



Engineer's Report

for

Open Space Preservation District

*Prepared under the provisions of the
Landscaping and Lighting Act of 1972*

For the

CITY OF SANTA CLARITA
Los Angeles County, California

Prepared by:



Harris & Associates

April 23, 2007

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**CITY OF SANTA CLARITA
OPEN SPACE PRESERVATION DISTRICT**

ENGINEER'S REPORT

CERTIFICATES

The undersigned acting on behalf of Harris & Associates, respectfully submits the enclosed Engineer's Report as directed by City Council pursuant to the provisions of Section 4 of Article XIID of the California Constitution, and provisions of the Landscaping and Lighting Act of 1972, Section 22500 et seq. of the California Streets and Highways Code. The undersigned certifies that she is a Professional Engineer, registered in the State of California.



Dated: April 23, 2007

BY: Joan E. Cox
R.C.E. No. 41965

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 _____, 2007.

Sharon L. Dawson, City Clerk
City of Santa Clarita
Los Angeles County, California

By _____

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 _____, 2007.

Sharon L. Dawson, City Clerk
City of Santa Clarita
Los Angeles County, California

By _____

**FISCAL YEAR 2007-08
ENGINEER'S REPORT PREPARED PURSUANT
TO THE PROVISIONS OF THE
LANDSCAPING AND LIGHTING ACT OF 1972
SECTION 22500 THROUGH 22679
OF THE CALIFORNIA STREETS AND HIGHWAYS CODE,
ARTICLE XIID OF THE CALIFORNIA CONSTITUTION, AND
THE PROPOSITION 218 OMNIBUS IMPLEMENTATION ACT
(GOVERNMENT CODE SECTION 53750 ET SEQ.)**

Pursuant to Part 2 of Division 15 of the Streets and Highways Code of the State of California, Article XIID of the California Constitution, the Proposition 218 Omnibus Implementation Act and in accordance with the Resolution of Initiation, adopted by the City Council of the City of Santa Clarita, State of California, in connection with the proceedings for:

OPEN SPACE PRESERVATION DISTRICT

hereinafter referred to as the "District", I, Joan E. Cox, P.E., the authorized representative of Harris & Associates, the duly appointed ASSESSMENT ENGINEER, submit herewith the "Report" consisting of five (5) parts as follows:

PART A – PLANS AND SPECIFICATIONS

Contains a description of the improvements that are to be maintained or serviced by the District.

PART B – ESTIMATE OF COST

Identifies the estimated cost of the improvements to be provided by the District, including incidental costs and expenses in connection therewith.

PART C – METHOD OF APPORTIONMENT

Describes the basis on which the costs have been apportioned to each parcel of land within the District, in proportion to the estimated benefits to be received by such lots and parcels.

PART D – ASSESSMENT ROLL

Identifies the maximum assessment to be levied on each benefited lot or parcel of land within the District.

PART E – ASSESSMENT DIAGRAM

Contains a Diagram of the District Boundaries showing the exterior boundaries of the District, the boundaries of any zones within the District and the lines and dimensions of each lot or parcel of land within the District.

PART A PLANS AND SPECIFICATIONS

The Open Space Preservation District will expand the City's existing Open Space, Park and Parkland Program. This program acquires, preserves, improves, finances, services and maintains facilities as described below.

It is the City Council's intent to utilize the additional funding from the Open Space Preservation District to expand the existing Open Space, Park, and Parkland Program to accelerate vacant land acquisition in and around the City in accordance with the guidelines outlined in the Proposed Open Space Acquisition Implementation Work Program, which is included herein and is provided in the Appendix.

The improvements are the acquisition, preservation, improvement, financing, servicing and maintenance of parks, parkland and open space lands and appurtenant equipment and facilities, including but not limited to, personnel, electrical energy, utilities such as water, materials, contracting services, debt service costs, and other items necessary for the satisfactory provision of these facilities and services.

Facilities include but are not limited to:

- Open Space Lands
- The Santa Clara River Watershed
- Trail Systems
- Wildlife Corridors
- Park and Recreation Facilities and Equipment

Maintenance means the furnishing of services and materials for the ordinary and usual maintenance, operation, preservation and servicing, including repair, removal or replacement of all or part of any of the park, parklands and open space lands or appurtenant equipment or 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 and other solid waste; brush clearing; and the cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

Servicing means the furnishing of water for the irrigation and the furnishing of electric current or energy, gas or other illuminating agent for the operation of the park, parklands and open space lands or appurtenant equipment or facilities.

