



City of  
**SANTA CLARITA**

**ANNUAL REPORT FOR SPECIAL TAXES LEVIED**

**CITY OF SANTA CLARITA**

**COMMUNITY FACILITIES DISTRICT NO. 2016-1  
(VISTA CANYON)**

**FISCAL YEAR 2022/23**

**March 2023**

*PREPARED BY*



**Harris & Associates**

**CITY OF SANTA CLARITA  
COMMUNITY FACILITIES DISTRICT NO. 2016-1  
(VISTA CANYON)**

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**FISCAL YEAR 2022/23**

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## COMMUNITY FACILITIES DISTRICT NO. 2016-1 (VISTA CANYON)

### INTRODUCTION

The City of Santa Clarita (herein after referred to as “the City”) established Community Facilities District No. 2016-1 on April 12, 2016 (herein after referred to as “the District” or “CFD”) to pay the costs of acquiring, constructing, or maintaining certain facilities and expenses of CFD No. 2016-1 and to pay debt service on bonded indebtedness.

At the time of formation, retail space, approximately 605,400 square feet of office space, and a hotel with approximately 200 rooms were planned for the Vista Canyon development that comprises the CFD. The CFD Boundary Map is provided as Appendix A of this Report. A Special Tax is levied for Fiscal Year 2022/23 in compliance with the proceedings governing the formation of the CFD. The Special Tax has been levied on each taxable parcel within the CFD according to the provisions of the adopted Rate and Method of Apportionment of Special Taxes (hereinafter the “RMA”) for the CFD. The RMA is provided as Appendix B of this Report. The Special Tax has been levied on all of the taxable property within the CFD, except those exempted by law or the express provisions set forth in the RMA. The Fiscal Year 2022/23 Special Tax Roll for the CFD is provided as Appendix C of this Report.

### FACILITIES AND SERVICES FINANCED BY THE DISTRICT

A community facilities district may provide for the purchase, construction, expansion or rehabilitation of any real or other tangible property with an estimated useful life of five (5) years or longer which is necessary to meet increased demands placed upon local agencies as a result of development occurring within a community facilities district. In addition, a community facilities district may provide for the on-going costs for services and infrastructure maintenance as long as those services are in addition to services already received by the property within the district.

#### Authorized Facilities

The facilities described in the Report are all facilities which the City is authorized, pursuant to the Act, to own, construct, or finance, and which are required to adequately meet the needs of CFD No. 2016-1. The facilities described herein are those currently expected to be required to adequately meet, in part, the needs of CFD No. 2016-1. Because the actual needs of CFD No. 2016-1 arising as development progresses therein may differ from those currently anticipated, the City reserves the

right to modify the facilities proposed herein to the extent the City deems necessary, in its sole Discretion, to meet those needs.

CFD No. 2016-1 will be authorized to finance the construction of all or part of three parking structures, including the Cooper Street Parking Garage with approximately 612 parking spaces, the Vista Canyon Boulevard Parking Garage with approximately 1,115 parking spaces, and the Metrolink Parking Garage with approximately 800 parking spaces. In addition, the CFD will contribute 15% of the net construction proceeds of the CFD Bonds toward funding the construction of a transit center.

### **Authorized Services**

In addition to the improvements above, the CFD is authorized to cover the on-going costs for maintenance and operation of two of the parking structures, including the Cooper Street Parking Garage and the Vista Canyon Boulevard Parking Garage. A Special Tax for Services will only be implemented in the unlikely event that the property owner's association does not cover these costs.

## FISCAL YEAR 2021/22 SPECIAL TAX LEVY REVIEW

### Revenue and Expenditures

This report includes the following information for the Fiscal Year 2021/22, pursuant to Section 50075.1 of the Government Code of the State of California:

- A. The amount of funds collected for the year is \$802,542.
- B. The amount of funds expended for the year is \$796,007.
- C. Project construction status:
  - Cooper Street Parking Garage 100% Complete
  - Vista Canyon Blvd. Parking Garage 0% Complete
  - Metrolink Parking Garage 0% Complete
  - Vista Canyon Metrolink Station 95% Complete
  - i. Contribution toward construction of the Metrolink Station is \$2,647,000 of bond proceeds. To date, \$891,478 has been expended.
  - ii. As of the date of this report, work remaining includes final siding track work, trail paving, change order items and punch list items.

