

City of Santa Clarita
Engineer's Report
Santa Clarita
Landscaping and Lighting District
Fiscal Year 2018/2019

Intent Meeting: June 12, 2018
Public Hearing: June 26, 2018

Prepared on: May 21, 2018

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**CITY OF SANTA CLARITA
SANTA CLARITA LANDSCAPING AND LIGHTING DISTRICT**

**ENGINEER'S REPORT
CERTIFICATE**

This Report describes the District including the improvements, budgets, parcels and assessments to be levied for fiscal year 2018/2019, 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 Districts. The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this _____ day of _____, 2018.

Willdan Financial Services
Assessment Engineer

By: _____
Stacey Reynolds
Senior Project Manager
District Administration Services

By: _____
Richard Kopecky
R. C. E. # 16742

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment Roll and Assessment Diagram thereto attached was filed with me on the _____ day of _____, 2018.

By: _____
Mary Cusick, City Clerk
City of Santa Clarita
Los Angeles County, California

I HEREBY CERTIFY that 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 _____, 2018.

By: _____
Mary Cusick, City Clerk
City of Santa Clarita
Los Angeles County, California

TABLE OF CONTENTS

<i>I. OVERVIEW</i>	<i>1</i>
A. INTRODUCTION	1
B. EFFECT OF PROPOSITION 218	2
C. ANNUAL CONSUMER PRICE INDEX ADJUSTMENT	3
<i>II. PLANS AND SPECIFICATION</i>	<i>4</i>
A. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT	4
B. DESCRIPTION OF IMPROVEMENTS TO BE MAINTAINED AND SERVICED	5
Landscaping Improvements	5
Street Lighting Improvements	8
C. CAPITAL IMPROVEMENT PROJECTS	9
<i>III. ESTIMATE OF COSTS</i>	<i>11</i>
Landscaping Budgets:	12
Street Lighting Budget:	15
<i>IV. METHOD OF APPORTIONMENT OF ASSESSMENT</i>	<i>16</i>
A. General	16
B. Reason for the Assessment	16
C. Special Benefit Analysis	16
Landscaping Benefits	17
Street Lighting Improvement Benefits	18
D. General Benefits	19
E. Apportionment Methodology	20
Landscaping Methodology	20
Street Lighting Methodology	25
F. ASSESSMENT RATES and Annual Levy	27
Landscaping Zones	27
Street Lighting Zones	31
<i>V. ASSESSMENT ROLL</i>	<i>34</i>
<i>VI. ASSESSMENT DIAGRAM</i>	<i>35</i>

APPENDIX

Landscaping Improvements

I. OVERVIEW

A. INTRODUCTION

The City of Santa Clarita (the “City”), under the provisions of the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code (the “1972 Act”) and the provisions of the California Constitution Article XIII D enacted by Proposition 218 (the “Constitution”), annually levies and collects special assessments for the City’s maintenance assessment districts designated as the Santa Clarita Landscaping and Lighting District (the “District”) to provide and maintain various landscaping and lighting improvements throughout the City that provide special benefits to properties within the District.

Collectively, the District incorporates and is inclusive of Street Lighting Zones A and B, and Landscaping Zones 1, 2, 3, 3A, 4, 5, 5A, 6, 7, 7A, 8, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 2008-1, T2, T3, T3B, T4, T5, T6, T7, T8, T17, T20, T23, T23-A, T23-B, T29, T31, T33, T44, T46, T47, T48, T51, T52, T62, T65, T65-A, T65-B, T67, T68, T69, T71, T77, and T1, (the “Zones”).

This Engineer’s Report (the “Report”) has been prepared pursuant to Chapter 1, Article 4, Chapter 3 and Chapter 5 of the 1972 Act, and presented to the City Council for their consideration and approval of the proposed improvements and services to be provided within the District and the levy and collection of annual assessments related thereto for Fiscal Year 2018/2019 and includes all Zones previously established. This Report includes all annexations to the Streetlight and landscape Zones that have been approved by the City Council to date. As part of these previous actions the Council authorized the Fiscal Year 2018-19 levy and collection of assessments related to these specific parcels within the District.

If any section, subsection, sentence, clause, phrase, portion, zone, or subzone of this Report is, for any reason, held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of the Report and each section, subsection, subdivision, sentence, clause, phrase, portion, zone, or subzone thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, portions, zones, or subzones might subsequently be declared invalid or unconstitutional.

Landscaping Zone T1 (District No. T1A) was originally created by the County of Los Angeles under the provisions of the Improvement Act of 1911, prior to the transfer of jurisdiction to the City. Ad-valorem revenue is collected directly from property taxes to fund the landscaping improvement associated with this area of the City. The collection of this ad-valorem revenue each fiscal year requires no City Council action, but is referenced in this Report as part of the Landscaping maintenance program within the City.

Prior to Fiscal Year 1998/1999, streetlight services in the City of Santa Clarita were provided and funded by two contiguous special districts administered by the County of Los Angeles, which included County Lighting Maintenance District (“CLMD 1867”) that was funded by ad-valorem property tax revenues pursuant to the Improvement Act of 1911, and County Lighting District LLA-1 that was formed in July 1979 after the passage of Proposition 13 and funded by assessments pursuant to the 1972 Act. Upon incorporation of the City in 1987, a Santa Clarita Zone was established by the County specifically for the area within the City’s boundaries incorporating CLMD 1867 and County Lighting District LLA-1, which covered the greater portion of the City.

In July 1998, the two County street lighting districts were transferred to the jurisdiction of the City as Streetlight Maintenance District No. 1 (“District”) (previously County Lighting District LLA-1) and Streetlight Maintenance District No. 2 (previously CLMD 1867). Upon the effective date of the transfer, the City assumed total responsibility for the maintenance contract under which Southern California Edison provides the required services and the City Council became the legislative body for acting as the governing body for the operation and administration of the districts.

Like Landscaping Zone T1 (District No. T1A), the collection of the ad-valorem revenue each fiscal year associated with Streetlight Maintenance District No. 2 (previously CLMD 1867) requires no City Council action, but is referenced in this Report as part of the street lighting maintenance program within the City. In future years, as territory is annexed into the City, annexation to Zone B of the District will be a condition of annexation to the City.

Annually, the City establishes the assessments for each Zone based on the special benefit received by the properties in that Zone and the associated net special benefit expenses. These special benefit expenses are based on the historical and estimated costs to maintain the improvements that provide direct and special benefits to properties within each Zone of the District and include all expenditures, deficits, surpluses, revenues, and reserves. Each parcel is assessed proportionately for only those improvements provided and for which the parcel receives special benefits.

Following consideration of all public comments and written protests at a noticed public hearing and review of the Report, the City Council may order amendments to the Report or confirm the Report as submitted. Following final approval of the Report and confirmation of the assessments, the Council may order the levy and collection of assessments for Fiscal Year 2018/2019 pursuant to the 1972 Act. Once the levy is approved, the assessment information will be submitted to the County Auditor-Controller and included on the property tax roll for each benefiting parcel for Fiscal Year 2018/2019.

B. EFFECT OF 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 Article XIID affects all assessments upon real property for a special benefit conferred on the property. Assessments imposed under the Landscaping and Lighting Act of 1972 encompasses these types of benefit assessments.

The provisions of Proposition 218 can be summarized in four general areas:

1. Strengthens the general and special tax provisions of Propositions 13 and 62;
2. Extends the initiative process to all local taxes, assessments, fees and charges;
3. Adds substantive and procedural requirements to assessments; and
4. Adds substantive and procedural requirements to property-related fees and charges.

Prior to Proposition 218, property owners petitioned to be annexed into one or more of the Existing Districts and were annexed to the appropriate Zones or established as new Zones in those districts. After the passage of Proposition 218, inclusion of various developments and parcels to the districts included the balloting of the property owners of record in compliance with Proposition 218. Likewise, Zones and parcels subject to a proposed new

or increased assessment were balloted for those new or increased assessments in accordance with Article XIID of the Constitution.

C. ANNUAL CONSUMER PRICE INDEX ADJUSTMENT

With the exceptions of Street Lighting Zone A, and Landscaping Zones T20, T33, T44, T48 and T62, the authorized maximum assessment rates for each Zone includes an annual cost of living adjustment based on the annual percentage change in the Consumer Price Index (CPI). This annual adjustment to the maximum assessment rates authorized is defined as follows:

The maximum assessment rate may increase each fiscal year 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).

For Fiscal Year 2018/2019, the applicable CPI increase during the preceding year and applied to the applicable Zone maximum assessment rates is 3.61%.

// PLANS AND SPECIFICATION

A. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT

As applicable or may be applicable to this District, the 1972 Act defines improvements to mean one or any combination of the following:

- The installation or planting of landscaping.
- The installation or construction of statuary, fountains, and other ornamental structures and facilities.
- The installation or construction of public lighting facilities, including, but not limited to, traffic signals.
- The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof, including, but not limited to, grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.
- The installation of park or recreational improvements, including, but not limited to, all of the following:
 - Land preparation, such as grading, leveling, cutting and filling, sod, landscaping, irrigation systems, sidewalks, and drainage.
 - Lights, playground equipment, play courts, and public restrooms.
- The maintenance or servicing, or both, of any of the foregoing.
- The acquisition of land for park, recreational, or open-space purposes.
- The acquisition of any existing improvement otherwise authorized pursuant to this section.
- Incidental expenses associated with the improvements include, but are not limited to:
 - The cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment;
 - The costs of printing, advertising, and the publishing, posting and mailing of notices;
 - Compensation payable to the County for collection of assessments;
 - Compensation of any engineer or attorney employed to render services;
 - Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements;
 - Any expenses incidental to the issuance of bonds or notes pursuant to Section 22662.5.
 - Costs associated with any elections held for the approval of a new or increased assessment.

The 1972 Act defines "maintain" or "maintenance" to mean furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including:

- Repair, removal, or replacement of all or any part of any improvement.
- Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury.

- The removal of trimmings, rubbish, debris, and other solid waste.
- The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

B. DESCRIPTION OF IMPROVEMENTS TO BE MAINTAINED AND SERVICED

Landscaping Improvements

The improvements installed, maintained and serviced within the Landscaping Zones are generally described as improvements within public rights-of-way and dedicated landscape easements within various tracts and on individual parcels located throughout the City including, but not limited to: landscaping, planting, shrubbery, trees, grass, other ornamental vegetation, irrigation systems, hardscapes and fixtures; statuary, fountains and other ornamental structures and facilities; public lighting facilities; facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof, including, but not limited to, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities; and, park or recreational improvements, including, but not limited to, playground equipment, shade structures, play courts, public restrooms, and paseos/trails.

District funds are used for the maintenance and servicing including, but not limited to, labor, electrical energy, water, materials, contracting services, administration, reserve, and other expenses necessary for the satisfactory maintenance and servicing of these improvements.

Maintenance means the furnishing of services and materials for the ordinary and usual maintenance, operation and servicing of the ornamental structures, landscaping and appurtenant facilities, including repair, removal or replacement of all or part of any of the ornamental structures, landscaping or appurtenant facilities; providing for the life, growth, health and beauty of the landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, and treating for disease or injury; the removal of trimmings, rubbish, debris, other solid waste; and pest control; the cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti. Servicing means the furnishing of electricity for the operation of any appurtenant facilities, water for the irrigation and control of the landscaping, and the maintenance of any of the ornamental structures, landscaping and appurtenant facilities.

The plans and specifications for the improvements are voluminous and are not bound in this Report but by reference are incorporated and made a part of the Report; and are on file at the City. A brief description of what is improved and maintained within the Landscaping Zones can be found in the Appendix of this Report.

The following is a general description of the location of each Landscaping Zone:

Zone	Description
1	Centex Development
2	Commercial (Soledad Entertainment) <i>[was District 1, Zone 10]</i> - Currently inactive but could be reactivated at any time.

