

ORDINANCE NO. 188669

An ordinance establishing Fiscal Year 2025-26 tax levy for City of Los Angeles Community Facilities District No. 11 (Ponte Vista).

WHEREAS, the Los Angeles City Council (Council) adopted Ordinance No. 186856 (Ordinance of Formation), which established City of Los Angeles Community Facilities District No. 11 (Ponte Vista) (District) to finance certain public facilities and provided for the levy of a special tax for the District pursuant to the Mello-Roos Community Facilities Act of 1982, as amended, and found under California Government Code Sections 53311, et seq.;

WHEREAS, the Council adopted Ordinance No. 186921, which authorized the levying of a special tax within the District on an annual basis until the indebtedness of the District is paid off or as otherwise provided in the Ordinance of Formation; and

WHEREAS, the Council, acting in its capacity as the legislative body of the District, adopts this ordinance.

NOW, THEREFORE,

**THE PEOPLE OF THE CITY OF LOS ANGELES
DO ORDAIN AS FOLLOWS:**

Section 1. An annual special tax on the parcels of property within the District is hereby levied for Fiscal Year 2025-26 at the specified amount for each parcel of property, identified by Assessor Parcel Number, all as described in the attached Exhibit "A," except that: (i) no special tax is levied on any parcel of property for which the special tax has been prepaid, discharged, and permanently satisfied in accordance with the District's Ordinance of Formation; and (ii) in the event any parcel of property is renumbered, subdivided, or consolidated with another parcel of property, the special tax applicable to the former Assessor Parcel Number shall be levied on a pro rata basis on the new Assessor Parcel Number(s) resulting from the renumbering, subdivision, or consolidation.

EXHIBIT A

City of Los Angeles
Community Facilities District No. 11
(Ponte Vista)

Special Tax Levy for Fiscal Year 2025-2026

APN	Fiscal Year 2025-2026 Maximum Special Tax	Fiscal Year 2025-2026 Special Tax
7442-034-001	\$3,466.05	\$2,946.14
7442-034-002	\$3,972.15	\$3,376.33
7442-034-003	\$3,972.15	\$3,376.33
7442-034-004	\$3,466.05	\$2,946.14
7442-034-005	\$3,972.15	\$3,376.33
7442-034-006	\$3,972.15	\$3,376.33
7442-034-007	\$3,466.05	\$2,946.14
7442-034-008	\$3,972.15	\$3,376.33
7442-034-009	\$3,972.15	\$3,376.33
7442-034-010	\$3,466.05	\$2,946.14
7442-034-011	\$3,972.15	\$3,376.33
7442-034-012	\$3,972.15	\$3,376.33
7442-034-013	\$3,466.05	\$2,946.14
7442-034-014	\$3,972.15	\$3,376.33
7442-034-015	\$3,972.15	\$3,376.33
7442-034-016	\$3,972.15	\$3,376.33
7442-034-017	\$3,466.05	\$2,946.14
7442-034-018	\$3,972.15	\$3,376.33
7442-034-019	\$3,466.05	\$2,946.14
7442-034-020	\$3,972.15	\$3,376.33
7442-034-021	\$3,972.15	\$3,376.33
7442-034-022	\$3,466.05	\$2,946.14
7442-034-023	\$3,972.15	\$3,376.33
7442-034-024	\$3,972.15	\$3,376.33
7442-034-025	\$3,466.05	\$2,946.14
7442-034-026	\$3,972.15	\$3,376.33
7442-034-027	\$3,972.15	\$3,376.33
7442-034-028	\$3,972.15	\$3,376.33
7442-034-029	\$3,972.15	\$3,376.33
7442-034-030	\$3,466.05	\$2,946.14
7442-034-031	\$3,466.05	\$2,946.14
7442-034-032	\$3,972.15	\$3,376.33
7442-034-033	\$3,972.15	\$3,376.33
7442-034-034	\$3,972.15	\$3,376.33
7442-034-035	\$3,466.05	\$2,946.14
7442-034-036	\$3,972.15	\$3,376.33
7442-034-037	\$3,466.05	\$2,946.14
7442-034-038	\$3,972.15	\$3,376.33
7442-034-039	\$3,972.15	\$3,376.33
7442-034-040	\$3,972.15	\$3,376.33
7442-034-041	\$3,466.05	\$2,946.14
7442-034-042	\$3,972.15	\$3,376.33
7442-034-043	\$3,972.15	\$3,376.33
7442-034-044	\$3,972.15	\$3,376.33
7442-034-045	\$3,466.05	\$2,946.14
7442-034-046	\$3,972.15	\$3,376.33
7442-034-047	\$3,972.15	\$3,376.33
7442-034-048	\$3,466.05	\$2,946.14
7442-034-049	\$3,972.15	\$3,376.33
7442-034-050	\$3,972.15	\$3,376.33
7442-034-051	\$3,466.05	\$2,946.14
7442-034-052	\$3,972.15	\$3,376.33
7442-034-053	\$3,466.05	\$2,946.14
7442-034-054	\$3,972.15	\$3,376.33
7442-034-055	\$3,466.05	\$2,946.14
7442-034-056	\$3,466.05	\$2,946.14
7442-034-057	\$3,276.00	\$2,784.60
7442-034-058	\$3,466.05	\$2,946.14
7442-034-059	\$3,276.00	\$2,784.60
7442-034-060	\$3,466.05	\$2,946.14
7442-034-061	\$3,466.05	\$2,946.14

