

ATTACHMENT 1

**TARZANA SAFARI WALK  
BUSINESS IMPROVEMENT DISTRICT  
RENEWAL**

**ASSESSMENT ENGINEER’S  
REPORT**

*Established in 1997 for a 5-Year period, renewed for 5 year periods in 2002, 2007, 20012 and 2017,  
now being renewed for 10 years*

*Pursuant to California Streets and Highways Code Section 36600 et seq.*

*Property & Business Improvement District Act of 1994, as amended*

*Prepared by*

*Edward V. Henning*

*California Registered Professional Engineer # 26549*

*Edward Henning & Associates*

**OCTOBER 13, 2021**

**FINAL**

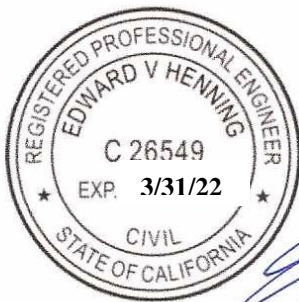
# TARZANA SAFARI WALK BID – ASSESSMENT ENGINEER’S REPORT

## ASSESSMENT ENGINEER’S REPORT

To Whom It May Concern:

I hereby certify to the best of my professional knowledge and experience that each of the identified benefiting properties located within the proposed Tarzana Safari Walk Business Improvement District (TSWBID) being renewed for a ten (10) year term will receive a special benefit over and above the benefits conferred on the public at large and that the amount of the proposed assessment is proportional to, and no greater than the benefits conferred on each respective property.

*Prepared by Edward V. Henning, California Registered Professional Engineer # 26549*



A handwritten signature in blue ink, appearing to read "Edward V. Henning", written over a horizontal line.

RPE #26549

October 13, 2021

Edward V. Henning

Date

*(NOT VALID WITHOUT SIGNATURE AND CERTIFICATION SEAL HERE)*

### **Introduction**

This report serves as the detailed engineer’s report required by Section 4(b) of Article XIID of the California Constitution to support the benefit property assessments to be levied within the proposed TSWBID in the City of Los Angeles, California being renewed for a ten (10) year term. The discussion and analysis contained within this Report constitutes the required nexus of rationale between assessment amounts levied and special benefits conferred on real properties within the proposed renewed TSWBID.

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## **Background**

The TSWBID is a property-based benefit assessment type district being renewed for a ten (10) year term pursuant to Section 36600 et seq. of the California Streets and Highways Code (as amended), also known as the Property and Business Improvement District Law of 1994 (the Act). Due to the benefit assessment nature of assessments levied within a property and business improvement district (PBID), district program costs are to be distributed amongst all identified benefiting properties based on the proportional amount of special program benefit each property is expected to derive from the assessments levied. Within the Act, frequent references are made to the concept of relative benefit received from PBID programs and activities versus amount of assessment paid. Only those properties expected to derive special benefits from PBID funded programs and activities may be assessed and only in an amount proportional to the relative special benefits expected to be received.

## **Article XIID Section 4(b) California Constitution** **Procedures and Requirements**

Article XIID Section 4(b) of the California Constitution (hereinafter Article XIID) adds a supplemental array of procedures and requirements to be carried out prior to levying a property-based assessment like the LVPBID. These requirements are in addition to requirements imposed by State and local assessment enabling laws.

Since Article XIID provisions will affect all subsequent calculations to be made in the final assessment formula for the LVPBID, these supplemental requirements will be taken into account. The key provisions of Article XIID along with a description of how the LVPBID complies with each of these provisions are delineated below.

(Note: All section references below pertain to Article XIII of the California Constitution):

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**Finding 1. From Section 4(a): Identify all parcels which will have a special benefit conferred upon them and upon which an assessment will be imposed**

### **Setting**

The proposed renewed TSWBID is located in the southwest section of the San Fernando Valley, a suburb community in the City of Los Angeles, near the western end of the extensive Ventura Boulevard business corridor that traverses numerous communities adjacent to the 101 Ventura Freeway corridor. The TSWBID lies along Ventura Boulevard between Crebs Avenue/Burbank Boulevard and Reseda Boulevard. The property uses within the boundaries of the proposed renewed TSWBID which will receive special benefits from TSWBID funded programs and services are currently a mix of retail, restaurant, service, office and commercial parking.

The TSWBID is surrounded by residential neighborhoods on the north and south and commercial areas to the east and west along Ventura Boulevard. The TSWBID was established in 1997 for a 5 year period. It was then renewed four times for 5 year periods in 2002, 2007, 2012 and 2017. It is now proposed to be renewed again for a 10 year term.

As with most traditional business centers, the TSWBID has a high need for supplemental business-related services such as beautification, district identity and administration. Specifically, this includes streetscape cleaning, litter pickup, trash bin cleaning, marketing and promotions, physical amenities and related administration and operations. These additional services and programs can continue to be provided cost-effectively and consistently for the special benefit of TSWBID properties and businesses through the renewal of the TSWBID.

### **Boundary Description**

The TSWBID includes 36 parcels on both sides of Ventura Boulevard (one parcel deep) known as the Tarzan Safari Walk Business Corridor between Crebs Avenue/Burbank Boulevard on the west and Reseda Boulevard on the east.

All parcels within the above-described boundaries shall be assessed to fund supplemental special benefit programs, services and improvements as outlined in this Report and in the Management District Plan. All TSWBID funded services, programs and improvements provided within the above described boundaries shall confer special benefit to identified assessed parcels inside the TSWBID boundaries and none will be provided outside of the TSWBID. Each assessed parcel within the TSWBID will proportionately specially benefit from the TSWBID funded programs and services (i.e. beautification, district identity and administration). These services, programs and improvements are intended to improve commerce, employment, rents and occupancy rates of individually assessed parcels within the TSWBID. The TSWBID confers special benefits on each and every individually assessed parcel by reducing litter, improving streetscape aesthetics and marketing goods and services available from assessed parcels and the businesses on them within the TSWBID. All TSWBID funded services programs and improvements are supplemental, above normal base level services provided by the City of Los Angeles and are only provided for the special benefit of assessed parcels within the boundaries of the proposed renewed TSWBID.

The TSWBID includes 36 parcels, all of which are identified by this Assessment Engineer as assessable

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within one Benefit Zone and which are listed in the Assessment Roll included as Appendix 1. The TSWBID Boundary Map is included as Appendix 2.

### **Benefit Zones**

There is one benefit zone within the proposed renewed TSWBID.

### **Boundary Rationale**

The District extends one parcel deep along both sides of Ventura Boulevard between Crebs Avenue/Burbank Boulevard on the west and Reseda Boulevard on the east. It is noted that all parcels within the TSWBID will be assessed for their Ventura Boulevard street frontage while the corner parcels on Reseda Boulevard, Mecca Avenue, Amigo Avenue, Yolanda Avenue, Crebs Avenue and Burbank Boulevard will also be assessed for side streets frontages where TSWBID funded services are also provided. The assessed parcels currently are a mix of retail, restaurant, service, office and commercial parking uses. The areas adjacent to the TSWBID to the east and west are generally commercially zoned with commercial uses while the areas to the north and south of the TSWBID are generally zoned residential with residential uses ranging from single family dwellings to multi-family apartments. The central business District has the unique designation of being a pedestrian oriented area according to the Los Angeles Department of City Planning.