Zone	Description
3	Tracts 45416-01 & 02, Residential, northeast of Sierra Highway and Sand Canyon Road (Sierra Heights)
3A	Tract 45416, Residential, Sierra Highway west of Sand Canyon <i>[was District 1, Zone 13]</i>
4	Albertson's Shopping Center, Commercial, Via Princessa and Sierra Highway (Albertson's Street Trees), Parcel Map 24147 (Costco) <i>[was District 1 zone 2A]</i> , Sierra Storage <i>[was District 1 Zone 2B]</i> , Tract 50151 across from Costco <i>[was District 1 Zone 2C]</i> , Tract 50484, Via Princessa and Highway 14 (Jack-in-the-box) <i>[was District 1 Zone 2D]</i> , Parcel Map 25196, Sierra Highway north of Via Princessa (Flying Tiger) <i>[was District 1 Zone 2E]</i> , Riverview Shopping Center <i>[was District 1 Zone 2G]</i>
5	Residential, May Way and Via Princessa, west of Whites Canyon Rd (Sunset Hills)
5A	Tract 52276, Residential, Koji Court, Via Princessa and May Way <i>[was District 1, Zone 9]</i>
6	Tracts 46626, 50536 and 47863, Residential, Whites Canyon Road and Canyon Crest Road (Canyon Crest)
7	Residential & Commercial, McBean and Newhall Ranch (Creekside)
7A	Tract 44374 Woodlands – Currently inactive but could be reactivated at any time.
8	Tract 52354, Residential, Friendly Valley Parkway and Sierra Highway
15	River Village
16	Valencia Industrial Center
17	Bouquet Canyon Road/Railroad Avenue
18	Town Center / Tournery Rd
19	Bridgeport / Bouquet
20	Golden Valley Ranch - Commercial
21	Tract 52414, Residential, Golden Valley Road, Pardee <i>[was District 1 Annex 1D]</i>
22	Henry Mayo Newhall Memorial Hospital
23	Golden Valley Road and Highway 14 (Montecito) <i>[was District 1 Annex 1A]</i> - Currently inactive but could be reactivated at any time.
24	Tract 44892, Residential, Canyon Gate, Golden Valley Road and Sierra Highway <i>[was District 1 Annex 1C]</i>
25	Tract 53419, Residential, Valle Di Oro <i>[was District 1 Annex 1F]</i>
26	Commercial, Centre Pointe, south of Soledad Canyon Road <i>[was District 1 Annex 1B]</i>

Zone	Description
27	Railroad Avenue and Circle J Ranch Road (Circle J Ranch) [was District T1 Zone T42A, T42B and T42C]
28	Main Street, Railroad Avenue, Newhall Avenue, Dockweiler, small portions of Sierra Highway and Lyons Avenue and the Newhall Library Area
29	Residential/Commercial/Mixed-use, North side, Soledad Canyon Road, Gladding Way (Villa Metro)
30	Residential, south side of Soledad Canyon Road, west of Sierra Highway, and east of Bouquet Canyon Road, Penlon
31	Residential, east and west of Five Knolls drive, north and south of Golden Valley Road and north of Santa Clara Street
32	Residential / Commercial, Vista Canyon Ranch Area
2008-1	Area-wide
T1	Commercial, Seco Canyon Village
T2	Residential / Commercial, Lyons, Orchard Village Road and Wiley Canyon (Old Orchard)
T3	Residential, NW of Wiley Canyon and Orchard Village Road (Valencia Hills)
T3B	The golf course property on Tournament Road and the residential properties located South of Vista Hills Drive and East of Tournament Road within Valencia Hills development
T4	Residential / Commercial, McBean Parkway, Orchard Village Road and Tournament Road (Valencia Meadows)
T5	Residential, SE of Orchard Village Road and McBean Parkway (La Questa)
T6	Residential / Commercial, McBean Parkway and Avenida Navarre (South Valley)
T7	Valencia Central & North Valley [was District T1 Zone T7]
T8	Residential / Commercial, McBean Parkway and Del Monte Dr (Summit)
T17	Residential, Rainbow Glen Drive and Sierra Highway (Rainbow Glen)
T20	Residential / Commercial, Plum Canyon Road – Shapell – Monteverde
T23	Residential / Commercial, Seco Canyon Road and Copper Hill Road (Mountain View)
T23A	Residential, Seco Canyon Road and Copper Hill (Mountain View Condos)
T23B	Residential, Seco Canyon Road and Copper Hill Road (Seco Villas)

Zone	Description
T29	Residential, Rainbow Glen Drive and Soledad Canyon (American Beauty)
T31	Residential, Shangri La Drive and Soledad Canyon Road (Shangri-La), plus Commercial, Soledad Canyon Branch Library <i>[was District 1, Zone 14]</i>
T33	Residential, Canyon Park Drive & Jason Road TR 43510
T44	Residential, Copper Hill Drive, David Way TR 3517 & TR 44838
T46	Residential / Commercial, McBean Parkway and Newhall Ranch Road (Northbridge)
T47	Residential & Commercial - Northpark
T48	Residential, Kathleen Ave
T51	Residential Commercial Development, Newhall Ranch Road, Copper Hill Drive.
T52	Residential - Stonecrest
T62	Residential, Copper Hill Drive, TR 52087
T65	Residential, Fair Oaks Ranch TR 47200
T65A	Residential, Ranch at Fair Oaks TR 52833
T65B	Residential, Ranch at Fair Oaks TR 52833 - Currently inactive.
T67	Residential, Gold Canyon Drive, Copper Hill Drive, Homestead Place
T68	Residential and Commercial, West Creek Copper Hill Village
T69	Residential and Commercial, West Creek Canyon Estates
T71	Residential, Haskell TR 47657
T77	Residential, West Creek Park - Currently inactive

Street Lighting Improvements

Street Lighting Zones within the District were established to collect funds to cover the expenses for energy and maintenance of a majority of streetlights in the City. These costs are billed by the Southern California Edison Company for all approximate 17,272 streetlights currently owned and maintained by Edison, and 1,390 decorative and Highway Safety Lights (HSL) streetlights owned by the City. The proposed new and/or existing improvements for Street Lighting Zones A and B include, but are not limited to, and may be generally described as follows:

- The installation of street lighting, traffic signals and other appurtenant facilities that are necessary for the daily operation of said lighting located within City road rights-of-way. Installation covers all work necessary for the installment or replacement of said lighting and all appurtenant work necessary to complete said installation or replacement.
- The operation, maintenance, and servicing of all existing street lighting, traffic signals, and other appurtenant facilities that are necessary for the daily operation of said lighting located within City road rights-of-way. Operation, maintenance, and servicing

means all work necessary for the daily maintenance required to maintain said lights in proper operation including providing said lights with the proper energy necessary to operate the lights.

- The payment of debt service on bonds or other obligations, including installment payments, to be issued or incurred during the fiscal year. Obligations may be incurred during the fiscal year for the acquisition, installation and conversion, including the retrofitting, of street lights within the Consolidated District and Zones and may be secured by and/or payable from a portion of the assessments levied in each fiscal year until the obligation is paid. The City Council has determined that estimated cost of the acquisition, installation and conversion of street lights within the Consolidated District and retrofit thereof, is greater than can be conveniently raised from a single annual assessment, and that the estimated cost, plus incidental expenses and financing costs, shall be collected over a period not to exceed thirty (30) years, commencing fiscal year 2018-19 and continuing through 2048-49. The maximum annual installment payment is estimated to be an amount not to exceed \$853,000 (assuming 30-year financing), which is to be included in the annual budget of the Consolidated District.

All improvements consisting of ornamental streetlights, mast arm streetlights and appurtenant facilities do exist at the present time. The cost associated with these improvements will be the cost of operations, maintenance and servicing during Fiscal Year 2018/2019.

Plans and Specifications for the improvements within the Street Lighting Zones are voluminous and are not bound in this report but by this reference are incorporated and made a part of this report. These plans and specification as well as the location of the streetlights included on lighting inventory maps are on file at the City where they are available for public inspection.

C. CAPITAL IMPROVEMENT PROJECTS

The following is a brief discussion of the new Capital Improvement Projects for Fiscal Year 2018/2019 in the Landscaping Zones.

Major Thoroughfare Medians

Citywide Median Turf Removal (B00165) – In response to the recent extreme drought and the subsequent executive order, the City has discontinued watering turf within medians throughout the City and the turf in the medians have died. As a result, a project to remove the existing turf and irrigation and replace it with a more efficient irrigation system and shrubs that require less water will be installed. To date, refurbishment along Valencia Boulevard and Orchard Village Road has been completed, while work along Magic Mountain Parkway is underway. The refurbishment of all remaining turf medians will be phased over an eight year period.

Zone T-23

Mountain View Park Improvements (P4107) – This project will refurbish existing playground equipment and install other amenities at Mountain View Park in a manner consistent with feedback generated by Mountain View residents during the City's 2017-18 community outreach program.

Various Zones

Irrigation Master Valve Installation (S1043) – This project will install irrigation master valves and flow sensors on select irrigation systems throughout the Landscape Zones.

Paseo Bridge Maintenance (M1026, M2014) – These projects will repair existing pedestrian bridges located within Landscape Zones T2, 18, and T46 (Avenida Rotella, McBean @ Town Center, Decoro, east of McBean and McBean @ Northbridge).

/// ESTIMATE OF COSTS

The estimated costs for the operation, acquisition, installation, maintenance and servicing of the facilities for Fiscal Year 2018/2019 are shown below. The 1972 Act provides that the total cost of the maintenance, services and annual assessment installments, together with incidental expenses, may be financed from the assessment proceeds. The incidental expenses may include financing costs, engineering fees, legal fees, printing, mailing, postage, publishing, and all other related costs identified with the district proceedings.

The estimated costs of the improvements for the District are voluminous and are 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. The annual budgets for each of the Landscaping Zones within the District, as well as the overall Street Lighting Budget for the District, are shown on the following pages:

Landscaping Budgets:

Zone	Description	Projected Beginning Fund Balance as of 7/1/2018	Projected Revenue FY 18-19	Projected Interest Revenue FY 18-19	Projected Ad Valorem Revenue FY 18-19	Projected Total Revenues FY 18-19	Projected Operation & Maintenance Expenses FY 18-19	Projected Capital Expenses FY 18-19	Projected Total Expenses FY 18-19	Projected Operating Reserve FY 18-19	Projected Capital Reserves FY 18-19
1	Golden Valley Centex	\$20,579	\$13,065	\$243		\$13,307	\$2,772	\$0	\$2,772	\$1,386	\$29,728
3	Sierra Heights	385,764	20,250	4,550		24,800	59,589	50,000	109,589	29,795	271,181
4	Via Princessa/Sierra Hwy	497,488	117,375	5,868		123,243	20,021	789,400	809,421	(188,690)	0
5	Sunset Hills	553,680	91,840	6,531		98,371	104,543	5,000	109,543	52,272	490,236
6	Canyon Crest	583,057	63,000	6,878		69,878	65,434	4,000	69,434	32,717	550,784
7	Creekside	486,838	164,480	5,743		170,222	165,969	15,000	180,969	82,985	393,106
8	Friendly/Sierra	29,221	7,812	345		8,157	10,489	0	10,489	5,245	21,645
15	River Village	784,260	478,331	9,251		487,582	319,076	50,000	369,076	159,538	743,228
16	Valencia Industrial Center	600,919	184,569	7,088		191,658	160,589	0	160,589	80,295	551,694
17	Bouquet/Railroad Ave	(33,298)	111,520	(393)		111,127	41,124	0	41,124	20,562	16,143
18	Town Center/Tourney Road	507,776	626,320	5,990		632,310	482,661	168,000	650,661	241,331	248,094
19	Bridgeport/Bouquet	11,478	99,717	135		99,852	113,736	0	113,736	(2,406)	0
20	Golden Valley Ranch-Commercial	378,718	202,392	4,467		206,859	95,347	0	95,347	47,674	442,557
21	Golden Valley Ranch-Residential	325,673	131,065	3,842		134,906	148,605	18,000	166,605	74,303	219,671
22	HMMNH	125,733	15,183	1,483		16,666	17,399	0	17,399	8,700	116,300
24	Canyon Gate	210,886	67,511	2,488		69,999	31,134	20,000	51,134	15,567	214,184
25	Valle Di Oro	24,456	8,072	288		8,360	3,803	0	3,803	1,902	27,112
26	Center Point-Commercial	809,894	189,761	9,553		199,315	122,997	0	122,997	61,499	824,713
27	Circle J	806,642	337,823	9,515		347,338	396,476	30,000	426,476	198,238	529,266
28	Newhall	271,155	408,718	3,198		411,916	381,981	17,000	398,981	190,991	93,100
29	Villa Metro	164,707	79,968	1,943		81,911	46,354	18,000	64,354	23,177	159,087
30	Penlon	43,276	32,635	510		33,145	34,439	10,000	44,439	17,220	14,763
31	Five Knolls	(19,330)	343,330	(228)		343,102	188,511	10,000	198,511	94,256	31,005
32	Vista Canyon	0	61,000	0		61,000	0	0	0	0	61,000
T1	Faircliff	182,634	0	2,154		2,154	23,163	8,000	31,163	11,582	142,044
T2	Old Orchard	395,788	226,608	4,669	86,153	317,430	221,303	200,837	422,140	110,652	180,426