The City intends to finance a portion of the facilities through the issuance of bonded indebtedness.

The plans and specifications for the improvements, showing the general nature, location and the extent of the facilities, are on file in the office of the City Park and Recreation Department and are by reference herein made a part of this report.

PART B ESTIMATE OF COST

The City's budget for the Open Space, Park, and Parkland Program, shown below, details the estimated costs for Fiscal Year 2007-08 as available at the time of preparation of this report. The 1972 Act provides that the total cost of the construction, acquisition, preservation, improvement, servicing and maintenance, together with incidental expenses, may be financed from the assessment proceeds. The incidental expenses may include engineering fees, legal fees, printing, mailing, postage, publishing, and all other related costs identified with the district proceedings.

Existing Open Space, Park, and Parkland Program	\$6,840,630
Proposed Expansion of the Program	\$1,556,100
Less General Benefit Contribution (71.5%)	(\$6,003,662)
Subtotal (City's Special Benefit Allocation):	\$2,393,068
Less Additional City Contribution	(\$1,295,930)
Administration Costs (5%)	\$119,653
Formation Costs	\$100,000
Operating Reserve (10%)	\$239,307
Prior Year (surplus) or deficit	\$0
Total To Assessment:	\$1,556,098

The 1972 Act requires that a special fund be set-up for the revenues and expenditures of the District. Funds raised by assessment shall be used only for the purpose as stated herein. The City may advance funds or incur bonded indebtedness, if needed, to ensure adequate cash flow or timing of the provision of the facilities, and will be reimbursed for any such advances or payment of annual bond debt service upon receipt of assessments. Any surplus or deficit remaining on July 1 must be carried over to the next fiscal year.

PART C METHOD OF APPORTIONMENT OF ASSESSMENT

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 construction, maintenance and servicing of park and recreation improvements and the acquisition of land for park, recreation or open space purposes.

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 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, the "Right to Vote on Taxes Act" which was approved on the November 1996 Statewide ballot and added Article XIID to the California Constitution, requires that a parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel. XIID provides that only special benefits are assessable and the City must separate the general benefits from the special benefits. XIID also requires that publicly owned properties that benefit from the improvements be assessed.

Reason For The Assessment

The District will fund a portion of the City's Open Space, Park, and Parkland Program (the "Program") as previously defined herein in Part A of this Report.

This Program covers park and recreation facilities, open space lands, the Santa Clara River watershed, trail systems and wildlife corridors throughout the City of Santa Clarita, and open space preservation around the perimeter of the City.

Special Benefit Analysis

Parcels within the District will be assessed for those improvements that provide a special benefit to the properties. Article XIID of the California Constitution defines special benefit as:

"A particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large. General enhancement of property value does not constitute 'special benefit'."

Special Benefit Determination

The overall quality of life and desirability of an area is enhanced when parks, open space and recreational facilities are in place, improved, operable, safe, clean and maintained. Property desirability in an area also increases when there is an increase in the number of parks, open space and recreation facilities.

Studies in a number of communities have indicated that recreation areas and facilities, if well maintained and wisely administered, have caused a marked increase in the property values of parcels in the community. Consequently, such recreation and park facilities have proved to be a potent factor in maintaining a sound economic condition and a high standard of livability in the community. These studies confirm the opinion long held by planning authorities as to the economic value of parks and recreational facilities in a community.

"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 both private interest to the landowner and others, holding an economic stake in the area, and of public interest to the taxpayers, who have a stake...."
(National Recreation and Park Association, June 1985)

"Recreation and park amenities are central components in establishing the quality of life in a community. ... [businesses'] main resource is their employees for whom quality of life is an important issue.. The availability and attractiveness of local parks and programs influences some companies' relocation decisions. ... the presence of a park encourages real estate development around it...." (California Parks & Recreation, Winter 1997)

The benefit of parks and other recreational facilities to residential and non residential properties has been summarized by a number of studies. The United States Department of the Interior, National Park Service, in a publication dated June 1984, concluded that:

- "Parks and recreation stimulate business and generate tax revenues."
- "Parks and recreation help conserve land, energy, and resources."
- "An investment in parks and recreation helps reduce pollution and noise, makes communities more livable, and increases property values."
- "Public recreation benefits all employers by providing continuing opportunities to maintain a level of fitness throughout one's working life, and through helping individuals cope with the stress of a fast-paced and demanding life."