**Northern Boundary:** The northern boundary of the Tarzana Safari Walk Business Improvement District is the east/west alley lying generally parallel to and midway between Burbank Boulevard/Clark Street and Ventura Boulevard. The properties to the north of the northern boundary are primarily zoned residential and developed with multi-family residential uses. In keeping with State law (Section 36632 Streets and Highways Code) that conclusively presumes that parcels zoned solely residential do not benefit from BID funded programs, services and activities, these parcels north of the northern boundary are not included in the TSWBID.

Commercial zoning along the Ventura Boulevard Corridor is generally only one parcel deep. APN 2160-006-037 has a split zoning of C-2 and R-3. The northern R-3 zoned portion of this parcel is used exclusively for commercial parking related to the commercial building and uses on the southern C-2 portion. No residential units or uses exist on this parcel. It is noted that this parcel extends north all the way to Clark Street since no public alley way exists within this parcel or at its northern edge, as is the case with all other parcels on this block. It is the opinion of this Assessment Engineer, that this entire parcel, including the R-3 portion, shall be fully assessed in that special benefits will be conferred on this entire commercially used parcel.

In order to ensure that parcels north of the northern boundary will not specially benefit from TSWBID funded services and improvements, no TSWBID funded programs, services and improvements will be provided north of the northern boundary, only south of the northern boundary within the TSWBID.

**Eastern Boundary:** The eastern boundary of the TSWBID is Reseda Boulevard. While the properties to the east of the eastern boundary along Ventura Boulevard are commercial, the businesses to the east represent a different business environment with auto related uses and other businesses that do not promote the pedestrian oriented physical characteristics of the TSWBID. These properties are not considered part of the Tarzana community central business district and have different marketing needs. The Tarzana

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central business district within the TSWBID has the unique designation of being a pedestrian oriented business area in accordance with the Los Angeles Department of City Planning and development strategy. The type of retail and commercial activities allowed in this pedestrian oriented area are more restrictive than would be permitted for the commercial establishments to the east along Ventura Boulevard.

In order to ensure that parcels east of the eastern boundary will not specially benefit from TSWBID funded services and improvements, no TSWBID funded programs, services and improvements will be provided east of the eastern boundary, only west of the eastern boundary within the TSWBID.

**Southern Boundary:** The southern boundary of the Tarzana Safari Walk Business Improvement District is the east/west alley lying generally parallel to, and south of, Ventura Boulevard and Redwing Street between Rhea Avenue and Yolanda Avenue. The properties to the south of the southern boundary are zoned residential and developed with single family residential uses and, in keeping with State law (Section 36632 Streets and Highways Code) that conclusively presumes that residential zoned parcels do not benefit from BID funded programs, services and activities, these parcels south of the southern boundary are not included in the TSWBID.

Commercial zoning along the Ventura Boulevard Corridor is generally only one parcel deep extending to said alley south of Ventura Boulevard. It is noted that APN 2161-026-005 is zoned C-2 with commercial uses on it and extends all the way south to Redwing Street and has no east/west public alley extending through it or tangent to it. The air space on a southern portion of this parcel has been re-zoned, subdivided and developed with 10 residential condominiums (APN 2161-026-006 to 020). It is the opinion of this Assessment Engineer, that the subdivided residential condominium air space(s) over the southern portion of this parcel will not specially benefit from the TSWBID funded programs, activities and services and thus are not included within the precise boundaries of the TSWBID and will not be assessed. It is further noted that, in the opinion of this Assessment Engineer, the land beneath the residential condominiums as well as street frontage adjacent to the condominiums, all part of APN 2161-026-005, will not specially benefit from the TSWBID funded programs, activities and services due to the residential land use and thus, will not be assessed.

In order to ensure that parcels south of the southern boundary will not specially benefit from TSWBID funded services and improvements, no TSWBID funded programs, services and improvements will be provided south of the southern boundary, only north of the southern boundary within the TSWBID.

**Western Boundary:** The western boundary of the TSWBID is Crebs Avenue/Burbank Boulevard. While the properties to the west of the western boundary along Ventura Boulevard are commercial, the businesses to the west represent a different business environment with auto related uses and other businesses that do not promote the pedestrian oriented physical characteristics of the TSWBID. These properties are not considered part of the Tarzana community central business district and have different marketing needs and would not specially benefit from the programs, services and improvement provided to parcels within the TSWBID. The Tarzana central business district within the TSWBID has the unique designation of being a pedestrian oriented business area in accordance with the Los Angeles Department of City Planning and development strategy. The type of retail and commercial activities allowed in this pedestrian oriented area are more restrictive than would be permitted for the commercial establishments to the west along Ventura Boulevard.

A list of all parcels included in the proposed TSWBID is shown as Appendix 1, attached to this Report

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identified by their respective Los Angeles County assessor parcel number and site address. The boundary of the proposed TSWBID is shown on the map of the proposed TSWBID attached as Appendix 2 to this Report.

**Finding 2. From Section 4(a): Separate general benefits (if any) from the special benefits conferred on parcel(s). Only special benefits are assessable.**

### **QUANTITATIVE BENEFIT ANALYSIS**

As stipulated in Article XIID Section 4(b) of the California Constitution, assessment district programs and activities confer a combination of general and special benefits to properties, but the only program benefits that can be assessed are those that provide special benefit to the assessed properties. For the purposes of this analysis, a general benefit is hereby defined as: A benefit to properties in the area and in the surrounding community or benefit to the public in general resulting from the improvement, activity, or service to be provided by the assessment levied. Special benefit as defined by the California State Constitution means a distinct benefit over and above general benefits conferred on real property located in the district or to the public at large.

The property uses within the boundaries of the TSWBID that will receive special benefits from TSWBID funded programs and services are currently a mix of retail, restaurant, service, office and commercial parking. Services, programs and improvements provided and funded by the TSWBID (i.e. beautification, district identity and administration) are primarily designed to provide special benefits to identified assessed parcels and the array of land uses within the boundaries of the TSWBID as described in the Work Plan Details starting on page 11 of this Report.

The proposed TSWBID programs, improvements and services and Year 1 – 2023 budget allocations are shown in the Table below:

#### **Year 1 – 2023 TSWBID Special Benefit Budget (Assessment Revenue Only)**

BEAUTIFICATION	DISTRICT IDENTITY	ADMINISTRATION	TOTAL
46.1538%	11.8881%	41.9580%	100%
\$33,000	\$8,500	\$30,000	\$71,500

The special benefits conferred on assessed parcels within the TSWBID are particular and distinct to each and every identified assessed parcel within the TSWBID and are not provided to non-assessed parcels outside of the TSWBID. These programs, services and improvements will only be provided to each individual assessed parcel within the TSWBID boundaries and, in turn, confer proportionate special benefits to each assessed parcel.

In the case of the TSWBID, the very nature of the purpose of this TSWBID is to fund supplemental programs, services and improvements to assessed parcels within the TSWBID boundaries above and beyond what is being currently funded either via normal tax supported methods or other funding sources. The City of Los Angeles does not provide these programs and services. All benefits derived from the assessments to be levied on assessed parcels within the TSWBID are for services, programs and

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improvements directly benefiting each individual assessed parcel within the TSWBID. No TSWBID funded services, activities or programs will be provided outside of the TSWBID boundaries.