	Fiscal Year 2025-2026	Fiscal Year 2025-2026
APN	Maximum Special Tax	Special Tax
7442-034-062	\$3,466.05	\$2,946.14
7442-034-063	\$3,276.00	\$2,784.60
7442-034-064	\$3,466.05	\$2,946.14
7442-034-065	\$3,276.00	\$2,784.60
7442-034-066	\$3,466.05	\$2,946.14
7442-035-001	\$3,466.05	\$2,946.14
7442-035-002	\$3,972.15	\$3,376.33
7442-035-003	\$3,972.15	\$3,376.33
7442-035-004	\$3,466.05	\$2,946.14
7442-035-005	\$3,972.15	\$3,376.33
7442-035-006	\$3,972.15	\$3,376.33
7442-035-007	\$3,466.05	\$2,946.14
7442-035-008	\$3,276.00	\$2,784.60
7442-035-009	\$3,466.05	\$2,946.14
7442-035-010	\$3,466.05	\$2,946.14
7442-035-011	\$3,466.05	\$2,946.14
7442-035-012	\$3,466.05	\$2,946.14
7442-035-013	\$3,466.05	\$2,946.14
7442-035-014	\$3,466.05	\$2,946.14
7442-035-015	\$3,276.00	\$2,784.60
7442-035-016	\$3,466.05	\$2,946.14
7442-035-017	\$3,276.00	\$2,784.60
7442-035-018	\$3,466.05	\$2,946.14
7442-035-019	\$3,466.05	\$2,946.14
7442-035-020	\$3,466.05	\$2,946.14
7442-035-021	\$3,276.00	\$2,784.60
7442-035-022	\$3,466.05	\$2,946.14
7442-035-023	\$3,276.00	\$2,784.60
7442-035-024	\$3,466.05	\$2,946.14
7442-035-025	\$3,466.05	\$2,946.14
7442-035-026	\$3,276.00	\$2,784.60
7442-035-027	\$3,466.05	\$2,946.14
7442-035-028	\$3,276.00	\$2,784.60
7442-035-029	\$3,466.05	\$2,946.14
7442-035-030	\$3,466.05	\$2,946.14
7442-035-031	\$3,466.05	\$2,946.14
7442-035-032	\$3,276.00	\$2,784.60
7442-035-033	\$3,466.05	\$2,946.14
7442-035-034	\$3,466.05	\$2,946.14
7442-035-035	\$3,466.05	\$2,946.14
7442-035-036	\$3,466.05	\$2,946.14
7442-035-037	\$3,466.05	\$2,946.14
7442-035-038	\$3,466.05	\$2,946.14
7442-035-039	\$3,276.00	\$2,784.60
7442-035-040	\$3,466.05	\$2,946.14
7442-035-041	\$3,276.00	\$2,784.60
7442-035-042	\$3,466.05	\$2,946.14
7442-035-043	\$3,276.00	\$2,784.60
7442-035-044	\$3,466.05	\$2,946.14
7442-035-045	\$3,466.05	\$2,946.14
7442-035-046	\$3,466.05	\$2,946.14
7442-035-047	\$3,276.00	\$2,784.60
7442-035-048	\$3,466.05	\$2,946.14
7442-035-049	\$3,466.05	\$2,946.14
7442-035-050	\$3,466.05	\$2,946.14
7442-035-051	\$3,276.00	\$2,784.60
7442-035-052	\$3,466.05	\$2,946.14
7442-035-053	\$3,466.05	\$2,946.14
7442-036-002	\$3,466.05	\$2,946.14
7442-036-003	\$3,466.05	\$2,946.14
7442-036-004	\$3,276.00	\$2,784.60
7442-036-005	\$3,466.05	\$2,946.14
7442-036-006	\$3,466.05	\$2,946.14
7442-036-007	\$3,466.05	\$2,946.14
7442-036-008	\$3,276.00	\$2,784.60
7442-036-009	\$3,466.05	\$2,946.14
7442-036-010	\$3,466.05	\$2,946.14
7442-036-011	\$3,466.05	\$2,946.14
7442-036-012	\$3,276.00	\$2,784.60
7442-036-013	\$3,466.05	\$2,946.14
7442-036-014	\$3,466.05	\$2,946.14
7442-036-015	\$3,276.00	\$2,784.60