Collaborative Economics, a Silicon Valley think-tank, has found strong connections between the physical design and attractive maintenance of community facilities and the new knowledge-driven, service-oriented economy (*Linking the New Economy to Livable Communities*, Collaborative Economics 1998). Businesses are increasingly valuing "quality of life" as a way to recruit and retain skilled workers (*Profiles of Business Leadership on Smart Growth*, National Association of Local Government Environmental Professionals, 1999).

Non-residential property (either vacant or developed) located within a community that actively promotes the design and maintenance of park and recreation facilities, benefit because these features attract businesses, ensuring the highest and best use of the property. Area desirability helps to assure that vacant property is actually marketable to willing buyers and helps assure that the property owner can actually capture the full market value for property.

Residential property (both vacant and developed) benefits from the “area desirability” because workers are attracted to community, and will purchase homes, which again assures the highest and best use of the property. As described above, when an area is desirable, property is more marketable and owners are better positioned to capture the benefits full market value.

The entire community, and parcels within the community, benefit when parks and recreational facilities are included as part of the overall community design standard and are maintained.

Homebuyers over age 55, considering a move, were surveyed about the amenities that “would seriously influence them in selecting a new community” in *Boomers on the Horizon: Housing Preferences of the 55+ Market*, National Association of Home Builders, 2002. The following results were found:

Amenity	Group	% Seeking Amenity	Rank on List
Walking and jogging trails	55+	52	1
Walking and jogging trails	55+ >\$75k per year	65	
Outdoor spaces	55+	51	2
Outdoor spaces (park)	55+, moving to suburbs	55	
Open Spaces	55+	46	4

Finally, the ERE Yarmouth and Real Estate Research Corporation has found that “smart communities” (those that actively plan and maintain parks, open space, streetscaping and pedestrian friendly features) will experience the fastest rise in real estate values (*Defining New Limits, Emerging Trends in Real Estate*, ERE Yarmouth and Real Estate Research Corporation, 1988).

Area of Benefit

Proposition 218 states, “No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel. Only special benefits are assessable, and an agency must separate the general benefits from the special benefits conferred on a parcel.”

Based on the above, the area of benefit for the facilities and services funded by the District needs to be defined.

The National Recreation and Park Association standards are used to define the service area of the City’s existing parklands and open space areas. These standards state that a community park, which serves the needs of several neighborhoods, has a service radius of up to 3 miles. Properties within this 3-mile service radius are considered to receive special benefit from the facility.

To define the service area of the District, a 3-mile radius was drawn around all of the City’s existing parklands and open space areas. This is shown on the Assessment Diagram at the back of this Report.

It should be noted that the District service area includes Hasley Canyon Park, which is currently outside the City boundaries but within an area that is anticipated to annex into the City in the very

near future. This park has been included to make sure an appropriate service area has been represented for the District.

Parcels within the District service area are considered to receive special benefit from the District. The total area served by the Program, as defined above, is 118,314 acres. Of that area, 84,602 acres, or approximately 71.5%, is outside the city boundaries. The benefits conferred on these non-city parcels within the service areas are considered the "general benefits" associated with the District.

Therefore, only 28.5% of the District budget is assessed to City properties as the quantification of special benefits received, and 71.5% of the budget will be provided from other sources (e.g.: general fund, Proposition A funds, etc.).

This quantification of general benefit is considered a conservative estimate because much of the area outside the City boundaries is currently sparsely developed when compared with the development intensity within the City.

All properties within the City of Santa Clarita are within the service area of the City's existing parklands and open space areas. Therefore, these properties receive special benefit from the existing facilities. The existing facilities are distributed throughout all areas of the City. Because of the uniform distribution of the existing parklands and open space areas in the City, it is considered a reasonable approximation of the ultimate service area of the parklands and open space to be obtained, developed and preserved through the Program.

