



City of Santa Clarita

Engineer's Report

**Drainage Benefit Assessment Areas
(DBAA) NOS. 3, 6, 18, 19, 20, 22,
2008-1, 2008-2, 2013-1, 2014-1 and 2015-1**

FISCAL YEAR 2016/2017

Intent Meeting: May 24, 2016
Public Hearing: June 28, 2016

Prepared on: April 20, 2016

27368 Via Industria
Suite 200
Temecula, CA 92590
T 951.587.3500 | 800.755.6864
F 951.587.3510

www.willdan.com/financial



**CITY OF SANTA CLARITA
DRAINAGE BENEFIT ASSESSMENT AREA
(DBAA) Nos. 3, 6, 18, 19, 20, 22, 2008-1, 2008-2, 2013-1, 2014-1 and 2015-1**

**ENGINEER'S REPORT
CERTIFICATE**

This Report describes the Drainage Benefit Assessment Areas (DBAAs) including the improvements, budgets, parcels, and assessments to be levied for Fiscal Year 2016/2017, as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Los Angeles County Assessor's maps for a detailed description of the lines and dimensions of parcels within the DBAAs. The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this 3rd day of May, 2016.



Willdan Financial Services
Assessment Engineer

By: Stacey Reynolds
Stacey Reynolds
Sr. Project Manager, District Administration Services

By: Richard Kopecy
Richard Kopecy
R. C. E. # 16742

I HEREBY CERTIFY the enclosed Engineer's Report, together with Assessment Roll and Assessment Diagram thereto attached, was filed with me on the _____ day of _____, 2016.

By: _____
Kevin Tonoian, City Clerk
City of Santa Clarita
Los Angeles County, California

I HEREBY CERTIFY the enclosed Engineer's Report, together with Assessment Roll and Assessment Diagram thereto attached, was approved and confirmed by the City Council of the City of Santa Clarita, California, on the _____ day of _____, 2016.

By: _____
Kevin Tonoian, City Clerk
City of Santa Clarita
Los Angeles County, California

TABLE OF CONTENTS

- I. OVERVIEW..... 1***
 - A. INTRODUCTION..... 1***
 - B. RIGHT TO VOTE ON TAXES ACT (PROPOSITION 218) 1***
- II. PLANS AND SPECIFICATIONS..... 2***
 - A. DESCRIPTION OF THE DRAINAGE BENEFIT ASSESSMENT AREAS..... 2***
- III. ESTIMATE OF COSTS 6***
- IV. METHOD OF ASSESSMENT 8***
 - A. BACKGROUND 8***
 - B. SPECIAL BENEFIT 8***
 - C. GENERAL BENEFIT 11***
 - D. APPORTIONMENT..... 13***
 - E. ANNUAL ESCALATORS 14***
- V. ASSESSMENT DIAGRAM 16***
- VI. ASSESSMENT ROLL..... 17***

APPENDICES

A. Assessment Boundary Diagrams

- Exhibit A - DBAA No. 3
- Exhibit B - DBAA No. 6
- Exhibit C - DBAA No. 18
- Exhibit D - DBAA No. 19
- Exhibit E - DBAA No. 20
- Exhibit F - DBAA No. 22
- Exhibit G - DBAA No. 2008-1
- Exhibit H - DBAA No. 2008-2
- Exhibit I - DBAA No. 2013-1
- Exhitbit J – DBAA No. 2014-1
- Exhitbit K – DBAA No. 2015-1

B. Assessment Roll

I. OVERVIEW

A. INTRODUCTION

This report is prepared in compliance with the requirements of Article 4 of Chapter 6.4, of the Benefit Assessment Act of 1982, (hereinafter referred to as the “1982 Act”) of the California Government Code. The City Council of the City of Santa Clarita, being the legislative body for the Drainage Benefit Assessment Areas (DBAAs), may, pursuant to the 1982 Act, levy annual assessments and act as the governing body for the operations and administration of the DBAAs. The 1982 Act provides for the levy of annual assessments after formation of an assessment district for the continued maintenance and servicing of the district improvements. The costs associated with the installation, maintenance, and service of the improvements may be assessed to those properties which benefit by the installation, maintenance, and service.

B. RIGHT TO VOTE ON TAXES ACT (PROPOSITION 218)

On November 5, 1996, the electorate approved Proposition 218, Right to Vote on Taxes Act, which added Articles XIIC and XIID to the California Constitution. The Proposition affects all assessments upon real property for a special benefit conferred on the property.

Assessments imposed under the 1982 Act are special benefit assessments. However, Proposition 218 also exempts any assessments imposed to finance costs associated with drainage systems. In Santa Clarita, required drainage systems due to development of land may require the property owner, as a condition of development approval, to annex into or form a Drainage Benefit Assessment Area (DBAA) to pay for its ongoing maintenance. As such, owners and subsequent owners of benefiting parcels are assessed annually. DBAA Nos. 3, 6, 18, 20, 22, 2008-1, 2008-2, 2013-1, 2014-1 and 2015-1 were formed in this way. The one exception to the above formation process is DBAA No. 19, whose formation was initiated by a group of homeowners in response to rising groundwater in their immediate neighborhood.

Assessments for DBAA Nos. 3, 6, 18, and 19 are exempt from the provisions of Proposition 218. Therefore, subsequent increases, if any, will be subject to the procedures and approval process of Section 4 of Article XIID.

DBAA Nos. 20, 22, 2008-1, 2008-2, 2013-1, 2014-1 and 2015-1 were established under the provisions of Proposition 218, and the maximum assessments may be increased by the annual change in CPI. For the annual assessment rates to be increased above the maximum allowable assessment rates, the increase rates will be subject to the procedures and approval process of Section 4 of Article XIID.

Assessments, if authorized by the City Council, will be placed on the 2016/2017 Los Angeles County Property Tax Roll. Reserve funds will be used to fund the maintenance and service until the first installment of assessment funds are distributed by the County Tax Collector in December of 2016.

// PLANS AND SPECIFICATIONS

A. DESCRIPTION OF THE DRAINAGE BENEFIT ASSESSMENT AREAS

The proposed services involve the maintenance and operation of surface and subsurface drainage systems constructed for Tract No. 36496 (DBAA No. 3); Tract No. 43528 (DBAA No. 6); Tract No. 44965 (DBAA No. 18); the Four Oaks Area (DBAA No. 19); Tract Nos. 47863, 46626, and 50536 (DBAA No. 20); Tract Nos. 51857 and 52372 (DBAA No. 22); Tract Nos. 53425-02 and 53425-03 (DBAA No. 2008-1); Tract No. 52414-01, lots 9 through 17 (DBAA No. 2008-2 GVR Commercial); Tract No. 62322 (DBAA No. 2013-1, Villa Metro); Tract No. 53425 (DBAA No. 2014-1 River Village Area C); and Tract No. 60258 (DBAA No. 2015-1 Five Knolls) as shown in Appendix A.

The services necessary for the DBAAs include, but are not limited to, and may generally be described as shown below:

- **DBAA No. 3: Whites Canyon Road and Nadal Street**

The drainage facilities consist of three observation wells without pumps and sixteen horizontal drains or hydraugers. The drainage facilities are shown on Exhibit A.

Maintenance and operation of the drainage facilities involve: 1) inspection, monitoring, and evaluations; 2) well and appurtenant facilities unclogging and clean-out; 3) annual geologist review with a report and recommendations; 4) installation of dewatering devices and other mitigation measures; and 5) maintenance and repair.

- **DBAA No. 6: Shangri-La Drive and Nathan Hill Road**

The drainage facilities consist of one pump station, three observation wells with pumps, six observation wells without pumps, one access shaft, and six hydraugers. The drainage facilities are shown on Exhibit B.

Maintenance and operation of the drainage facilities involve: 1) inspection, monitoring, and evaluations; 2) well and appurtenant facilities unclogging and clean-out; 3) annual geologist review with a report and recommendations; 4) installation of dewatering devices and other mitigation measures; 5) maintenance and repair.

- **DBAA No. 18: Bakerton Street**

The drainage facilities consist of one pump station, one sump pump drainage system, five access shafts, and twenty-one observation wells without pumps. The drainage facilities are shown on Exhibit C.

Maintenance and operation of the drainage facilities involve: 1) inspection, monitoring, and evaluations; 2) well and appurtenant facilities unclogging and clean-out; 3) annual geologist review with a report and recommendations; 4) installation of dewatering devices and other mitigation measures; 5) maintenance and repair.

- **DBAA No. 19: Four Oaks east of Camp Plenty Road**

The drainage facilities consist of two pumps and two observation wells without pumps. The drainage facilities are shown on Exhibit D.

Maintenance and operation of the drainage facilities involve: 1) inspection, monitoring, and evaluations; 2) well unclogging and clean-out; 3) installation of dewatering devices and other mitigation measures; 4) maintenance and repair.

- **DBAA No. 20: Whites Canyon Road and Canyon Crest Drive**

The drainage facilities consist of two observation wells, eight monitoring wells, terrace drains, swale drains, storm drains, and appurtenant facilities. The boundaries of DBAA No. 20 are shown on Exhibit E.

Maintenance and operation of the drainage facilities involve: 1) inspection, monitoring, and evaluations; 2) unclog and clean-out wells and appurtenant facilities; 3) maintenance and repair; 4) installation of dewatering devices and other mitigation measures; 5) annual geologist review with a report and recommendations; and 6) administration.

- **DBAA No. 22: Shadow Pines Boulevard and Narcissus Crest Avenue**

The drainage facilities consist of sub drains, terrace drains, parkway culverts, swale drains, down drains, inlet structures, flumes, stand pipes, debris walls, catch basins, and all storm drain and related structures and appurtenant facilities. The boundaries of DBAA No. 22 are shown on Exhibit F.