	Fiscal Year 2025-2026	Fiscal Year 2025-2026
APN	Maximum Special Tax	Special Tax
7442-036-016	\$3,466.05	\$2,946.14
7442-036-017	\$3,466.05	\$2,946.14
7442-036-018	\$3,466.05	\$2,946.14
7442-036-019	\$3,276.00	\$2,784.60
7442-036-020	\$3,276.00	\$2,784.60
7442-036-021	\$3,466.05	\$2,946.14
7442-038-001	\$4,942.35	\$4,201.00
7442-038-002	\$5,148.15	\$4,375.93
7442-038-003	\$4,942.35	\$4,201.00
7442-038-004	\$5,148.15	\$4,375.93
7442-038-005	\$4,617.90	\$3,925.22
7442-038-006	\$4,942.35	\$4,201.00
7442-038-007	\$5,148.15	\$4,375.93
7442-038-012	\$5,148.15	\$4,375.93
7442-038-013	\$4,617.90	\$3,925.22
7442-038-014	\$4,617.90	\$3,925.22
7442-038-015	\$4,942.35	\$4,201.00
7442-038-016	\$4,617.90	\$3,925.22
7442-038-017	\$5,148.15	\$4,375.93
7442-038-018	\$5,148.15	\$4,375.93
7442-038-019	\$4,942.35	\$4,201.00
7442-038-020	\$5,148.15	\$4,375.93
7442-038-021	\$4,617.90	\$3,925.22
7442-038-022	\$4,942.35	\$4,201.00
7442-038-023	\$4,942.35	\$4,201.00
7442-038-024	\$4,942.35	\$4,201.00
7442-038-025	\$5,148.15	\$4,375.93
7442-038-026	\$4,942.35	\$4,201.00
7442-038-027	\$5,148.15	\$4,375.93
7442-038-028	\$4,942.35	\$4,201.00
7442-038-029	\$5,148.15	\$4,375.93
7442-038-030	\$4,942.35	\$4,201.00
7442-038-031	\$4,617.90	\$3,925.22
7442-038-032	\$4,942.35	\$4,201.00
7442-038-033	\$4,617.90	\$3,925.22
7442-038-034	\$4,617.90	\$3,925.22
7442-038-035	\$5,148.15	\$4,375.93
7442-038-036	\$4,942.35	\$4,201.00
7442-038-037	\$4,617.90	\$3,925.22
7442-038-038	\$4,617.90	\$3,925.22
7442-038-039	\$4,617.90	\$3,925.22
7442-038-040	\$5,148.15	\$4,375.93
7442-038-041	\$4,617.90	\$3,925.22
7442-038-042	\$4,617.90	\$3,925.22
7442-038-043	\$4,942.35	\$4,201.00
7442-038-044	\$4,942.35	\$4,201.00
7442-038-045	\$4,617.90	\$3,925.22
7442-038-046	\$4,942.35	\$4,201.00
7442-038-047	\$4,617.90	\$3,925.22
7442-038-050	\$5,148.15	\$4,375.93
7442-038-051	\$4,617.90	\$3,925.22
7442-038-052	\$4,942.35	\$4,201.00
7442-038-053	\$5,148.15	\$4,375.93
7442-039-001	\$4,617.90	\$3,925.22
7442-039-002	\$4,617.90	\$3,925.22
7442-039-003	\$4,617.90	\$3,925.22
7442-039-004	\$4,617.90	\$3,925.22
7442-039-005	\$4,942.35	\$4,201.00
7442-039-006	\$4,617.90	\$3,925.22
7442-039-007	\$5,148.15	\$4,375.93
7442-039-008	\$4,942.35	\$4,201.00
7442-039-009	\$5,148.15	\$4,375.93
7442-039-010	\$5,148.15	\$4,375.93
7442-039-011	\$4,942.35	\$4,201.00
7442-039-012	\$5,148.15	\$4,375.93
7442-039-013	\$4,942.35	\$4,201.00
7442-039-014	\$5,148.15	\$4,375.93
7442-039-015	\$4,617.90	\$3,925.22
7442-039-016	\$4,942.35	\$4,201.00
7442-039-017	\$5,148.15	\$4,375.93
7442-039-018	\$5,148.15	\$4,375.93
7442-039-019	\$5,148.15	\$4,375.93