Any future acquisition of undeveloped lands will be within the City of Santa Clarita city limits or within the service area of the City's existing parklands and open space areas. Because of this, and the fact that any undeveloped lands outside the City boundaries will remain essentially in their natural state, these additional areas are not considered to increase the benefit boundaries of the District.

Special Benefit Methodology

The District boundaries are coterminous with the City of Santa Clarita. To establish the special benefit to the individual parcels within the District, a Benefit Unit system is proposed. Each parcel of land is assigned Benefit Units (BU's) in proportion to the estimated special benefit the parcel receives relative to the other parcels within the District from the Program. Benefit Units are established by considering both the dwelling unit equivalency of a property and the benefits provided, as discussed above.

Basic Formula:

$$(\text{Equivalent Dwelling Units}) \times (\text{Benefit Factor}) = \text{Benefit Units}$$

Equivalent Dwelling Units

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

The EDU method uses the single family home as the basic unit of apportionment. A **single family home** equals one Equivalent Dwelling Unit (EDU). Every other land use is converted to EDU's as described below. All properties in the District will be assigned dwelling 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 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; non-residential parcels are converted based on the lot size of each parcel of land.

Land Use	Assessed Unit	x	EDU Factor	=	Equivalent Dwelling Unit Rate (EDU)
Residential					
Single family home	1 dwelling	x	1	=	1.00 EDU / dwelling
Single family vacant	1 parcel	x	0.25	=	0.25 EDU / parcel
Multi-Family (incl. Condo)	1 dwelling	x	0.75	=	0.75 EDU / dwelling
Mobile Home Parks	1 space	x	0.5	=	0.50 EDU / space
Developed Non-Residential					
Commercial, Industrial,	1 acre	x	6	=	6.00 EDU / acre
Government, Church					1.00 EDU / parcel min
Vacant					
	1 acre	x	1.5	=	1.50 EDU / acre
					0.25 EDU / parcel min
	5 acre	x	1.5	=	7.50 EDU / parcel max

Residential

Single Family Residences (SFR). A single family home equals 1 EDU.

Multi-family Residences (Apartments and Condominiums) and Mobile Home Parks. Multi-family residential parcels and mobile home park equivalencies are determined by multiplying the number of dwelling units on each parcel by 0.75 and 0.5, respectively, due to the relative population density of these types of dwelling units and reduced unit size compared to the typical density and size of a SFR. Studies have consistently shown that the average apartment unit impacts infrastructure approximately 75% as much as a single-family residence, and the average mobile home unit impacts infrastructure approximately 50%. (Sources: Institute of Transportation Engineers Informational Report Trip Generation, Fifth Edition, 1991; Metcalf and Eddy, Wastewater Engineering Treatment, Disposal, Reuse, Third Edition, 1991). Trip generation and wastewater usage are a function of population density. Based on this, it is concluded that other infrastructure will be similarly impacted at a reduced level. The smaller average unit size of multiple-residential and mobile homes result in a lesser enhancement per unit to property values.

The EDU's assigned to a multi-residential or a mobile home parcel are calculated based on the number of dwelling units and the appropriate EDU factor. For example, the EDU factor for multi-residential (0.75) is multiplied by the number of dwelling units on the parcel to determine the total EDU's for the multiple residential parcel. Similarly, the total EDU's for a mobile home

parcel are calculated by multiplying the EDU factor (0.5) by the number of mobile home units on the parcel.

Developed Non-Residential

Developed non-residential properties are defined as improved commercial, industrial and institutional properties (such as churches). In converting these properties to EDU's, the size of the parcels are compared to the median size of a single-family residential lot, which is 0.17 acres. This equals approximately 6 SFR lots per acre of land. Therefore, developed non-residential parcels are assigned EDU's at a rate of 6 EDU's per acre. The minimum EDU assignment for a developed non-residential parcel is 1.0 EDU per parcel, which is the same as a developed SFR.

The area of non-residential condominium parcels is calculated based on the individual area of the condo plus an equal share of the common area associated with the condominium project.

Vacant

Vacant property consists of parcels with few or no improved structures. These properties have virtually no impacts on infrastructure to make a comparison to developed property; however, based on the Los Angeles County Assessor's data, the average land value of a SFR property is between 45% and 50% of the total value. Splitting the difference between value and impacts, vacant property is assigned EDU's at the rate of 25 percent of improved property.