Zone	Description	Projected Beginning Fund Balance as of 7/1/2018	Projected Revenue FY 18-19	Projected Interest Revenue FY 18-19	Projected Ad Valorem Revenue FY 18-19	Projected Total Revenues FY 18-19	Projected Operation & Maintenance Expenses FY 18-19	Projected Capital Expenses FY 18-19	Projected Total Expenses FY 18-19	Projected Operating Reserve FY 18-19	Projected Capital Reserves FY 18-19
T3	Valencia Hills	597,793	113,336	7,051	62,292	182,680	183,544	50,000	233,544	91,772	455,157
T4	Valencia Meadows	425,735	137,720	5,022	29,677	172,419	145,305	19,000	164,305	72,653	361,196
T5	Valencia Glen	648,032	155,610	7,644	55,306	218,560	173,403	116,512	289,915	86,702	489,975
T6	Valencia South Valley	267,357	140,005	3,154		143,158	80,250	40,000	120,250	40,125	250,140
T7	Valencia Central & North Valley	630,728	433,846	7,440		441,285	336,270	55,000	391,270	168,135	512,608
T8	Valencia Summit	(113,742)	1,192,080	(1,342)		1,190,738	1,086,038	79,000	1,165,038	(88,041)	0
T17	Rainbow Glen	114,812	40,864	1,354		42,218	42,273	5,000	47,273	21,137	88,621
T20	El Dorado Village	658,698	189,000	7,770		196,770	175,099	0	175,099	87,549	592,820
T23	Mountain View Slopes	692,325	939,117	8,167		947,284	692,305	225,488	917,793	346,153	375,663
T23A	Mountain View Condos	459,538	332,190	5,421		337,611	339,386	0	339,386	169,693	288,070
T23B	Seco Villas	(33,697)	114,202	(397)		113,805	94,293	0	94,293	(14,185)	0
T29	American Beauty	521,666	49,725	6,153		55,878	48,732	15,000	63,732	24,366	489,446
T31	Shangri-La	644,089	386,916	7,598		394,513	366,747	145,000	511,747	183,374	343,481
T33	Canyon Park	636,167	100,200	7,504		107,704	84,706	0	84,706	42,353	616,812
T44	Bouquet Cyn	(50,339)	90,600	(594)		90,006	103,840	0	103,840	(64,173)	0
T46	Northbridge	1,720,441	1,701,247	20,294		1,721,541	1,591,545	158,000	1,749,545	795,773	896,664
T47	Northpark	311,168	835,355	3,670		839,025	576,294	223,000	799,294	288,147	62,753
T48	Shadow Hills	(177,605)	47,775	(2,095)		45,680	66,724	0	66,724	(198,649)	0
T51	Valencia High School	1,104,747	491,451	13,031		504,482	526,397	22,000	548,397	263,199	797,634
T52	Stonecrest Lower	(134,428)	407,903	(1,586)		406,317	400,913	20,000	420,913	(149,024)	0
T62	Canyon Heights	155,134	129,000	1,830		130,830	137,695	0	137,695	68,848	79,422
T65	Fair Oaks Ph 1	1,838,891	0	21,691		21,691	168,806	0	168,806	84,403	1,607,374
T65A	Fair Oaks Ph 2 & 3	2,259,130	0	26,648		26,648	254,884	0	254,884	127,442	1,903,452
T67	Miramontes	472,566	252,000	5,574		257,574	230,738	10,000	240,738	115,369	374,033
T68	West Creek Village	352,726	135,554	3,825		139,379	141,635	0	141,635	70,818	279,652
T69	West Creek Canyon Estates	2,062,291	53,552	21,675		75,227	378,110	20,000	398,110	189,055	1,550,353
T71	Haskell Cyn Ranch	274,696	140,998	3,240		144,239	112,796	0	112,796	56,398	249,741
2008-1	Area-wide	4,118,167	8,606,860	46,400		8,653,260	2,531,003	2,713,280	5,244,283	1,265,502	6,261,642
TOTAL		\$28,605,079	\$21,299,450	\$332,256	\$233,428	\$21,865,134	\$14,327,246	\$5,329,517	\$19,656,763	\$5,515,674	\$25,297,776

The following table summarizes the MWD Repair and Replacement funds for West Creek/West Hill area:

Zone	Description	Total Capital Improvements Funds Required as of 7/1/2017	Capital Improvement Funds Collected to Date	Pending Funds to be Collected by 2020	Term Remaining to Collect (Yrs)	Funds to be Collected Annually	Net Assessment FY 18-19	Maximum Rate/Parcel FY 18-19	Applied Rates FY 18-19	No. Parcels FY 18-19	Benefit Units FY 18-19
T69-Res	West Hills Residential	\$352,008	\$206,054	\$145,954	3	\$52,988.10	\$52,988.10	\$458.48	\$60.70	720.00	873.00
T69-Com	West Hills Commercial	3,745	2,081	1,664	3	564	564	514.32	75.78	4.00	7.44
T77	West Creek Park	1,026,938	566,846	460,092	2	166,394	166,394	161.58	83.79	1,675.00	1,985.80
TOTAL		\$1,382,691	\$774,981	\$607,710		\$219,946	\$219,946			2,399.00	2,866.24

Metropolitan Water District (MWD) Repair and Replacement funds were created to finance the repair and replacement costs for the landscaping located within MWD’s property due to either future installation of a new MWD pipeline or future repairs to the existing MWD pipeline within the West Creek/West Hills area (T69 and T77). Assessments levied for this purpose are kept separately from the normal operations and maintenance assessments for Zone T69 and Zone T77.

Street Lighting Budget:

RESOURCES		
Assessment - Levy A	\$460,178	\$0
Assessment - Levy B	2,601,344	0
Ad Valorem	0	2,811,046
Signal Inspection-County	0	5,000
TOTAL RESOURCES:	\$3,061,521	\$2,816,046
EXPENDITURES		
Personnel		
Department	\$226,818	\$0
Other Administrative	118,745	69,369
Operations & Maintenance (2)		
Electric Utilities - Traffic Signals	0	230,000
Electric Utilities - Street Lights	3,045,000	0
Traffic Signal Maintenance	0	819,600
Contractual Services	57,000	275,000
General Administration	19,322	20,658
Subtotal Operations & Maintenance:	\$3,466,885	\$1,414,627
Capital		
Street Lights Purchase	\$8,950,000	
Transfers		
Transfers In	(464,352)	(4,444,513)
Transfers Out	4,503,503	464,352
Debt Service		
Bond Payments	268,409	
TOTAL USES:	\$16,724,445	(\$2,565,534)
SURPLUS/(DEFICITS)	(\$13,662,923)	\$5,381,580
Fund Analysis		
Estimated Beginning Fund Balance (7/01/18)	\$14,746,278	\$1,587,402
Estimated Revenues	3,061,521	2,816,046
Estimated Expenditures	(16,724,445)	2,565,534
Estimated Ending Fund Balance (6/30/19)	1,083,355	6,968,982
Operating/Capital Reserves	(1,083,355)	(707,314)
Unreserved Fund Balance (6/30/19)	\$0	\$6,261,669

(1) Estimated project fund from anticipated issuance of debt obligations. City anticipates financing the acquisition, installation and conversion of certain street lighting facilities by making installment payments to the Santa Clarita Public Financing Authority or other conduit issuer secured by and/or payable from annual assessment installments. Description and estimated cost of approximately 16,125 street light facilities pursuant to Purchase and Sale Agreement [dated June 22, 2017] between the City and Southern California Edison, and LED retrofit (estimated total cost of \$15,953,241, plus bond financing and other incidental expenses).

(2) Some operational and maintenance costs may be lower if debt obligation is incurred during fiscal year and LED conversion project commences. Likewise, if the debt obligation is issued during the fiscal year, accrued interest will be incurred as an expense.

Note: Budgeted Assessment amounts shown above for Zone A and Zone B may be slightly different from the Assessment Roll due to rounding of assessment to the nearest penny.

IV. METHOD OF APPORTIONMENT OF ASSESSMENT

A. GENERAL

Part 2 of Division 15 of the Streets and Highways Code, the Landscaping and Lighting Act of 1972, permits the establishment of Assessment Districts by cities for the purpose of providing certain public improvements which include the acquisition, construction, maintenance and servicing of streetlights, traffic signals and landscaping facilities.

Section 22573, Landscaping and Lighting Act of 1972 requires that assessments be levied according to benefit rather than according to assessed value. This section states:

"The net amount to be assessed upon lands within an Assessment District may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements."

The 1972 Act permits the designation of zones of benefit within any individual Assessment District if "by reason of variations in the nature, location, and extent of the improvements, the various areas will receive different degrees of benefit from the improvements." (Sec. 22574). Thus, the 1972 Act requires the levy of a true "assessment" rather than a "special tax."

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.

B. REASON FOR THE ASSESSMENT

The assessment is proposed to be levied to defray the costs of the acquisition, installation, maintenance and servicing of landscaping and lighting improvements, as previously defined herein in Part A of this Report.

C. SPECIAL BENEFIT ANALYSIS

In determining the proportionate special benefit derived by each identified parcel, the proximity of the parcel to the public improvements detailed in Part A above, and the capital, maintenance and operating costs of said public improvements, was considered and analyzed. Due to the close proximity of the parcels to the improvements detailed in Part A above, it has been demonstrated and determined the parcels are uniquely benefited by, and receive a direct advantage from, and are conferred a particular and distinct special benefit over and above general benefits by, said public improvements in a way that is particular and distinct from its effect on other parcels and that real property in general and the public at large do not share.

Landscaping Benefits

Street Landscaping

Trees, landscaping, hardscaping, ornamental structures and appurtenant facilities, if well maintained, confer a particular and distinct special benefit upon real property within each Zone of Benefit by providing beautification, shade and positive enhancement of the community character, attractiveness and desirability of the surroundings. In addition, all of the aforementioned contributes to a specific increase in property desirability and a specific enhancement of the property value of each parcel within each Zone of Benefit which confers a particular and distinct special benefit upon the real property within each Zone of Benefit.

In *Parkways and Land Values*, written by John Nolan and Henry V. Hubbard in 1937, it is stated:

“... there is no lack of opinion, based on general principals and experience and common sense, that parkways do in fact add value to property, even though the amount cannot be determined exactly.... Indeed, in most cases where public money has been spent for parkways the assumption has been definitely made that the proposed parkway will show a provable financial profit to the City. It has been believed that the establishment of parkways causes a rise in real estate values throughout the City, or in parts of the City...”

In *The Economic Value of Trees in Urban Areas*, written by Phillip Killicoat, Eva Puzio and Randy Stringer in 2002, it is stated:

“Increased property values, increased tax revenues, increased income levels, faster real estate sales turn-over rates, shorter unoccupied periods...have all been linked to tree and landscape presence.”

It should be noted that the definition of “parkways” above may include the roadway as well as the landscaping alongside the roadway including City-owned and maintained trees within the public right-of-way.

Landscaped Medians in the Major Thoroughfares

The Landscaping improvements in the medians along the major thoroughfares confer a particular and distinct special benefit upon real property within the City by providing beautification, and positive enhancement of the community character, attractiveness and desirability of the City. In addition, all of the aforementioned contributes to a specific increase in property desirability and a specific enhancement of the property value of each parcel within the City which confers a particular and distinct special benefit upon the real property within the City. These major thoroughfares are the entryways into the City and as such provide beautification to the entire City; therefore, all parcels within the City are conferred a special benefit from the landscaped medians in the major thoroughfares. Landscaping in the medians along the major thoroughfares provides only incidental benefits to motorists traveling to, from or through the City.

Recreational Trails and Greenbelts

Landscaping along recreational trails and greenbelts, if well maintained, confer a particular and distinct special benefit upon real property within each Zone of Benefit by providing beautification and positive enhancement of the community character, attractiveness and desirability of the surroundings. In addition, all of the aforementioned contributes to a specific increase in property desirability and a specific enhancement of the property value

of each parcel of each parcel within each Zone of Benefit which confers a particular and distinct special benefit upon the real property within each Zone of Benefit.

In “Greenways for America” by Charles E. Little, it is stated:

“... [real estate] agents routinely advertise properties as being on or near the trail... property near but not immediately adjacent to the Burke-Gilman Trail is significantly easier to sell and, according to real estate agents, sells for an average of 6 percent more as a result of its proximity to the trail. Property immediately adjacent to the trail, however, is only slightly easier to sell... trails are an amenity that helps sell homes, increase property values and improve the quality of life.”

Additionally, the National Recreation and Park Association, in June 1985, stated:

“The recreation value is realized as a rise in the value of land and other property in or near the recreation area, and is of public interest to the taxpayers, who have a stake in a maximum of total assessed values.”