While every attempt is made to provide TSWBID services and programs to confer benefits only to those identified assessed parcels within the TSWBID, Article XIID stipulates that general benefits exist, either by design or unintentional, in all assessment districts and that a portion of the program costs must be considered attributable to general benefits and assigned a value. General benefits cannot be funded by assessment revenues. General benefits might be conferred on parcels within the TSWBID, or spillover onto parcels surrounding the TSWBID, or to the public at large who might be passing through the TSWBID with no intention of transacting business within the TSWBID or interest in the TSWBID itself.

Empirical assessment engineering analysis throughout California has found that general benefits within a given business improvement district tend to range from 2-6% of the total costs. There are three methods that have been used by this Engineer for determining general and special benefit values within assessment districts:

- (1) The parcel by parcel allocation method
- (2) The program/activity line item allocation method, and
- (3) The composite district overlay determinant method.

A majority of PBIDs in California for which this Assessment Engineer has provided assessment engineering services in conformance with Article XIID, have used Method #3, the composite district overlay determinant method which will be used for the TSWBID. This method of computing the value of general benefit involves a composite of three distinct types of general benefit – general benefit to assessed parcels within the TSWBID, general benefit to the public at large within the TSWBID and general benefit to parcels outside the TSWBID.

### General Benefit – Assessed Parcels within TSWBID

TSWBID funded programs are narrowly designed and carefully implemented to specially benefit the assessed TSWBID parcels and are only provided for the special benefit to each and every assessed parcel within the TSWBID. It is the opinion of this Engineer, based on over 30 years of professional assessment engineering experience, that nearly 100% of benefits conferred on assessed parcels within the TSWBID are distinct and special but in the case of the TSWBID, it is projected that there are 0.25% general benefits conferred on these assessed parcels. This high ratio of special benefits to general benefits is because the TSWBID funded programs and services are specially geared to the unique needs of each assessed parcel within the TSWBID and are directed specially only to these assessed parcels within the TSWBID. This concept is further reinforced by the proportionality of special benefits conferred on each assessed parcel within the TSWBID as determined by the special benefit assessment formula as it is applied to the unique and varying property characteristics of each assessed parcel. The computed 0.25% general benefit value on assessed parcels within the TSWBID equates to \$179 or  $(.25\% \times \$71,500)$ .

### General Benefit – Public At Large

While the TSWBID funded programs are narrowly designed and carefully implemented to specially benefit the assessed TSWBID properties and are only provided for the special benefit to each and every assessed parcel within the TSWBID, these TSWBID funded programs may also provide an incidental



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general benefit to the public at large within the TSWBID. Assessment Engineering experience in California has found that generally well over 95% of people moving about within BID boundaries are engaged in business related to assessed parcels and businesses contained on them within the BID, while the public at large just passing through is typically much less than 5%. Based on this experience curve and the focused nature of the proposed renewed TSWBID funded programs and over 30 years of assessment engineering experience, it is the opinion of this Engineer that general benefit factors for each of the TSWBID funded special benefit program element costs that might provide an immediate general benefit to the public at large are as shown in the Table below. These factors are applied to each program element costs in order to compute the dollar and percent value of general benefits to the public at large. The total dollar value of this general benefit type equates to \$688 as delineated in the following Table:

### **GENERAL BENEFITS TO PUBLIC AT LARGE**

	A	B	C	E
Program Element	Dollar Allocation	General Benefit Percent	General Benefit Factor	General Benefit Value (A x C)
BEAUTIFICATION	\$33,000	1.50%	0.0150	\$495
DISTRICT IDENTITY	\$8,500	0.50%	0.0050	\$43
ADMINISTRATION	<u>\$30,000</u>	0.50%	0.0050	<u>\$150</u>
TOTAL	\$71,500			\$688

### **Spillover General Benefits to Parcels Outside of TSWBID**

While TSWBID programs and services will not be provided directly to parcels outside the TSWBID boundaries, it is reasonable to conclude that TSWBID services may confer an indirect general benefit on parcels immediately adjacent to the TSWBID boundaries. An inventory of the TSWBID boundaries finds that the TSWBID is surrounded by 42 parcels with commercial and residential uses. Of these 42 parcels, 7 are zoned commercial with commercial uses and 35 are zoned residential with residential uses.

The 42 parcels outside the TSWBID boundaries adjacent to or across streets or alleys from assessed parcels within the TSWBID can reasonably be assumed to receive some indirect general benefit as a result of TSWBID funded programs, services and improvements. Based on over 30 years of assessment engineering experience, it is the opinion of this Engineer that a benefit factor of 1.0 be attributed to the 36 identified assessed parcels within the TSWBID; a benefit factor of 0.05 be attributed to general benefits conferred on the 7 commercial zoned and used parcels across the street from the proposed renewed TSWBID; and a benefit factor of 0.01 be attributed to general benefits conferred on the 35 residential zoned parcels with residential uses across the alley from the proposed renewed TSWBID. The cumulative dollar value of this general benefit type equates to \$1,390 (\$695 + \$695) as delineated in the Table below.

### **Spillover General Benefits**

Parcel Type	Quantity	Benefit Factor	Benefit Units	Benefit Percent	Benefit Value
Identified Assessed Parcels in District	36	1.00	36.00	98.0926%	\$71,500
Commercial Zoned Parcels Out	7	0.05	0.35	0.9537%	\$695

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Residential Zoned Parcels Out	35	0.01	<u>0.35</u>	<u>0.9537%</u>	<u>\$695</u>
TOTAL			36.70	100.00%	\$72,890

### Composite General Benefit

Based on the general benefit values delineated in the three sections above, the total value of general benefits conferred on assessed parcels within the TSWBID, the public at large and parcels outside the TSWBID equates to \$2,257 (\$179 + \$688 + \$1,390) or 3.06% of the total adjusted costs. The composite general benefit total of 3.06% will be conservatively rounded up to 3.5% (or \$2,593) of the total adjusted cost. This leaves a value of 96.5% assigned to special benefit related costs. The general benefit value of \$2,593 when added to the special benefit value of \$71,500 (Year 1 –2023 assessments) equates to a total adjusted Year 1 – 2023 program cost of \$74,093. Remaining costs that are attributed to general benefits, will need to be derived from other non-assessment sources.

The program cost allocations (special benefits) of the TSWBID assessment revenues for Year 1 (2023) are shown in the Table on page 13 of this Report. The projected program cost allocations (special benefits) of the TSWBID assessment revenues for the 10-year TSWBID term, assuming a 5% maximum annual assessment rate increase, are shown in the Table on page 14 of this Report.