	Fiscal Year 2025-2026	Fiscal Year 2025-2026
APN	Maximum Special Tax	Special Tax
7442-040-086	\$3,291.75	\$2,797.99
7442-040-087	\$3,154.20	\$2,681.07
7442-040-088	\$3,154.20	\$2,681.07
7442-040-089	\$2,870.70	\$2,440.10
7442-040-090	\$3,154.20	\$2,681.07
7442-040-091	\$3,291.75	\$2,797.99
7442-040-092	\$3,291.75	\$2,797.99
7442-040-093	\$2,870.70	\$2,440.10
7442-040-094	\$3,154.20	\$2,681.07
7442-040-095	\$3,154.20	\$2,681.07
7442-040-096	\$3,154.20	\$2,681.07
7442-040-097	\$3,154.20	\$2,681.07
7442-040-098	\$2,870.70	\$2,440.10
7442-040-099	\$3,291.75	\$2,797.99
7442-040-157	\$3,291.75	\$2,797.99
7442-040-158	\$3,154.20	\$2,681.07
7442-040-159	\$2,870.70	\$2,440.10
7442-040-160	\$3,154.20	\$2,681.07
7442-040-161	\$2,870.70	\$2,440.10
7442-040-162	\$3,154.20	\$2,681.07
7442-040-163	\$3,154.20	\$2,681.07
7442-040-164	\$3,291.75	\$2,797.99
7442-040-165	\$3,291.75	\$2,797.99
7442-040-166	\$3,154.20	\$2,681.07
7442-040-167	\$2,870.70	\$2,440.10
7442-040-168	\$3,154.20	\$2,681.07
7442-040-169	\$2,870.70	\$2,440.10
7442-040-170	\$3,154.20	\$2,681.07
7442-040-171	\$3,154.20	\$2,681.07
7442-040-172	\$3,291.75	\$2,797.99
7442-040-173	\$3,291.75	\$2,797.99
7442-040-174	\$3,154.20	\$2,681.07
7442-040-175	\$2,870.70	\$2,440.10
7442-040-176	\$3,154.20	\$2,681.07
7442-040-177	\$2,870.70	\$2,440.10
7442-040-178	\$3,154.20	\$2,681.07
7442-040-179	\$3,154.20	\$2,681.07
7442-040-180	\$3,291.75	\$2,797.99
7442-040-181	\$3,291.75	\$2,797.99
7442-040-182	\$3,154.20	\$2,681.07
7442-040-183	\$3,154.20	\$2,681.07
7442-040-184	\$2,870.70	\$2,440.10
7442-040-185	\$3,154.20	\$2,681.07
7442-040-186	\$2,870.70	\$2,440.10
7442-040-187	\$3,154.20	\$2,681.07
7442-040-188	\$3,291.75	\$2,797.99
7442-040-189	\$3,291.75	\$2,797.99
7442-040-189	\$3,154.20	\$2,681.07
7442-040-189	\$2,870.70	\$2,440.10
7442-040-189	\$3,154.20	\$2,681.07
7442-040-189	\$3,154.20	\$2,681.07
7442-040-189	\$3,291.75	\$2,797.99
7442-040-189	\$3,291.75	\$2,797.99
7442-040-189	\$3,154.20	\$2,681.07
7442-040-189	\$2,870.70	\$2,440.10
7442-040-189	\$3,154.20	\$2,681.07
7442-040-189	\$2,870.70	\$2,440.10
7442-040-189	\$3,154.20	\$2,681.07
7442-040-189	\$3,154.20	\$2,681.07
7442-040-189	\$3,291.75	\$2,797.99
7442-041-004	\$3,154.20	\$2,681.07
7442-041-005	\$3,154.20	\$2,681.07
7442-041-006	\$3,154.20	\$2,681.07
7442-041-007	\$3,154.20	\$2,681.07
7442-041-008	\$3,154.20	\$2,681.07
7442-041-009	\$3,154.20	\$2,681.07
7442-041-010	\$3,154.20	\$2,681.07
7442-041-011	\$3,154.20	\$2,681.07
7442-041-012	\$3,154.20	\$2,681.07
7442-041-013	\$3,154.20	\$2,681.07
7442-041-014	\$3,154.20	\$2,681.07
7442-041-015	\$3,154.20	\$2,681.07