Maintenance and operation of the drainage facilities involve: 1) inspection, monitoring, and evaluations; 2) drain and appurtenant facilities unclogging and clean-out; 3) annual geologist review with a report and recommendations; 4) installation of dewatering devices and other mitigation measures; and 5) maintenance and repair.

- **DBAA No. 2008-1: River Village**

The drainage facilities consist of two (2) water quality basins (extended dry detention basins). The boundaries of DBAA No. 2008-1 are shown on Exhibit G.

The water quality basins treat runoff from portions of the River Village development. The basins are extended dry detention basins with surface flow wetland that is vegetated and landscaped with native vegetation. The basins also have subsurface low-flow devices. Extended dry detention basins are designed to detain stormwater runoff for some minimum time (e.g., 48 hours) to allow particles and associated pollutants to settle. Additionally, the basins have been designed to reduce the two-year peak flow from the post-development condition to the pre-development condition. The difference in the pre-and post-development stormwater runoff generated by a two-year storm, and by a 0.75-inch (first flush) storm, will be collected, detained, and treated in the basins, before it is released into the Santa Clara River. Regular maintenance is required in order for the basins to function correctly within the design parameters.

Maintenance and operation of the drainage facilities involve but are not limited to: 1) silt/debris removal; 2) landscaping replacement; 3) replacement of piping and gravel media; 4) storm damage repair; 5) periodic maintenance and repair, and 6) annual review with a report and recommendations.

- **DBAA No. 2008-2: Golden Valley Ranch – Commercial**

The drainage facilities consist of Storm Drain Line “D”, several or numerous lateral lines, and a continuous deflection separation unit. The boundaries of DBAA No. 2008-2 are shown on Exhibit H.

Services involve the maintenance and operation of Storm Drain Line “D” in Tract No. 52414-01 and all lateral lines associated with Line “D,” including the continuous deflection separation unit. Storm Drain Line “D” drains portions of the Golden Valley Ranch Commercial development and is the only storm drain line that is not being accepted into the Los Angeles County Flood Control District’s system.

Regular maintenance is required in order for the storm drain line and lateral lines to function correctly within the design parameters.

Maintenance and operation of the drainage facilities involve: 1) inspection, monitoring, and evaluations; 2) well and appurtenant facilities unclogging and clean-out; 3) annual geologist review with a report and recommendations; 4) installation of dewatering devices and other mitigation measures; 5) maintenance and repair.

- **DBAA No. 2013-1: Villa Metro**

The drainage facilities consist of one (1) storm drain box culvert. The boundaries of DBAA No. 2013-1 are shown on Exhibit I.

The storm drain box culvert places the existing open channel that runs along the frontage of the development underground, thereby gaining additional area to develop. Regular maintenance is required in order for the box culvert to function correctly within the design parameters. The services necessary include, but are not limited to, and may be generally described as: 1) inspection, 2) storm damage repair, 3) cleaning can this be replaced with silt and debris removal and 4) administration.

- **DBAA No. 2014-1: River Village Area C**

The drainage facilities consist of one (1) water quality basin (extended dry detention basin), the facilities not maintained by LACFLD (shown in the Storm Drain Improvement Plans for Tract No. 53425, M.T.D. No. 1819, Sheet 3A), and project mitigation measures outlined in the Environmental Impact Report to reduce the amount of pollutants in urban runoff prior to its discharge into the Santa Clarita River. The boundaries of DBAA No. 2014-1 are shown on Exhibit J.

The water quality basin treats runoff from portions of the River Village development. The basin is an extended dry detention basin with surface wetland that is vegetated and landscaped with native vegetation. Extended dry detention basins are designed to detain the stormwater runoff for some minimum time (e.g. 48 hours) to allow particles and associated pollutants to settle. Additionally, the basins have been designed to reduce the two-year peak flow from the post-development condition to the pre-development condition. The difference in the pre- and post-development stormwater runoff generated by a two-year storm, and by a 0.75 inch (first flush) storm, will be collected, detained, and treated in the basins, before it is released into the Santa Clarita River. Regular maintenance is required in order for the basins to function correctly within the design parameters.

The services necessary for this area include, but are not limited to, and may be generally described as: 1) silt/debris removal, 2) landscaping replacement, 3) replacement of piping and gravel, 4) storm damage repair, 5) periodic maintenance and repair, and 6) annual review with a report and recommendations.

- **DBAA No. 2015-1: Five Knolls**

The services involve the maintenance and operation of the two (2) water quality basin (extended detention basins) and one (1) bio swale required for Five Knolls Tract No. 60258 by the Urban Storm Mitigation Plan (USMP) and the project mitigation measures outlined in the Environmental Impact Report to reduce the amount of pollutants in urban runoff prior to its discharge into the Santa Clara River. The basins treat runoff from portions of the Five Knolls Development. The water quality basin is an extended dry detention basin with wetland that is vegetated and landscaped with native vegetation. Extended detention basins are basins whose outlets have been designed to detain the storm water runoff for some minimum time (e.g. 48 hours) to allow particles and associated pollutants to settle. Additionally, the basins have been designed to reduce the 2-year peak flow from the post-development condition to the pre-development condition. The difference in the pre-and post-development Stormwater runoff generated by a 2-year storm, and by a 0.75-inch (first flush) storm, will be collected, detained, and treated in the basins, before it is released into the Santa Clara River. Regular maintenance is required in order for the basins to function correctly within the design parameters.

The services necessary for the District include, but are not limited to, and may be generally described as: 1) silt/debris removal, 2) landscaping replacement, 3) replacement of piping and gravel media as needed, 4) storm damage repair, and 5) annual review with a report and recommendations.

The boundaries of DBAA No. 2015-1 are shown on Exhibit K.

Plans and Specifications for the DBAA improvements are voluminous and not bound in this report, but by this reference, are incorporated and made a part of this report. The plans and specifications are on file at the City, where they are available for public inspection.

///. ESTIMATE OF COSTS

The 1982 Act provides that the estimated costs of the improvements shall include the total cost of the improvements for Fiscal Year 2016/2017, including incidentals, which may include reserves to operate the DBAAs until funds are transferred to the City from the County around December 10 of the next fiscal year.

The 1982 Act also provides that the amount of any surplus, deficit, or contribution be included in the estimated cost of improvements. The net amount to be assessed on the lots or parcels within each DBAA is the total cost of maintenance and servicing with adjustments either positive or negative for reserves, surpluses, deficits, and/or contributions.

Estimated costs of improvements for the DBAAs are voluminous and not bound in this report, but by this reference, are incorporated and made a part of this report. The estimated costs are on file at the City, where they are available for public inspection.

Drainage Benefit Assessment Area Budgets

DBAA	Description	Projected Beginning Fund Balance as of 7/1/16	Assessment Revenues FY 16-17	Projected Interest Revenue FY 16-17	Transfers In FY 16-17	Projected Total Revenues FY 16-17	Projected Operation & Maintenance Expenses FY 16-17	Projected Capital Expenses FY 16-17	Transfers Out FY 16-17	Projected Total Expenses FY 16-17	Projected Operating Reserve FY 16-17	Projected Capital Replacement Reserve FY 16-17
3	Whites Canyon / Nadal	\$524,290	\$28,413	\$1,203	\$0	\$29,616	\$24,526	\$0	\$0	\$24,526	\$12,263	\$517,117
6	Shangri-la / Nathan Hill	(338,268)	26,553	0	14,231	40,784	47,933	0	0	47,933	23,967	(369,384)
18	Shangri-la / Bakerton	(349,771)	44,361	0	128,076	172,437	75,922	0	0	75,922	37,961	(291,216)
19	Four Oaks	(255,123)	3,306	0	3,420	6,726	35,343	0	1,875	37,218	17,672	(303,287)
20	Canyon Crest	320,520	34,799	695	0	35,494	32,092	0	0	32,092	16,046	307,876
22	Shadow Pines / Narcissus Crest	34,341	12,128	51	0	12,179	12,476	0	0	12,476	6,238	27,806
2008-1	River Village	580,780	44,077	1,149	0	45,226	75,865	12,000	0	87,865	37,933	500,209
2008-2	Golden Valley	93,764	14,908	187	0	15,095	17,338	3,000	0	20,338	8,669	79,852
2013-1	Villa Metro	16,581	15,403	13	0	15,416	14,663	3,000	0	17,663	7,332	7,003
2014-1	River Village Area C	53,951	55,473	1,111	0	56,584	47,067	12,000	0	59,067	23,534	27,934
2015-1	Five Knolls	0	97,718	0	0	97,718	0	0	0	0	0	97,718
		\$681,066	\$377,138	\$4,409	\$145,727	\$527,274	\$383,225	\$30,000	\$1,875	\$415,100	\$191,613	\$601,629

Note: Amounts are rounded to the nearest dollar.

A Reserve fund has been established for DBAA No. 3, 20, 22, 2008-1, and 2008-2 to cover the first six months of expenses annually before collection from the County has been received, as well as unexpected expenses. The funds have been allowed to build up gradually in anticipation of any maintenance costs that can and do occur.

A Reserve fund has been established for DBAA No. 6 and 18; however, those funds have been depleted, and the fund is operating in a deficit, requiring a City Contribution to maintain the required levels of ongoing maintenance. Operations and capital costs for this year are increased to meet water quality requirements of the Los Angeles County Sanitation Districts.

A Reserve fund has been established for DBAA No. 19; however, those funds have been depleted, and the fund is operating in a deficit, requiring a City Contribution to maintain the required levels of ongoing maintenance.