A breakdown of projected special and general benefits for each year of the 10-year renewal term, assuming a 5% maximum annual assessment rate increase is shown in the following Table:

### **10-year Special + General Benefits** (Assumes max of 5% Annual Rate Increase)

YR		PROGRAM CATEGORY	SPECIAL BENEFITS	GENERAL BENEFITS	TOTAL BENEFITS	% OF TOTAL
1	2023	BEAUTIFICATION	\$33,000	\$1,197	\$34,197	46.1538%
		DISTRICT IDENTITY	\$8,500	\$308	\$8,808	11.8881%
		ADMINISTRATION	<u>\$30,000</u>	<u>\$1,088</u>	<u>\$31,088</u>	<u>41.9580%</u>
		TOTAL	\$71,500	\$2,593	\$74,093	100.00%
2	2024	BEAUTIFICATION	\$34,650	\$1,257	\$35,907	46.1538%
		DISTRICT IDENTITY	\$8,925	\$323	\$9,248	11.8881%
		ADMINISTRATION	<u>\$31,500</u>	<u>\$1,142</u>	<u>\$32,642</u>	<u>41.9580%</u>
		TOTAL	\$75,075	\$2,722	\$77,797	100.00%
3	2025	BEAUTIFICATION	\$36,383	\$1,320	\$37,703	46.1538%
		DISTRICT IDENTITY	\$9,371	\$339	\$9,710	11.8881%
		ADMINISTRATION	<u>\$33,075</u>	<u>\$1,199</u>	<u>\$34,274</u>	<u>41.9580%</u>
		TOTAL	\$78,829	\$2,858	\$81,687	100.00%

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4	2026	BEAUTIFICATION	\$38,202	\$1,386	\$39,588	46.1538%
		DISTRICT IDENTITY	\$9,840	\$356	\$10,196	11.8881%
		ADMINISTRATION	<u>\$34,729</u>	<u>\$1,259</u>	<u>\$35,988</u>	<u>41.9580%</u>
		TOTAL	\$82,771	\$3,001	\$85,772	100.00%
5	2027	BEAUTIFICATION	\$40,112	\$1,455	\$41,567	46.1538%
		DISTRICT IDENTITY	\$10,332	\$374	\$10,706	11.8881%
		ADMINISTRATION	<u>\$36,465</u>	<u>\$1,322</u>	<u>\$37,787</u>	<u>41.9580%</u>
		TOTAL	\$86,909	\$3,151	\$90,060	100.00%
6	2028	BEAUTIFICATION	\$42,118	\$1,528	\$43,646	46.1538%
		DISTRICT IDENTITY	\$10,849	\$393	\$11,242	11.8881%
		ADMINISTRATION	<u>\$38,288</u>	<u>\$1,388</u>	<u>\$39,676</u>	<u>41.9580%</u>
		TOTAL	\$91,255	\$3,309	\$94,564	100.00%
7	2029	BEAUTIFICATION	\$44,224	\$1,604	\$45,828	46.1538%
		DISTRICT IDENTITY	\$11,391	\$413	\$11,804	11.8881%
		ADMINISTRATION	<u>\$40,202</u>	<u>\$1,457</u>	<u>\$41,659</u>	<u>41.9580%</u>
		TOTAL	\$95,817	\$3,474	\$99,291	100.00%
8	2030	BEAUTIFICATION	\$46,435	\$1,684	\$48,119	46.1538%
		DISTRICT IDENTITY	\$11,961	\$434	\$12,395	11.8881%
		ADMINISTRATION	<u>\$42,212</u>	<u>\$1,530</u>	<u>\$43,742</u>	<u>41.9580%</u>
		TOTAL	\$100,608	\$3,648	\$104,256	100.00%
9	2031	BEAUTIFICATION	\$48,757	\$1,768	\$50,525	46.1538%
		DISTRICT IDENTITY	\$12,559	\$456	\$13,015	11.8881%
		ADMINISTRATION	<u>\$44,323</u>	<u>\$1,607</u>	<u>\$45,930</u>	<u>41.9580%</u>
		TOTAL	\$105,639	\$3,831	\$109,470	100.00%
10	2032	BEAUTIFICATION	\$51,195	\$1,856	\$53,051	46.1538%
		DISTRICT IDENTITY	\$13,187	\$479	\$13,666	11.8881%
		ADMINISTRATION	<u>\$46,539</u>	<u>\$1,687</u>	<u>\$48,226</u>	<u>41.9580%</u>
		TOTAL	\$110,921	\$4,022	\$114,943	100.00%

If the TSWBID is not renewed at the end of its 10-year term, any unexpended/unencumbered TSWBID funds remaining would be returned to TSWBID property owners in accordance with City policy and State PBID Law.

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## **DISTRICT WORK PLAN**

### **Overview**

The Programs and activities to be funded by the TSWBID include beautification, district identity and administration. The property uses within the boundaries of the TSWBID that will receive special benefits from TSWBID funded programs, services and improvements are currently a unique mix of retail, restaurant, service, office and commercial parking. TSWBID funded activities are primarily designed to provide special benefits as described below to identified assessed parcels within the boundaries of the TSWBID.

These special benefits are particular and distinct to each and every identified assessed parcel within the TSWBID and are not provided to non-assessed parcels outside of the TSWBID. These programs, services and improvements will only be provided to each individual assessed parcel within the TSWBID boundaries and, in turn, confer proportionate special benefits to each assessed parcel.

In the case of the TSWBID, the very nature of the purpose of the TSWBID is to fund supplemental programs, services and improvements to assessed parcels within the TSWBID boundaries above and beyond the base line services provided by the City of Los Angeles. The City of Los Angeles does not provide these supplemental programs and services. All benefits derived from the assessments to be levied on assessed parcels within the TSWBID are for services, programs and improvements directly benefiting each individual assessed parcel within the TSWBID. No TSWBID funded services, activities or programs will be provided outside of the TSWBID boundaries.

The program special benefit cost allocations of the TSWBID assessment revenues for Year 1 (2023) are shown in the Table on page 13 of this Report. The projected program special benefit cost allocations of the TSWBID assessment revenues for the 10-year TSWBID term, assuming a 5% maximum annual assessment rate increase, are shown in the Table on page 14 of this Report.

### **WORK PLAN DETAILS**

The programs, activities and improvements to be provided by the TSWBID include beautification, district identity and administration. Each of these are designed to contribute to the cohesive commercial fabric and to ensure economic success and vitality of the TSWBID. The assessed parcels in the TSWBID will specially benefit from the TSWBID programs in the form of increasing commerce and improving economic success and vitality through meeting the TSWBID Goals: to maintain and improve the commercial core by providing services to increase commerce, to increase building occupancy and lease rates and to attract more customers and pedestrians.

The following programs, services and improvements are proposed by the TSWBID to specially benefit each and every individually assessed parcel within the TSWBID boundaries. TSWBID services, programs and improvements will not be provided to parcels outside the TSWBID boundary.

<b>1) Beautification</b>	<b>\$34,197 (Special + General Benefits)</b>	<b>46.1538%</b>
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Beautification includes various streetscape related services and physical improvements. The types of streetscape services include:

## TARZANA SAFARI WALK BID – ASSESSMENT ENGINEER’S REPORT

- Trash removal – picked up weekly from TSWBID receptacles
- Litter and debris – weekly sweeping and removal from sidewalks and gutters
- Tree trimming – periodically, as needed
- Weed abatement - periodically, as needed
- Trash receptacle and decorative TSWBID medallion repair/replacement – as needed
- Graffiti removal – as needed

Beautification will assist in enhancing the image of each individual assessed parcel in the TSWBID. Beautification services and improvements are designed to increase vehicular and pedestrian traffic within the TSWBID that is intended to increase commerce and customer activity, attract and retain new business and patrons for assessed parcels within the TSWBID boundaries, increase rents and occupancies as well as maintain or increase the consumer and visitor base. Each assessed parcel will proportionally specially benefit from Beautification.

