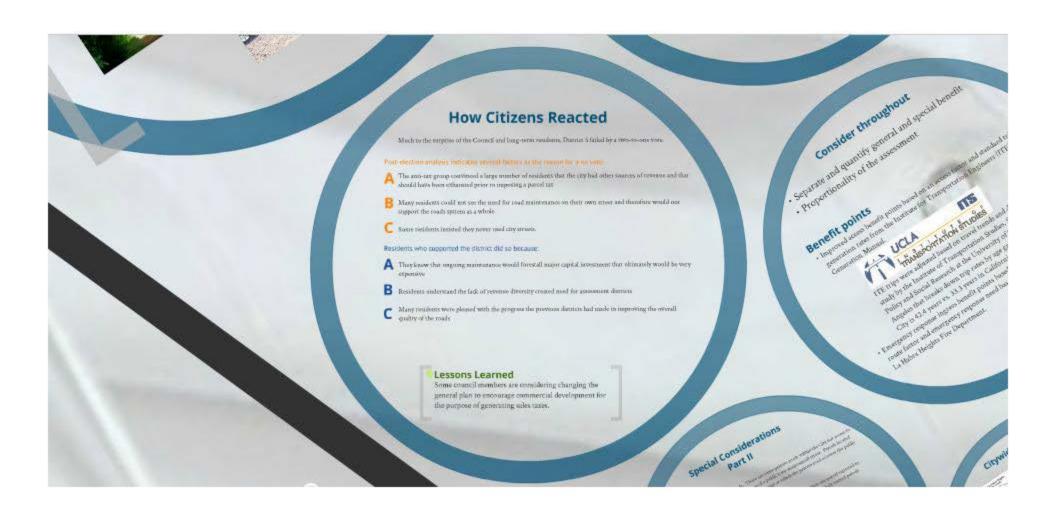
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#### **How Citizens Reacted**

Much to the surprise of the Council and long-term residents, District 5 failed by a two-to-one vote.

#### Post-election analysis indicated several factors as the reason for a no vote:

- A The anti-tax group convinced a large number of residents that the city had other sources of revenue and that should have been exhausted prior to imposing a parcel tax
- B Many residents could not see the need for road maintenance on their own street and therefore would not support the roads system as a whole
- C Some residents insisted they never used city streets.

#### Residents who supported the district did so because:

- A They knew that ongoing maintenance would forestall major capital investment that ultimately would be very expensive
- B Residents understand the lack of revenue diversity created need for assessment districts
- Many residents were pleased with the progress the previous districts had made in improving the overall quality of the roads



Some council members are considering changing the general plan to encourage commercial development for the purpose of generating sales taxes.

# The Science of Quantifying Special vs General Benefit

**Pablo Perez** 



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- · Review of defined levels of services and cost savings
- · Research and studies available for general vs. special benefit analysis



Example: Update of the City's Pavement Management Plan and Drainage Master Plan for pavement condition index and maintenance efforts required for streets in varying conditions.

#### Determine benefits



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The efficient and timely response to entergencies is a critical component to the effectiveness of emergency response. Improving road conditions will improve emergency response efficiency and timeliness. The benefit of improved ingress for emergency response is similar to improved access to a parcel but will be measured differently and evaluated separately.

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#### Consider throughout

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- · Proportionality of the assessment

#### **Benefit points**

· Improved access benefit points based on an access factor and standard trip generation rates from the Institute for Transportation Engineers (ITE) Trip Generation Manual,

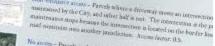


ITE trips were adjusted based on travel trends and demographics study by the Institute of Transportation Studies, School of Public Policy and Social Research at the University of California, Los Angeles that breaks down trip rates by age group. Median age in the City is 42.4 years vs. 33.3 years in California,

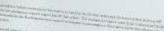
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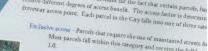


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Exclusive access - Parcels that require the use of maintained streets for access

Most parcels fall within this category and receive the full benefit points. Access factor: 1.0.



Non-exclusive access – Parcels where a driveway meets an intersection, half of which is maintained by the City, and other half is not. The intersection is the point at which the City's maintenance stops because the intersection is located on the border line of the City limits and the road continues into another jurisdiction. Access factor, 0.5.



No access - Parcels in the City that are accessed from streets completely outside the City's maintenance network. Access factor: 0.0.



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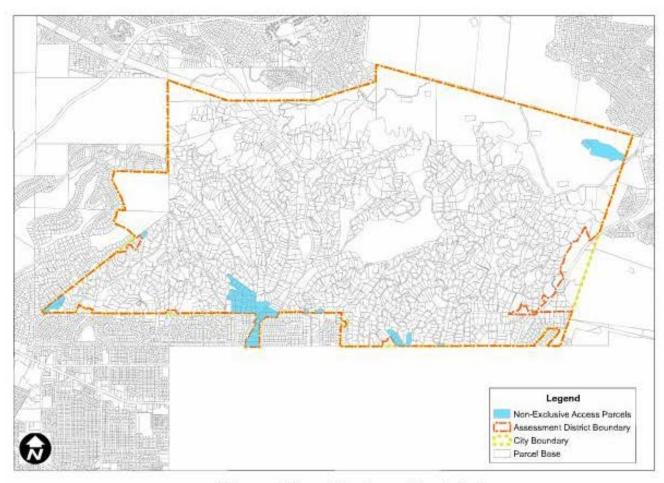
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City of La Habra Heights



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- An emergency response route factor was used to account for the fact that certain parcels, based on their location, will
  receive less emergency response ingress benefit than others. The emergency response route factor is determined by the
  route traveled by the Fire Department to a parcel in response to an emergency. Each parcel in the City falls into one of two
  categories:
- Maintained street emergency route Route used by the Fire Department requires the use of streets within the City's maintenance network.
  - Most parcels fall within this category and receive the full benefit points. Emergency response factor: 1.0.
- Non-maintained street emergency route Route used by the Fire Department does not require the use of streets within the City's maintenance network. Includes parcels that can only be accessed by the Fire Department from streets in the City of Whittier or the County. Emergency response factor: 0.0.