### Special Tax Delinquencies

The following table provides special tax delinquency information for Fiscal Year 2021/22 as of June 30, 2022 and as of the date of this report. Fiscal Year 2021/22 was the third year of the Special Tax levy.

PARCELS LEVIED	PARCELS DELINQUENT	% OF PARCELS DELINQUENT	DOLLARS LEVIED	DOLLARS DELINQUENT as of June 30, 2022	% OF DOLLARS DELINQUENT as of June 30, 2022	DOLLARS DELINQUENT as of March, 2023	% OF DOLLARS DELINQUENT as of March, 2023
26	16	61.5%	\$820,109.92	\$17,500.98	2.1%	\$0.00	0.0%

## **FISCAL YEAR 2022/23 SPECIAL TAX LEVY SUMMARY**

### **Fiscal Year 2022/23 Delinquencies**

For the first installment of Fiscal Year 2022/23 property tax roll, due on December 10, 2022 to the County of Los Angeles, there were a total of 16 parcels delinquent. The CFD special taxes for those 16 parcels were paid in full directly to the City in 2 installments on December 14, 2022 and January 19, 2023. The City has commenced removing the second installment, due April 10, 2023, from the property tax roll and has sent a direct bill to the property owners for payment to made directly to the City. The City has engaged foreclosure counsel in the event the second installment is not paid by April 10, 2023.

### **Rate and Method of Apportionment of Special Taxes**

The RMA for the CFD establishes specific procedures for the apportionment of Special Taxes which are collected annually, in the same manner and at the same time as ordinary ad valorem property taxes. On or about January 1, each parcel of land subject to the levy of Special Taxes is determined based upon the records of the County Assessor as of the prior fiscal year.

For Fiscal Year 2022/23, the Special Taxes are levied on the taxable parcels in the CFD for Facilities only. There is no Special Tax for Services levied in Fiscal Year 2022/23.

### **Method of Apportionment**

Commencing with Fiscal Year 2016-17 and for each following Fiscal Year, the City shall levy the Special Tax for Facilities until the amount of Special Tax for Facilities levied equals the Special Tax Requirement for Facilities. For Fiscal Year 2022/23, the Special Tax for Facilities is levied based on the procedures described in the following excerpt of the RMA. Appendix B of this report provides a copy of the entire RMA.

#### **1. Apportionment of Special Tax for Facilities prior to Completion of Development**

First: The Special Tax for Facilities shall be levied Proportionately on each Assessor's Parcel of Developed Property within Zone 1 at up to 100% of the applicable Assigned Special Tax for Facilities as needed to satisfy the Special Tax Requirement for Facilities;

Second: If additional monies are needed to satisfy the Special Tax Requirement for Facilities after the first step has been completed, the Special Tax for Facilities shall be levied Proportionately on each Assessor's Parcel of Undeveloped Property within Zone 1 at up to 100% of the Maximum Special Tax for Facilities for Undeveloped Property;

Third: If additional monies are needed to satisfy the Special Tax Requirement for Facilities after the first two steps have been completed, then the Special Tax for Facilities shall be levied Proportionately on each Assessor's Parcel of Developed Property within Zone 2 at up to 100% of the applicable Assigned Special Tax for Facilities;

Fourth: If additional monies are needed to satisfy the Special Tax Requirement for Facilities after the first three steps have been completed, the Special Tax for Facilities shall be levied Proportionately on each Assessor's Parcel of Undeveloped Property within Zone 2 at up to 100% of the Maximum Special Tax for Facilities for Undeveloped Property;

Fifth: If additional monies are needed to satisfy the Special Tax Requirement for Facilities after the first four steps have been completed, then the levy of the Special Tax for Facilities on each Assessor's Parcel of Developed Property in Zone 1 and each Assessor's Parcel of Developed Property in Zone 2 for which the Maximum Special Tax for Facilities is determined through the application of the Backup Special Tax for Facilities shall be increased Proportionately from the Assigned Special Tax for Facilities up to the Maximum Special Tax for Facilities for each such Assessor's Parcel;

Sixth: If additional monies are needed to satisfy the Special Tax Requirement for Facilities after the first five steps have been completed, then the Special Tax for Facilities shall be levied Proportionately on each Assessor's Parcel of Taxable Property Owner Association Property or Taxable Religious Property at up to the Maximum Special Tax for Facilities for Taxable Property Owner Association Property or Taxable Religious Property.