Operation and maintenance of the trails and greenways within the City confers a particular and distinct special benefit to those properties within the community immediately surrounding the improvements.

Street Lighting Improvement Benefits

Most of the street lighting improvements were conditions of approval for the creation or development of the parcels. In order to create or develop the parcels, the City required the original developer to install, and guarantee the maintenance of, street lighting and appurtenant facilities to serve the parcels. Therefore, these parcels within the District could not have been developed in the absence of the installation and promised maintenance of these facilities.

The proper maintenance of the street lighting and appurtenant facilities specially benefit parcels within the District. The proper maintenance of the street lighting and appurtenant facilities reduces property-related crimes (especially vandalism) against properties in the District. The street lighting located in the District helps to visually join the various segments of the community, which enhance property. In addition, all of the above mentioned improvements contribute to a specific enhancement of the property value of each of the parcels within the District.

The benefit provided by street lighting consists of safety for pedestrians, motorists living, and owning property in the District during the nighttime hours. This is a particular and distinct special benefit to all developed parcels in the District.

Streetlights can be determined to be an integral part of streets as a permanent public improvement. One of the principle purposes of fixed roadway lighting is to create a nighttime environment conducive to quick, accurate, and comfortable seeing for the user of the facility. These factors, if attained, combine to improve traffic safety and achieve efficient traffic movement. Fixed lighting can enable the motorist to see detail more distinctly and to react safely toward roadway and traffic conditions present on or near the roadway facility.

Streets are constructed for the safe and convenient travel by vehicles and pedestrians. They also provide an area for underground and overhead utilities.

Streetlights are considered an integral part of the entire street, the same as curb, gutters, pavement, signage and striping. They are the elements that provide a safe route for motorists and pedestrians. Streetlights are installed to make streets safer. Assessments for the acquisition, maintenance and servicing of streets may include streetlights.

Streetlights are installed to provide better visibility for drivers. One hundred (100) percent of the illumination from the lights is directed to the street, ninety (90) percent on the street side of the curb and ten (10) percent behind the curb. The spacing of the lights is based on the speed of the vehicles and the natural ability of the motorists' eyes to adjust to light and dark areas.

The systems of streets within the District are established to provide access to each parcel in the District. Streetlights provide a safer street environment for owners of the parcels served. If the parcels were not subdivided to individual parcels within the District, there would be no need for providing a system of streets with safety lighting for the owners of the individual parcels.

The City has determined that streetlights are also an integral part of the quality of life within the City. This quality of life is a special benefit to some degree to all parcels, except government owned parcels, including easements, and flood channel parcels. Therefore, the acquisition, installation, operation and maintenance of streetlights are for the express, special benefit of the parcels within the District.

D. GENERAL BENEFITS

General Benefit within Landscaping Zones

The general benefits associated with trees, landscaping improvements, hardscaping, ornamental structures and appurtenant facilities located near the parcels within the Districts are considered incidental, negligible and non-quantifiable to the public at large. Landscaping in the medians along the major thoroughfares provides only incidental, negligible and non-quantifiable benefits to motorists traveling to, from or through the City. Operation and maintenance of the trails and greenways within the City provides only incidental, negligible and non-quantifiable benefits to pedestrians and cyclists traveling through the trails and greenbelts. The improvements detailed in Part A herein confer special benefits that affect the assessed property in a way that is particular and distinct from the effects on other parcels and that real property in general and the public at large do not share.

General Benefit within Lighting Zones

In addition to the special benefits received by the parcels within the Street Lighting Zones, there are incidental general benefits conferred by the improvements.

It is estimated that the general benefit portion of the benefit received from the lighting improvements is less than one (1) percent of the total benefit. Nonetheless, the City has agreed to ensure that no property is assessed in excess of the reasonable cost of the proportional special benefit conferred on that property.

The total benefits for lighting are thus a combination of the special benefits to the parcels within the District and the general benefits to the public at large. The portion of the total street lighting maintenance costs that are associated with general benefits will not be assessed to the parcels in the district, but will be paid from other City Funds. These general benefits are more than adequately offset by the substantial contribution from the ad valorem street lighting revenues.

E. APPORTIONMENT METHODOLOGY

Landscaping Methodology

The following table lists the various Zones within the District, their land use and assessment type, and the number of assessable parcels, units, acreage or EBU's.

Equivalent Benefit Units (EBU's)

In order to allocate benefit fairly between the parcels, an Equivalent Benefit Unit (EBU) methodology is proposed which equates different types of land uses to a single-family residential parcel, thereby allowing a uniform method of assessment.

The EBU method uses the single-family home as the basic unit of apportionment. A single family home equals one Equivalent Benefit Unit (EBU). Every other land use is converted to EBU's as described below. All properties in the District will be assigned benefit units and land use classifications per the County Assessor's roll. (Inaccuracies in the County data will be reviewed on a case by case basis as they are brought to the City's attention.)

A methodology has been developed to calculate the EBU's for other residential land uses and for non-residential parcels. Every land use is converted to EBU's: parcels containing apartments are converted to EBU's based on the number of benefit units on each parcel of land; non-residential parcels are converted based on the lot size of each parcel of land.

There are various apportionment methodologies used in the District. A "Method Code" in the table below identifies the specific methodology used for each Zone. These "Method Codes" are explained after the table.

Zone	Land Use	Asmt. Type	PcIs / Units Acreage / EBU's	Method Code (descriptions follow this table)
1	Res	EBU	261.290	3
2	Comm	Parcel	1	1
3	Res	Parcel	76	1
3A	Res	Parcel	177	1
4	Comm	EBU	526.118	4
5	Res	Parcel	161	1
5A	Res	Parcel	14	1
6	Res	EBU	280.000	4
7	Res	EBU	1,027.997	4
7A	Res	EBU	319.000	1
8	Res/Comm	EBU	33.510	4
15	Res/Comm	EBU	683.330	4
16	Comm/Vac	EBU	7,382.778	4
17	Multiple	EBU	1,271.563	4
18	Res/Comm	EBU	3,914.503	4
19	Res/Comm	EBU	1,203.795	4

Zone	Land Use	Asmt. Type	Pcls / Units	Method Code (descriptions follow this table)
			Acreage / EBU's	
20	Res/Comm	EBU	337.320	4
21	Res	EBU	210.83	4
22	Comm	EBU	178.620	4
24	Res/Other	EBU	150.025	4
25	Res/Other	EBU	80.717	4
26	Comm	EBU	2,530.150	4
27	Res/Comm	EBU	844.558	4
28	Res/Comm	EBU	5,047.759	4
29	Res/Comm	EBU	322.466	5
30	Res	EBU	142.000	2
31	Res	EBU	490.000	4
32	Res/Comm	EBU	885.540	7
2008-1	Res/Comm	EBU	89,126.598	4
T1	Comm	EBU	5.000	2
T2	Res/Comm	EBU	1,128.701	4
T3	Res/Comm	EBU	462.000	4
T3B	Res/Comm	EBU	206.459	4
T4	Res/Comm	EBU	956.387	4
T5	Res/Comm	Parcel	741	1
T6	Res/Comm	Parcel	603	1
T7	Res/Comm	EBU	1,972.025	4
T8	Res/Comm	Parcel	2,140	1
T17	Res	Parcel	74	1
T20	Res/Comm	Parcel	630	1
T23	Res/Comm	Parcel	1,493	1
T23A	Res	Parcel	383	1
T23B	Res	Parcel	156	1
T29	Res	Parcel	221	1
T31	Res/Comm	Parcel	450	1
T33	Res	Parcel	501	1
T44	Res	Parcel	302	1
T46	Res/Comm	EBU	2,314.622	4
T47	Res/Comm	EBU	1,929.172	4
T48	Res	Parcel	105	1
T51	Res/Comm	Parcel	802	1
T52	Res	Parcel	459	1

Zone	Land Use	Asmt. Type	Pcls / Units Acreage / EBU's	Method Code (descriptions follow this table)
T62	Res	Parcel	215	1
T65	Res	Parcel	394	1
T65A	Res	EBU	1075.000	2
T65B	Res	EBU	710.000	2
T67	Res	Parcel	420	1
T68	Res/Comm	EBU	1138.225	6
T69	Res/Comm	EBU	880.440	6
T71	Res	Parcel	223	1
T77	Res	EBU	1,985.800	6

The number of parcels, units, acres and EBU's shown in the table above reflect the current information for the District. These numbers will be updated prior to submitting the final Assessment Roll to the County Auditor-Controller for placement on the property tax bills. Fluctuations in the number of parcels and other information may occur from year to year as parcels subdivide, combine and/or change uses.

Method code definition:

Method 1 – The assessment is apportioned to the benefiting properties on a per-parcel basis.

Method 2 –The assessment is apportioned to the benefiting properties based on Equivalent Benefit Units (EBU’s) such that a Single Family Detached Residence (SFR) is equal to 1 EBU and all other properties are converted to EBU’s based on their relative benefit as compared to an SFR as follows:

Land Use	Assessed Unit	EBU
Single Family Residential	1 single family dwelling unit	1 EBU
Multi-Family Residential Condos	1 single family dwelling unit	1 EBU
Multi-Family Residential Apartments	1 apartment unit	1 EBU
Commercial Industrial	1 commercial/industrial parcel	5 EBU

Method 3 –The assessment is apportioned to the benefiting properties based on Equivalent Benefit Units (EBU’s) such that a Single Family Detached Residence (SFR) is equal to 1 EBU and all other properties are converted to EBU’s based on their relative benefit as compared to an SFR as follows:

Land Use	Assessed Unit	x	EBU Factor	=	EBU Rate
Residential					
Single Family home	1 dwelling	x	1	=	1.00 EBU / dwelling
Single Family vacant (subdivided)	1 parcel	x	0.25	=	0.25 EBU / parcel
Multi-Family (incl. Condo)	1 dwelling	x	0.8	=	0.80 EBU / dwelling
Mobile Home Parks	1 space	x	0.5	=	0.50 EBU / space
Developed Non-Residential	1 acre	x	6	=	6.00 EBU / acre
Vacant / Park / School	1 acre	x	1.5	=	1.50 EBU / acre

Method 4 –The assessment is apportioned to the benefiting properties based on Equivalent Benefit Units (EBU’s) such that a Single Family Detached Residence (SFR) is equal to 1 EBU and all other properties are converted to EBU’s based on their relative benefit as compared to an SFR as follows:

Land Use	Assessed Unit	x	EBU Factor	=	EBU Rate
Residential					
Single Family home	1 dwelling	x	1	=	1.00 EBU / dwelling
Single Family vacant (subdivided)	1 parcel	x	0.25	=	0.25 EBU / parcel
Multi-Family (incl. Condo)	1 dwelling	x	0.75	=	0.75 EBU / dwelling
Mobile Home Parks	1 space	x	0.5	=	0.50 EBU / space
Developed Non-Residential	1 acre	x	6	=	6.00 EBU / acre
Vacant / Park / School	1 acre	x	1.5	=	1.50 EBU / acre
Special Cases			Varied	=	Varied EBU

Method 5 –The assessment is apportioned to the benefiting properties based on Equivalent Benefit Units (EBU’s) such that a Single Family Detached Residence (SFR) is equal to 1 EBU and all other properties are converted to EBU’s based on their relative benefit as compared to an SFR as follows:

Land Use	Assessed Unit	x	EBU Factor	=	EBU Rate
Residential					
Single Family home	1 dwelling	x	1	=	1.00 EBU / dwelling
Commercial	1 acre	x	9.72	=	9.72 EBU / acre
Live-work ⁽¹⁾	1 unit	x	1.15	=	1.15 EBU / unit
Vacant / Park / School	1 acre	x	9.81	=	9.81 EBU / acre

⁽¹⁾ Live-work units are for both residential and non-residential use. Each live-work unit will be assessed 1 EBU for the residential unit plus 9.72 EBUs per acre of non-residential use (including one parking space). The typical live-work unit is 2,400 Square Feet (“SF”) 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 will be defined as 660 SF. An additional 0.15 EBU (660 SF / 43560 SF per acre x 9.72 EBUs per acre) will be assigned to a live-work unit for the non-residential use, for a total of 1.15 EBUs per live-work unit.

