

MEMORANDUM

TO: GARY S. SPIVACK  
FROM: CHARLES C. SCHIMPELER  
DATE: JUNE 28, 1989  
SUBJECT: COMMENTS ON TECHNICAL MEMORANDUM 89.4.1 AND 89.4.2,  
AND COMMENTS ON PHASE II BENEFIT ASSESSMENT DATA BASE

The purpose of this memorandum is to address the SCRTD comments on the subject deliverables. Tony Catalina of our office has met with your appropriate staff to discuss these comments and it was agreed that the comments should be responded to by a memorandum.

TECHNICAL MEMORANDUM 89.4.1

**Comment:**

Section 2.1 Please explain if any determinants, such as barriers, walking distances, or block inclusion rules were utilized at this point, or if the radius was the only determinant.

**Response:**

The 1/2 mile radius was the only determinant used in order to determine the parcels to be included in the data base.

**Comment:**

Section 2.2 The last paragraph states that by developing equivalency tables for any boundary or configuration, the data base can produce data summaries for any station area or benefit assessment district. Please explain what an equivalency table is, and document the process described in this paragraph.

**Response:**

An equivalency table is a table that contains the parcels that are equivalent (or assigned to) to each Phase II station. The equivalency tables were developed for the various boundary configurations (e.g. 1/3 mile walk, 1/2 mile walk, 1/2 mile radius). See Attachment A for the equivalency table. The tables were created as dBASE III Plus files and have the following structure:

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<u>Field Name</u>	<u>Description</u>
STN_NAME	The Phase II station name
STATION_ID	The station number. An arbitrary number assigned to each station for sorting purposes (if sorts are desired) and to distinguish between the 11 different stations.
PARCEL_NOA	The 'From' parcel. The beginning of the range for that specific mapbook - page number range.
PARCEL_NOB	The 'To' parcel. The ending of the range for that specific mapbook - page number range.

### TECHNICAL MEMORANDUM 89.4.2

#### Comment:

Section 3.1. We will need to know how the distance (e.g. 1/3 or 1/2 mile) from the center is recorded in the data base.

#### Response:

The Phase II station distances were designated by taking the relevant boundary configuration (e.g. 1/2 mile radius) from the center of each proposed Metro Rail Station and including those parcels in the data base. By using the 1/2 mile radius as the base for recording parcels, all parcels within other boundary configuration distances (e.g. 1/3 mile walk and 1/2 mile walk) would be included in the data base. (See Attachment A for the parcel listings by distance for each of the stations).

In order to avoid assigning parcels to more than one station due to station boundaries overlapping, a dominant station assignment rule was used. The station assignment rule works as follows:

- o Stations were assigned numbers from 1 to 11.
- o The station with the lower sequence number would be assigned those parcels that were in an area of overlap - an area where it could be assigned to two stations. (i.e. If a parcel was in the overlap area between stations 5 and 6, it would be assigned to station 5.)

#### Comment:

Section 4.2 Are the fields 1-39 and 58-63 created automatically when the assessor's tape is downloaded?

Please outline any differences between MOS-1 and Phase II data files, if any.

**Response:**

Section 4.2, paragraph 2 explains what the APPEND command does and references Section 4.3.1 for creating these fields.

The documentation in Section 4.3.1.1 describes how to create these fields and append the appropriate data into these fields. By following these instructions the above referenced fields are created. The structure is set up to receive the corresponding data for these fields, automatically, when the Tax Assessors text file is appended to the data base file.

In response to the second comment in this section, there are no differences between the MOS-1 and Phase II data files.

**Comment:**

Section 4.3.3 Are possessory interests handled in a similar manner as in the MOS-1 data base?

**Response:**

Possessory interests are handled in the same manner as in the MOS-1 data base. See Technical Memorandum 88.4.5 for documentation on possessory interest handling for the MOS-1 data base.

**PHASE II BENEFIT ASSESSMENT DATA BASE**  
**COMMENTS OF MEMORANDUM FROM SPIVACK**  
**TO CHARLES C. SCHIMPELER DATED JUNE 2, 1989.**

**Comment:**

1. Why do some of the records for the North Hollywood District (e.g., Hewlett-Packard) have a SITUS city address in Van Nuys and a mailing address in North Hollywood?