Seventh: If additional monies are needed to satisfy the Special Tax Requirement for Facilities after the first six steps have been completed, then the Special Tax for Facilities shall be levied Proportionately on each Assessor's Parcel of Taxable Public Property at up to the Maximum Special Tax for Facilities for Taxable Public Property.

## **2. Apportionment of Special Tax for Facilities upon Completion of Development**

Once the CFD Administrator has determined that there is no Undeveloped Property in both Zone 1 and Zone 2, the Special Tax for Facilities shall be levied each Fiscal Year as follows:

First: The Special Tax for Facilities shall be levied Proportionately on each Assessor's Parcel of Developed Property within Zone 1 and Zone 2 at up to 100% of the applicable Assigned Special Tax for Facilities as needed to satisfy the Special Tax Requirement for Facilities;

Second: If additional monies are needed to satisfy the Special Tax Requirement for Facilities after the first step has been completed, then the levy of the Special Tax for Facilities on each Assessor's Parcel of Developed Property in Zone 1 and each Assessor's Parcel of Developed Property in Zone 2 for which the Maximum Special Tax for Facilities is determined through the application of the Backup Special Tax for Facilities shall be increased Proportionately from the Assigned Special Tax for Facilities up to the Maximum Special Tax for Facilities for each such Assessor's Parcel;

Third: If additional monies are needed to satisfy the Special Tax Requirement for Facilities after the first two steps have been completed, then the Special Tax for Facilities shall be levied Proportionately on each Assessor's Parcel of Taxable Property Owner Association Property or Taxable Religious Property at up to the Maximum Special Tax for Facilities for Taxable Property Owner Association Property or Taxable Religious Property;

Fourth: If additional monies are needed to satisfy the Special Tax Requirement for Facilities after the first three steps have been completed, then the Special Tax for Facilities shall be levied Proportionately on each Assessor's Parcel of Taxable Public Property at up to the Maximum Special Tax for Facilities for Taxable Public Property.

Notwithstanding the above, under no circumstances will the Special Tax for Facilities levied in a Fiscal Year against any Assessor's Parcel of Apartment Property or Condominium Conversion Property for which an occupancy permit for private residential use has been issued be increased by more than ten percent (10%) above the amount that would have been levied in that Fiscal Year as a consequence of delinquency or default by the owner of any other Assessor's Parcel within CFD No. 2016-1. To the extent that the levy of the Special Tax for Facilities on Residential Property is limited by the provision in the previous sentence, the levy of the Special Tax for Facilities on all other Assessor's Parcels shall continue in equal percentages at up to 100% of the Maximum Special Tax for Facilities.



### Fiscal Year 2022/23 Maximum Special Tax Rates

Maximum Special Tax Rates for Fiscal Year 2022/23 are shown below:

Land Use Class	Description	Assigned Special Tax for Facilities
1	Apartment Property	\$751.15 per Apartment Unit
2	Office Property	\$1.30 per sq. ft. of Floor Area
3	Retail Property	\$3.38 per sq. ft. of Floor Area
4	Non-Residential Property	\$1.30 per sq. ft. of Floor Area
5	Hotel Property	\$337.85 per Hotel Room
6	Condominium Conversion Property	\$751.15 per Unit

On each July 1, Maximum Special Tax Rates shall be increased by an amount equal to two percent (2%) of the amount in effect for the previous Fiscal Year.

### Fiscal Year 2022/23 Special Tax Requirement

The Special Tax Requirement for Fiscal Year 2022/23 is as follows:

Bond Principal Due in 2023	\$130,000.00
Bond Interest Due in 2023	\$680,800.00
Administrative Expenses	<u>\$26,530.10</u>
Total Special Tax Requirement	\$837,330.10

### Fiscal Year 2022/23 Special Tax Summary

The following tables provides a summary of the Fiscal Year 2022/23 Special Tax Levy:

Type of Property	# Units / Bldg SF Acres / Rooms	Applied Special Tax Rate	Applied Special Tax	FY 2022/23 Special Tax Levy	% of Special Tax Levy
<b>Zone 1</b>					
<b>Developed Property</b>					
Apartment Property	480 Units	\$751.15 per Unit	\$360,552.16	\$360,552.16	43.1%
Office Property	39,718 Bldg SF	\$1.30 per Bldg SF	\$51,438.26	\$51,438.26	6.1%
Retail Property	19,859 Bldg SF	\$3.38 per Bldg SF	\$67,093.38	\$67,093.38	8.0%
Non-Residential Property	0 Bldg SF	\$1.30 per Bldg SF	\$0.00	\$0.00	0.0%
Hotel Property	0 Rooms	\$337.85 per Room	\$0.00	\$0.00	0.0%
<b>Undeveloped Property</b>	2.824 Acres	\$52,615.43 per Acre	<u>\$148,585.99</u>	<u>\$148,585.96</u>	<u>17.7%</u>
<b>Zone 1 Subtotals</b>			<b>\$627,669.78</b>	<b>\$627,669.76</b>	<b>75.0%</b>
<b>Zone 2</b>					
<b>Developed Property</b>					
Apartment Property	0 Units	\$751.15 per Unit	\$0.00	\$0.00	0.0%
Office Property	0 Bldg SF	\$1.30 per Bldg SF	\$0.00	\$0.00	0.0%
Retail Property	0 Bldg SF	\$3.38 per Bldg SF	\$0.00	\$0.00	0.0%
Non-Residential Property	0 Bldg SF	\$1.30 per Bldg SF	\$0.00	\$0.00	0.0%
Hotel Property	0 Rooms	\$337.85 per Room	\$0.00	\$0.00	0.0%
<b>Undeveloped Property</b>	12.026 Acres	\$130,531.23 per Acre	\$1,569,768.62	\$209,660.34	<u>25.0%</u>
<b>Zone 2 Subtotals</b>			<b>\$1,569,768.62</b>	<b>\$209,660.34</b>	<b>25.0%</b>
<b>CFD Totals</b>			<b>\$2,197,438.40</b>	<b>\$837,330.10</b>	<b>100.0%</b>

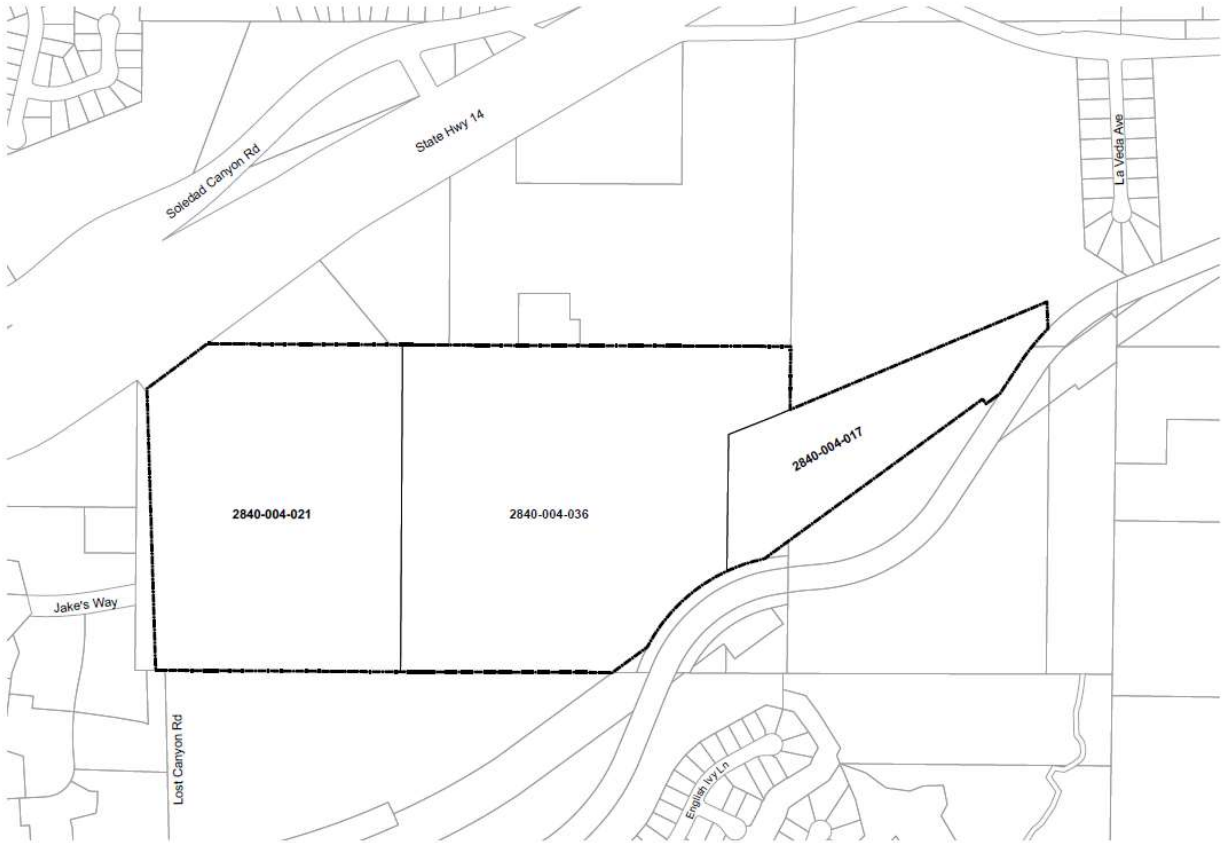
### Fiscal Year 2022/23 Special Tax Roll