Method 6 –The assessment is apportioned to the benefiting properties based on Equivalent Benefit Units (EBU’s) such that a Single Family Detached Residence (SFR) is equal to 1 EBU and all other properties are converted to EBU’s based on their relative benefit as compared to an SFR as follows:

Land Use	Assessed Unit	EBU
Single Family Residential	1 single family dwelling unit	1.00 EBU
Multi-Family Residential Condos	1 dwelling unit	0.80 EBU
Multi-Family Residential Apartments	1 apartment unit	0.70 EBU
Commercial	1 acre	1.00 EBU

Method 7 –The assessment is apportioned to the benefiting properties based on Equivalent Benefit Units (EBU’s) such that a Single Family Detached Residence (SFR) is equal to 1 EBU and all other properties are converted to EBU’s based on their relative benefit as compared to an SFR as follows:

Land Use	Assessed Unit	EBU
Single Family Residential	1 single family dwelling unit	1.00 EBU
Multi-Family Residential	1 dwelling unit	0.75 EBU
Non-Residential	1 acre	18.00 EBU
Vacant	1 acre	4.50 EBU

Street Lighting Methodology

Residential Parcels

The following information can be used to determine the EBU count per parcel. Based on land use information provided by the County Assessor, it has been determined that in the existing district, approximately 96 percent of the parcels are in a residential category. Approximately 95 percent are single-family homes or condominiums, and the remainders are duplexes, triplexes, or apartments. In view of this and the benefits derived by the family unit, both at and in the proximity of their property, a value of 1.00 has been assigned to the basic family unit or Equivalent Benefit Unit (EBU), i.e. the single-family home or condominium. The existing district includes some properties that may not actually have streetlights in their block but which do receive a neighborhood benefit from the lights in the area. These properties were also included in the District. Therefore a weighted value of 0.50 was given to "People Use" while "Intensity" and "Security Benefit" were each rated at 0.25 to form the basic unit (1.00 EBU). Parcels in other land use categories were assigned weighted values by comparison with this basic EBU.

In the remainder of the residential category, which is comprised of multiple rental type properties, the value for Intensity would remain at 0.25, but the other two items would increase in proportion to the number of family dwelling units on the parcel. For example, a duplex was assigned 0.25 for Intensity, 1.00 for People Use and 0.50 for Security Benefit for a total of 1.75 EBU's. The owner of such property would therefore pay 1.75 times as much for lighting as the owner of a single-family unit. In consideration of the distance some units would be from the lighted roadway, Security Benefits in the residential category would not be increased beyond a value of 1.00. Thus, a 5-unit apartment would be assigned 0.25 for Intensity, 2.50 for People Use and 1.00 for Security Benefits for a total of 3.75 EBU's. As the number of apartments on a parcel increases, the service charge units assigned for people would follow a declining scale.

Table 1 summarizes the Residential EBU Calculation:

Table 1 - EBU Calculations for Residential Parcels:

RESIDENTIAL CLASSIFICATIONS		People Use	Security	Intensity	Total EBUs
SFR/Condo	SFR and Condos	0.50	+ 0.25	+ 0.25	= 1.00 per parcel
APT2	Apartments (2-4 units)	1/2 x units	+ 0.25 x units	+ 0.25	
	2	1.00	+ 0.50	+ 0.25	= 1.75 per parcel
	3	1.50	+ 0.75	+ 0.25	= 2.50 per parcel
	4	2.00	+ 1.00	+ 0.25	= 3.25 per parcel
APT5	Apartments (5-20 units)	1/2 x units	+ 1.00	+ 0.25	
	5	2.50	+ 1.00	+ 0.25	= 3.75 per parcel
	20	10.00	+ 1.00	+ 0.25	= 11.25 per parcel
APT21	Apartments (21-50 units)	1/3 x (units-20)	+ the total EBU for a 20-unit apartment		
	50	10.00	+ 11.25		= 21.25 per parcel
APT51	Apartments (51-100 units)	1/4 x (units-50)	+ the total EBU for a 50-unit apartment		
	100	12.50	+ 21.25		= 33.75 per parcel
APT101	Apartments (100+ units)	1/5 x (units-100)	+ the total EBU for a 100-unit apartment		
	101	0.20	+ 33.75		= 33.95 per parcel
	175	15.00	+ 33.75		= 48.75 per parcel
	200	20.00	+ 33.75		= 53.75 per parcel

Non-Residential Parcels

The non-residential lots or parcels are separated into 38 land use categories as determined by the County Assessor. Equivalent Benefit Units (EBU's) are assigned on the basis of average benefits for different groups of land uses, Groups A-K. Properties within the 10 land use categories in Group K varied widely from the norm and therefore these lots or parcels were considered on an individual basis. Each of the parcels or lots in these land use categories was identified on the official lighting district maps and each streetlight or portion thereof in the immediate proximity of the lots or parcels benefiting the lots or parcels was assigned a number of units as identified below. The total number of EBU's so determined for that category would be distributed among the lots or parcels in that category in proportion to the lot or parcel area as shown in the table below. A minimum of 3.00 EBU's would be assessed to each lot or parcel to be compatible with group D which contains many of the smaller business categories. Several large lots or parcels in outlying areas within the existing lighting district have no lights in the immediate proximity and therefore those lots or parcels would be assessed the minimum amount.

Since benefits have been related to property use and property users, no charge would be assessed on vacant parcels within the district.

Table 2 summarizes the Non-Residential EBU calculation:

Table 2 - EBU Calculations for Non-Residential Parcels:						
NON-RESIDENTIAL CLASSIFICATIONS			People Use	Security	Intensity	Total EBUs
GRP-A	Group A	Irrigated Farms, Dry Farms, Cemeteries, Dump Sites	1 EBU minimum charge per parcel			1.00 per parcel
GRP-B	Group B	Animal Kennels, Nurseries and greenhouses, Industrial parking lots, Churches, Private Schools, Petroleum and Gas, Utility	1.00	+	0.50	= 2.00 per parcel
GRP-C	Group C	Commercial Parking Lots	1.00	+	0.50	= 2.50 per parcel
GRP-D	Group D	Office & Professional building, Bank, Savings & Loan, Service Shop, Lumber Yard, Golf Course, Race track/stable, Camp, Home for the Aged	1.00	+	1.00	= 3.00 per parcel
GRP-E	Group E	Store, Store w/ office or residence, Service Station, Club & Lodge Hall	2.00	+	1.00	= 4.00 per parcel
GRP-F	Group F	Rooming House (same as 6 unit apartment)	3.00	+	1.00	= 4.25 per parcel
GRP-G	Group G	Restaurant, Theater	3.00	+	1.00	= 5.00 per parcel
GRP-H	Group H	Light Manufacturing, Food Processing Plant, Warehousing, Storage Facilities	2.00	+	2.00	= 5.00 per parcel
GRP-I	Group I	Auto, Recreational Equipment Sales & Service	2.00	+	2.00	= 6.00 per parcel
GRP-J	Group J	Market, Bowling Alley, Skating Rink, Department Store, Hotel/Motel, Mobile Home Park	4.00	+	2.00	= 8.00 per parcel
	Group K	All parcels in Group K are assessed a minimum of 3 EBU's				
	Group K-1		3.00	+	1.00	= 5.25
GRP-K1A		Open Storage				0.004973 per 100 SqFt of lot
GRP-K1B		Mineral Processing				0.005615 per 100 SqFt of lot
	Group K-2		4.00	+	1.00	= 6.25
GRP-K2A		Private College/University				0.001736 per 100 SqFt of lot
GRP-K2B		Wholesale, Manufacturing Outlets				0.059858 per 100 SqFt of lot
GRP-K2C		Athletic and Amusement Facilities				0.027431 per 100 SqFt of lot
GRP-K2D		Heavy Manufacturing				0.006382 per 100 SqFt of lot
GRP-KE		Hospitals				0.012886 per 100 SqFt of lot
	Group K-3		4.00	+	1.00	= 6.50
GRP-K3A		Motion Picture, Radio, T.V.				0.010938 per 100 SqFt of lot
GRP-K3B		Business Center, Neighborhood Shopping Center				0.014449 per 100 SqFt of lot
GRP-K3C		Regional Shopping Center				0.021812 per 100 SqFt of lot
	Vacant		0.00	+	0.00	= 0.00 per parcel

Exempt Parcels

The following are exempt from the assessment: areas of streets, avenues, lanes, roads, drives, courts, alleys, public easements, right-of-ways, and parkways. Also exempt are utility rights-of-way used exclusively for utility transmission, common areas (such as in condominium complexes), land dedicated as open space or parks, landlocked parcels, and small parcels vacated by the City, as these parcels do not benefit from the improvements.

F. ASSESSMENT RATES AND ANNUAL LEVY

Landscaping Zones

The Assessment Rates and Annual Assessment Amounts for each Landscaping Zone for Fiscal Year 2018/2019 is provided in the following tables.

Zone	Annex	Description	Asmt Type	Pcls/Unit/ Acreage/ EBUs	FY 17-18 Max Asmt. Rate	FY 18-19 Max Asmt. Rate	FY 18-19 Applied Asmt. Rate	FY 18-19 Total Annual Levy Amount
1	1G	Golden Valley Parkway	EBU	261.290	\$69.177	\$71.675	\$50.00	\$13,064.50
2	2F	Cinema Parkway	Parcel	1	\$2,995.332	\$3,103.464	\$0.00	\$0.00
3	--	Sierra Heights	Parcel	76	\$688.195	\$713.039	\$150.00	\$11,400.00
	3A		Parcel	177	\$268.326	\$278.013	\$50.00	\$8,850.00
								\$20,250.00
4		Via Princessa/Sierra Hwy	EBU	526.118	\$215.323	\$223.096	\$223.09	\$117,371.66
5	--	Sunset Hills	Parcel	161	\$1,260.753	\$1,306.267	\$540.00	\$86,940.00
	5A		Parcel	14	\$849.766	\$880.443	\$350.00	\$4,900.00
								\$91,840.00
6		Canyon Crest	EBU	280.000	\$568.964	\$589.504	\$225.00	\$63,000.00
7		Creekside	EBU	1,027.997	\$267.905	\$277.576	\$160.00	\$164,479.44
8		Friendly/Sierra	EBU	33.510	\$225.014	\$233.137	\$233.13	\$7,812.19
15		River Village	EBU	683.330	\$1,009.469	\$1,045.911	\$700.00	\$478,331.00
16		Valencia Industrial Center	EBU	7,382.778	\$33.740	\$34.958	\$25.00	\$184,569.45
17		Bouquet/Rail Road Ave	EBU	1,271.563	\$84.648	\$87.703	\$87.70	\$111,516.08
18		Town Center / Tourney Road	EBU	3,914.503	\$201.259	\$208.524	\$160.00	\$626,320.48
19		Bridgeport / Bouquet	EBU	1,203.795	\$79.949	\$82.835	\$82.83	\$99,710.34
20		Golden Valley Ranch - Commercial	EBU	337.320	\$3,135.724	\$3,248.924	\$600.00	\$202,392.00
21		Golden Valley Ranch - Residential	EBU	210.830	\$600.000	\$621.660	\$621.66	\$131,064.58
22		HMNMH	EBU	178.620	\$279.158	\$289.235	\$85.00	\$15,182.70
24		Canyon Gate	EBU	150.025	\$687.519	\$712.338	\$450.00	\$67,511.25
25		Valle Di Oro	EBU	80.717	\$166.602	\$172.617	\$100.00	\$8,071.70
26		Centre Pointe	EBU	2,530.150	\$91.919	\$95.237	\$75.00	\$189,761.25
27		Circle J	EBU	844.558	\$757.144	\$784.477	\$400.00	\$337,823.20
28		Newhall	EBU	5,047.759	\$78.149	\$80.971	\$80.97	\$408,717.03
29		Villa Metro	EBU	322.466	\$239.348	\$247.989	\$247.98	\$79,965.12
30		Penlon	EBU	142.000	\$221.816	\$229.824	\$229.82	\$32,634.44
31		Five Knolls	EBU	490.000	\$676.260	\$700.673	\$700.67	\$343,328.30
32		Vista Canyon	EBU	885.540	\$66.484	\$68.885	\$68.88	\$60,996.00
2008-1		Area-wide	EBU	89,126.598	\$65.400	\$67.761	\$67.76	\$6,039,218.28