IV. METHOD OF ASSESSMENT

The following is the approved assessment methodologies for the DBAAs:

A. BACKGROUND

The Benefit Assessment Act of 1982 provides that assessments may be apportioned upon all assessable lots or parcels of land within an assessment district in proportion to the estimated benefits to be received by each lot or parcel from the improvements. In addition, Proposition 218 requires that a parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel.

Proposition 218 provides that only special benefits are assessable, and the City must separate the general benefits from the special benefits conferred on a parcel. A special benefit is a particular and distinct benefit over and above general benefits conferred on the public at large, including real property within a DBAA. The general enhancement of property value does not constitute a special benefit.

B. SPECIAL BENEFIT

DBAA Nos. 3, 6, 18, 19, 20, 22, and 2008-1

The installation and continued maintenance of drainage improvements by the developers, sub-dividers of the land, was guaranteed through the establishment of a DBAA, as a condition of subdivision and development. Had the installation of the improvements and the guaranteed maintenance not occurred, the lots would not have been established and could not have been sold to any distinct and separate owner. Thus, the ability to establish each distinct and separate lot which permits the construction of a building or structure on the property and the ownership and sale of the distinct lot in perpetuity is a particular and distinct special benefit conferred only to the real property located in the DBAA.

The lots were established once the conditions regarding the improvements and the continued maintenance was guaranteed. As a result, each lot within the DBAA is conferred a particular and distinct special benefit from the improvements and to the same degree. DBAA No. 3 is a multi-family residential development and is assessed based on the number of dwelling units within the development. DBAA Nos. 6, 18, 19, 20, 22, and 2008-1 are single-family residential developments, and each developable lot is one dwelling unit, so these developments are assessed based on the number of dwelling units within them.

The DBAA drainage improvements were established to provide for surface and/or subsurface water removal in order to promote and maintain desirable soil conditions, soil stability, and/or slope stability for the subdivided lots within the DBAA. Therefore, the drainage improvements and the continued maintenance thereof, confer a particular and distinct special benefit to the real property located within the DBAA.

In addition, all of the above contributes to a specific increase in property desirability and specific enhancement of the property value, which confers a particular and distinct special benefit upon the real property located within the DBAA.

DBAA No. 2008-2

There are two (2) categories of special benefits identified for DBAA 2008-2:

1. The benefit related to the satisfaction of a Condition of Development, and
2. The benefit related to the functionality of the drainage system.

Satisfaction of Conditions of Development

The drainage improvements for the commercial portion of the Golden Valley Ranch development were installed by the developers, the sub-dividers of the land. A condition of approval of the commercial development was the guarantee of ongoing maintenance for the drainage system (Condition of Approval EN53). Most of the drainage improvements are acceptable to the Los Angeles County Flood Control District (LACFCD) and will be accepted into the County system for maintenance. Lots 1 through 14 of Tract No. 52414-01 have satisfied this condition.

Storm Drain Line “D” is not acceptable to LACFCD and will not be accepted into their system. Therefore, for Lots 15, 16 and 17 to satisfy Condition of Approval EN53, the continued maintenance of Storm Drain Line “D” must be guaranteed through the establishment of a DBAA or some other form of guaranteed financing. Should the guaranteed maintenance not occur, the Condition of Approval for the development of these lots would not be satisfied, and the lots would not be able to have Building Permits finalized or Certificates of Occupancy issued. Thus, the ability to develop these lots to construct a building or structure on the property is a particular and distinct special benefit conferred only to Lots 15, 16 and 17.

Therefore, due to the satisfaction of Condition EN53, Lots 15, 16, and 17 are uniquely benefited by, and receive a direct advantage from, the guaranteed funding of maintenance for Storm Drain Line “D” improvements and are conferred a particular and distinct special benefit over and above general benefits.

Functionality of the Drainage System

The southern portion of the Golden Valley Ranch Commercial development is comprised of Lots 9 through 17 and is identified as the South Plaza area. These lots all function as a cohesive shopping plaza and are connected to each other through driving lanes and parking lots. Storm Drain Line “D” serves the area drains in the southerly quadrant of this plaza, including a portion of the truck delivery path of travel for this entire plaza.

Because of the interconnectivity between portions of the South Plaza area, the proper maintenance and functioning of Storm Drain Line “D” provides a particular and distinct special benefit to all the properties in the South Plaza by allowing traffic to flow unimpeded by poor drainage.

Therefore, Lots 9 through 17 are uniquely benefited by, and receive a direct advantage from, the proper functioning and maintenance of Storm Drain Line “D” improvements and are conferred a particular and distinct special benefit over and above general benefits.

DBAA No. 2013-1

The drainage improvements were installed by the developers, subdividers of the land, and the continued maintenance was guaranteed through the establishment of a DBAA. If the installation of the improvements and the guaranteed maintenance did not occur, the individual parcels would not have been established and could not have been sold to any distinct and separate owner. The establishment of each distinct and separate parcel is a special benefit which permits the construction of a building or structure on the property and the ownership and sale of the distinct parcel in perpetuity.

The parcels were established once the conditions regarding the improvements and the continued maintenance was guaranteed. As a result, each parcel within the DBAA receives a special and distinct benefit from the improvements. Villa Metro Tract No. 62322 consists of predominantly residential units, so the development is assessed based the residential units or the equivalent residential units. There are a total of 293 residential units, 22 live-work units, and 1 commercial parcel planned within the tract.

DBAA No. 2014-1

The drainage improvements were installed by the developers, subdividers of the land, and the continued maintenance was guaranteed through the establishment of a DBAA. If the installation of the improvements and the guaranteed maintenance did not occur, the individual parcels would not have been established and could not have been sold to any distinct and separate owner. The establishment of each distinct and separate parcel is a special benefit which permits the construction of a building or structure on the property and the ownership and sale of the distinct parcel in perpetuity.

The parcels were established once the conditions regarding the improvements and the continued maintenance was guaranteed. As a result, each parcel within the DBAA receives a special and distinct benefit from the improvements. River Village Tract No. 53425, Area C is comprised of multi-family residential developments and a private road. These parcels are assessed based on the specific drainage area on each proposed lot. Total drainage sub-basin area within the tract is 26.29 acres.

DBAA No. 2015-1

In the development the drainage improvements were installed by the developers. Subdividers of the land and the continued maintenance was guaranteed through the establishment of a Drainage Benefit Assessment Area. If the installation of the improvements and the guaranteed maintenance did not occur, the development would not have been established and could not have been sold to any distinct and separate owner. The establishment of a buildable lot is a special benefit which permits the construction of a building or structure on the property and the ownership and sale of the distinct lot in perpetuity. All the lots are established at the same time once the conditions regarding the improvements and the continued maintenance are guaranteed. As a result, each lot within the District receives a special and distinct benefit from the improvements. This special benefit has been identified as the

“Condition of Approval Benefit” and this benefit applies to all properties within Five Knolls Tract No. 60258.

All parcels within the development benefit from flood prevention. The drainage system is designed to carry storm water runoff to the water quality basins for retention and disbursement. This capacity is an integral part of the overall storm drain and flood control system for the development. This benefit is defined as the “Flood Prevention Benefit” and applies to all properties within Five Knolls Tract No. 60258.

Within the development, several areas drain directly into the water quality basins. During dry weather runoff events, the drainage from these properties will be captured and disbursed into the water quality basins, by-passing the County maintained storm drain system. Properties that drain directly into the water quality basins receive a “Direct Drainage Benefit”.

These Three (3) benefits make up the total benefits from the drainage improvements.

For DBAA No. 2015-1 there are two (2) distinct benefit zones. Zone A is comprised of parcels that benefit from all three special benefits, while Zone B is comprised of parcels that only benefit from the “Condition of Approval Benefit” and “Flood Prevention Benefit”. These zones are shown on the Assessment Diagram in Exhibit K.

C. GENERAL BENEFIT

DBAA Nos. 3, 6, 18, 19, 20, 22, 2008-1, 2008-2, 2013-1 and 2014-1

The drainage facilities are located within and/or immediately adjacent to properties within the DBAAs. They were installed and are maintained particularly and solely to serve, and for the benefit of, the properties within the DBAAs. Any benefit received by properties outside of the DBAAs is inadvertent and unintentional. Therefore, any general benefits associated with the drainage facilities of the DBAAs are merely incidental, negligible, and non-quantifiable.

DBAA No. 2015-1

In addition to the special benefits received by the parcels within the District, there are general benefits conferred by the proposed improvements. These general benefits are associated with runoff from public streets adjacent to the development. General benefit has been determined based on the drainage areas (tributaries to the water quality basins), which directly correlates to the amount of storm water runoff from each drainage area.

Based on the approved Water Quality Plans (on file at the office of the City Clerk of the City of Santa Clarita), the following are the drainage areas within the development boundary contributing to the water quality basins.

Tract 60258 Area Zones	Drainage Area (Acres)	Benefit Type
Golden Valley Road	22.73	General
Zone A	79.00	Special
Zone B	83.53	Special
Total:	185.26	

The drainage improvements along Golden Valley Road are considered general benefit, based on the allocation of total benefit and the drainage area above, the general vs. special benefit is allocated as follows:

General vs. Special Benefit Calculation:

Total Benefits

Condition of Approval Special Benefit	50%
Flood Prevention Special Benefit Direct Drainage Special Benefit General Benefit	50%
Total Benefit:	100%

General vs. Special Benefits

	Drainage Area Totals	Percentage	Percent of Total Benefit	Benefit Percentage
General Benefit	22.73	12.27%	50%	6.13%
Special Benefit	162.53	87.73%		43.87%
	185.26	100.00%		50.00%

	Drainage Area Totals	Percentage	Benefit Percentage
Flood Prevention Benefit (Zone A&B)	162.53	67.29%	29.52%
Special Benefit	79.00	32.71%	14.35%
	241.53		43.87%

Final Benefit Percentages:

Conditions of Approval Benefit	50.00%
Flood Prevention Special Benefit	29.52%
Direct Drainage Special Benefit	14.35%
General Benefit	6.13%
Totals	100.00%

Of the total benefit for the drainage improvements, 50% of the benefit is considered “Condition of Approval Benefit”, 29.52% of the benefit is considered “Flood Prevention Special Benefit”, 14.35% of the benefit is considered “Direct Drainage Special Benefit”, and 6.13% of the benefit is considered “General Benefit”.