**Response:**

The SITUS city address should contain the address of the parcel and the mailing address should contain the mailing address of the property owner. The data in these fields in the Phase II data base is from the tax assessor tape file. If the data is incorrect on the tax assessor tape, the incorrect data will appear in the data base. The accuracy of the data from the tax assessor data reflects the accuracy of the data base for these specific fields. See the response to Comment 2 for why the data may be incorrect.

**Comment:**

2. Why are mailing and situe addresses not available for all parcels?

**Response:**

Situs and mailing addresses are not in the data base for all parcels because if the parcel record on the data source, the tax assessor tape; did not have the address, it was not transferred to the data base. The Los Angeles County Assessor's Office was contacted to inquire why these addresses are missing for some parcel records. The response was that addresses can be, and are missing for certain parcels for various reasons. These specific reasons are as follows:

- o The parcel may have new construction on it and had not been updated and entered into their file yet.
- o The parcel could be a vacant parcel at the time of data entry, or not updated as of yet if it has recently switched from a vacant parcel to a parcel with an improvement.
- o The address may have been lost during escrow transactions and never recovered to be entered into their file.
- o A change of parcel ownership may have taken place and there is a time lag in updating this address information.
- o A change of ownership form may have been lost or never submitted.
- o An error in the data processing or data entry may have occurred. The entry may have been inadvertently missed by the data entry person.
- o The Assessor's Office has switched to a new computer system (prior to 1988 when the tape was obtained) and there are still bugs that need to be worked out in the system. If a data entry is not entered exactly like it should be, the system will not record the entry.
- o An address will not appear for any parcels that have a parcel number between 800 and 999. These parcels are government parcels and are not sent a tax assessment. Therefore, the assessor's office does not record these addresses.

**Comment:**

3. What is the date of the most recently used assessor records? Though the data base appears to indicate 1987 data is used for land values, the U-Update fields indicate the 1989 data is used to update square footage. We need to know the year of the most recent assessor's data entered into these files. In addition, we should also be informed of the most recent update of all other information in the data base.

**Response:**

The date of the assessor record is stated in Technical Memorandum 89.4.2 under Section 3.2 entitled "Data Sources." The Los Angeles County Assessor's Secured Basic File was obtained from the Los Angeles County Assessor's Office in January 1988 and contains 1987 data.

The U Update field indicates the date of the last updating of square footage information into the computerized data base file. The date is the data entry date.

**Comment:**

4. Since many of the samples contain residential records, we need to know how residential uses are designated. In some cases there are parcels with commercial zoning which list residential square footages, but none of the residential zones list any square footages. Since the assessor's code is not always accurate and zoning cannot necessarily be used to sort out residential properties, what is used to designate residential uses for sorting purposes?

**Response:**

The field used for residential sorting is the assessor use code (ASSOR\_CODE) field. The field definition in Technical Memorandum 89.4.2 in Appendix A has a note that the use code is not always the current land use and may be the intended use of the original building. This may be the case, but in most instances the assessor use code is correct and should be used for designating residential parcels. In the data entry of the square footages, sometimes the data entry person would enter the residential square footages. Since residential parcels are exempt from being assessed, the data entry people were instructed not to enter these square footages, although in some cases the square footages may have been entered.

If a parcel's assessor use code was residential and during field checking it was found to be a non-exempt use, the square footage was entered into its corresponding use.

**Comment:**

5. Please explain, and show graphically, exactly which parcels are included in the data base. Please provide us with data for any parcels within a one-half mile radius that are not now included in the data base.

**Response:**

The graphics relevant to this comment have been provided to the appropriate SCRTD staff. All data for parcels within the 1/2 mile radius are included in the data base that was transmitted to you.

**Comment:**

6. Please provide a list of all assessor's blocks and, where necessary, parcels, for the one-half mile radius and one-half mile walk boundary and for the one-third mile radius and walk boundaries.

**Response:**

These assessor's blocks and parcels are contained in Attachment A and A.1, respectively.

A handwritten signature in black ink, appearing to read "Charles C. Schimpeler", written over a horizontal line.