Zone	Annex	Description	Asmt Type	Pcls/Unit/ Acreage/ EBUs	FY 17-18 Max Asmt. Rate	FY 18-19 Max Asmt. Rate	FY 18-19 Applied Asmt. Rate	FY 18-19 Total Annual Levy Amount
T1	Faircliff		EBU	5.000	\$8,480.173	\$8,786.307	\$0.00	\$0.00
T2	Old Orchard		EBU	1,128.701	\$193.774	\$200.769	\$200.76	\$226,598.01
T3	Valencia Hills		EBU	462.000	\$402.376	\$416.902	\$231.32	\$106,869.84
T3B	Valencia Hills Res./Golf Course		EBU	206.459	\$37.999	\$39.371	\$31.32	\$6,466.28
T4	Valencia Meadows		EBU	956.387	\$221.203	\$229.188	\$144.00	\$137,719.73
T5	Valencia Glen		Parcel	741	\$222.725	\$230.765	\$210.00	\$155,610.00
T6	Valencia South Valley		Parcel	603	\$248.511	\$257.482	\$232.18	\$140,004.54
T7	Valencia Central & North Valley		EBU	1,972.025	\$261.521	\$270.962	\$220.00	\$433,845.50
T8	Valencia Summit		Parcel	2,140	\$537.638	\$557.047	\$557.04	\$1,192,065.60
T17	Rainbow Glen		Parcel	74	\$532.977	\$552.217	\$552.21	\$40,863.54
T20	El Dorado Village		Parcel	630	\$300.000	\$300.000	\$300.00	\$189,000.00
T23 ⁽¹⁾	Mountain View Slopes		Parcel	954	\$715.781	\$741.620	\$741.62	\$707,505.48
T23-1			Parcel	383	\$414.735	\$429.707	\$429.70	\$164,575.10
T23-2			Parcel	156	\$414.735	\$429.707	\$429.70	\$67,033.20
				1,493				\$939,113.78
T23A	Mountain View Condos		Parcel	383	\$837.117	\$867.337	\$867.33	\$332,187.39
T23B	Seco Villas		Parcel	156	\$706.559	\$732.066	\$732.06	\$114,201.36
T29	American Beauty		Parcel	221	\$380.926	\$394.678	\$225.00	\$49,725.00
T31 ⁽²⁾	Shangri-La		Parcel	(see T31-1, - 2)				
T31-1			Parcel	182	\$1,205.158	\$1,248.664	\$1,248.66	\$227,256.12
T31-1A			Parcel	267	\$548.972	\$568.790	\$568.79	\$151,866.93
T31-2			Parcel	1	\$7,520.626	\$7,792.121	\$7,792.12	\$7,792.12
				450				\$386,915.17
T33	Canyon Park		Parcel	501	\$300.000	\$300.000	\$200.00	\$100,200.00
T44	Bouquet Canyon		Parcel	302	\$300.000	\$300.000	\$300.00	\$90,600.00
T46	Northbridge		EBU	2,314.622	\$850.460	\$881.162	\$735.00	\$1,701,247.17
T47	Northpark		EBU	1,929.172	\$417.925	\$433.012	\$433.01	\$835,350.77
T48	Shadow Hills		Parcel	105	\$455.000	\$455.000	\$455.00	\$47,775.00
T51	Valencia High		Parcel	802	\$591.431	\$612.782	\$612.78	\$491,449.56
T52	Stonecrest (Lower)		Parcel	459	\$857.713	\$888.676	\$888.67	\$407,899.53

Zone	Annex	Description	Asmt Type	Pcls/Unit/ Acreage/ EBUs	FY 17-18 Max Asmt. Rate	FY 18-19 Max Asmt. Rate	FY 18-19 Applied Asmt. Rate	FY 18-19 Total Annual Levy Amount
T62		Canyon Heights	Parcel	215	\$600.000	\$600.000	\$600.00	\$129,000.00
T65		Fair Oaks	Parcel	394	\$994.681	\$1,030.589	\$0.00	\$0.00
T65A		Fair Oaks Ranch	EBU	1,075.000	\$594.120	\$615.568	\$0.00	\$0.00
T65B		Fair Oaks Park	EBU	710.000	\$216.323	\$224.133	\$0.00	\$0.00
T67		Miramontes	Parcel	420	\$883.115	\$914.996	\$600.00	\$252,000.00
T68		West Creek Copperhill Village						\$0.00
	RES		EBU	1,129.600	\$114.821	\$118.967	\$118.96	\$134,377.22
	COM		EBU	8.625	\$130.839	\$135.563	\$135.56	\$1,169.15
				1,138.225				\$135,546.37
T69		West Creek Canyon Estates						\$0.00
	RES		EBU	873.000	\$633.723	\$656.600	\$0.00	\$0.00
	COM		EBU	7.440	\$617.599	\$639.895	\$0.00	\$0.00
				880.440				\$0.00
T69 MWD		West Creek Canyon Estates MWD						\$0.00
	RES		EBU	873.000	\$442.507	\$458.481	\$60.70	\$52,991.10
	COM		EBU	7.440	\$496.400	\$514.320	\$75.78	\$563.80
				880.440				\$53,546.17
T71		Haskell Canyon Ranch	Parcel	223	\$610.249	\$632.279	\$632.27	\$140,996.21
T77		West Creek Park	EBU	1,985.800	\$74.621	\$77.315	\$0.00	\$0.00
T77 MWD		West Creek Park MWD	EBU	1,985.800	\$155.950	\$161.580	\$83.79	\$166,390.18
Total								\$18,898,126.40

(1) Zone T23 - Consists of 1,490 residential parcels and 3 non-residential parcels: Zone T23 has 951 SF units and 3 non-res; Zone T23-1 has 382 condo units; Zone T23-2 has 156 condo units.

(2) Zone T31 - Consists of 450 residential parcels and one commercial parcel.

Street Lighting Zones

The Landscaping and Lighting Act of 1972 indicates that lighting assessments may be apportioned by any formula or method which fairly distributes costs among all lots or parcels within the District in proportion to the estimated benefits received. The primary benefits of streetlights are for the convenience, safety, and protection of people and to a lesser extent the security or protection of property, property improvements, and goods. The intensity or degree of illumination provided can have a bearing on both.

For Fiscal Year 2018/2019 the proposed assessment rate and maximum assessment rate for parcel in Street Lighting Zone A is \$12.38 per Equivalent Benefit Unit (EBU), which is the maximum rate previously established by Los Angeles County at the time the original district parcels (Zone A parcels) were transferred to the City's jurisdiction. The maximum assessment rate for Zone A does not have a Consumer Price Index (CPI) adjustment.

Subsequent annexations to the City and new developments within the City that receive special benefit from street lighting have been assigned to Street Lighting Zone B with a higher assessment rate that includes the previously described Consumer Price Index (CPI) adjustment. Therefore, the Street Lighting Zone B maximum assessment rate established in the prior fiscal year has been adjusted by the authorized increase in the Consumer Price Index during the preceding year to establish the Zone's maximum assessment rate for this fiscal year.

The proposed Fiscal Year 2018/2019 assessment rates for the Street Lighting Zones are summarized in the table below.

	FY 2017-18 Maximum Assessment	CPI Increase per EBU	FY 2018-19 Maximum Assessment	FY 2018-19 Actual Assessment
Street Lighting Zone A	\$12.38 / EBU	-	\$12.38 / EBU	\$12.38 / EBU
Street Lighting Zone B	\$78.87 / EBU	\$2.84 / EBU	\$81.71 / EBU	\$81.71 / EBU

CPI Increase: 3.61%

The following tables provide a summary of the EBU's for each land use shown above for both Street Lighting Zone A and B.

EBU Summary by Land Use

**Street Lighting Zone A
Assessments per EBU: \$12.38**

Land Use	Parcels	Units	Lot Sq Ft	EBU's	Estimated Assessment Revenue
SFR	23,478	23,478	-	23,478.00	\$290,657.64
CNDO	9,284	9,284	-	9,284.00	114,935.92
APT2	201	496	-	422.25	5,226.58
APT5	62	623	-	389.00	4,815.51
APT21	29	941	-	446.58	5,528.55
APT51	12	884	-	326.00	4,035.83
APT101	12	2,171	-	599.20	7,418.05
GRP-A	3	-	-	3.00	37.14
GRP-B	41	-	-	82.00	1,015.16
GRP-C	20	-	-	50.00	619.00
GRP-D	81	-	-	243.00	3,008.34
GRP-E	120	-	-	480.00	5,942.40
GRP-G	23	-	-	115.00	1,423.70
GRP-H	20	-	-	100.00	1,238.00
GRP-I	30	-	-	180.00	2,228.40
GRP-J	17	-	-	136.00	1,683.68
GRP-K1	2	-	83,120.00	6.00	74.28
GRP-K2	16	-	3,124,469.00	291.71	3,611.26
GRP-K3	34	-	3,698,579.00	539.45	6,678.23
EXE	83	-	-	-	-
VAC	76	-	-	-	-
Subtotals	33,644	37,877	6,906,168.00	37,171.19	\$460,177.67

EBU Summary by Land Use (Continued)

**Street Lighting Zone B
Assessments per EBU: \$81.71**

Land Use	Parcels	Units	Lot Sq Ft	EBU's	Estimated Assessment Revenue
SFR	13,458	13,458	-	13,457.82	\$1,099,638.19
CNDO	6,996	7,183	-	7,183.00	586,922.93
APT2	10	26	-	22.00	1,797.58
APT5	32	324	-	309.25	25,268.66
APT21	29	941	-	443.73	36,256.97
APT51	8	599	-	219.75	17,955.74
APT101	24	4,282	-	1,186.40	96,940.64
GRP-A	3	-	-	3.00	245.13
GRP-B	60	-	-	120.00	9,805.20
GRP-C	46	-	-	115.50	9,437.28
GRP-D	217	65	-	648.50	52,988.91
GRP-E	81	-	-	324.00	26,474.04
GRP-G	25	-	-	125.00	10,213.75
GRP-G&C	1	-	-	7.50	612.82
GRP-H	666	11	-	3,324.50	271,644.84
GRP-I	50	-	-	300.00	24,513.00
GRP-J	20	-	-	160.00	13,073.60
GRP-J&E	1	-	-	12.00	980.52
GRP-K1	2	-	264,433.00	17.70	1,446.26
GRP-K2	9	-	5,942,454.20	336.17	27,468.34
GRP-K2D	10	-	2,805,759.00	179.07	14,631.78
GRP-K3	106	-	13,379,726.23	2,406.57	196,640.44
GRP-K1A	15	-	2,582,485.00	128.42	10,493.11
GRP-K1B	1	-	179,598.00	10.08	823.63
GRP-K3B	23	-	2,257,297.00	360.08	29,422.02
GRP-K3C	1	-	689,990.40	150.50	12,297.35
GRP-MULTI	2	-	-	256.63	20,969.23
SPC	2	47	-	29.15	2,381.83
EXE	1,510	-	-	-	-
Subtotal Zone B	24,699	26,936	28,101,742.83	31,836.32	\$2,601,343.79
Total Street Lighting Zones	58,343	64,813	35,007,910.83	69,007.50	\$3,061,521.46

V. ASSESSMENT ROLL

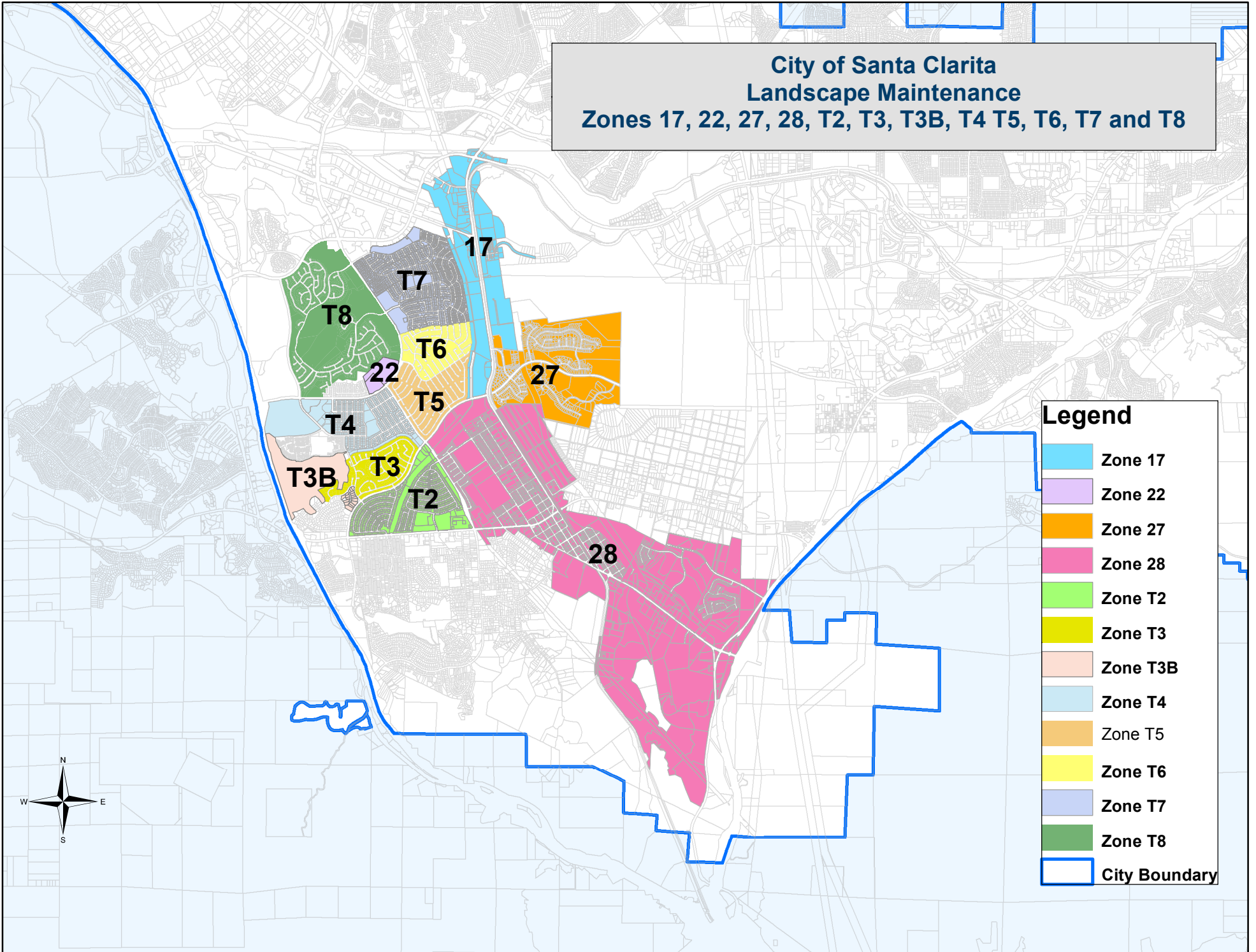
The total proposed assessment for Fiscal Year 2018/2019 and the amount of the total proposed assessment apportioned to each lot or parcel within the District, as shown on the latest assessment roll at the Los Angeles County Assessor's Office, are contained in the Assessment Roll on file in the office of the City Clerk of the City of Santa Clarita, which is 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.