	Fiscal Year 2025-2026	Fiscal Year 2025-2026
APN	Maximum Special Tax	Special Tax
7442-041-016	\$3,154.20	\$2,681.07
7442-041-017	\$3,154.20	\$2,681.07
7442-041-018	\$3,154.20	\$2,681.07
7442-041-019	\$3,154.20	\$2,681.07
7442-041-020	\$3,154.20	\$2,681.07
7442-041-021	\$3,154.20	\$2,681.07
7442-041-022	\$3,154.20	\$2,681.07
7442-041-023	\$3,154.20	\$2,681.07
7442-041-024	\$3,154.20	\$2,681.07
7442-041-025	\$3,154.20	\$2,681.07
7442-041-026	\$3,154.20	\$2,681.07
7442-041-027	\$3,154.20	\$2,681.07
7442-041-028	\$3,154.20	\$2,681.07
7442-041-029	\$3,154.20	\$2,681.07
7442-041-030	\$3,154.20	\$2,681.07
7442-041-031	\$3,154.20	\$2,681.07
7442-041-032	\$3,154.20	\$2,681.07
7442-041-034	\$3,154.20	\$2,681.07
7442-041-035	\$3,154.20	\$2,681.07
7442-041-039	\$3,154.20	\$2,681.07
7442-041-041	\$3,154.20	\$2,681.07
7442-041-042	\$3,154.20	\$2,681.07
7442-041-043	\$3,154.20	\$2,681.07
7442-041-044	\$3,154.20	\$2,681.07
7442-041-045	\$3,154.20	\$2,681.07
7442-041-046	\$3,154.20	\$2,681.07
7442-041-047	\$3,154.20	\$2,681.07
7442-041-048	\$3,154.20	\$2,681.07
7442-041-049	\$3,154.20	\$2,681.07
7442-041-050	\$3,154.20	\$2,681.07
7442-041-051	\$3,154.20	\$2,681.07
7442-041-052	\$3,154.20	\$2,681.07
7442-041-053	\$3,154.20	\$2,681.07
7442-041-054	\$3,154.20	\$2,681.07
7442-041-055	\$3,154.20	\$2,681.07
7442-041-056	\$3,154.20	\$2,681.07
7442-041-057	\$3,154.20	\$2,681.07
7442-041-058	\$3,154.20	\$2,681.07
7442-041-059	\$3,154.20	\$2,681.07
7442-041-060	\$3,154.20	\$2,681.07
7442-041-061	\$3,154.20	\$2,681.07
7442-041-062	\$3,154.20	\$2,681.07
7442-041-063	\$3,154.20	\$2,681.07
7442-041-064	\$3,154.20	\$2,681.07
7442-041-065	\$3,154.20	\$2,681.07
7442-041-066	\$3,154.20	\$2,681.07
7442-041-067	\$3,154.20	\$2,681.07
7442-041-068	\$3,154.20	\$2,681.07
7442-041-069	\$3,154.20	\$2,681.07
7442-041-070	\$3,154.20	\$2,681.07
7442-041-071	\$3,154.20	\$2,681.07
7442-041-072	\$3,154.20	\$2,681.07
7442-041-073	\$3,154.20	\$2,681.07
7442-041-074	\$3,154.20	\$2,681.07
7442-041-075	\$2,870.70	\$2,440.10
7442-041-076	\$3,154.20	\$2,681.07
7442-041-077	\$3,154.20	\$2,681.07
7442-041-078	\$3,154.20	\$2,681.07
7442-041-079	\$3,154.20	\$2,681.07
7442-041-080	\$3,154.20	\$2,681.07
7442-041-081	\$3,154.20	\$2,681.07
7442-041-082	\$3,154.20	\$2,681.07
7442-041-083	\$3,154.20	\$2,681.07
7442-041-084	\$3,154.20	\$2,681.07
7442-041-085	\$3,154.20	\$2,681.07
7442-041-086	\$3,154.20	\$2,681.07
7442-041-087	\$3,154.20	\$2,681.07
7442-041-088	\$3,154.20	\$2,681.07
7442-041-089	\$3,154.20	\$2,681.07
7442-041-090	\$3,154.20	\$2,681.07
7442-041-091	\$3,154.20	\$2,681.07
7442-041-092	\$3,154.20	\$2,681.07