CHARLES C. SCHIMPELER

**ATTACHMENT A**

**LIST OF ASSESSOR'S BLOCKS**

Record#	STN_NAME	STATION_ID	PARCEL_NOA	PARCEL_NOB
1	verat_bvly	3304	5501001	5501002
2		3304	5501008	5501010
3		3304	5520006	5520007
4		3304	5520016	5520022
5		3304	5539033	
6		3304	5518018	5518019
7		3304	5518024	5518027
8		3304	5518032	5518033
9		3304	5538028	
10	vera_wilsh	3303	5077002	5077005
11		3303	5077007	5077013
12		3303	5077017	
13		3303	5094007	5094008
14		3303	5502009	
15		3303	5502021	5502028
16	vera_sanca	3305	5539002	5539005
17		3305	5539008	5539010
18		3305	5539015	5539016
19		3305	5542019	5542020
20		3305	5542026	5542029
21		3305	5540014	
22		3305	5540016	5540026
23		3305	5538012	5538013
24		3305	5538018	5538023
25		3305	5538026	
26	hlly_wstrn	3307	5544002	5544011
27		3307	5544015	5544027
28	vera_sunst	3306	5542001	5542003
29		3306	5542006	
30		3306	5542011	5542018
31		3306	5542021	
32		3306	5543007	5543021
33		3306	5540012	5540013
34		3306	5540015	
35		3306	5590026	
36	wil_westrn	3301	5503013	5503015
37		3301	5503017	5503020
38		3301	5503029	5503032
39		3301	5504027	5504029
40		3301	5092029	5092030
41		3301	5093004	5093007
42		3301	5093011	5093012
43		3301	5093014	
44	hllyd_vine	3308	5545001	5545003
45		3308	5545005	5545008
46		3308	5586024	5586025
47		3308	5546003	5546011
48		3308	5546025	5546033
49	hlly_hland	3309	5547001	5547003
50		3309	5547008	5547015
51		3309	5547019	5547020
52		3309	5549018	
53		3309	5548002	5548007
54		3309	5548012	
55		3309	5548014	5548015
56	wil_nrande	3302	5502016	5502020
57		3302	5502029	5502032
58		3302	5503009	
59		3302	5503021	5503028
60		3302	5093013	
61		3302	5093018	5093021
62		3302	5093025	5093026
63		3302	5094001	5094006
64	unvsl_city	3310	2424043	2424044
65		3310	2425001	2425002
66		3310	2423033	2423039
67		3310	2378001	2378004
68		3310	2378005	
69		3310	2380001	
70	n.holly_wd	3311	2350004	2350019
71		3311	2353004	
72		3311	2337039	

One Third Mile Walk



Record#	STN_NAME	STATION_ID	PARCEL_NOA	PARCEL_NOB
1	ver_wlshre	2203	5077001	
2		2203	5077006	
3		2203	5077014	5077016
4		2203	5077018	5077019
5		2203	5077022	5077023
6		2203	5094009	5094012
7		2203	5502007	5502008
8		2203	5502010	5502012
9		2203	5501024	5501021
10	ver_bevrly	2204	5501003	5501004
11		2204	5501006	5501007
12		2204	5501012	
13		2204	5539022	5539023
14		2204	5539032	
15		2204	5538027	
16		2204	5538029	5538030
17		2204	5520008	5520009
18		2204	5520015	
19		2204	5520023	5520024
20		2204	5518011	
21		2204	5518016	5518017
22	ver_sunca	2205	5539001	
23		2205	5539006	5539007
24		2205	5539011	5539012
25		2205	5539014	
26		2205	5539021	
27		2205	5538001	5538003
28		2205	5538009	5538011
29		2205	5538014	
30		2205	5538017	
31		2205	5540010	5540011
32		2205	5540027	5540028
33		2205	5542024	5542025
34	wil_nrande	2202	5502001	5502002
35		2202	5502013	5502015
36		2202	5503008	
37		2202	5503010	5503012
38		2202	5093017	
39		2202	5093022	
40		2202	5093024	
41		2202	5094017	5094021
42	wil_westrn	2201	5504017	5504019
43		2201	5504026	
44		2201	5504030	
45		2201	5503002	5503004
46		2201	5503016	
47		2201	5092008	
48		2201	5092024	5092025
49		2201	5092027	
50		2201	5093002	5093003
51		2201	5093008	
52		2201	5093010	
53		2201	5093015	
54	ver_sunset	2206	5542005	
55		2206	5542007	5542010
56		2206	5542022	5542023
57		2206	5590020	5590022
58		2206	5590025	
59		2206	5543003	5543004
60		2206	5543005	5543006
61		2206	5543022	5543025
62	hilly_wstrn	2207	5544012	5544013
63		2207	5544028	5544029
64		2207	5544032	5544034
65		2207	5587023	5587024
66		2207	5589001	
67		2207	5586030	5586035