### **Special Considerations** Part II

. The City does not maintain private roads. There are some private roads within the City but access to the private road requires, at some point, the use of a public (cay-maintained) street. Parcels located on private roads are assessed as if they fronted the point at which the private road accesses the publicstreet. (No adjustment).

. If benefits accraing to parcels will be measured largely by vehicle trips that any parcel expected to penerate which trips will be doesnot to receive some benefit - including publicly owned percels (County, Cay, Water District, Community College). (No adjustment).

\* Parcel ancillary to an adjacent single family residential parcel. These parcels may be completely undeveloped or may contain improvements such as pools, ganges, or storage sheds, but they are not improved with dwelling units. Percel must share a boundary line with the single family residential parcel, have common ownership, and be less than one acre in size (overage size of estidential parcels in the City). (Zero access).

#### Separation of general and special benefits

For this particular Assessment Disease, general benefits serve mainly related to vehicles 'passing through' the City: Vehicles soming from or going to a pared within the City imply special benefit. The separation of general and special benefits will be resourced by the estimated portion of vehicle may "paosing through" the City.

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### Citywide Maps





# Specific streets and general vs. special benefits

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#### Publicly owned parcels:

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#### Ancillary residential property:

Parcel ancillary to an adjacent single family residential parcel. These parcels may be completely
undeveloped or may contain improvements such as pools, garages, or storage sheds, but they are not
improved with dwelling units. Parcel must share a boundary line with the single family residential
parcel, have common ownership, and be less than one acre in size (average size of residential parcels
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- Placterals Road Average traffic is approximately we time that of any other styre maintained by the Cay. Available staffic repart state data for flaces to Kood and East and West Road represents was under confusation with stording the Constitution beautiful to extensive top presents from CON partition and from Baconda Road. Special brooks must like. General
- East Road and West Road Connectors from each sale of the City to the omjer (Hannesia Road) Available traffic study data and become of East and West Reads continued the made are not used for major "your through" scalin (for more). Special benefit result 64.9%. General benefit result: 25.1%.
- Local streets Method 3 Based on the layeat of the Citr's local streets, there are no local streets that provide an efficient on deset war to med other than to accome a purel within the City. However, a minimal amount of "panethrough" traffic from for drivers (gives the winding and secheled nature of the local streets) and a minimal unique of "residential transen" (gives the boostiful houses and natural narroundings) was primated at IX such. Special benefit result 96%. Greenal benefit result:
- Local arrests Method 2 Very limited traffic under data was available for local screens, except for a mode completed in 1991. Our some local streets only). Analysis of the limited traffic most data reflected approximately \$6% local staffic mediatrine. erial benefit augment of 98% to local errors. General benefit music 2%.

### Special consideration

Parcels outside City boundary but maintained by the City



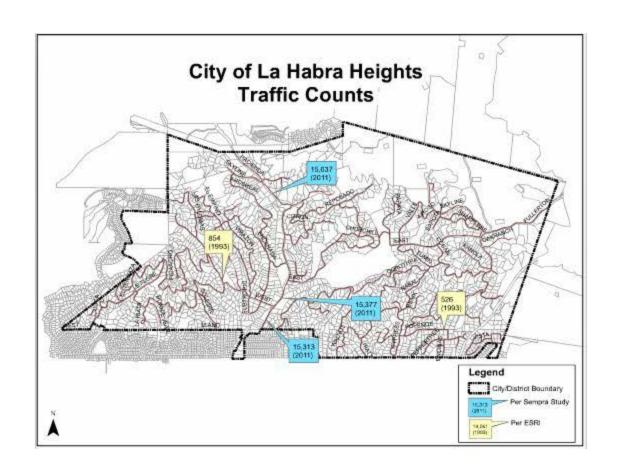


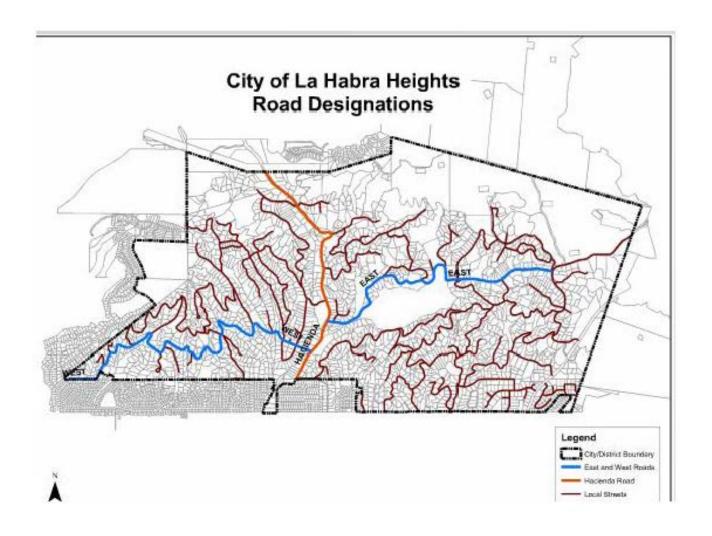
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# System-wide general benefit calc



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### Specific streets and general vs. special benefits