D. APPORTIONMENT

DBAA Nos. 3, 6, 18, 19, 20, 22, and 2008-1:

All parcels receive the same special benefit from the improvements due to their use and similar proximity to the improvements. Therefore, each parcel is assessed an equal amount. However, undeveloped parcels are assessed for their proportionate share based on the number of proposed units to be built on that parcel.

DBAA 2008-2:

The estimated costs are apportioned equally to each of the two categories of special benefit. All parcels receive the same degree of special benefit within each benefit category due to the similar (commercial) use of each parcel. Therefore, each parcel is assessed based on the proportionate gross acreage of each Assessor's parcel as a share of the total acres within each benefit category.

DBAA 2013-1:

Each residential unit is assessed one (1) Equivalent Residential Unit (ERU), and each commercial parcel is assessed at a rate 9.72 ERUs per acre, which is the density of residential units within the tract (32.42 gross residential acres / 315 residential units = 9.72 units per acre). The 22 live-work units are assessed 1 ERU for the residential unit plus 9.72 ERUs per acre of non-residential use (including one parking space). The typical live-work unit is 2,400 SF (square feet) with 20% of the area assigned to non-residential use, which equals 480 SF. The typical parking space is 180 SF. Therefore, the non-residential use of a live work unit is defined as 660 SF. Live-work units are assigned an additional 0.15 ERU (660 SF / 43,560 SF per acre X 9.72 ERUs per acre) for the non-residential use, for a total of 1.15 ERUs per live-work unit. Vacant land is assessed its proportionate share of the proposed ERUs based on acreage, or 9.81 ERUs per gross acre.

DBAA 2014-1:

All parcels receive special benefit from the improvements based on the amount of stormwater runoff from the parcel to the water quality basin improvements. Therefore, each parcel is assessed an amount based on the drainage area of the parcel, which directly correlates to the amount of stormwater runoff from each parcel. There are 12.38 drainage acres designated for 87 single-family residential (SFR) units, 12.71 drainage acres designated for 152 single-family attached condominium (CON) units, and 1.2 drainage acres for the recreation center which is common area. Since the recreation center is common area for the entire development and equally owned by each unit, the assessment for the recreation center is divided equally among all 239 units.

DBAA 2015-1:

The single family residential lot has been selected as the basic unit for calculation of assessments and is defined as one Equivalent Dwelling Unit (EDU). A methodology has been developed to calculate the EDU's for other residential land uses and for non-residential parcels. Every land-use is converted to EDU's: parcels containing apartments are converted to EDU's based on the number of dwelling units on each parcel of land; commercial parcels are converted based on the lot size of each parcel of land.

The EDU method is seen as the most appropriate and equitable method of spread of benefit to each parcel from the improvements since it is based on land-use type and parcel size.

Single Family Residential (SFR). Parcels zoned for single family residential uses are assessed 1 EDU per dwelling unit. Parcels designated as SFR land-use will be assessed 1 EDU per dwelling unit, including vacant subdivided residential lots and vacant land zoned for single family residential uses with a tentative or final tract map.

Multiple Family Residential. Multiple-residential (including condominiums) land use equivalencies are determined based on the number of dwelling units on each parcel. Due to population density and size of structure relative to the typical single family residence, each dwelling unit defined as multi-family residential, including condominiums, would be 0.75 EDU.

The EDU's assigned to a multiple-residential parcel are calculated by multiplying the number of dwelling units by the EDU factor of 0.75.

Non-Residential. In converting non-residential properties to EDU's, the factor used is the typical standard single family residential lot area and the number of lots that could be subdivided into an acre of land. All properties that are developed for non-residential uses are therefore assigned 6.4 EDU's per acre based on the average SFR lot size within the tract. These include commercial, industrial, church, school, and other non-residential uses.

Vacant and Park Parcels. Vacant graded parcels contribute to the overall drainage of the development, but only at a fraction of the amount. Based on the Los Angeles County Hydrology Manual, park parcels have a drainage impervious percentage of 10%. Therefore, vacant and park parcels are assigned equivalency units at the rate of one-tenth of improved property which is $6.4 \text{ EDUs/acre} \times \text{one-tenth} = 0.64 \text{ EDUs/acre}$.

E. ANNUAL ESCALATORS

DBAA Nos. 20, 22, 2008-1, 2008-2, 2013-1, 2014-1 and 2015-1 were established with an annual assessment escalation clause. The maximum assessment rate will increase based on the annual change in the Consumer Price Index (CPI), during the preceding year, for All Urban Consumers, for the Los Angeles, Riverside, and Orange County areas, published by the United States Department of Labor, Bureau of Labor Statistics (or a reasonably equivalent index should the stated index be discontinued). This year, the annual change in CPI is 2.03%.

DBAA Nos. 3, 6, 18, and 19 were established without escalators.

Assessment Rates

DBAA No.	FY 2015/2016 Max Asmt. Rate	CPI Increase	FY 2016/2017 Max Asmt. Rate	No. of Units/ Acres	FY 2016/2017 Applied Rate	FY 2016/2017 Asmt. Revenues
3	\$122.47	\$0.00	\$122.47	232.00	\$122.47	\$28,413.04
6	\$159.00	\$0.00	\$159.00	167.00	\$159.00	\$26,553.00
18	\$159.00	\$0.00	\$159.00	279.00	\$159.00	\$44,361.00
19	\$19.00	\$0.00	\$19.00	174.00	\$19.00	\$3,306.00
20	\$121.38	\$2.46	\$123.84	281.00	\$123.84	\$34,799.04
22	\$297.17	\$6.03	\$303.20	40.00	\$303.19	\$12,127.60
2008-1	\$237.15	\$4.81	\$241.97	432.00	\$102.03	\$44,076.96
2008-2 (Conditioned)	\$1,494.52	\$30.34	\$1,524.86	12.57	\$766.82	\$9,641.30
2008-2 (South Plaza)	\$438.75	\$8.91	\$447.66	23.39	\$225.17	\$5,266.73
2013-1 (Villa Metro)	\$46.39	\$0.94	\$47.33	325.51	\$47.32	\$15,403.13
2014-1 (River Village Area C SFR)	\$304.67	\$6.18	\$310.85	87.00	\$310.85	\$27,043.95
2014-1 (River Village Area C Townhouse)	\$183.31	\$3.72	\$187.03	152.00	\$187.03	\$28,428.56
2015-1 (Five Knolls Zone A)	\$0.00	\$0.00	\$200.50	274.56	\$200.50	\$55,049.28
2015-1 (Five Knolls Zone B)	\$0.00	\$0.00	\$146.10	292.05	\$146.10	\$42,668.51

Note: CPI increase: 2.03%. All maximum assessment rates are rounded down to the nearest penny.

V. ASSESSMENT DIAGRAM

The boundary diagram for each DBAA is included herein as Appendix A and is part of this report.

The lines and dimensions of each lot or parcel within the DBAAs are those lines and dimensions shown on the maps of the Los Angeles County Assessor for the Fiscal Year to which this Report applies. The Assessor's maps and records are incorporated by reference herein and made part of this Report.

***VI.* ASSESSMENT ROLL**

An Assessment Roll, which describes each assessable lot or parcel of land in a DBAA and the Fiscal Year 2016/2017 assessment, is made a part of this report as Appendix B. A copy of the Assessment Roll is also on file at the office of the City Clerk of the City of Santa Clarita.

Parcel identification, for each lot or parcel in a DBAA, shall be the parcel as shown on the Los Angeles County Assessor's Map for the year in which this Report is prepared.