The goal of Beautification is to establish and maintain a clean, beautiful and friendly TSWBID by providing these services and improvements to all the individually assessed parcels in the TSWBID. Beautification services and improvements will be provided only within the proposed renewed TSWBID boundaries and for the special benefit of identified and assessed parcels within the proposed renewed TSWBID. No Beautification services and improvements are provided outside of the TSWBID boundaries.

**2) District Identity**      \$8,808 (Special + General Benefits)      11.8881%

District Identity includes: website development and updates, newsletter publication, branding and marketing program development, advertising, promotional banners, public relations activities and special events. District Identity also include business attraction, recruitment and retention which involves preparation of public relations and promotional materials. Special events may include concerts and street festivals. Each District Identity initiative is designed to build upon a positive image already developed by past TSWBID District Identity efforts.

District Identity is intended to increase vehicle, pedestrian and visitor traffic to the TSFBID and, in turn, increase exposure and visibility to assessed TSWBID parcels and their businesses and other attractions within the District. District Identity is designed to specially benefit and improve the marketability of the array of goods and services provided by businesses on each identified and assessed parcel within the TSWBID. District Identity will only be provided for individually-assessed parcels within the TSWBID boundaries, and will provide a special benefit to those parcels with the goal of increasing pedestrian and automobile traffic within the TSWBID, which is intended to increase commerce and attract and retain businesses in the TSWBID. No District Identity programs will be provided for parcels or businesses outside of the TSWBID boundary.

**3) Administration**      \$31,088 (Special + General Benefits)      41.958%

Administration includes the cost of personnel to oversee implementation of the various programs, services and improvement projects delineated in this Report during the TSWBID’s 10-year term. This element also includes oversight of the Owners’ Association’s compliance with the terms of its contract with the City, including Brown Act compliance and requests. Administration includes accounting/bookkeeping fees and

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Directors & Officers and General Liability insurance. Management staff expenses are allocated according to generally accepted accounting job costing procedures and are allocated to the specific areas in which staff works.

Administration also includes the costs associated with operating a successful and professional TSWBID such as legal services, printing, postage, supplies, production of the Annual Planning Report and Budget and quarterly reports. It also includes projected contingency costs such as delinquent assessments, unforeseen expenses and the costs associated with TSWBID renewal, as well as City and/or County fees associated with their oversight of the TSWBID.

Administration is key to the proper expenditure of TSWBID assessment funds and the administration of TSWBID programs and activities that are intended to provide consistent and effective services for the appeal of assessed properties within the TSWBID which, in turn, are intended to increase business volumes and commercial occupancies and rental income for each parcel within the TSWBID.

In summary, all TSWBID funded services, programs and improvements described above confer special benefits to identified assessed parcels inside the TSWBID boundaries and none will be provided outside of the TSWBID. Each assessed parcel within the TSWBID will proportionately specially benefit from the beautification, district identity and administration. These services, programs and improvements are intended to improve commerce, employment, rents and occupancy rates of assessed parcels within the TSWBID by reducing litter, maintaining landscaping and physical improvements and professionally marketing goods, services and spaces available within the TSWBID. All TSWBID funded services programs and improvements are considered supplemental, above normal base level services provided by the City of Los Angeles and are only provided for the special benefit of each and every assessed parcel within the boundaries of the proposed TSWBID.

### **WORK PLAN BUDGET**

Each identified assessed parcel within the TSWBID will be assessed for the proportionate special benefit conferred upon it. The projected TSWBID program special benefit (assessment) cost allocation budget for Year 1 (2023) is shown in the following Table:

**TSWBID Year 1 (2023) Special Benefit Assessment Budget**

BEAUTIFICATION	DISTRICT IDENTITY	ADMINISTRATION	TOTAL
46.1538%	11.8881%	41.9580%	100%
\$33,000	\$8,500	\$30,000	\$71,500

In order to carry out the TSWBID programs outlined in the previous section, a Year 1 assessment budget of \$71,500 is projected. Since the TSWBID is being renewed for a 10-year term, projected program costs for future years (Years 2-10) are set at the inception of the TSWBID. While future inflationary and other program cost increases are unknown at this point, a maximum annual increase of 5%, commensurate to special benefits received by each assessed parcel, is incorporated into the projected program costs and assessment rates for the 10-year TSWBID term.

TSWBID funds may be used for renewal of the TSWBID. Funds remaining after Year 10 of the proposed renewed TSWBID shall be rolled over into the new TSWBID in accordance with City policy if renewed

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again or, if not renewed, unexpended/unencumbered funds shall be returned to the property owners in accordance with City policy and State PBID Law (Streets and Highways Code section 36671).

Detailed annual budgets will be prepared by the Owner’s Association Board and included in an Annual Planning Report for the City Council’s review and approval.

It is recognized that market conditions may cause the cost of providing goods and services to fluctuate from year to year during the 10-year term of the proposed renewed TSWBID. Accordingly, the Owners’ Association shall have the ability to reallocate up to 10% of any budget line item, within the budget categories, based on such cost fluctuations subject to the review and approval by the Owners’ Association Board and in accordance with City policy. Such reallocation will be included in the Annual Planning Report for the approval by the Los Angeles City Council pursuant to the Streets and Highways Code Section 36650. Any accrued interest or delinquent payments will be expended in the budget category in accordance with City policy.

A 10-year projected TSWBID budget is shown in the following Table:

### **YEAR 1-10 PROJECTED DISTRICT ASSESSMENT BUDGET SUMMARY (Special Benefits)**

(Assumes 5% max rate increase per year)

YEAR	BEAUTIFICATION	DISTRICT IDENTITY	ADMINISTRATION	TOTAL
%	46.1538%	11.8881%	41.9580%	100%
YEAR 1-2023	\$33,000	\$8,500	\$30,000	\$71,500
YEAR 2-2024	\$34,650	\$8,925	\$31,500	\$75,075
YEAR 3-2025	\$36,383	\$9,371	\$33,075	\$78,829
YEAR 4-2026	\$38,202	\$9,840	\$34,729	\$82,771
YEAR 5-2027	\$40,112	\$10,332	\$36,465	\$86,909
YEAR 6-2028	\$42,118	\$10,849	\$38,288	\$91,255
YEAR 7-2029	\$44,224	\$11,391	\$40,202	\$95,817
YEAR 8-2030	\$46,435	\$11,961	\$42,212	\$100,608
YEAR 9-2031	\$48,757	\$12,559	\$44,323	\$105,639
YEAR 10-2032	\$51,195	\$13,187	\$46,539	\$110,921

The TSWBID assessments may increase for each individual parcel each year during the 10-year effective operating period, but not to exceed 5% per year, commensurate to special benefits received by each assessed parcel, and must be approved by the Owners’ Association Board of Directors, included in the Annual Planning Report and adopted by the City of Los Angeles City Council. Any accrued interest and delinquent payments will be expended within the budgeted categories in accordance with City policy. The Owners’ Association Board of Directors (Property Owner’s Association of the TSWBID) shall determine

## TARZANA SAFARI WALK BID – ASSESSMENT ENGINEER’S REPORT

the percentage increase to the annual assessment and the methodology employed to determine the amount of the increase. The Owners’ Association Executive Director shall communicate the annual increase to the City each year in which the TSWBID operates at a time determined in the Administration Contract held between the Owners’ Association and the City of Los Angeles. No bonds are to be issued in conjunction with the proposed renewed TSWBID.