- Harbor Boulevard Twice as much traffic as Hacienda Road, but maintained by the County. Not included in the City's street
  maintenance network, nor is it used in the determination of special and general benefit.
- Hacienda Road Average traffic is approximately ten times that of any other street maintained by the City. Available traffic
  impact study data for Hacienda Road and East and West Road connectors was used in combination with dividing the City into
  "traffic basins" to estimate trip generation from City parcels to and from Hacienda Road. Special benefit result: 28%. General
  benefit result: 72%.
- East Road and West Road (connectors from each side of the City to the center (Hacienda Road)) Available traffic study data and layout of East and West Roads confirmed the roads are not used for major "pass through" traffic (but some). Special benefit result: 64.9%, General benefit result: 35.1%,
- Local streets Method 1 Based on the layout of the City's local streets, there are no local streets that provide an efficient or
  direct way to travel other than to access a parcel within the City. However, a minimal amount of "pass through" traffic from
  lost drivers (given the winding and secluded nature of the local streets) and a minimal amount of "residential tourism" (given
  the beautiful homes and natural surroundings) was estimated at 1% each. Special benefit result: 98%. General benefit result:
  2%.
- Local streets Method 2 Very limited traffic study data was available for local streets, except for a study completed in 1993
  (for some local streets only). Analysis of the limited traffic count data reflected approximately 98% local traffic confirming
  special benefit assignment of 98% to local streets. General benefit result: 2%.

### de Maps



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### Special considerations Part III

Parcels outside City boundary but fronting a street maintained by the City



Total square footage area of the street was calculated and half was assigned as general benefit. Special benefit result: 50% of specific street area. General benefit result: 50% of specific street area.

### System-wide general benefit calculation



The area is upone less of each wave was determined by Bushiana h doesclass and is detailed to the PMP. The ground-benefit person age of each drives or wasse type was usually but by the road each street. The make is the suil syams benefit age can considerable to be general benefit. The ground-benefit person and division and the trust square foreign of all maximized mosts. The result is the overall general benefit percorage. The table below details this

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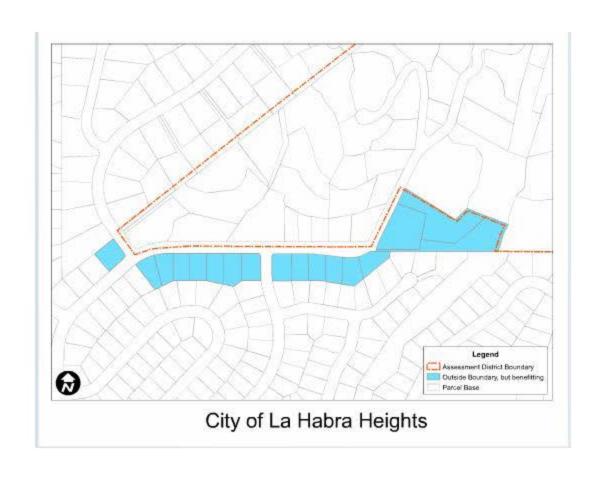
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City of La Habra Heights

# System-wide general benefit calculation

| Road                             | Street<br>Type | Total Area<br>(sq ft) | General<br>Benefit<br>Percentage | General<br>Benefit Area (sq ft) |
|----------------------------------|----------------|-----------------------|----------------------------------|---------------------------------|
| Hadienda Road                    | collector      | 338,571               | 72.00%                           | 243,543                         |
| Fest Road                        | intern         | 790,423               | 35.10%                           | 105,097                         |
| West Road"                       | collector      | 370,028               | 25.10%                           | 129,880                         |
| West/Aroda                       | collector      | 25,776                | 50.00%                           | 12,586                          |
| All local screets <sup>all</sup> | local          | 5,612,594             | 2,00%                            | 78,848                          |
| Avocado/Otrus                    | local          | 26,220                | 90,00%                           | 13,110                          |
| Totals                           |                | 4,902,512             | - 3                              | 581,656                         |

| 11.86% |
|--------|
| 11.86% |
|        |
|        |

The area in square feet of each street was determined by Bucknam & Associates and is detailed in the PMP. The general benefit percentage of each street or street type was multiplied by the total area of such street. The result is the total square footage area considered to be general benefit. The general benefit square footage was summed for all street segments and divided into the total square footage of all maintained streets. The result is the overall general benefit percentage. The table below details this calculation:

<sup>[7]</sup> Reproduct the cold log and factory of What Rode (200,00), and the cold assert bridge of Whet-Mondo where particle candidate City the Product p. 25,775.
[8] Represents the total oppose Bridge of all local directs, 3,800,011, less the total oppose bridge of all local directs, 3,800,011, less the total oppose bridge of Arcondo. Creditions where particle published the City three factories, 30,300.

The general benefit, which is the percentage of the total budget that must be funded through sources other than assessments, is 11.86%. The special benefit then, which is the percentage of the budget that may be funded by assessments, is 88.14%.

# **Summary of Assessments**

Total Budget (FY 2012/13)

\$1,116,793.65

General Benefit (11.86%) (1)

132,451.73

Special Benefit (88.14%) (2)

984,341.92

Total Benefit Points

1,867.43

Maximum Assessment per Benefit Point (FY 2012/13)