APPENDIX A

DBAA Boundary Diagrams

Exhibit A	-	DBAA No. 3
Exhibit B	-	DBAA No. 6
Exhibit C	-	DBAA No. 18
Exhibit D	-	DBAA No. 19
Exhibit E	-	DBAA No. 20
Exhibit F	-	DBAA No. 22
Exhibit G	-	DBAA No. 2008-1
Exhibit H	-	DBAA No. 2008-2
Exhibit I	-	DBAA No. 2013-1
Exhibit J	-	DBAA No. 2014-1
Exhibit K	-	DBAA No. 2015-1

Exhibit A – DBAA No. 3

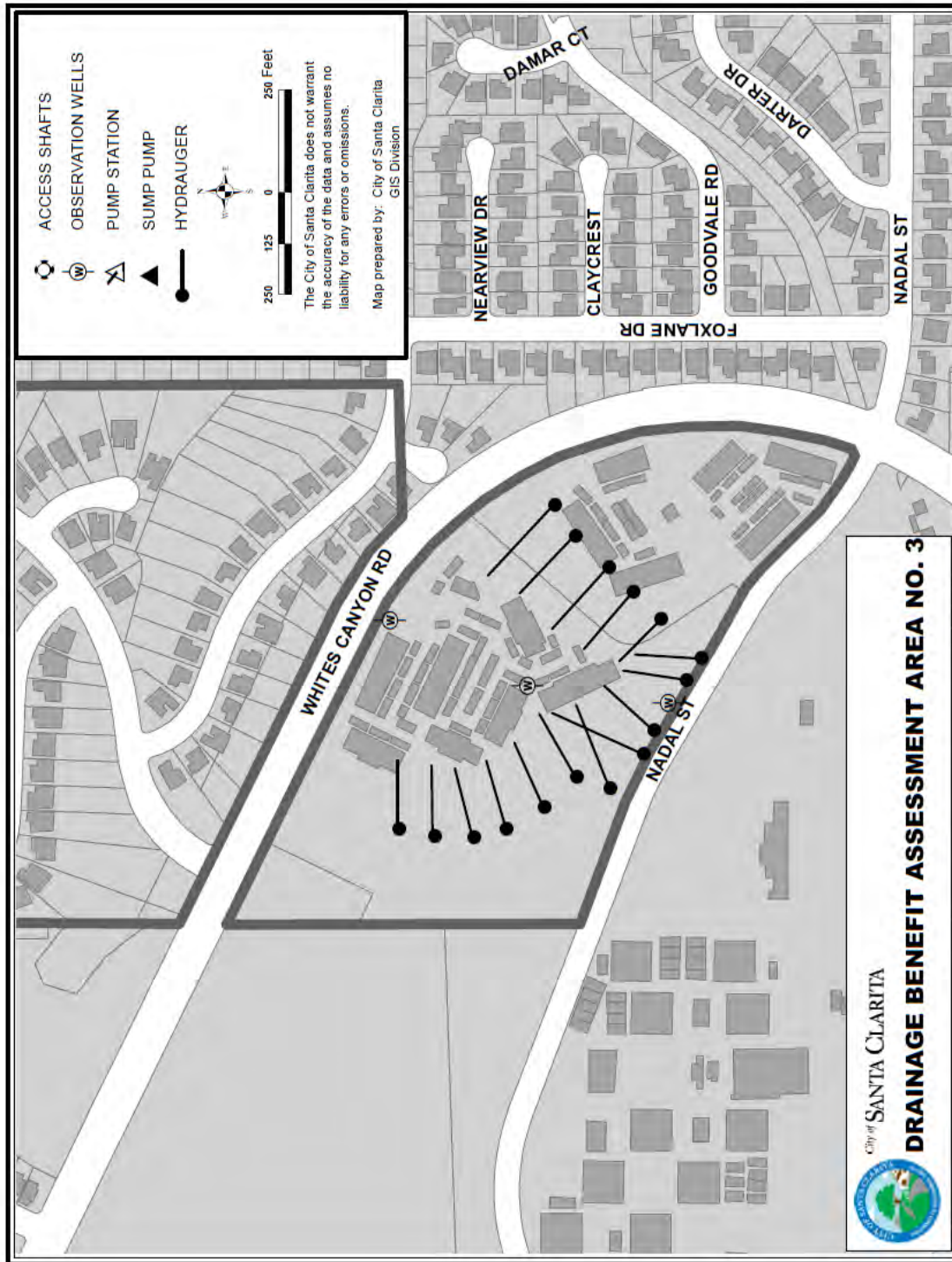


Exhibit B – DBAA No. 6