Pursuant to Section 36671 of the Streets and Highways Code, any funds remaining after the 10th year of operation will be rolled over into the renewal budget or returned to stakeholders in accordance with City policy. TSWBID assessment funds may be used to pay for costs related to the following TSWBID renewal term. If the TSWBID is not renewed or terminated for any reason, unencumbered/unexpended funds will be returned to the property owners in accordance with City policy and State Law.

**Finding 3. From Section 4(a): (Determine) the proportionate special benefit derived by each parcel in relationship to the entirety of the.....cost of public improvement(s) or the maintenance and operation expenses.....or the cost of the property related service being provided.**

Each identified assessed parcel within the district will be assessed based on property characteristics unique only to that parcel. Based on the specific needs and corresponding nature of the program activities to be funded by the proposed renewed TSWBID (i.e. beautification, district identity and administration), it is the opinion of this Assessment Engineer that the assessment factors on which to base assessment rates relate directly to the proportionate amount of parcel land area and street frontage within one Benefit Zone.

The calculated assessment rates are applied to the actual measured parameters of each parcel and thereby are proportional to each and every other identified assessed parcel within the district as a whole. Larger parcels and/or parcels with larger frontages are expected to impact the demand for services and programs to a greater extent than smaller parcels and/or smaller street frontages and thus, are assigned a greater proportionate degree of assessment program and service costs.

The proportionate special benefit value for each parcel has been calculated based on proportionate formula component and is listed as an attachment to the Management District Plan and this Report. The individual percentages (i.e. proportionate relationship to the total special benefit related program and activity value) is computed by dividing the individual parcel assessment by the total special benefit value.

**Finding 4. From Section 4(a): No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel.**

Not only are the proposed program costs reasonable due to the benefit of group purchasing and contracting which would be possible through the proposed renewed TSWBID, they are also considerably less than other options considered by the TSWBID Board. The actual assessment rates for each parcel within the TSWBID directly relate to the level of service and, in turn, special benefit to be conferred on each parcel based on the respective parcel land area and street frontage within one Benefit Zone.



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**Finding 5. From Section 4(a): Parcels.....that are owned or used by any (public) agency shall not be exempt from assessment.....**

Article XIID states that parcels within a District that are owned or used by any agency, the State of California or the United States shall not be exempt from assessment unless the agency can demonstrate by clear and convincing evidence that those publicly-owned parcels in fact receive no special benefit.

There are currently no publicly owned parcels within the boundaries of the proposed renewed TSWBID. In, the future, should any other parcels be acquired by a public agency, it is the opinion of this Assessment Engineer that there is no clear and convincing evidence that such parcels would not receive special benefits and thus, would not be exempt from assessments nor assessed differently than privately owned parcels.

**Finding 6. From Section 4(b): All assessments must be supported by a detailed engineer’s report prepared by a registered professional engineer certified by the State of California.**

This report serves as the detailed engineer’s report to support the benefit property assessments proposed to be levied within the proposed renewed TSWBID.

**Finding 7. From Section 4(c): The amount of the proposed assessment for each parcel shall be calculated (along with) the total amount thereof chargeable to the entire district, the duration of such payments, the reason for such assessment and the basis upon which the amount of the proposed assessment was calculated.**

The individual and total parcel assessments attributable to special property benefits are shown in Appendix 1 to the Management District Plan and this Report. The proposed renewed TSWBID and resultant assessment levies will continue for 10-years and may be renewed again at that time. The reasons for the proposed assessments are outlined in Finding 2 above as well as in the Management District Plan. The calculation basis of the proposed assessment is based on the respective parcel land area and street frontage within one Benefit Zone.

### **Assessment Formula Methodology**

#### **Step 1. Select Basic Benefit Unit(s)**

##### **Background - Assessment Formula Development**

The method used to determine special benefits derived by each identified assessed property within a BID begins with the selection of a suitable and tangible basic benefit unit. For property related services, such as those proposed in the TSWBID, the benefit unit may be measured in linear feet of street frontage or parcel size in square feet or building size in square feet or any combination of these factors. Factor quantities for each parcel are then measured or otherwise ascertained. From these figures, the amount of benefit units to be assigned to each property can be calculated. Special circumstances such as unique geography, land uses, development constraints etc. are carefully reviewed relative to specific programs and improvements to be funded by a BID in order to determine any levels of different benefit that may apply on a parcel-by-parcel or categorical basis.

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Based on the factors described above such as geography and nature of programs and activities proposed, an assessment formula is developed which is derived from a singular or composite basic benefit unit factor or factors. Within the assessment formula, different factors may be assigned different weights or percentage of values based on their relationship to programs/services to be funded.

Next, all program and activity costs, including incidental costs, BID administration and ancillary program costs, are estimated. It is noted, as stipulated in Article XIID Section 4(b) of the California Constitution, and now required of all property-based assessment Districts, indirect or general benefits costs may not be incorporated into the assessment formula and levied on BID properties; only direct or special benefits and costs may be considered. Indirect or general benefits, if any, must be identified and, if quantifiable, calculated and factored out of the assessment cost basis to produce a net cost figure. In addition, Article XIID Section 4(b) of the California Constitution also no longer automatically exempts publicly owned property from being assessed unless the respective public agency can provide clear and convincing evidence that their property does not specially benefit from the programs and services to be funded by the proposed special assessments. If special benefit is determined to be conferred upon such properties, they must be assessed in proportion to special benefits conferred in a manner similar to privately owned property assessments. (See page 16 of this Report for discussion regarding publicly owned parcels within the TSWBID).

From the estimated net program costs, the value of a basic benefit unit or basic net unit cost can be computed by dividing the total amount of estimated net program costs by the total number of benefit units. The amount of assessment for each parcel can be computed at this time by multiplying the Net Unit Cost times the number of Basic Benefit Units per parcel. This is known as spreading the assessment or the assessment spread in that all costs are allocated proportionally or spread amongst all benefitting properties within a BID.

The method and basis of spreading program costs varies from one BID to another based on local geographic conditions, types of programs and activities proposed, and size and development complexity of the district. BIDs may require secondary zones to be identified to allow for a tiered assessment formula for variable or stepped-down services and special benefits conferred.

### TSWBID Assessment Formula

Based on the specific needs and corresponding nature of the program activities to be funded by the proposed renewed TSWBID (i.e. beautification, district identity and administration) it is the opinion of this Assessment Engineer that the assessment factors on which to base assessment rates relate directly to the proportionate amount of parcel land area and street frontage within one Benefit Zone. It is noted that all parcels within the BID will be assessed for their Ventura Boulevard street frontage while the corner parcels on Reseda Boulevard, Mecca Avenue, Amigo Avenue, Yolanda Avenue, Crebs Avenue and Burbank Boulevard will also be assessed for side streets frontages where TSWBID funded services are also provided.

The Basic Benefit Units will be expressed as a function of parcel land area (Benefit Unit A) and street frontage (Benefit Unit B). Based on the shape of the proposed renewed TSWBID, as well as the nature of the proposed TSWBID program elements, it is determined that all identified assessed properties will gain a direct and proportionate degree of special benefit based on the respective amount of parcel land area and street frontage within one Benefit Zone.