\$527.11

<sup>(1)</sup> Portion of the budget that cannot be funded by assessments

<sup>(2)</sup> Portion of the budget that can be funded by assessments

# Budget

| Description  | Estimated<br>2012/13<br>Budget |
|--|--------------------------------|
| Street Maintenance Personnel Costs                                       |                                |
|  | \$65,000.00                    |
| A Wages - Full time position<br>B. Benefits                              | 16.250.00                      |
| Street Maintenance Personnel Costs Subtotal                              | \$81,250.00                    |
| Drainage Maintenance/Construction Costs                                  |                                |
| Maintenance of Drainage Channels   | \$40,000.00                    |
| B. Construction Budget - Facility Repair                                 | 90.000.00                      |
| B.1. Contingency (10%)   | 9.000.00                       |
| B.2. Project Design (7%)   | 6,300.00                       |
| B.3. Construction Management and Inspection (7%)                         | 6.300.00                       |
| Drainage Maintenance/Construction Costs Subtotal                         | \$151,600.00                   |
| Street Maintenance/Construction Costs                                    |                                |
| A. Construction Budget - Roads and Berms                                 | \$626,825.00                   |
| A.1. Contingency (10%)   | 62,682.50                      |
| A.2. Project Design (7%)   | 43,877.75                      |
| A.3. Construction Management and Inspection (7%)                         | 43,877.75                      |
| Street Maintenance/Construction Costs Subtotal                           | \$777,263.00                   |
| District Administration  |                                |
| A. Assessment District Administration                                    | \$10,000.00                    |
| Printing and advertising   | 5,500.00                       |
| <ul> <li>C. Update of GIS maps (project tracking and history)</li> </ul> | 3,000.00                       |
| D. Public Works Director/City Engineer                                   | 35,000.00                      |
| District Administration Subtotal   | \$53,500.00                    |
| Budget Subtotal  | \$1,063,613.00                 |
| Overhead (5%)  | 53,180.65                      |
| Total Budget   | \$1,116,793.66                 |

# **Method of Assessment**

The maximum assessment for each parcel in the District is calculated by the following procedure:

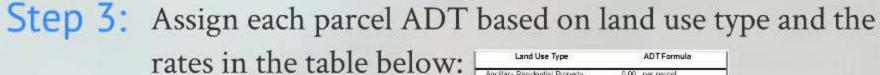
Step 1: Assign each parcel its appropriate land use type based on the most recent Los Angeles County Assessor's Secured Roll data.

Step 2: Assign each parcel an AF based on its location and the rates in the table below:

| Parcel<br>Access Type | Access<br>Factor |
|-----------------------|------------------|
| Exclusive Access      | 1.00             |
| Non-Exclusive Access  | 0.50             |
| No Access             | 0.00             |







| Land Use Type                  |        | ADTFormula                          |
|--------------------------------|--------|-------------------------------------|
| Ancillary Residential Property | 0.00   | per parcel                          |
| City Hall                      | 114.00 | per percel                          |
| Otty Park                      | 1.59   | per acre                            |
| Golf Course                    | 96 00  | per golf course                     |
| Miscellaneous Structure        | 1.75   | per percel                          |
| Nursing Home                   | 2.30   | per bed                             |
| Office                         | 11.57  | per 1,000 sight of<br>building area |
| Open Space / Hiking Trails     | 0.06   | per acre                            |
| Religious Institution          | 0.43   | per parking space                   |
| Resource Extraction            | 1.75   | per parcel                          |
| School                         | 14 49  | per 1,000 sq ft of<br>building area |
| Single Family Residential      | 7.00   | per parcel                          |
| Undeveloped Land               | 0.08   | per acre                            |

### Method of Assessment continued...

After computing each parcel's ADT, divide the result by seven to determine the equivalent daily trips (EDT). The vast majority of single family residential parcels are assigned seven ADT. For ease, each parcel's ADT are divided by seven so that the majority of single family residential parcels (which make up 82% of the City's parcels) will represent the base EDT of 1.0 and all other parcels will be relative to such EDT.

The table to the right shows the EDT formulas:

| Land Use Type                 | EDT Formula |                                     |  |  |  |
|-------------------------------|-------------|-------------------------------------|--|--|--|
| Ancillary Residentia Property | 0.00        | per parcel                          |  |  |  |
| City Hall                     | 16.29       | per parcel                          |  |  |  |
| City Park                     | 0.2271      | per acre                            |  |  |  |
| Golf Course                   | 13.71       | per golf course                     |  |  |  |
| Miscellaneous Strudure        | 0.2500      | per parcel                          |  |  |  |
| Nursing Home                  | 0.3286      | per bed                             |  |  |  |
| Office                        | 1.65        | per 1,000 sq ft of building<br>area |  |  |  |
| Open Space / Hiking Trails    | 0.0086      | per acre                            |  |  |  |
| Religious Institution         | 0.0614      | per parking space                   |  |  |  |
| Resource Extraction           | 0.2500      | per parcel                          |  |  |  |
| School                        | 2.07        | per 1,000 sq ft of building<br>area |  |  |  |
| Single Family Residential     | 1.00        | per parcel                          |  |  |  |
| Undeveloped Land              | 0.0114      | per acre                            |  |  |  |

Step 4 Assign each parcel an ERR Factor based on its location and the rates in the table to the below:

| Emergency Route Type          | ERR<br>Factor |
|-------------------------------|---------------|
| Maintained Emergency Route    | 1.00          |
| No Maintained Emergency Route | 0.00          |

### Step 5 Assign each parcel ERN based on its land use type and the rates in the table below:

| Land Use Type                  | ERN (per parcel unless<br>otherwise noted) |
|--------------------------------|--|
| Ancillary Residential Property | 0.00                                       |
| Church                         | 3.36                                       |
| City Hall                      | 0.00                                       |
| Golf Course                    | 4.51 per course                            |
| Miscellaneous Structure        | 0.00                                       |
| Nursing Home                   | 4.51                                       |
| Office                         | 0.75                                       |
| Park                           | 15.03                                      |
| Private Road                   | 0.00                                       |
| Resource Extraction            | 0.12                                       |
| School                         | 0.75                                       |
| Single Family Residential      | 1.00                                       |
| Undeveloped/Open Space         | 0.02 per acre                              |

#### Method of Assessment continued...

- Step 6 Maloply the AF by the EDT to compute each parcel's Access Benefit Points.
- Multiply the ERR Factor by the ERN to compute each parcel's ERI Benefit Points.
  - Step 8 Add the results of Step 6 and Step 7 to compute each parcel's Preliminary Benefit Points.
- Divide the result of Step 8 by two to compute each parcel's Total Benefit Points.