The Special Tax Roll lists the amount levied on each taxable parcel within the boundaries of the CFD for Fiscal Year 2022/23. A copy of the Special Tax Roll is included in Appendix C.

## ***APPENDIX A***

### ***CFD Boundary Map***

**PROPOSED BOUNDARIES OF  
 COMMUNITY FACILITY DISTRICT NO. 2016-1  
 (VISTA CANYON)  
 CITY OF SANTA CLARITA, LOS ANGELES COUNTY  
 STATE OF CALIFORNIA**



REFERENCE THE LOS ANGELES COUNTY ASSESSOR'S MAPS  
 FOR A DETAILED DESCRIPTION OF PARCEL LINES AND  
 DIMENSIONS.

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY  
 OF SANTA CLARITA THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
 CITY CLERK OF THE CITY OF SANTA CLARITA

I HEREBY CERTIFY THAT THE MAP SHOWING PROPOSED  
 BOUNDARY OF THE CITY OF SANTA CLARITA COMMUNITY  
 FACILITY DISTRICT NO. 2016-1 (VISTA CANYON), CITY OF  
 SANTA CLARITA, COUNTY OF LOS ANGELES, STATE OF  
 CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE  
 CITY OF SANTA CLARITA AT A REGULAR MEETING THEREOF,  
 HELD ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ BY ITS  
 RESOLUTION NO. \_\_\_\_\_.

\_\_\_\_\_  
 CITY CLERK OF THE CITY OF SANTA CLARITA

FILED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, AT THE HOUR  
 OF \_\_\_\_ O'CLOCK \_\_\_\_ M. IN BOOK \_\_\_\_ OF MAPS  
 OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS  
 PAGE NOS. \_\_\_\_\_ IN THE OFFICE OF THE COUNTY OF LOS  
 ANGELES, STATE OF CALIFORNIA.

\_\_\_\_\_  
 COUNTY RECORDER OF THE COUNTY OF LOS ANGELES

**LEGEND**

- ASSESSOR'S PARCEL LINE
- DISTRICT BOUNDARY

Sheet 1 of 1

 Harris & Associates  
 22 Executive Park, Suite 200  
 Irvine, California 92614  
 800-827-4901