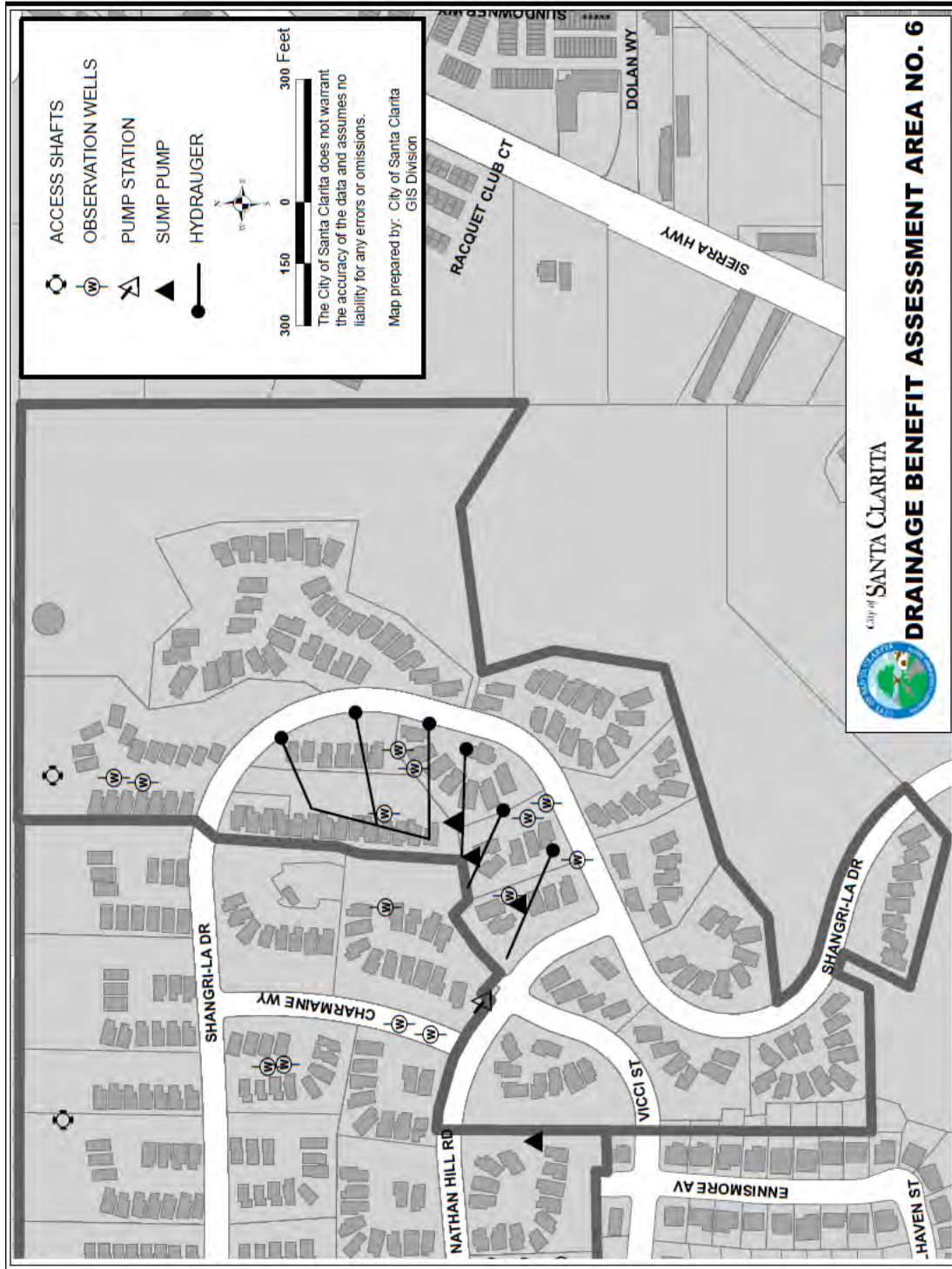


Exhibit C – DBAA No. 18

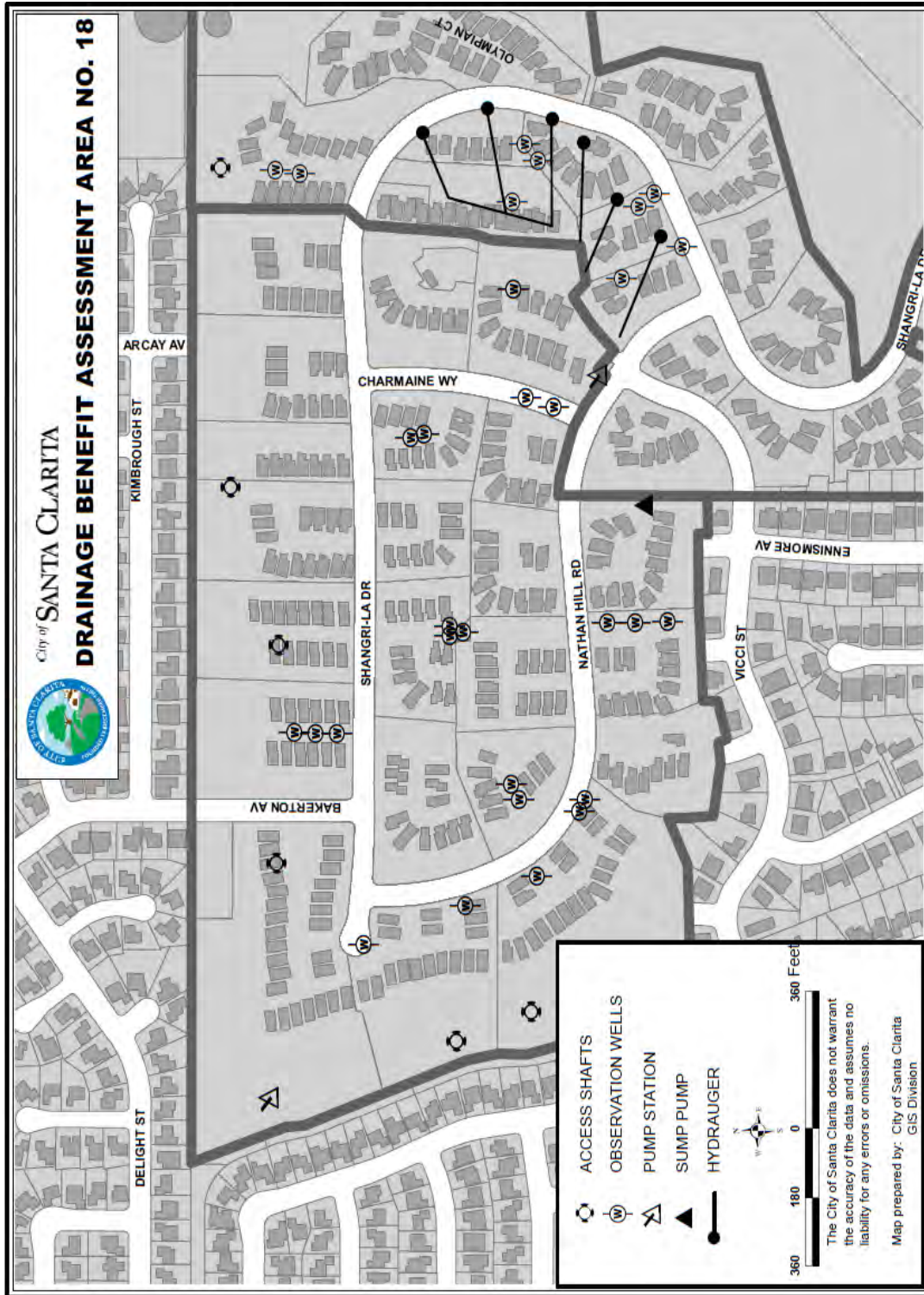


Exhibit D – DBAA No. 19

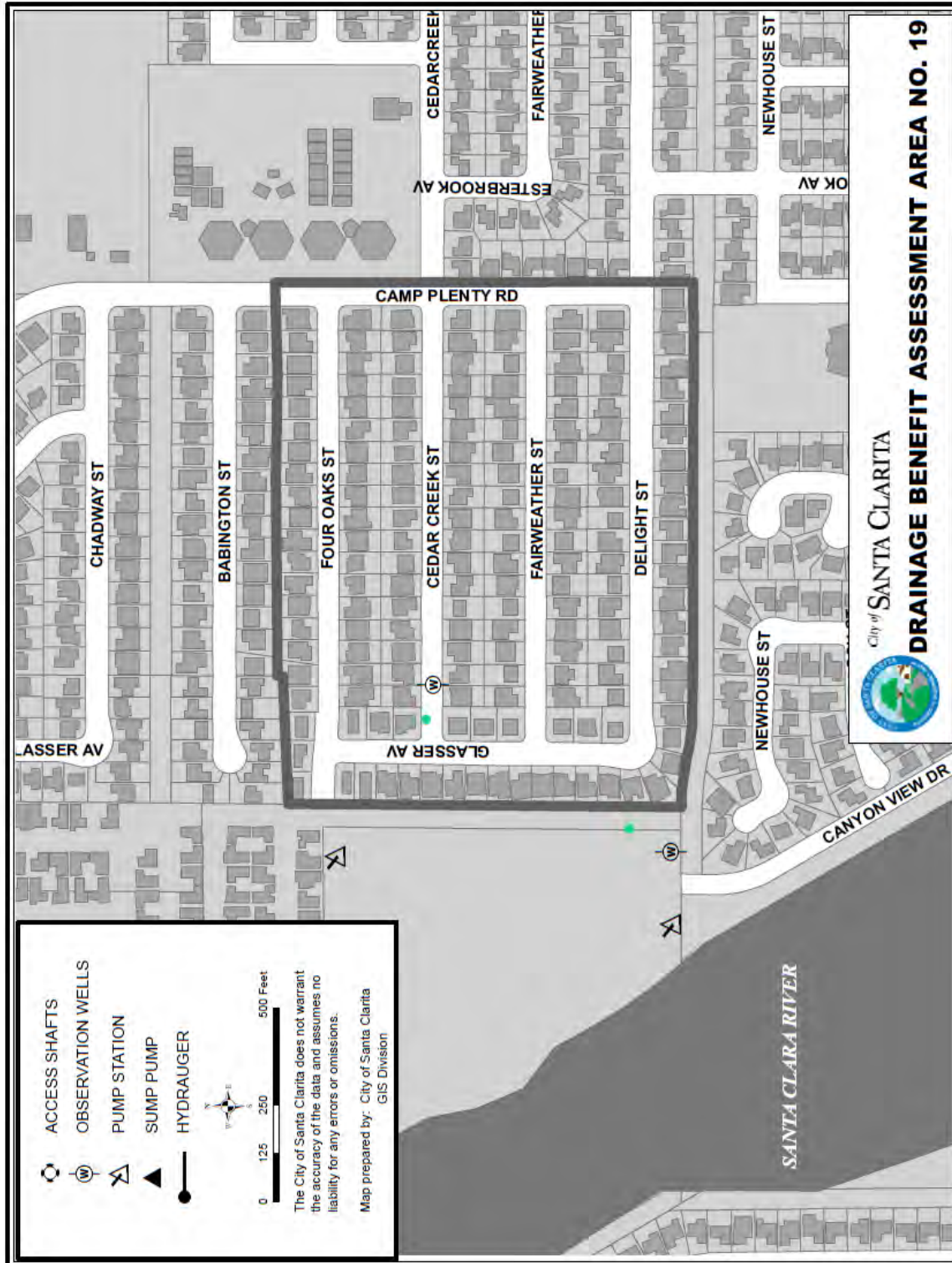


Exhibit E – DBAA No. 20

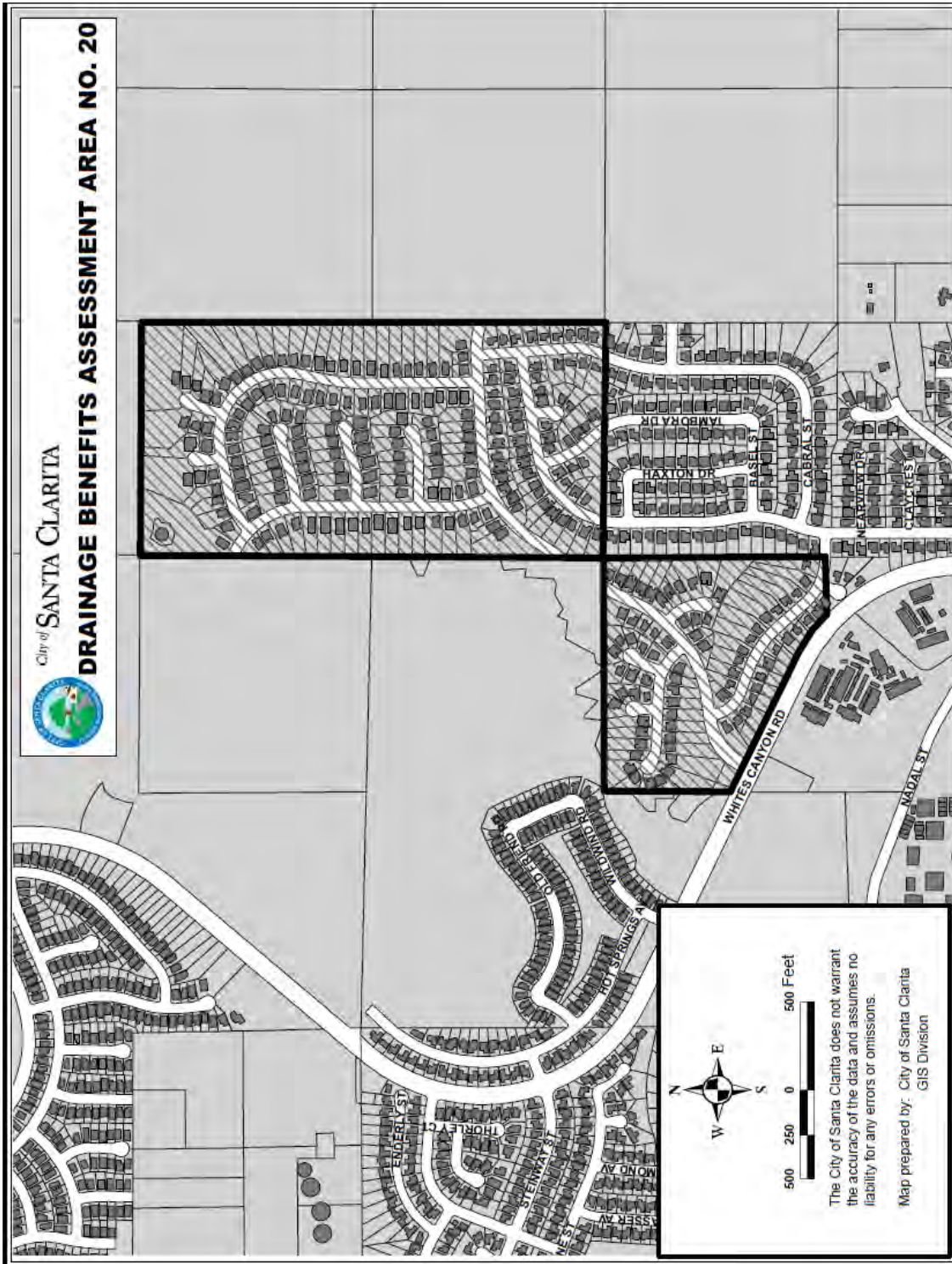


Exhibit F – DBAA No. 22

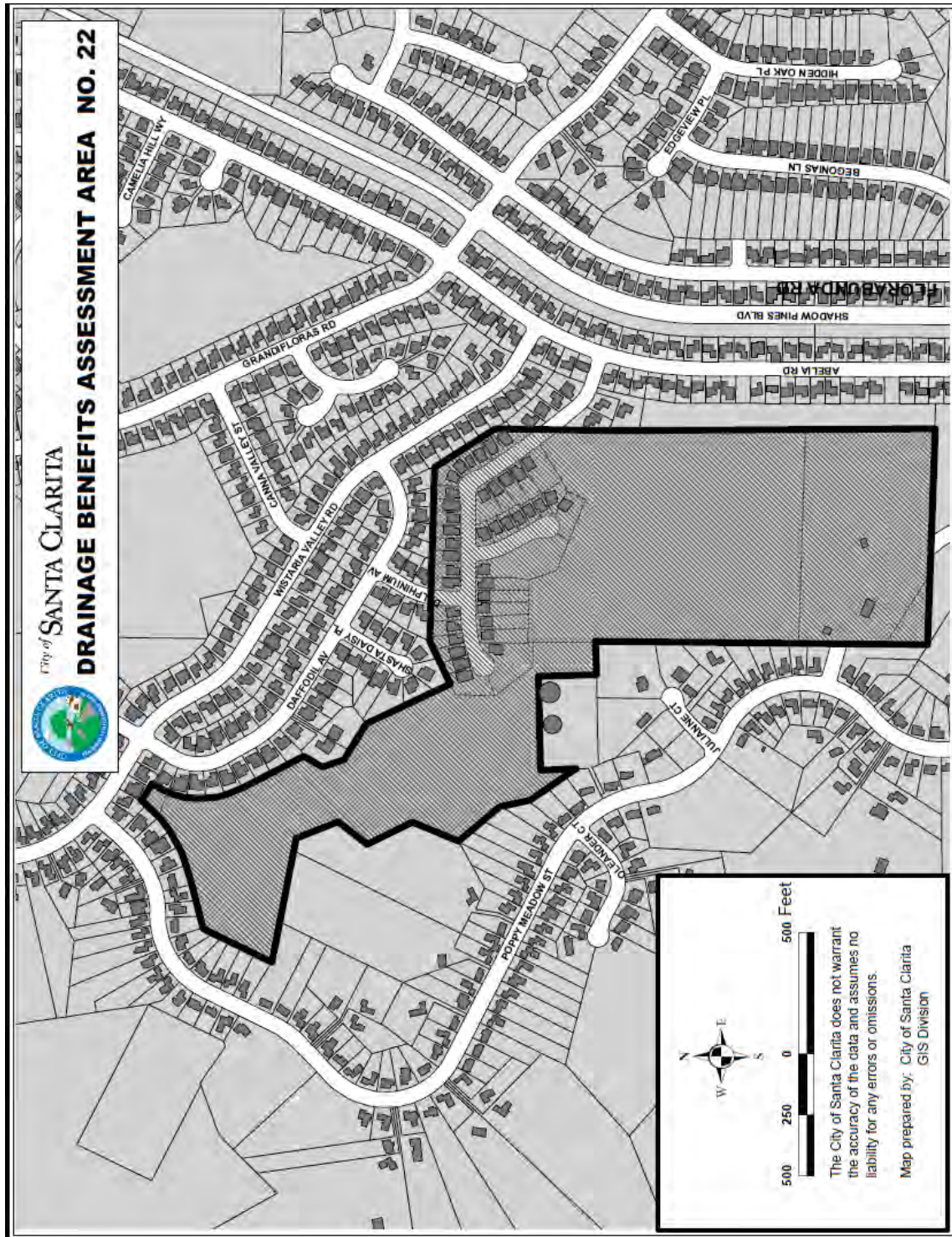


Exhibit G – DBAA No. 2008-1

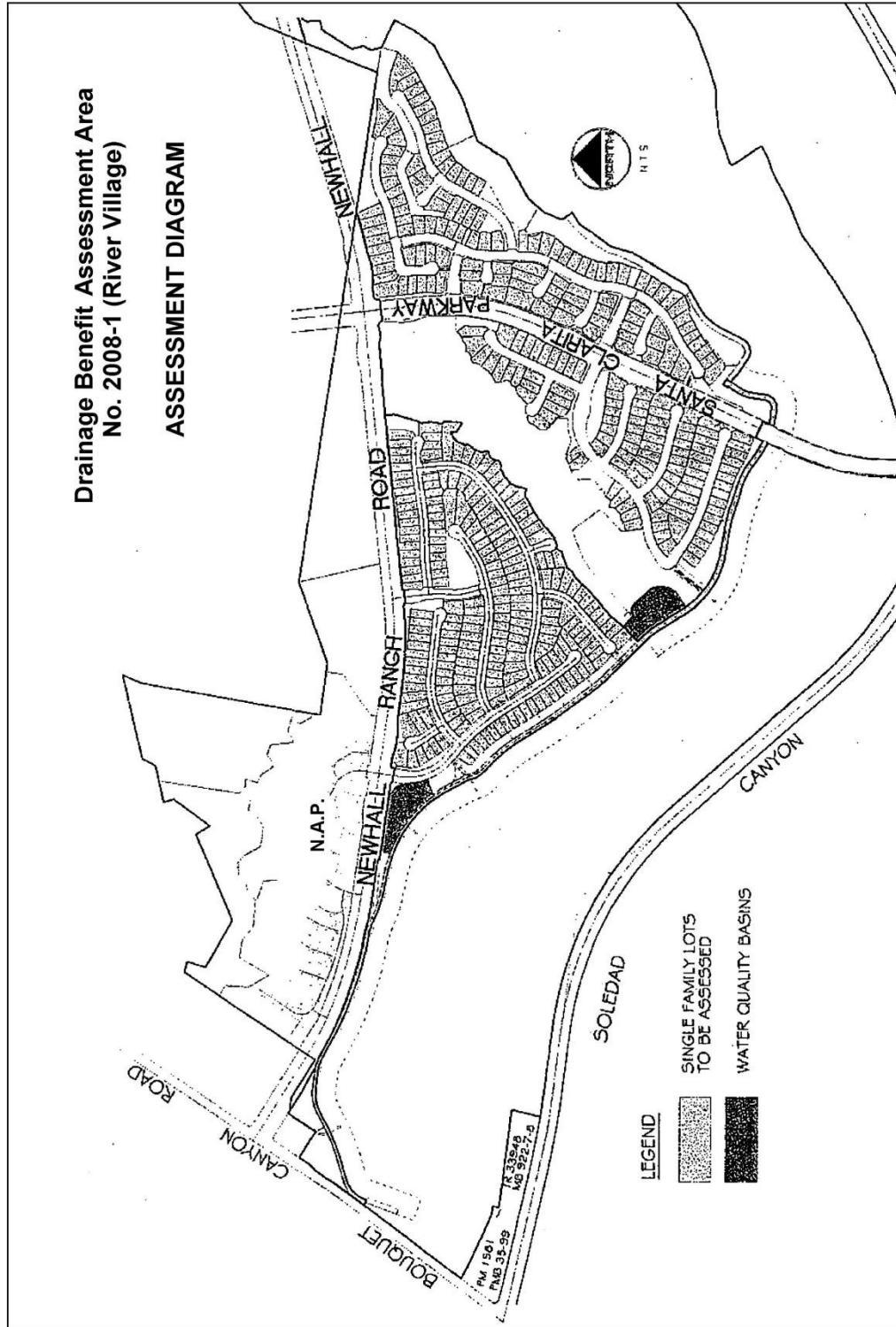


Exhibit H – DBAA No. 2008-2