The wast impority of single family residencial percels are assigned two Preliminary Benefit Points. For ease, each parcel's Preliminary Benefit Points are divided by two so that the majority of single family residential parcels (which make up 82% of the City's parcels) will represent the base Benefit Point of LO and all other parcels will be relative to each benefit.

#### Steps 1 through 9 are summarized as follows:

# Method of Assessment continue

SAED 10. Sum the result of Step 4 for all parcels in the

SUP 11 Divide the pertient of the budget sepresenting st Leady of 20th IR-to combine the rate bet Benegi-citizen one iteration of one condition selections and

5180 13 Multiply each parcel's Total Becalis Periots by th Step 11 to compare each parcel's assessment.

### Method of Assessment continued...

- Step 6 Multiply the AF by the EDT to compute each parcel's Access Benefit Points.
- Step 7 Multiply the ERR Factor by the ERN to compute each parcel's ERI Benefit Points.
  - Step 8 Add the results of Step 6 and Step 7 to compute each parcel's Preliminary Benefit Points.
- Step 9 Divide the result of Step 8 by two to compute each parcel's Total Benefit Points.

The vast majority of single family residential parcels are assigned two Preliminary Benefit Points. For ease, each parcel's Preliminary Benefit Points are divided by two so that the majority of single family residential parcels (which make up 82% of the City's parcels) will represent the base Benefit Point of 1.0 and all other parcels will be relative to such benefit.

## Steps 1 through 9 are summarized as follows:

-441

ep 6 and Step 7 to compute each

compute each parcel's

to Preliminary Benefit Points. so that the majority of single ill represent the base Benefit

### follows:

tal efft its

### Method of Assessment continued...

Step 10 Sum the result of Step 9 for all parcels in the District.

Step 11 Divide the portion of the budget representing special benefit by the result of Step 10 to compute the rate per Benefit Point.

Step 12 Multiply each parcel's Total Benefit Points by the result of Step 11 to compute each parcel's assessment.

> The sum of Total Benefit Points for the District is 1,867.43. Dividing the portion of the budget attributable to special benefit into the District's Total Benefit Points yields a rate per Benefit Point of \$527.11. This is the maximum assessment rate for Fiscal Year 2012/13.



### Contact Information:

Shaune Clark City of La Habra Heights 362.694.6502 x221 Manusogathheny org powrez@nosgov.co

Pablo Perez MBS

### Method of Assessment continued...

Step 10 Sum the result of Step 9 for all parcels in the District.

Step 11 Divide the portion of the budget representing special benefit by the result of Step 10 to compute the rate per Benefit Point.

Step 12 Multiply each parcel's Total Benefit Points by the result of Step 11 to compute each parcel's assessment.

The sum of Total Benefit Points for the District is 1,867.43. Dividing the portion of the budget attributable to special benefit into the District's Total Benefit Points yields a rate per Benefit Point of \$527.11. This is the maximum assessment rate for Fiscal Year 2012/13.