## ***APPENDIX B***

### ***Rate and Method of Apportionment***

## APPENDIX C

### Special Tax Roll

Zone 1											
Property Owner / APN	Tract & Lot No.	Acres	Units	Building Sq Ft	Land Use	Status	Applied Special Tax Rate	Applied Special Tax	Levy	FY 2022/23 Special Tax Levy	
<b>Jefferson Vista Canyon</b>											
2840-029-013	69164-1	3	9.830	352		Apartments	Developed	\$751.15 / Unit	\$264,404.92	100.0%	\$264,404.92
2840-029-014	69164-1	4	2.960	128		Apartments	Developed	\$751.15 / Unit	\$96,147.24	100.0%	\$96,147.24
2840-029-015	69164-1	5	0.369			Association	Non-Taxable	\$0.00 / Parcel	\$0.00	0.0%	\$0.00
<b>Jefferson Vista Canyon Subtotal</b>		<b>13.159</b>	<b>480</b>						<b>\$360,552.16</b>		<b>\$360,552.16</b>
<b>Vista Canyon Phase I</b>											
2840-029-012	69164-1	2	0.308			Association	Non-Taxable	\$0.00 / Parcel	\$0.00	0.0%	\$0.00
2840-029-018	69164-1	8	0.436			Association	Non-Taxable	\$0.00 / Parcel	\$0.00	0.0%	\$0.00
2840-029-021	69164-1	11	0.716			Mixed Use	Undeveloped	\$52,615.43 / Acre	\$37,672.65	100.0%	\$37,672.64
2840-029-025	69164-1	15	0.948			Association	Non-Taxable	\$0.00 / Parcel	\$0.00	0.0%	\$0.00
2840-029-026	69164-1	16	0.579			Association	Non-Taxable	\$0.00 / Parcel	\$0.00	0.0%	\$0.00
2840-029-027	69164-1	17	0.898			Association	Non-Taxable	\$0.00 / Parcel	\$0.00	0.0%	\$0.00
2840-029-028	69164-1	18	0.380			Association	Non-Taxable	\$0.00 / Parcel	\$0.00	0.0%	\$0.00
2840-029-030	69164-1	12	0.361			Mixed Use	Undeveloped	\$52,615.43 / Acre	\$18,994.17	100.0%	\$18,994.16
<b>Vista Canyon Phase I Subtotal</b>		<b>4.626</b>							<b>\$56,666.82</b>		<b>\$56,666.80</b>
<b>VC Lincoln I</b>											
2840-029-016	69164-1	6	0.912			Mixed Use	Undeveloped	\$52,615.43 / Acre	\$47,985.28	100.0%	\$47,985.28
2840-029-019	69164-1	9	0.835			Mixed Use	Undeveloped	\$52,615.43 / Acre	\$43,933.89	100.0%	\$43,933.88
2840-029-020	69164-1	10	0.617	19,859	Retail	Developed	\$3.38 / Sq Ft	\$67,093.38	\$67,093.38	100.0%	\$67,093.38
				39,718	Office	Developed	\$1.30 / Sq FT	\$51,438.26	\$51,438.26	100.0%	\$51,438.26
<b>VC Lincoln I Subtotal</b>		<b>2.364</b>		<b>59,577</b>					<b>\$210,450.80</b>		<b>\$210,450.80</b>
<b>City of Santa Clarita</b>											
2840-029-901	69164-1	7	1.420			Parking	Non-Taxable	\$0.00 / Parcel	\$0.00	100.0%	\$0.00
<b>City of Santa Clarita Subtotal</b>		<b>1.420</b>							<b>\$0.00</b>		<b>\$0.00</b>
<b>Zone 1 Subtotal</b>		<b>21.569</b>	<b>480</b>	<b>59,577</b>					<b>\$627,669.78</b>		<b>\$627,669.76</b>