## TARZANA SAFARI WALK BID – ASSESSMENT ENGINEER’S REPORT

Based on the property characteristics of the TSWBID, parcel land area and street frontage quantities are a common method of fairly and equitably spreading special benefits to these beneficiaries of TSWBID funded services, programs and improvements. Using these two assessment formula components of parcel land area and street frontage works well in lower profile commercial districts with relatively homogeneous development patterns and intensities such as the Tarzana Safari Walk. The commercial buildings in this area are primarily 1-2 stories with a few 3 story office buildings along with scattered surface and structured parking. These assessment formula factors directly relate to the amount of special benefit will be conferred on each assessed parcel from TSWBID funded programs, activities and improvements.

Land Area in square feet (SF) is a direct measure of the current and future development capacity of each parcel and its corresponding impact or draw on TSWBID funded activities. In the opinion of this Assessment Engineer, the targeted weight of this factor, land area, should generate approximately 90% of the total TSWBID revenue (91.63709%) when adjusted for precise parcel measurements and program costs and service levels).

Street frontage in linear feet (LF) is a direct measure of the static utilization of each parcel and its corresponding impact or draw on TSWBID funded activities, the majority of which are linear in nature (i.e. beautification). In the opinion of this Assessment Engineer, the targeted weight of this factor, street frontage, should generate approximately 10% of the total TSWBID revenue (8.36291%) when adjusted for precise parcel measurements and program costs and service levels.

### **Step 2. Quantify Total Basic Benefit Units**

Taking into account all identified specially benefiting parcels within the TSWBID and their respective assessable benefit units, the cumulative quantities and assessment revenues by factor are shown in the following Tables:

**Year 1 – 2023 - Assessable Benefit Units**

LAND AREA (SF)	STREET FRONTAGE (LF)	# OF PARCELS	# OF ASSESSABLE PARCELS
698,072	5,917.5	36	36

**Year 1 – 2023 - Projected Assessment Revenue**

LAND AREA ASSMT REVENUE	STREET FRONTAGE ASSMT REVENUE	TOTAL
\$68,204.01	\$5,895.99	\$74,100.00
92.04320%	7.95680%	100.00%

### **Step 3. Calculate Benefit Units for Each Property**

The number of Benefit Units for each identified benefiting parcel within the proposed renewed TSWBID was computed from data extracted from County Assessor records and maps. These data sources delineate

## TARZANA SAFARI WALK BID – ASSESSMENT ENGINEER’S REPORT

current land uses, property areas and dimensions of record for each tax parcel. While it is understood that this data does not represent legal field survey measurements or detailed title search of recorded land subdivision maps or building records, it does provide an acceptable basis for the purpose of calculating property-based assessments. All respective property data being used for assessment computations will be provided to each property owner in the TSWBID for their review. If a property owner believes there is an error on a parcel’s assessed factors, the TSWBID may confirm the data with the LA County Assessor’s office. If TSWBID data matches Assessor’s data, the property owner may opt to work with the Assessor’s office to correct the data so that the TSWBID assessment may be corrected.

### **Step 4. Determine Assessment Formula**

In the opinion of this Assessment Engineer the assessment formula for the proposed renewed TSWBID is as follows:

$$\text{Assessment} = \text{Land Area in square feet (Unit A) x Unit A Rate, plus} \\ \text{Street Frontage in linear feet (Unit B) x Unit B Rate}$$

### ***Changes to Parcel and/or Street Frontage***

Any changes in parcel area and/or street frontage(s) as a result of parcel adjustments including but not limited to lot splits, consolidations, subdivisions, street dedications, right of way setbacks shall have their assessment adjusted upon final City approval of such parcel adjustments.

### ***Other Future Development***

Other than future maximum rates and the assessment methodology delineated in this Report, per State Law (Government Code Section 53750), future assessments may increase for any given parcel if such an increase is attributable to events other than an increased rate or revised methodology, such as a change in the parcel configuration. Any change in assessment formula methodology or rates other than as stipulated in this Report would require a new Article XIID ballot procedure in order to approve any such changes.

The complete Year 1 – 2023 assessment roll of all parcels to be assessed by the TSWBID is included in this Report as Appendix I.

### **Assessment Formula Unit Rates**

Using figures from the Assessable Benefit Units Table and the Projected Assessment Revenue Table on page 18 of this Report, the assessment rate is calculated as follows:

#### **Land Area Rate (Unit A)**

$$(\$71,500 \times 91.63709\%) / 669,396 \text{ units} = \$0.09788 \text{ per square foot of land area}$$

#### **Street Frontage Rate (Unit B)**

$$(\$71,500 \times 8.36291\%) / 5,979 \text{ units} = \$1.00008 \text{ per linear foot of street frontage}$$

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## **YEAR 1 –2023 Assessment Rates**

<b>LAND AREA ASSMT RATE (\$/Square Foot)</b>	<b>STREET FRONTAGE ASSMT RATE (\$/Linear Foot)</b>
\$0.09788	\$1.00008

### **Step 5. Estimate Total TSWBID Costs**

The total projected 10-year special benefit values for 2023-2032 of the TSWBID are shown in the Table on page 14 of this Report assuming a maximum increase per year, commensurate to special benefits received by each assessed parcel.

### **Step 6. Separate General Benefits from Special Benefits and Related Costs (Article XIID Section 4(b) of the California Constitution)**

Total Year 1 benefits are estimated at \$74,093. General benefits are factored at 3.5% of the total benefit value (see Finding 2 beginning on page 6 of this Report) with special benefits set at 96.5%. Article XIID limits the levy of property assessments to costs attributed to special benefits only. The 3.5% general benefit value is computed to be \$2,593 with a resultant 96.5% special benefit limit computed at \$71,500. Based on current property data and land uses, this is the maximum amount of Year 1 (2023) revenue that can be derived from property assessments from the TSWBID.

All program costs associated with general benefits will be derived from sources other than TSWBID assessments.

### **Step 7. Calculate Basic Unit Cost**

With a YR 1 - 2023 assessment revenue portion of the budget set at \$71,500 (special benefit only), the Basic Unit Costs (rates) are shown earlier in Step 4. Since the TSWBID is proposed to be renewed for a 10-year term, maximum assessments for future years (2023-2032) must be set at the inception of the proposed renewed TSWBID. An annual inflationary assessment rate increase of up to 5%, commensurate to special benefits received by each assessed parcel, may be imposed for future year assessments, on approval by the TSWBID Property Owner’s Association. The maximum assessment rates for the 10-year proposed renewed TSWBID term of 2023-2032 are shown in the Table below. The assessment rates listed constitute the maximum assessment rates that may be imposed for each year of the proposed renewed TSWBID term (2023-2032). In addition, any annual budget surplus will be incorporated into the subsequent year’s TSWBID budget in accordance with City policy. Within the constraints of the annual adjustment, annual assessments will be set to account for surpluses carried forward in accordance with City policy.