# **Assessment Roll (Sample)**

#### City of La Habra Heights Street Maintenance Statict No. 5 FY 201213 Assessment Roll

| 480                  | Lang time Type                   | Access<br>Factor | EDIT   | Across<br>Sends<br>Sont | Elife<br>Factor |        | Except<br>Seconds | Protection Services | Total<br>Stonelli<br>Painte | Proposed<br>FY 2012 13<br>Assessment TV |
|----------------------|----------------------------------|------------------|--------|-------------------------|-----------------|--------|-------------------|---------------------|-----------------------------|---|
| 154 CET OF           | Single Francis Pleasantal III    | 1.00             | 1.80   | 6.80                    | 636             | 3.00   | 1.22              | 2.300               | 600                         | 6553                                    |
| 204 204 200          | Sincle Family Residential        | (30)             | 1.201  | · 1088                  | 1,00            | 1.00   | 1.00              | 8.00                | 6.00                        | \$70.6                                  |
| 004 out at           | Since Pumin Processes            | 1.50             | 133    | 1083                    |                 | 1.00   | 1.00              | 8.00                | 100                         | \$25.0                                  |
| 994 GRT-014          | Single Fairly Responds           | 1.77             | 3,35   | 835                     | 100             | 1.00   | 1.00              | -616                | 100                         | 825.1                                   |
| W+ 011 mg            | Birgo Fattis Resultatis          | 1.10             | 11.85  | 1.35                    | 1.00            | 1.50   | 1.33              | 335                 | 1/25                        | 6353                                    |
| OF REPORT            | Mirade Francis Hespited III      | 100              | (1000) | 8,00                    | 1,00            | 4.00   | T.M.              | 2.000               | 130                         | 227.Y                                   |
| 204-201-048          | Single Partie Pleasanch a        | 2,000            | 320    | 1,88                    | 120             | 1.00   | 133.00            | 1.75                | 175                         | 3083                                    |
| 094 Sept 61.         | Single Framily Repolarities      | 4.33             | 1.35   | 10.58                   | 130             | 100    | 3.00              | 800                 | 1,00                        | 885.7                                   |
| 9 <b>04</b> -002-000 | Single Flamile Production        | 1.90             | 135    | 4.003                   |                 |        | 1.20              | 18                  | 120                         | 807.3                                   |
| 294-055-024          | Wings Faitin Resource            | 1.00             | 01.80  | 6,003                   | 1.00            | 3.50   | 0.20              | 3.50                | 336                         | 877.1                                   |
| 34 10 19             | Street Family Resource 6.4       | 1.60             | 1,00   | 1, 5,00                 | 1,00            | 4.10   | - 1.00            | 200                 | 4.55                        | 615.1                                   |
| 204 115 119          | Single Florid Hospitalia         | 1.01             | 188    | 130                     | 1.00            | 1.00   | 1,435             | 1.26                | 1.35                        | 8223                                    |
| 294-000-04           | Single Family Rescuelts          | 1.01             | 1.33   | 8.00                    | 100             | 10.00  | 120               | 8.00                | 1.00                        | 625                                     |
| 234 959 714          | Sergis Framily Residential       | 1. 1.11          | 1,00   | 6.00 (                  | 1/30            | 1.00   | 1.20              | -58                 | - 18                        | 825.1                                   |
| 294 012 025          |                                  | 1.20             | 1,50   | 1,00                    | 150             | 3.00   | 1.00              | 2.00                | 1/0                         | 683                                     |
| 04 117 12            | Grade Practic Most coeff is      | 1.00             | 1,85   | 1.00                    | 1.50            | 1.00   | 1.00              | 2.00                | 4.50                        | 300                                     |
| 204 5119 1000        | Sergia Practing Physiciansking   | 1.50             | 123    | 1.00                    | 1.00            | 1.00   | 1.20              | 8.00                | 1.00                        | 62.1                                    |
| 014 375-17           | Single Plantin Planderfine       | 1.55             | 18.88  | 1.00                    | 120             | 1.31   | 18                | 300                 | 1.00                        | 223                                     |
| 994-94 N.C.A.        | Single Francis Hopicartis        | 4-80             | 7.635  | 1.001                   |                 | 1.50   | 1.85              | 2.00                | 120                         | 807.1                                   |
| 94 hones             |                                  | 1.60             | 1.00   | 1,001                   | 1.50            | 1.50   | 11,135            | 2332                | 120                         | 1000                                    |
| 24 care (1)          | Registration because to          | 1,80             | 1.00   | 1,000                   | 1.0%            | 11.00  | 71,000            | 1.22                | . 100.                      | 807.1                                   |
| 204-106/09           |                                  | 1/8              | 1.00   | 130                     | 1.00            | 15.00  | 1.55              | 3.00                | 138                         | 527.0                                   |
| 994 994 99           | Stople Family Readout at         | 0.35             | 8.36   | E 50                    | 1.00            | 100    | 3,85              | 1,140,00            | 120.                        | 320                                     |
| 204-034-03           | Sings Father Robbled of          | 1.15             | 1,000  | 1.000                   | 1.52            |        | 3.85              | -98                 | 1.00                        | 197.1                                   |
| 224-206-008          | Rogal Factor Wascard N           | 15,80            | 1,1,00 | 1.00                    | 1.53            | 4,53   | 18.55             | 230                 | 135                         | 200                                     |
| 204-154-558          | EnglePapels Reason I in          | 1.60             | 8.00   |                         | 1.00            | 1.7.21 | 2.60              | - 239               | . 400                       | 4053                                    |
| 224-109-01           | Sings Parily Traderital          | 1,60             | 1.55   | . 038                   | 130             | 1.00   | 8,50              | 2,62                | 7.30                        | 525.4                                   |
| 014-004-01           | Single Pamily Strainard of       | 1.85             | 1.38   | 1.00                    | 1.33            | 1,80   | 18                | 3,60                | - 1.1d                      | 820                                     |
| 2040-00E-01          | Single Family Resident to        | 1.65             | 1,001  | 1.007                   | 1.01            | 138    | 1.35              | 3035                | 15                          | 620.4                                   |
| 5040-604-014         | - Recolary Processor to Proporte | 7,35             | 1,00   | 1,000                   | 1.00            | 0.00   | 1.00              | 5,030               | 331                         | 10.85                                   |
| Della III            |                                  | 168              | 1.00   | 1.00                    | 1.30            | 1,000  | 8,00              | 235                 | 1.00                        | 505.1                                   |
| STATE OF STREET      | Singly Partly Tradeston          |                  |        | 120                     | 1.18            | 1.60   | 5,00              | 6,821               | 1.10                        | 625.6                                   |
| 108-108-015          | Chigh Perkly Residents           | 4,50.2           | 1.00   | 100                     | -16             | 130    | 100               | 8,65                | 130                         | 50                                      |
|                      | Segic Party Rix peres            | 1,000            | 1.00   | 1.00                    | 4,33            | 1.35   | 11.35             | -100                | 19                          | 102.1                                   |
| 00 Bod-900           | Regis Harry Postswille           | 5,003            | 1.00   | 1.00                    | 1.03            | 3.50   | 8.00              | 3,23                | 138                         | 300.0                                   |
| 206-218-22           | Ringin Parry Teacher For         | 10               | 100    | 1.100                   | 1.00            | 71,80  | 1,00              | 0.232               | 4.00                        | 400                                     |
| 034-008-00           | Single Particy Treatments        | 1.50             | 1.00   | 138                     | 1.00            | 35.80  | 1,00              | 1,000               | 1.00                        | 527.1                                   |
| 114-005-of           | Strips Partly Feathering         | 9,303            | 8.00   | 1.50                    | 1.00            | 5.00   | 8,00              | > 830               | 7.22                        | 200                                     |
|                      | - Sorge Facily Response          | 1000             | 2 1900 | 1.00                    | 1.50            | LES    | 1.00              | 2.00                | 1.00                        | . 590.1                                 |