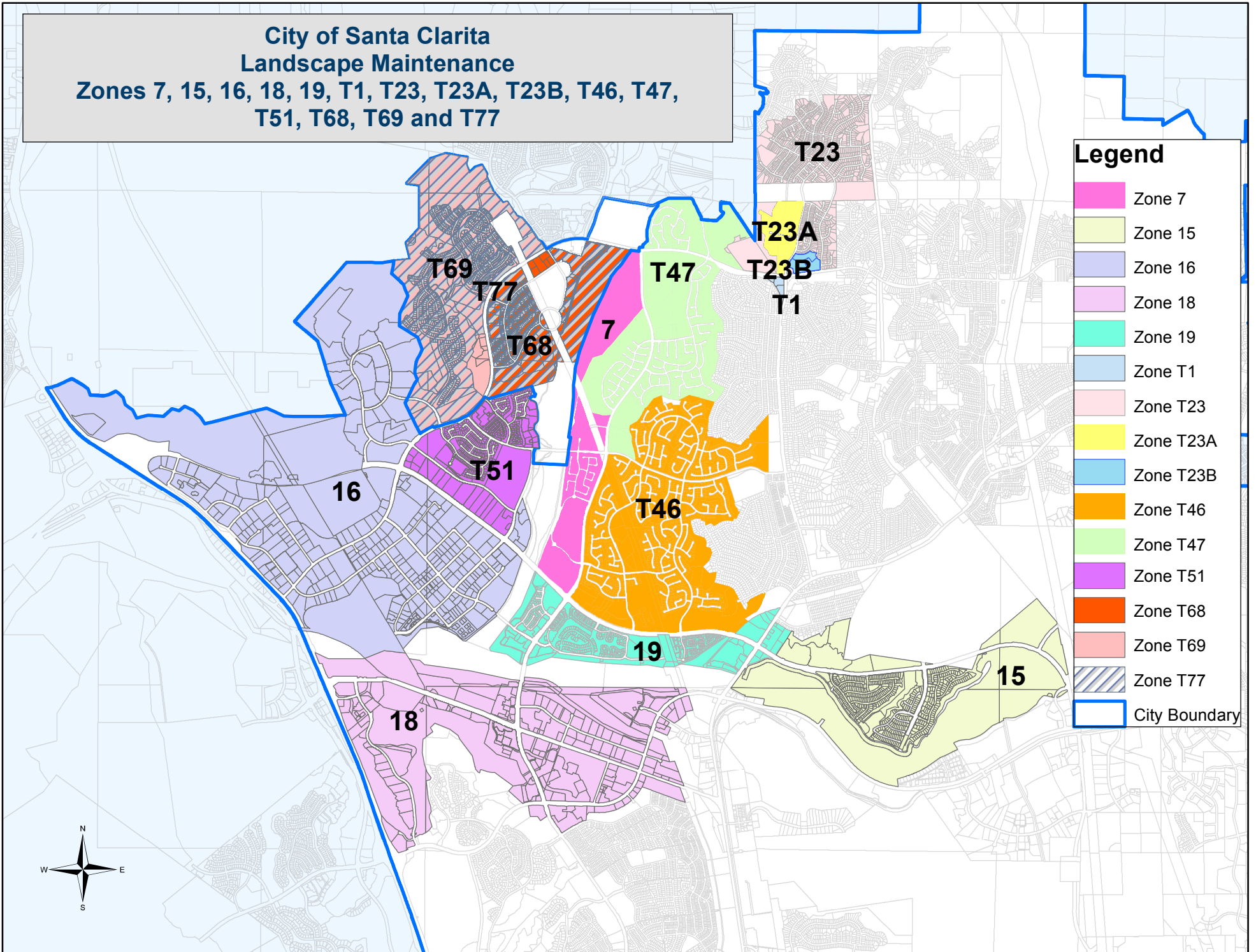
VI. ASSESSMENT DIAGRAM

The following pages show an overview of the Landscaping and Street Lighting Zones within the Landscape and Lighting District. Detailed District boundary diagrams will be available for inspection at the office of the City Clerk during normal business hours and, by reference, are made part of this report.

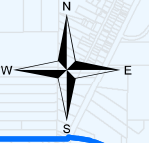
**City of Santa Clarita
Landscape Maintenance
Zones 17, 22, 27, 28, T2, T3, T3B, T4 T5, T6, T7 and T8**
























**City of Santa Clarita
Landscape Maintenance
Zones 7, 15, 16, 18, 19, T1, T23, T23A, T23B, T46, T47,
T51, T68, T69 and T77**

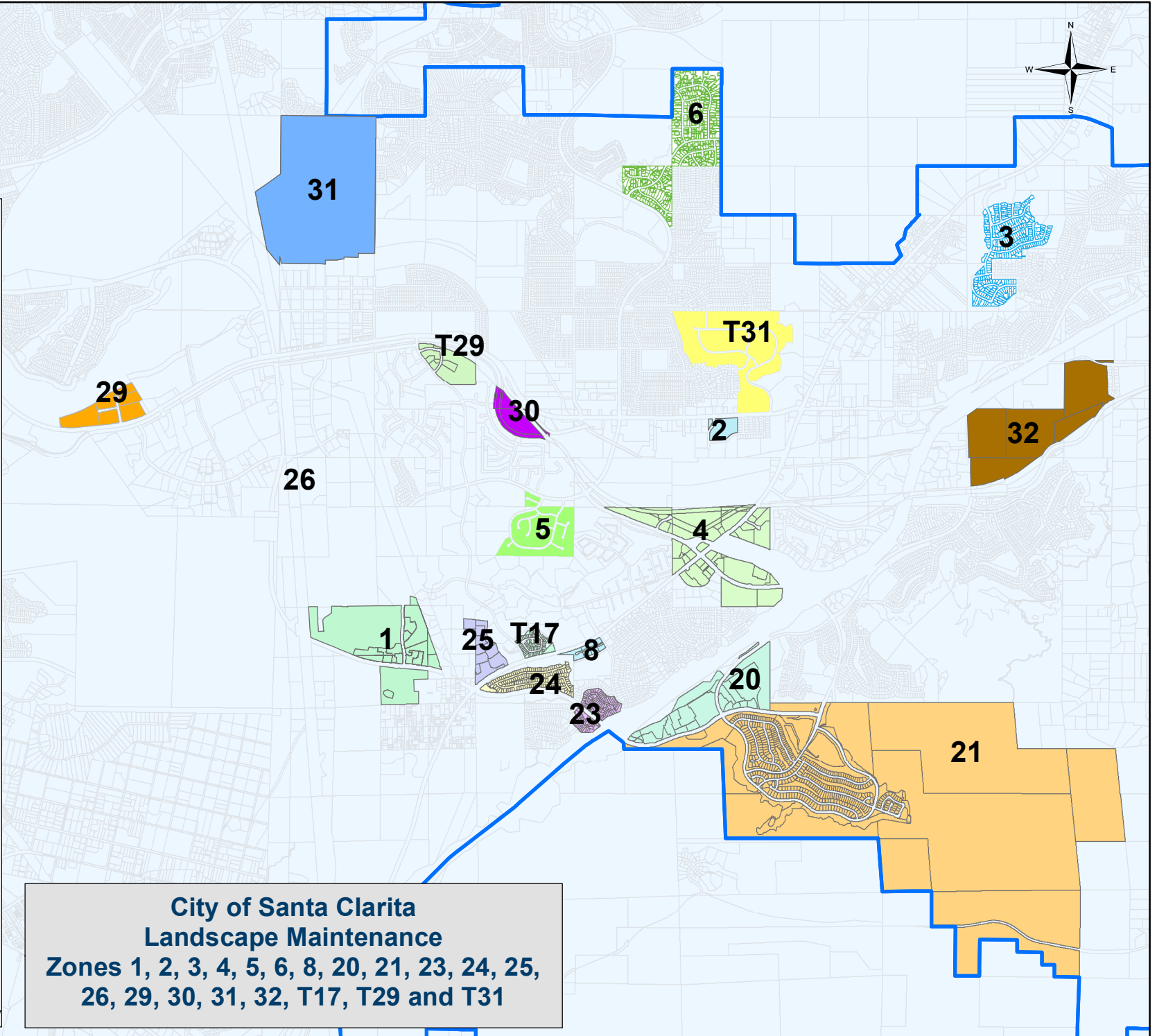


- Legend**
- Zone 7
 - Zone 15
 - Zone 16
 - Zone 18
 - Zone 19
 - Zone T1
 - Zone T23
 - Zone T23A
 - Zone T23B
 - Zone T46
 - Zone T47
 - Zone T51
 - Zone T68
 - Zone T69
 - Zone T77
 - City Boundary



Legend

-  Zone 1
-  Zone 2
-  Zone 3
-  Zone 4
-  Zone 5
-  Zone 6
-  Zone 8
-  Zone 20
-  Zone 21
-  Zone 23
-  Zone 24
-  Zone 25
-  Zone 26
-  Zone 29
-  Zone 30
-  Zone 31
-  Zone 32
-  Zone T17
-  Zone T29
-  Zone T31
-  City Boundary