A vacant parcel, designated exclusively for a single-family residential unit by a recorded Tract Map or Parcel Map, will be assigned 0.25 EDUs per lot.

Other vacant parcels, including those properties designated as agricultural, are assessed based upon the acreage of the parcel. All of these parcels will be assigned EDU's at the rate of 25% of the developed non-residential properties, or 1.5 EDU's per acre.

Regarding larger vacant properties, a strict application of the EDU rate per acre will result in an inappropriately large assessment, particularly considering the fact that the vacant parcel provides some of the open space attributes the park system endeavors to provide. As the size of a parcel increases, it begins to provide proportionally larger open space characteristics. In order to recognize this, the EDU rate for vacant, non-SFR property is applied to the first 5 acres only. This provides the City with a mechanism to effectively model the benefits received by vacant, non-SFR property in the more urbanized areas (where vacant lot sizes tend to be smaller because of encroaching development) while also crediting the open space benefits provide by larger, undeveloped parcels.

Therefore, vacant, non-SFR parcels will be assessed 1.5 EDU's per acre up to a maximum of 5 acres per parcel. The minimum EDU assignment for a vacant parcel is 0.25 EDU's per parcel, which is 25% of a developed SFR.

Exempt

Exempted from the assessment are the areas of streets, avenues, lanes, roads, drives, courts, alleys, and public easements, rights-of-ways, and parkways. Also exempted from assessment are utility rights-of-way, common areas (such as in condominium complexes), landlocked parcels and small parcels vacated by the City as these parcels have little or no value and therefore do not

benefit from the improvements.

In addition, parks, greenbelts and open space are exempt from assessment, as are public schools, golf courses (which are considered as parks in most cities' planning documents) and cemeteries, which are also considered to provide a type of parkland and open space.

Government-Owned Property

Prop. 218 states, "Parcels within a district that are owned or used by any [public] agency...shall not be exempt from the assessment unless the agency can demonstrate...that [the] parcels in fact receive no special benefit."

Government-owned (public) properties must be assessed for the benefits they receive. If no benefit is received (for example, parks and schools as discussed above) then the government-owned parcels can be "exempt" from the assessment. Uses such as City Hall and maintenance yards are assessed as developed non-residential property.

Benefit Factors

Proper preservation of parklands and open space within and surrounding the City benefits properties by providing environmental quality and recreational enhancement. The amount of benefit received will vary with the different land use of the property. There are two categories from which the total benefit of a parcel is derived, and these benefits are weighted equally with respect to each other:

1. **Environmental Quality Benefit.** The improvement of the quality of air, visual aesthetics and attractiveness of the community as a place to live, work and do business. All properties within the District are considered to receive this benefit.
2. **Recreation Enhancement Benefit.** The availability of useable and safe parkland and recreational facilities. Only residential properties are considered to receive this benefit as it more directly relates to the enhancement of the quality of life in the residential community.

Table 1 outlines the Benefit Factors for the Open space, park and parkland program:

Table 1 - Open Space & Parkland Benefit Factors		
Land Use:	Residential	Non-Residential
1. Environmental Quality	0.5	0.5
2. Recreation Enhancement	0.5	0.0
Total Benefit Factor =	1	0.5

Benefit Units

As discussed above, the basic formula for calculating Benefit Units for each property is as follows:

Basic Formula:
 (Equivalent Dwelling Units) x (Benefit Factor) = Benefit Units

Table 2, below, outlines the Benefit Unit calculations for various properties:

Table 2 - Benefit Unit Calculation

Land Use	Assessed Unit	x	EDU Factor	x	Benefit Factor	=	Benefit Unit (BU) Rate
Residential							
Single family home	1 dwelling	x	1	x	1.0	=	1.00 BU / dwelling
Single family vacant	1 parcel	x	0.25	x	1.0	=	0.25 BU / parcel
Multi-Family (incl. Condo)	1 dwelling	x	0.75	x	1.0	=	0.75 BU / dwelling
Mobile Home Parks	1 space	x	0.5	x	1.0	=	0.50 BU / space
Developed Non-Residential							
Commercial, Industrial, Gov, Church	1 acre	x	6	x	0.5	=	3.00 BU / acre
			1 EDU min	x	0.5	=	0.50 BU / parcel min
Vacant							
	1 acre	x	1.5	x	0.5	=	0.75 BU / acre
			0.25 EDU min	x	0.5	=	0.125 BU / parcel min
	5 acre	x	1.5	x	0.5	=	3.75 BU / parcel max

Table 3 provides a summary of Benefit Units for the City of Santa Clarita.