One Third Mile Walk to  
One Half Mile Walk

68	hlly_vine	2208 5586006	5586007
69		2208 5586026	
70		2208 5547006	5547007
71		2208 5547016	5547017
72		2208 5546001	5546002
73		2208 5546012	5546013
74		2208 5546015	
75		2208 5546022	5546024
76		2208 5545004	
77		2208 5545009	
78	hlly_hland	2209 5547005	
79		2209 5547022	5547024
80		2209 5547018	
81		2209 5547033	
82		2209 5548008	
83		2209 5548013	
84		2209 5548016	
85		2209 5548024	
86		2209 5575006	5575009
87		2209 5575011	
88		2209 5575023	5575024
89		2209 5549030	
90		2209 5549017	
91		2209 5549019	5549020
92		2209 5549021	5549022
93	unvsl_city	2210 2366022	
94		2210 2378006	2378007
95		2210 2423024	2423025
96		2210 2380002	2380003
97		2210 2380006	2380007
98		2210 2423029	2423032
99		2210 2424040	2424042
100		2210 2424045	
101		2210 2425003	2425005
102	n.holly_wd	2211 2338025	2338028
103		2211 2337037	2337038
104		2211 2416002	2416004
105		2211 2350003	
106		2211 2353003	
107		2211 2353005	2353006
108		2211 2353010	
109		2211 2353002	
110		2211 2337034	

Record#	STN_NAME	STATION_ID	PARCEL_NOA	PARCEL_NOB
1	ver_wilsh	2223	5502004	5502006
2		2223	5155010	5155011
3		2223	5141011	5141012
4		2223	5094013	5094015
5		2223	5094026	
6		2223	5501020	
7		2223	5077020	5077021
8		2223	5077024	5077026
9		2223	5077028	5077029
10	ver_bev	2224	5501013	5501018
11		2224	5518004	5518005
12		2224	5501005	
13		2224	5401009	5401011
14		2224	5156001	5156004
15		2224	5539025	5539031
16		2224	5539035	
17		2224	5518009	5518010
18		2224	5539034	5539035
19		2224	5518013	
20		2224	5518015	
21		2224	5518020	5518022
22		2224	5518029	5518030
23		2224	5520025	
24		2224	5520004	
25		2224	5520010	
26		2224	5538031	
27	ver_saonca	2225	5538004	
28		2225	5538006	5538008
29		2225	5538015	5538016
30		2225	5539013	
31		2225	5539017	5539020
32		2225	5539024	
33		2225	5540002	5540003
34		2225	5540006	
35		2225	5540009	
36		2225	5429001	
37		2225	5529003	
38		2225	5427001	
39		2225	5427003	5427005
40	wils_westn	2221	5504023	5504025
41		2221	5504031	
42		2221	5504009	
43		2221	5504011	
44		2221	5504016	
45		2221	5504020	5504021
46		2221	5503001	
47		2221	5092006	
48		2221	5092009	5092013
49		2221	5092022	5092023
50		2221	5092026	
51	wils_norad	2222	5094016	
52		2222	5094022	5094023
53		2222	5503005	5503007
54		2222	5093016	
55		2222	5093023	
56	ver_sunset	2226	5590023	5590024
57		2226	5590015	5590016
58		2226	5590018	5590019
59		2226	5589038	
60		2226	5589028	5589032
61		2226	5589035	
62		2226	5430001	
63		2226	5430021	
64		2226	5430032	
65		2226	5429004	
66		2226	5429006	5429007
67		2226	5543002	
68		2226	5543026	5543027
69		2226	5542004	
70		2226	5540001	
71		2226	5540004	5540005
72		2226	5540007	5540009