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## TSWBID 10-Year Maximum Assessment Rates (Includes a 5%/Yr. Max Increase)

	LAND AREA ASSMT RATE (\$/Square Foot)	STREET FRONTAGE ASSMT RATE (\$/Linear Foot)
YEAR 1-2023	\$0.0978800	\$1.000080
YEAR 2-2024	\$0.102774	\$1.050084
YEAR 3-2025	\$0.107913	\$1.102588
YEAR 4-2026	\$0.113309	\$1.157717
YEAR 5-2027	\$0.118974	\$1.215603
YEAR 6-2028	\$0.124923	\$1.276383
YEAR 7-2029	\$0.131169	\$1.340202
YEAR 8-2030	\$0.137727	\$1.407212
YEAR 9-2031	\$0.144613	\$1.477573
YEAR 10-2032	\$0.151844	\$1.551452

### **SAMPLE ASSESSMENT CALCULATION:**

A 20,000 square foot (SF) corner parcel with 200 linear feet (LF) of Ventura Boulevard and 100 linear feet (LF) of other street frontage:

Land Area = 20,000 square feet x \$0.09788/square foot = \$ 1,957.60

Street Frontage = (200 linear feet + 100 linear feet) x \$1.00008/linear foot = \$ 300.02

TOTAL YEAR 1 (2023) ASSESSMENT = **\$ 2,257.62**

The complete Year 1 – 2023 assessment roll of all parcels to be assessed by the TSWBID is included in this Report as Appendix I.

## TARZANA SAFARI WALK BID – ASSESSMENT ENGINEER’S REPORT

### **Step 8. Spread the Assessments**

The resultant assessment spread calculation results for each parcel within the TSWBID are shown in this Report and the Management District Plan and were determined by applying the TSWBID assessment formula to each identified benefiting property.

### **Miscellaneous TSWBID Provisions**

#### **Time and Manner of Collecting Assessments:**

Assessments shall be collected at the same time and in the same manner as ad valorem taxes paid to the County of Los Angeles (Operation Years 2023-2032). The TSWBID assessments shall appear as a separate line item on the property tax bills issued by the Los Angeles County Assessor. The City of Los Angeles is authorized to collect any assessments not placed on the County tax rolls, or to place assessments, unpaid delinquent assessments, or penalties on the County tax rolls as appropriate to implement the Management District Plan.

#### **Bonds:**

No bonds are to be issued in conjunction with this proposed renewed TSWBID.

#### **Duration**

As allowed by State PBID Law, the TSWBID will have a ten (10) year operational term from January 1, 2023 to December 31, 2032. The proposed TSWBID operation is expected to begin services on January 1, 2023. If the TSWBID is not renewed by the end of the proposed renewed 10-year term, services will end on December 31, 2032 and no additional assessments will be levied.

# APPENDIX 1

## TSWBID YR 1 – 2023 ASSESSMENT ROLL



# TARZANA SAFARI WALK BID – ASSESSMENT ENGINEER’S REPORT

APN	SITE ADDRESS	LAND AREA (Square Feet)	STREET FRONTAGE (Linear Feet)	LAND AREA ASSMT	STREET FRONTAGE ASSMT	2023 TOTAL ASSMT	% OF TOTAL
2160002005	18705 VENTURA BLVD	32,230	445	\$3,154.67	\$445.04	\$3,599.71	5.03%
2160002050	18711 VENTURA BLVD	82,328	614	\$8,058.30	\$614.05	\$8,672.35	12.13%
2160006009	18627 VENTURA BLVD	6,940	56	\$679.29	\$56.00	\$735.29	1.03%
2160006010	18635 VENTURA BLVD	7,780	63	\$761.51	\$63.01	\$824.51	1.15%
2160006011	18641 VENTURA BLVD	6,250	50	\$611.75	\$50.00	\$661.75	0.93%
2160006028	18625 VENTURA BLVD	13,890	113	\$1,359.55	\$113.01	\$1,472.56	2.06%
2160006037	18607 VENTURA BLVD	44,610	150	\$4,366.43	\$150.01	\$4,516.44	6.32%
2160006038	18645 VENTURA BLVD	34,350	418	\$3,362.18	\$418.03	\$3,780.21	5.29%
2160007007	18527 VENTURA BLVD	3,890	28	\$380.75	\$28.00	\$408.76	0.57%
2160007008	18533 VENTURA BLVD	6,250	47	\$611.75	\$47.00	\$658.75	0.92%
2160007010	18547 VENTURA BLVD	6,250	47	\$611.75	\$47.00	\$658.75	0.92%
2160007011	18551 VENTURA BLVD	4,170	33	\$408.16	\$33.00	\$441.16	0.62%
2160007026	18521 VENTURA BLVD	4,200	33	\$411.10	\$33.00	\$444.10	0.62%
2160007027	18525 VENTURA BLVD	3,890	33	\$380.75	\$33.00	\$413.76	0.58%
2160007028	18543 VENTURA BLVD	5,910	40	\$578.47	\$40.00	\$618.47	0.86%
2160007029	18537 VENTURA BLVD	6,580	55	\$644.05	\$55.00	\$699.05	0.98%
2160007034	18505 VENTURA BLVD	33,270	409	\$3,256.47	\$409.03	\$3,665.50	5.13%
2160007036	18585 VENTURA BLVD	16,390	132	\$1,604.25	\$132.01	\$1,736.26	2.43%
2160007037	18555 VENTURA BLVD	16,670	136	\$1,631.66	\$136.01	\$1,767.67	2.47%
2161008018	18760 VENTURA BLVD	29,340	338	\$2,871.80	\$338.03	\$3,209.83	4.49%
2161008020	18740 VENTURA BLVD	36,300	136	\$3,553.04	\$136.01	\$3,689.05	5.16%
2161015010	18600 VENTURA BLVD	5,660	156	\$554.00	\$156.01	\$710.01	0.99%
2161015011	18614 VENTURA BLVD	9,660	84	\$945.52	\$84.01	\$1,029.53	1.44%
2161015012	18616 VENTURA BLVD	4,830	42	\$472.76	\$42.00	\$514.76	0.72%
2161015019	18644 VENTURA BLVD	42,310	447	\$4,141.30	\$447.04	\$4,588.34	6.42%
2161016003	18580 VENTURA BLVD	4,872	42	\$476.87	\$42.00	\$518.87	0.73%
2161016004	18584 VENTURA BLVD	4,872	42	\$476.87	\$42.00	\$518.87	0.73%
2161016006	18590 VENTURA BLVD	4,872	42	\$476.87	\$42.00	\$518.87	0.73%
2161016007	18594 VENTURA BLVD	5,720	154	\$559.87	\$154.01	\$713.89	1.00%
2161016050	18588 VENTURA BLVD	4,582	40	\$448.49	\$40.00	\$488.49	0.68%
2161016051	VENTURA BLVD	290	3	\$28.39	\$3.00	\$31.39	0.04%
2161016052	18568 VENTURA BLVD	14,290	217	\$1,398.71	\$217.02	\$1,615.72	2.26%
2161017009	18524 VENTURA BLVD	10,980	204	\$1,074.72	\$204.02	\$1,278.74	1.79%
2161017023	18544 VENTURA BLVD	12,050	156	\$1,179.45	\$156.01	\$1,335.47	1.87%
2161017024	18556 VENTURA BLVD	9,130	201	\$893.64	\$201.02	\$1,094.66	1.53%
2161026005	18644 VENTURA BLVD	133,790	773	\$13,095.37	\$773.06	\$13,868.43	19.40%
		<b>669,396</b>	<b>5,979</b>	<b>\$65,520.52</b>	<b>\$5,979.48</b>	<b>\$71,500.00</b>	<b>100.00%</b>

# APPENDIX 2

## TSWBID BOUNDARY MAP

# TARZANA SAFARI WALK BID – ASSESSMENT ENGINEER’S REPORT