**City of Santa Clarita
Landscape Maintenance
Zones T33, T52, T65, T65A and T65B**

T52

T33

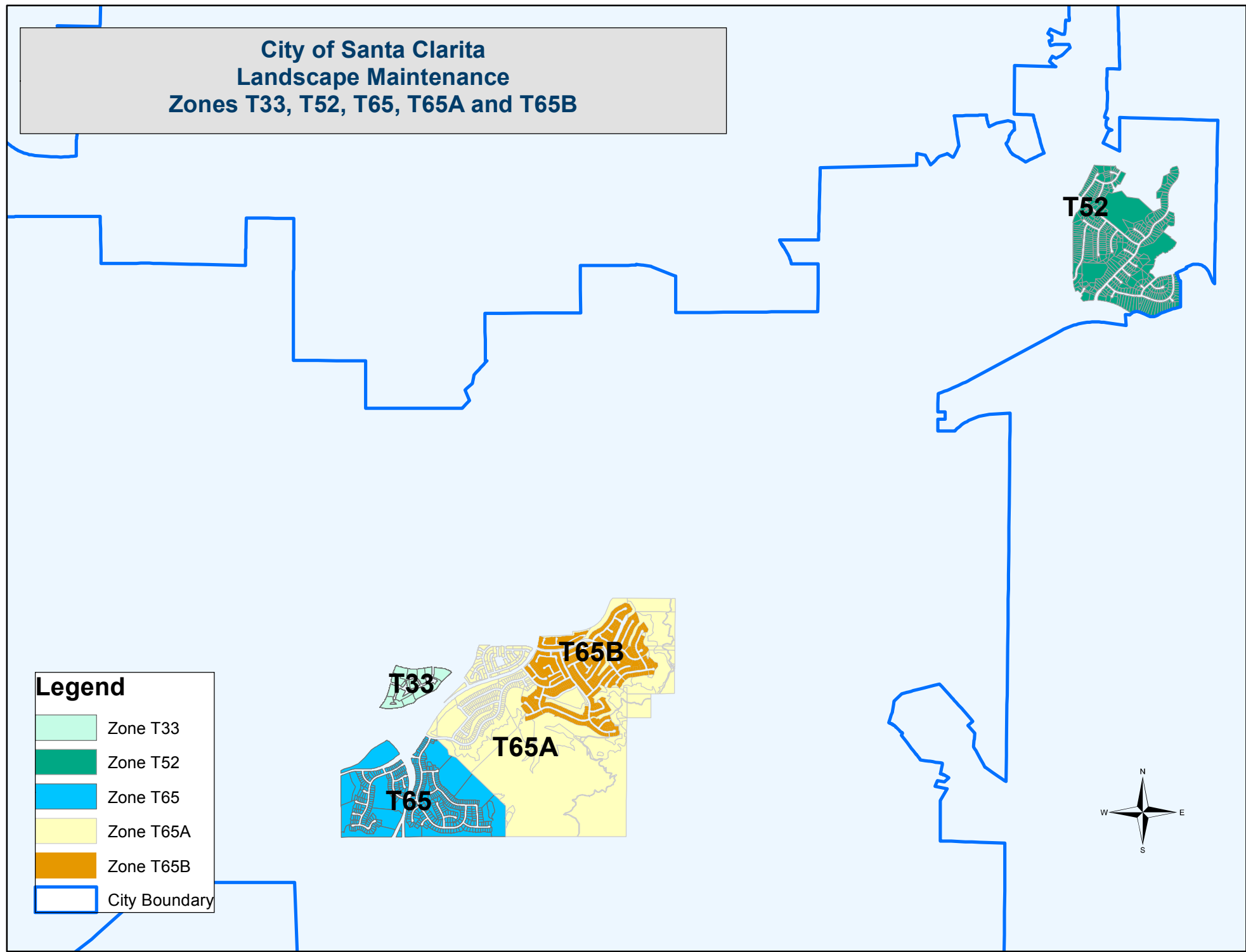
T65B

T65A

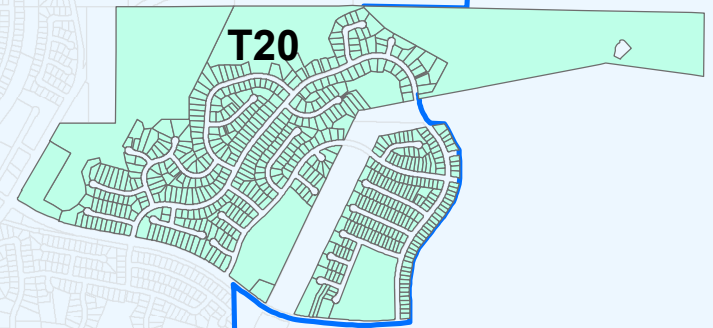
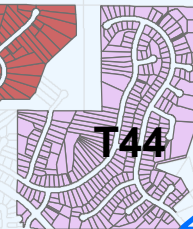
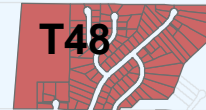
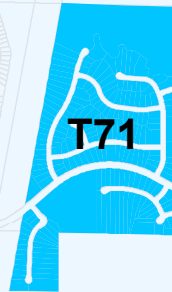
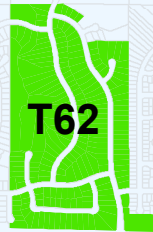
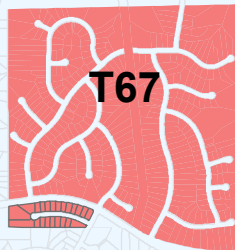
T65

Legend








- Zone T33
- Zone T52
- Zone T65
- Zone T65A
- Zone T65B
- City Boundary



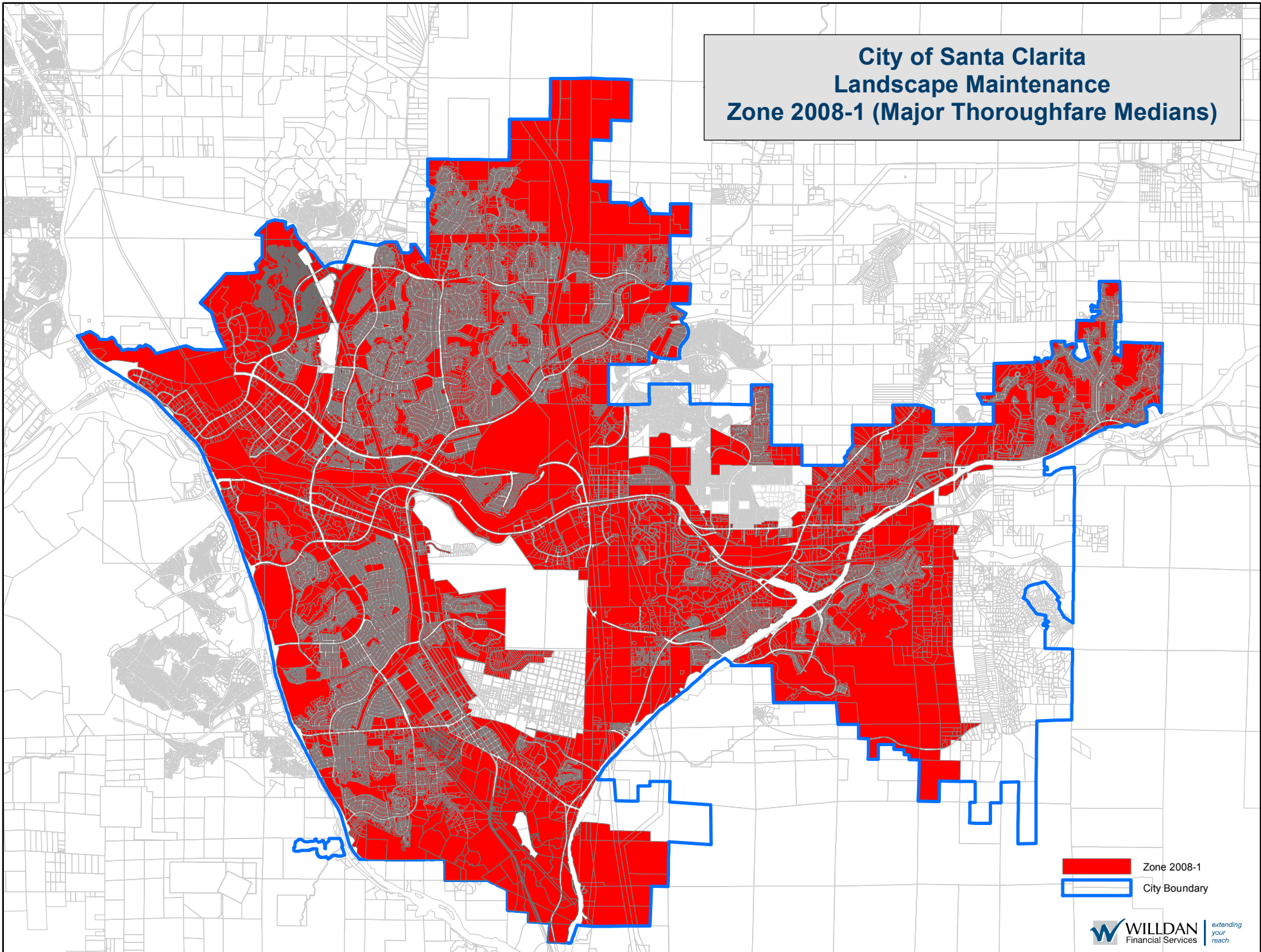
**City of Santa Clarita
Landscape Maintenance
Zones T20, T44, T48, T62, T67 and T71**



Legend

-  Zone T20
-  Zone T44
-  Zone T48
-  Zone T62
-  Zone T67
-  Zone T71
-  City Boundary

**City of Santa Clarita
Landscape Maintenance
Zone 2008-1 (Major Thoroughfare Medians)**



 Zone 2008-1
 City Boundary

APPENDIX

There are over 2,100 acres of maintained landscaping benefiting properties located in 55 active Landscaping Zones within the District. Detailed plans and specifications for these improvements are on file in the City of Santa Clarita Special District's office. However, general descriptions written below characterize landscaping improvements that benefit the properties in each Landscaping Zone.

The LMD zones listed below are categorized by the type and character of their improvements and benefits. The name of the Zone(s) is followed by a description of the associated improvements.

Zone 2008-1 (Area-wide):

Properties in this zone receive a benefit from maintenance and improvement to area-wide medians and street trees along the City's major thoroughfares and the thirty-five park facilities located throughout Santa Clarita. Typical maintenance and improvement activities include: care of Landscaping, including parkway trees along major thoroughfares; hardscape, irrigation systems; ornamental structures; signage; lighting; playground equipment, shade structures, play courts, public restrooms, and plant material consisting of: turf, ground cover, shrubs, trees and flowers. Landscaping activities performed within the boundary of this zone are on easements or public rights of way.

Zones 7 Creekside, 19 Bridgeport / Bouquet, T-2 Old Orchard, T-3 and T-3B Valencia Hills, T-4 Valencia Meadows, T-5 Valencia Glen, T-6 South Valley, T-7 Central & North Valley, T-8 Valencia Glen, T-46 Northbridge, T-47 North Park, and T-51 Valencia High School:

These zones are best characterized as primarily benefiting owners of residential property through an interconnecting system of landscaped paseos. Typical maintenance and improvement activities include care for: slopes, parks, parkways and side panels, local medians, tunnels, paseos, paseo bridges, fences, walls, swales, hardscape, irrigation systems, ornamental structures, signage, lighting, playground equipment, play courts and drinking fountains. Plant material consists of: turf, ground cover, shrubs, trees and flowers. Landscaping activities performed in these zones are on easements or public rights of way.

Zones 3 Sierra Heights, 5 Sunset Hills, 6 Canyon Crest, 15 River Village, 21 Golden Valley Ranch Residential, 27 Circle J Ranch, 29 Villa Metro, 30 Penlon, 31 Five Knolls, 32 Vista Canyon, T-17, Rainbow Glen, T-20 El Dorado Village, T-23 Mountain View, T-23A Mountain View Condos, T-23B Seco Villa Condos, T-29 American Beauty, T-31 Shangri-La, T-33 Canyon Park, T-44 Bouquet Canyon, T-48 Shadow Hills T-52 Stone Crest, T-62 Canyon Heights, T-65 Fair Oaks, T-65A Fair Oaks Ranch, T-65B Fair Oaks Ranch Park, T-67 Miramontes, T-68 West Creek, T-69 West Hills, T-71 Haskell Canyon Ranch and T-77 West Creek Park:

These zones are best characterized by primarily benefiting owners of residential property through maintaining irrigated and non-irrigated slopes and beautifying entry corridors. Typical maintenance and improvement activities include care for: slopes, parks, parkways, side panels, local medians, fences, swales, hardscape, irrigation systems, ornamental structures, signage, lighting, and playground equipment. Plant material consists of: turf, ground cover, shrubs, trees and flowers. Landscaping activities performed in these zones are on easements or public rights of way.

Zones 8 Ackerman Avenue, 24 Canyon Gate, 25 Valle Di Oro:

These zones are best characterized primarily benefiting owners of residential property through maintaining smaller Landscaping areas consisting of parkways and side panels buffering the benefiting properties from City streets. The Landscaping materials consist of: turf, ground cover, shrubs, trees and flowers which is maintained by irrigation systems. The LMD maintains a slope benefiting Canyon Gate property owners. Landscaping activities performed in these zones are on easements or public rights of way.

Zones 1 Golden Valley Centex, 2 Edwards Cinema, 4 Via Princessa/Sierra Highway, 16 Valencia Industrial Center, 17 Bouquet/Railroad Avenue, 18 Town Center / Tourney Road, 20 Golden Valley Ranch Commercial, 22 HMNMH (Henry Mayo Newhall Hospital), 26 Centre Pointe, 28 Newhall, and T-1 Faircliff:

These zones are best characterized as primarily benefiting commercial and retail properties. Typical maintenance and improvement activities include care for: slopes, parkways and side panels, local fences, walls, swales, hardscape, irrigation systems, ornamental structures, signage, lighting and monument signs. Plant material consists of: turf, ground cover, shrubs, trees and flowers. Landscaping activities performed in these zones are on easements or public rights of way.