	Fiscal Year 2025-2026	Fiscal Year 2025-2026
APN	Maximum Special Tax	Special Tax
7442-041-093	\$3,154.20	\$2,681.07
7442-041-094	\$3,154.20	\$2,681.07
7442-041-095	\$3,154.20	\$2,681.07
7442-041-096	\$3,154.20	\$2,681.07
7442-041-097	\$3,154.20	\$2,681.07
7442-041-098	\$3,154.20	\$2,681.07
7442-041-099	\$3,154.20	\$2,681.07
7442-041-100	\$3,154.20	\$2,681.07
7442-041-101	\$3,154.20	\$2,681.07
7442-041-102	\$3,154.20	\$2,681.07
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Total	\$1,529,279.85	\$1,299,888.24
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Sec. 2. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

Approved as to Form and Legality

HYDEE FELDSTEIN SOTO, City Attorney

By



CHARLES S. HONG
Assistant City Attorney

Date

5/29/2025

File No. 22-0016-S7

M:\Econ Dev_Pub Finance\Public Finance\Charles Hong\Ordinances\Tax Levy\CFD Ordinance FY 25-26\ORDINANCE Establishing Special Tax Dist. 11 Ponte Vista 2025-26.doc

The Clerk of the City of Los Angeles hereby certifies that the foregoing ordinance was passed by the Council of the City of Los Angeles.

CITY CLERK

MAYOR



Ordinance Passed June 24, 2025

Approved 07/03/2025

Ordinance Posted: 07/09/2025
Ordinance Effective Date: 08/18/2025