### City of La Habra Heights Street Maintenance District No. 5 FY 2012/13 Assessment Roll

| APN          | Land Use Type                  | Access<br>Factor | EDT  | Access<br>Benefit<br>Points | ERR<br>Factor | ERN  | ERI<br>Benefit<br>Points | Preliminary<br>Benefit Points | Total<br>Benefit<br>Points | Proposed<br>FY 2012/13<br>Assessment (1) |
|--------------|--------------------------------|------------------|------|-----------------------------|---------------|------|--------------------------|-------------------------------|----------------------------|--|
| 8224-001-001 | Single Family Residential      | 1.00             | 1.00 | 1.00                        | 1.00          | 1.00 | 1.00                     | 2.00                          | 1.00                       | \$527.11                                 |
| 8224-001-002 | Single Family Residential      | 1.00             | 1.00 | 1.00                        | 1.00          | 1.00 | 1.00                     | 2.00                          | 1.00                       | 527.11                                   |
| 8224-001-003 | Single Family Residential      | 1.00             | 1.00 | 1.00                        | 1.00          | 1.00 | 1.00                     | 2.00                          | 1.00                       | 527.11                                   |
| 8224-001-004 | Single Family Residential      | 1.00             | 1.00 | 1.00                        | 1.00          | 1.00 | 1.00                     | 2.00                          | 1.00                       | 527.11                                   |
| 8224-001-005 | Single Family Residential      | 1.00             | 1.00 | 1.00                        | 1.00          | 1.00 | 1.00                     | 2.00                          | 1.00                       | 527.11                                   |
| 8224-001-010 | Single Family Residential      | 1.00             | 1.00 | 1.00                        | 1.00          | 1.00 | 1.00                     | 2.00                          | 1.00                       | 527,11                                   |
| 8224-001-018 | Single Family Residential      | 0.50             | 1.00 | 0.50                        | 1.00          | 1.00 | 1.00                     | 1.50                          | 0.75                       | 395.33                                   |
| 8224-002-002 | Single Family Residential      | 1.00             | 1.00 | 1.00                        | 1.00          | 1.00 | 1.00                     | 2.00                          | 1.00                       | 527.11                                   |
| 8224-002-003 | Single Family Residential      | 1.00             | 1.00 | 1.00                        | 1.00          | 1.00 | 1.00                     | 2.00                          | 1.00                       | 527.11                                   |
| 8224-002-004 | Single Family Residential      | 1.00             | 1.00 | 1.00                        | 1.00          | 1.00 | 1.00                     | 2.00                          | 1.00                       | 527.11                                   |
| 8224-002-005 | Single Family Residential      | 1.00             | 1.00 | 1.00                        | 1.00          | 1.00 | 1.00                     | 2.00                          | 1.00                       | 527.11                                   |
| 8224-002-006 | Single Family Residential      | 1.00             | 1.00 | 1.00                        | 1.00          | 1.00 | 1.00                     | 2.00                          | 1.00                       | 527.11                                   |
| 8224-002-013 | Single Family Residential      | 1.00             | 1.00 | 1.00                        | 1.00          | 1.00 | 1.00                     | 2.00                          | 1.00                       | 527.11                                   |
| 8224-002-014 | Single Family Residential      | 1.00             | 1.00 | 1.00                        | 1.00          | 1.00 | 1.00                     | 2.00                          | 1.00                       | 527.11                                   |
| 8224-003-001 | Single Family Residential      | 1.00             | 1.00 | 1.00                        | 1.00          | 1.00 | 1.00                     | 2.00                          | 1.00                       | 527.11                                   |
| 8224-003-002 | Single Family Residential      | 1.00             | 1.00 | 1.00                        | 1.00          | 1.00 | 1.00                     | 2.00                          | 1.00                       | 527.11                                   |
| 8224-003-003 | Single Family Residential      | 1.00             | 1.00 | 1.00                        | 1.00          | 1.00 | 1.00                     | 2.00                          | 1.00                       | 527.11                                   |
| 8224-003-005 | Single Family Residential      | 1.00             | 1.00 | 1.00                        | 1.00          | 1.00 | 1.00                     | 2.00                          | 1.00                       | 527.11                                   |
| 8224-003-009 | Single Family Residential      | 1.00             | 1.00 | 1.00                        | 1.00          | 1.00 | 1.00                     | 2.00                          | 1.00                       | 527.11                                   |
| 8224-003-010 | Single Family Residential      | 1.00             | 1.00 | 1.00                        | 1.00          | 1.00 | 1.00                     | 2.00                          | 1.00                       | 527.11                                   |
| 8224-003-011 | Single Family Residential      | 1.00             | 1.00 | 1.00                        | 1.00          | 1.00 | 1.00                     | 2.00                          | 1.00                       | 527.11                                   |
| 8224-004-001 | Single Family Residential      | 1.00             | 1.00 | 1.00                        | 1.00          | 1.00 | 1.00                     | 2.00                          | 1.00                       | 527.11                                   |
| 8224-004-005 | Single Family Residential      | 1.00             | 1.00 | 1.00                        | 1.00          | 1.00 | 1.00                     | 2.00                          | 1.00                       | 527.11                                   |
| 8224-004-007 | Single Family Residential      | 1.00             | 1.00 | 1.00                        | 1.00          | 1.00 | 1.00                     | 2.00                          | 1.00                       | 527.11                                   |
| 8224-004-008 | Single Family Residential      | 1.00             | 1.00 | 1.00                        | 1.00          | 1.00 | 1.00                     | 2.00                          | 1.00                       | 527.11                                   |
| 8224-004-009 | Single Family Residential      | 1.00             | 1.00 | 1.00                        | 1.00          | 1.00 | 1.00                     | 2.00                          | 1.00                       | 527.11                                   |
| 8224-004-010 | Single Family Residential      | 1.00             | 1.00 | 1.00                        | 1.00          | 1.00 | 1.00                     | 2.00                          | 1.00                       | 527.11                                   |
| 8224-004-012 | Single Family Residential      | 1.00             | 1.00 | 1.00                        | 1.00          | 1.00 | 1.00                     | 2.00                          | 1.00                       | 527.11                                   |
| 8224-004-013 | Single Family Residential      | 1.00             | 1.00 | 1.00                        | 1.00          | 1.00 | 1.00                     | 2.00                          | 1.00                       | 527.11                                   |
| 8224-004-014 | Ancillary Residential Property | 1.00             | 0.00 | 0.00                        | 1.00          | 0.00 | 0.00                     | 0.00                          | 0.00                       | 0.00                                     |
| 8224-004-015 | Single Family Residential      | 1.00             | 1.00 | 1.00                        | 1.00          | 1.00 | 1.00                     | 2.00                          | 1.00                       | 527.11                                   |
| 8224-004-017 | Single Family Residential      | 1.00             | 1.00 | 1.00                        | 1.00          | 1.00 | 1.00                     | 2.00                          | 1.00                       | 527.11                                   |
| 8224-004-018 | Single Family Residential      | 1.00             | 1.00 | 1.00                        | 1.00          | 1.00 | 1.00                     | 2.00                          | 1.00                       | 527.11                                   |
| 8224-004-019 | Single Family Residential      | 1.00             | 1.00 | 1.00                        | 1.00          | 1.00 | 1.00                     | 2.00                          | 1.00                       | 527.11                                   |
| 8224-005-007 | Single Family Residential      | 1.00             | 1.00 | 1.00                        | 1.00          | 1.00 | 1.00                     | 2.00                          | 1.00                       | 527.11                                   |
| 8224-005-008 | Single Family Residential      | 1.00             | 1.00 | 1.00                        | 1.00          | 1.00 | 1.00                     | 2.00                          | 1.00                       | 527.11                                   |
| 8224-005-009 | Single Family Residential      | 1.00             | 1.00 | 1.00                        | 1.00          | 1.00 | 1.00                     | 2.00                          | 1.00                       | 527.11                                   |
| 8224-005-010 | Single Family Residential      | 1.00             | 1.00 | 1.00                        | 1.00          | 1.00 | 1.00                     | 2.00                          | 1.00                       | 527.11                                   |
| 8224-005-012 | Single Family Residential      | 1.00             | 1.00 | 1.00                        | 1.00          | 1.00 | 1.00                     | 2.00                          | 1.00                       | 527.11                                   |