Table 3 - Assessable Benefit Unit Summary by Land Use				
Land Use	No. of Parcels	No. of Dwellings	No. of Acres	No. of Benefit Units
Residential				
Single family home	33,270	33,270		33,270.000
Single family vacant	819			204.750
Multi-family residential	383	8,938		6,703.500
Condominiums	14,276	14,276		10,707.000
Mobile Home Parks	30	2,578		1,289.000
Developed Non-Residential				
Commercial / Industrial (incl. Government & Church)	1,530		2,801.51	8,429.400
Vacant				
Vacant 5 ac or less	222		5,334.49	832.500
Vacant more than 5 ac	750		1,073.85	807.745
Totals:	51,280	59,062	9,209.85	62,243.895

Assessment Rate Calculation

The FY 2007-08 maximum assessment rate* is calculated as follows:

$$\text{\$1,556,098} \div 62,243.895 = \text{\$25.00 per BU*}$$

This rate, which is the assessment for a single-family residential parcel, is considered the Maximum Assessment Rate that may be assessed for this fiscal year.

* The maximum annual assessment rate will be increased each year by \$1.00 per Benefit Unit. The actual assessments levied in any fiscal year will be as approved by the City Council and may not exceed the maximum assessment rate without receiving property owner approval for the increase.

Sample calculations for various land uses are provided in Table 4.

Table 4 - Sample Calculations

Land Use	No. of Units or Parcel Size	x	EDU Factor	x	Benefit Factor	=	Benefit Units	FY 07-08
								Annual Asmt
Residential								
Single family home	1 dwelling	x	1	x	1.0	=	1.00	\$25.00
Single family vacant (subdivided)	1 parcel	x	0.25	x	1.0	=	0.25	\$6.25
Condominium	1 dwelling	x	0.75	x	1.0	=	0.75	\$18.75
Duplex	2 dwellings	x	0.75	x	1.0	=	1.50	\$37.50
4-plex	4 dwellings	x	0.75	x	1.0	=	3.00	\$75.00
10-unit Apartment	10 dwellings	x	0.75	x	1.0	=	7.50	\$187.50
Mobile Home Parks	10 spaces	x	0.5	x	1.0	=	5.00	\$125.00
Developed Non-Residential								
Commercial, Industrial, Gov, Church	0.25 acre	x	6	x	0.5	=	0.75	\$18.75
Commercial, Industrial, Gov, Church	0.5 acre	x	6	x	0.5	=	1.50	\$37.50
Commercial, Industrial, Gov, Church	1 acre	x	6	x	0.5	=	3.00	\$75.00
Vacant								
Vacant	0.5 acre	x	1.5	x	0.5	=	0.38	\$9.38
Vacant	1 acre	x	1.5	x	0.5	=	0.75	\$18.75
Vacant	5 acre	x	1.5	x	0.5	=	3.75	\$93.75
Vacant	10 acre						3.75	\$93.75

Assessment Duration

The Open Space Preservation District is proposed to exist for thirty (30) years beginning in FY 2007-08 and with fiscal year 2036-37 as its last fiscal year.

PART D ASSESSMENT ROLL

The Assessment Roll is a listing of the proposed assessment for Fiscal Year 2007-08 apportioned to each lot or parcel, as shown on the last equalized roll of the Assessor of the County of Los Angeles. The Assessment Roll is provided below and is incorporated herein.