One Half Mile Walk to  
One Half Mile Radius

73	hilly_westn	2227 5544014	
74		2227 5544035	5544038
75		2227 5544031	
76		2227 5545020	
77		2227 5537001	5537003
78		2227 5543001	5543002
79		2227 5587017	5587022
80		2227 5587025	
81		2227 5589036	5589037
82		2227 5589002	5589006
83	hilly_vine	2228 5586027	5586029
84		2228 5586002	5586003
85		2228 5586005	
86		2228 5586008	
87		2228 5586013	5586014
88		2228 5586017	
89		2228 5586023	
90		2228 5575001	
91		2228 5546014	
92		2228 5546019	5546021
93		2228 5546016	5546017
94		2228 5545010	5545011
95		2228 5545013	5545016
96		2228 5576019	
97	hilly_hland	2229 5548017	5548018
98		2229 5548009	5548011
99		2229 5548001	
100		2229 5548022	5548023
101		2229 5575002	
102		2229 5575005	
103		2229 5575010	
104		2229 5575013	5575014
105		2229 5575022	
106		2229 5549016	
107		2229 5549023	5549025
108		2229 5549029	
109		2229 5547025	5547027
110		2229 5547029	5547032
111		2229 5572016	
112		2229 5572019	
113		2229 5572031	5572032
114	universal	2100 2423027	2423028
115		2100 2425006	2425008
116		2100 2424037	2424039
117		2100 2425011	
118		2100 2380004	2380005
119		2100 2380008	
120		2100 2380010	
121		2100 2380043	
122		2100 2378008	
123		2100 2378013	2378014
124		2100 2366020	2366021
125		2100 2366023	
126	N.HOLLY_WD	2110 2337025	2337033
127		2110 2337035	2337036
128		2110 2353007	2353008
129		2110 2353011	2353014
130		2110 2353001	
131		2110 2350002	
132		2110 2415005	
133		2110 2338022	
134		2110 2338024	
135		2110 2338029	2338030
136		2110 2348006	
137		2110 2354004	
138		2110 2419008	
139		2110 2416001	
140		2110 2416006	2416007
141		2110 2416012	

**ATTACHMENT A.1**

**LIST OF PARCELS THAT HAVE ASSESSOR  
BLOCKS SPLIT BETWEEN 2 DISTANCES**

Record#	STN_NAME	STATION_ID	PARCEL_NOA	PARCEL_NOB
1	ver_wilsh	3003	5077005012	
2		3003	5077005015	
3		3003	5077005018	5077005024
4	wils_westn	3001	5092028003	5092028007
5		3001	5092028010	5092028018
6		3001	5092028020	5092028032
7		3001	5092028036	5092028037
8	hily_hland	3009	5547021001	5547021006
9		3009	5547021020	
10		3009	5547004001	5547004011
11		3009	5547004035	5547004036

One Third Mile Walk

Record#	STN_NAME	STATION_ID	PARCEL_NOA	PARCEL_NOB
1	ver_wilsh	2003	5077005006	
2		2003	5501013008	
3		2003	5501013024	5501013028
4	wils_westn	2001	5092028019	
5		2001	5092028033	5092028035
6		2001	5093009001	5093009014
7		2001	5093009022	
8	hily_vine	2008	5546021015	5546021017
9		2008	5546021020	5546021037
10		2008	5575001006	5575001014
11		2008	5575001017	
12		2008	5575001019	5575001027
13		2008	5575001034	5575001035
14	hily_hland	2009	5547021010	5547021019
15		2009	5572032024	5572032032
16		2009	5547004012	5547004034

One Third Mile Walk to  
One Half Mile Walk

Record#	STN_NAME	STATION_ID	PARCEL_NOA	PARCEL_NOB
1	hily_hland	2029	5547026001	5547026007
2		2029	5547026014	5547026015
3		2029	5547026023	5547026026
4		2029	5547026028	5547026032
5		2029	5547026046	5547026047
6		2029	5572032001	5572032023

One Half Mile Walk to  
One Half Mile Radius