### City of La Habra Heights Street Maintenance District No. 5 FY 2012/13 Assessment Roll

| APN          | Land Use Type             | Access<br>Factor | EDT      | Access<br>Benefit<br>Points | ERR<br>Factor | ERN      | ERI<br>Benefit<br>Points | Preliminary<br>Benefit Points | Total<br>Benefit<br>Points | Proposed<br>FY 2012/13<br>Assessment (1) |
|--------------|---------------------------|------------------|----------|-----------------------------|---------------|----------|--------------------------|-------------------------------|----------------------------|--|
| 8267-035-055 | Single Family Residential | 1.00             | 1.00     | 1.00                        | 1.00          | 1.00     | 1.00                     | 2.00                          | 1.00                       | 527.11                                   |
| 8267-035-056 | Single Family Residential | 1.00             | 1.00     | 1.00                        | 1.00          | 1.00     | 1.00                     | 2.00                          | 1.00                       | 527.11                                   |
| 8267-035-057 | Single Family Residential | 1.00             | 1.00     | 1.00                        | 1.00          | 1.00     | 1.00                     | 2.00                          | 1.00                       | 527.11                                   |
| 8267-035-058 | Single Family Residential | 1.00             | 1.00     | 1.00                        | 1.00          | 1.00     | 1.00                     | 2.00                          | 1.00                       | 527.11                                   |
| 8267-035-059 | Single Family Residential | 1.00             | 1.00     | 1.00                        | 1.00          | 1.00     | 1.00                     | 2.00                          | 1.00                       | 527.11                                   |
| 8267-035-060 | Single Family Residential | 1.00             | 1.00     | 1.00                        | 1.00          | 1.00     | 1.00                     | 2.00                          | 1.00                       | 527.11                                   |
| 8267-035-063 | Single Family Residential | 1.00             | 1.00     | 1.00                        | 1.00          | 1.00     | 1.00                     | 2.00                          | 1.00                       | 527.11                                   |
| 8267-035-067 | Single Family Residential | 1.00             | 1.00     | 1.00                        | 1.00          | 1.00     | 1.00                     | 2.00                          | 1.00                       | 527.11                                   |
| 8267-035-068 | Single Family Residential | 1.00             | 1.00     | 1.00                        | 1.00          | 1.00     | 1.00                     | 2.00                          | 1.00                       | 527.11                                   |
| 8267-035-069 | Single Family Residential | 1.00             | 1.00     | 1.00                        | 1.00          | 1.00     | 1.00                     | 2.00                          | 1.00                       | 527.11                                   |
| 8267-035-070 | Single Family Residential | 1.00             | 1.00     | 1.00                        | 1.00          | 1.00     | 1.00                     | 2.00                          | 1.00                       | 527.11                                   |
| 8267-035-071 | Single Family Residential | 1.00             | 1.00     | 1.00                        | 1.00          | 1.00     | 1.00                     | 2.00                          | 1.00                       | 527.11                                   |
| 8267-035-072 | Single Family Residential | 1.00             | 1.00     | 1.00                        | 1.00          | 1.00     | 1.00                     | 2.00                          | 1.00                       | 527.11                                   |
| 8267-035-073 | Single Family Residential | 1.00             | 1.00     | 1.00                        | 1.00          | 1.00     | 1.00                     | 2.00                          | 1.00                       | 527.11                                   |
| 8291-004-800 | Resource Extraction       | 1.00             | 0.25     | 0.25                        | 1.00          | 0.10     | 0.10                     | 0.35                          | 0.18                       | 92.24                                    |
| 8291-023-800 | Resource Extraction       | 1.00             | 0.25     | 0.25                        | 1.00          | 0.10     | 0.10                     | 0.35                          | 0.18                       | 92.24                                    |
| Totals       |                           | 2,172.50         | 1,936.91 | 1,887.07                    | 2,160.00      | 1,879.20 | 1,847.80                 | 3,734.73                      | 1.867.43                   | \$984,341.12                             |

<sup>(1)</sup> Actual amount placed on the tax roll may less due to Los Angeles County Auditor requirements that the levy be an even number



# **Contact Information:**

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