Zone 2											
Property Owner / APN	Tract & Lot No.	Acres	Units	Building Sq Ft	Land Use	Status	Applied Special Tax Rate	Applied Special Tax	Levy	FY 2022/23 Special Tax Levy	
<b>VC Lincoln I</b>											
2840-029-023	69164-1	13	0.581			Mixed Use	Undeveloped	\$130,531.23 / Acre	\$75,838.65	13.4%	\$10,129.10
<b>VC Lincoln I Subtotal</b>		<b>0.581</b>							<b>\$75,838.65</b>		<b>\$10,129.10</b>
<b>Vista Canyon Phase I</b>											
2840-029-024	69164-1	14	0.799			Mixed Use	Undeveloped	\$130,531.23 / Acre	\$104,294.46	13.4%	\$13,929.70
2840-030-012	69164-2	1	0.672			Apartments	Undeveloped	\$130,531.23 / Acre	\$87,716.99	13.4%	\$11,715.60
2840-030-013	69164-2	1	0.004			Apartments	Undeveloped	\$130,531.23 / Acre	\$522.12	13.4%	\$69.74
2840-030-014	69164-2	2	0.248			Apartments	Undeveloped	\$130,531.23 / Acre	\$32,371.75	13.4%	\$4,323.60
2840-030-015	69164-2	2	0.135			Apartments	Undeveloped	\$130,531.23 / Acre	\$17,621.72	13.4%	\$2,353.58
2840-030-016	69164-2	3	0.08			Apartments	Undeveloped	\$130,531.23 / Acre	\$10,442.50	13.4%	\$1,394.70
2840-030-017	69164-2	3	0.227			Apartments	Undeveloped	\$130,531.23 / Acre	\$29,630.59	13.4%	\$3,957.50
2840-030-018	69164-2	4	0.004			Apartments	Undeveloped	\$130,531.23 / Acre	\$522.12	13.4%	\$69.74
2840-030-019	69164-2	4	3.02			Apartments	Undeveloped	\$130,531.23 / Acre	\$394,204.33	13.4%	\$52,650.46
2840-030-041	69164-2	17	0.427			Association	Non-Taxable	\$0.00 / Parcel	\$0.00	13.4%	\$0.00
2840-030-043	69164-2	19	0.399			Association	Non-Taxable	\$0.00 / Parcel	\$0.00	13.4%	\$0.00
2840-031-001	61694	1	0.928			Mixed Use	Undeveloped	\$130,531.23 / Acre	\$121,132.98	13.4%	\$16,178.68
2840-031-002	61694	2	0.512			Street/Plaza	Non-Taxable	\$0.00 / Acre	\$0.00	13.4%	\$0.00
2840-031-003	61694	3	0.606			Retail	Undeveloped	\$130,531.23 / Acre	\$79,101.93	13.4%	\$10,564.96
2840-031-004	61694	4	1.35			Parking	Non-Taxable	\$0.00 / Parcel	\$0.00	13.4%	\$0.00
2840-031-005	61694	6	0.771			Apartments	Undeveloped	\$130,531.23 / Acre	\$100,639.58	13.4%	\$13,441.56
2840-031-006	61694	7	0.523			Mixed Use	Undeveloped	\$130,531.23 / Acre	\$68,267.84	13.4%	\$9,117.94
2840-031-007	61694	8	0.38			Pvt. Driveway	Non-Taxable	\$0.00 / Parcel	\$0.00	13.4%	\$0.00
2840-031-008	61694	9	0.387			Open Space	Non-Taxable	\$0.00 / Parcel	\$0.00	13.4%	\$0.00
2840-031-009	61694	10	0.157			Pvt. Driveway	Non-Taxable	\$0.00 / Parcel	\$0.00	13.4%	\$0.00
2840-031-010	61694	11	0.146			Pvt. Driveway	Non-Taxable	\$0.00 / Parcel	\$0.00	13.4%	\$0.00
2840-031-011	61694	12	0.151			Retail	Undeveloped	\$130,531.23 / Acre	\$19,710.22	13.4%	\$2,632.52
2840-031-012	61694	13	0.537			Parking	Non-Taxable	\$0.00 / Parcel	\$0.00	13.4%	\$0.00
2840-031-013	61694	14	0.795			Apartments	Undeveloped	\$130,531.23 / Acre	\$103,772.33	13.4%	\$13,859.96
2840-031-014	61694	15	0.222			Retail	Undeveloped	\$130,531.23 / Acre	\$28,977.93	13.4%	\$3,870.32
2840-031-015	61694	16	0.879			Parking	Non-Taxable	\$0.00 / Parcel	\$0.00	13.4%	\$0.00
2840-031-016	61694	17	0.28			Open Space	Non-Taxable	\$0.00 / Parcel	\$0.00	13.4%	\$0.00
2840-031-017	61694	18	0.58			Office	Undeveloped	\$130,531.23 / Acre	\$75,708.12	13.4%	\$10,111.68
2840-031-018	61694	19	0.246			Pvt. Driveway	Non-Taxable	\$0.00 / Parcel	\$0.00	13.4%	\$0.00
2840-031-019	61694	20	1.68			Office	Undeveloped	\$130,531.23 / Acre	\$219,292.47	13.4%	\$29,289.00
2840-031-020	61694	21	0.245			Open Space	Non-Taxable	\$0.00 / Parcel	\$0.00	13.4%	\$0.00
<b>Vista Canyon Phase I Subtotal</b>		<b>17.39</b>							<b>\$1,493,929.97</b>		<b>\$199,531.24</b>
<b>Zone 2 Subtotal</b>		<b>17.971</b>							<b>\$1,569,768.62</b>		<b>\$209,660.34</b>

Adjustment due to rounding to two decimal places \$0.00

<b>CFD Totals</b>		<b>39.540</b>	<b>480</b>	<b>59,577</b>					<b>\$2,197,438.40</b>		<b>\$837,330.10</b>
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