Exhibit I – DBAA No. 2013-1

**City of Santa Clarita
Drainage Benefit Assessment Area
No. 2013-1 (Villa Metro)
Boundary Map**

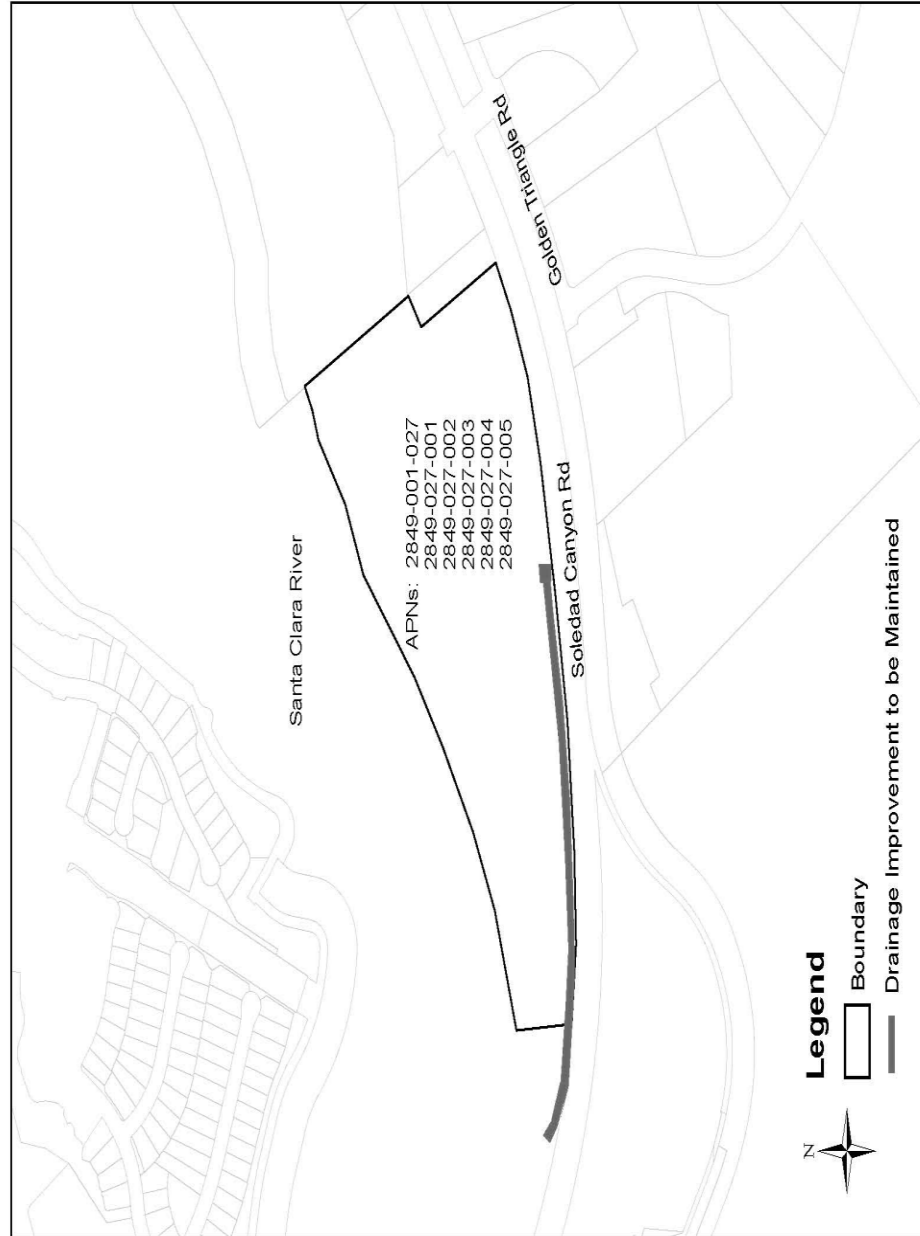


Exhibit J – DBAA No. 2014-1

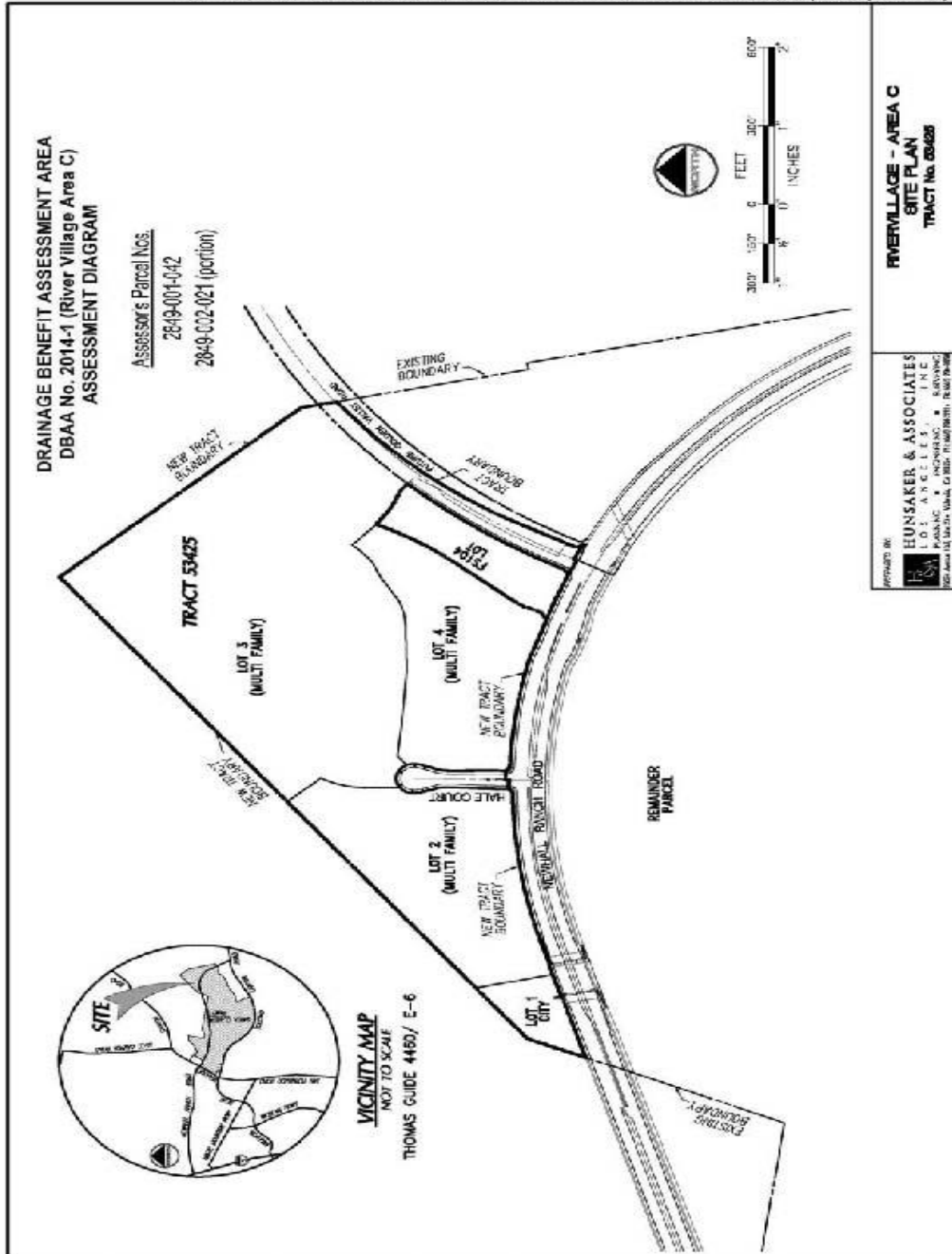
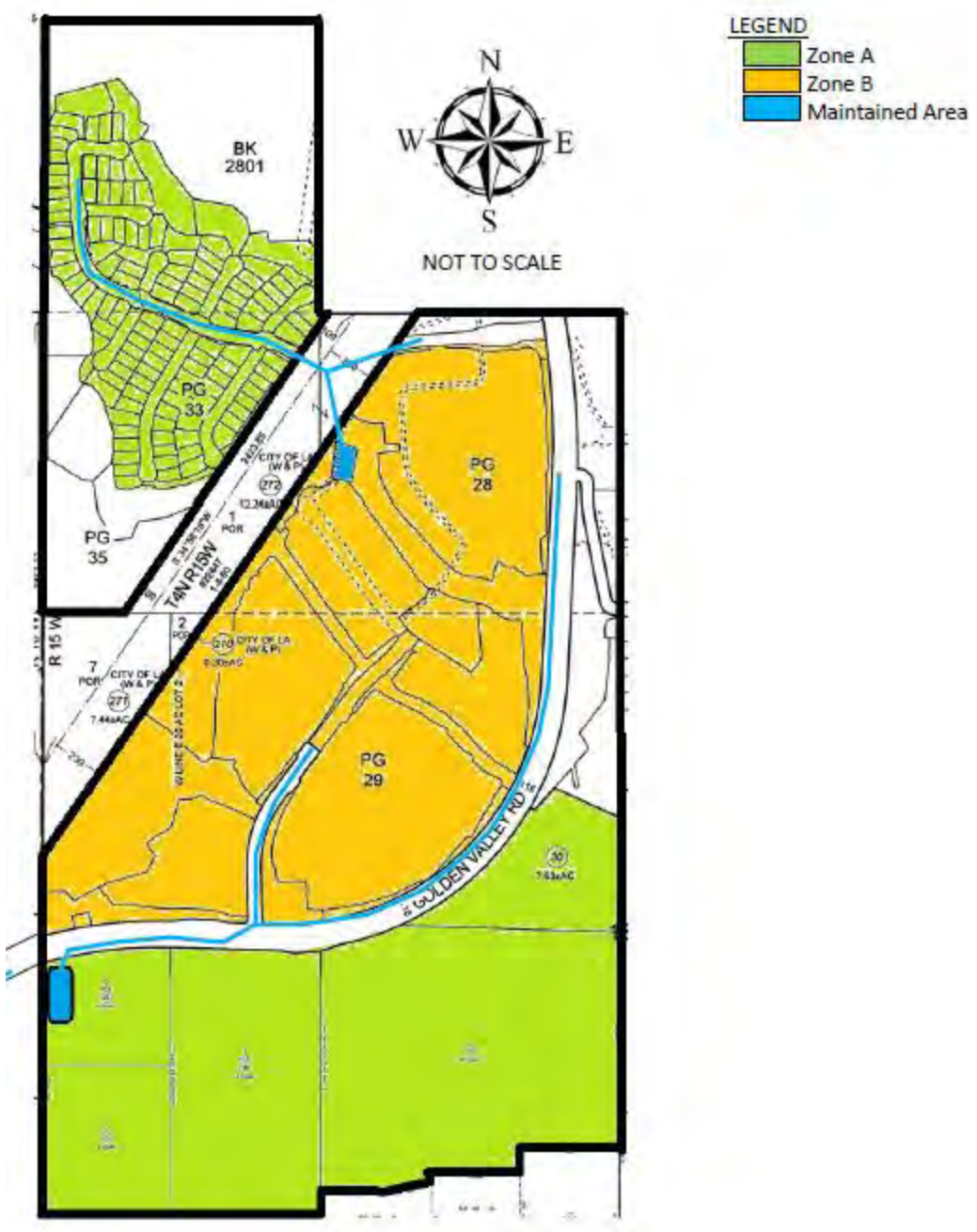


Exhibit K – DBAA No. 2015-1



APPENDIX B

Assessment Roll

Drainage Benefit Assessment Area (DBAA) Nos. 3, 6, 18, 19, 20, 22, 2008-1, 2008-2, 2013-1, 2014-1 and 2015-1

The Assessment Rolls for the DBAAs are on file in the office of the City Clerk of the City of Santa Clarita, where they are available for public inspection. The Assessment Rolls are incorporated herein by reference.

The description of each lot or parcel is part of the records of the Assessor of the County of Los Angeles and these records are, by reference, made part of this Report.