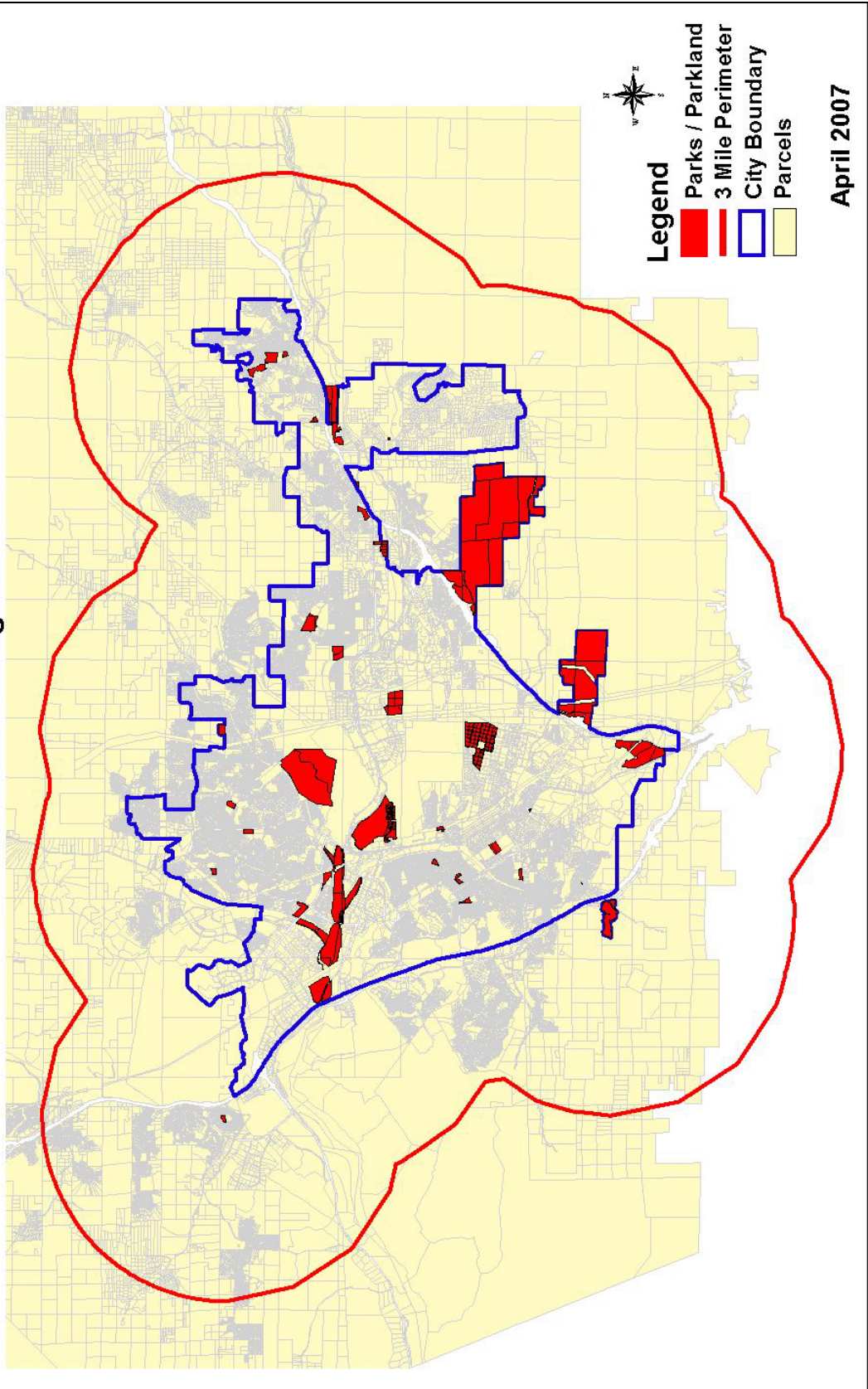
The description of each lot or parcel is part of the records of the Assessor of the County of Los Angeles and these records are, by reference, made part of this Report.

PART E ASSESSMENT DIAGRAM

The Assessment Diagram for the Maintenance District is provided on the following page.

The lines and dimensions of each lot or parcel within the Maintenance District are those lines and dimensions shown on the maps of the Assessor of the County of Los Angeles, for the year when this Report was prepared, and are incorporated by reference herein and made part of this Report.

**City of Santa Clarita
Open Space Preservation District
Assessment Diagram**



2007
Proposed Open Space Acquisition
Implementation Work Program

Revised: 4-18-07



2007

**PROPOSED OPEN SPACE ACQUISITION IMPLEMENTATION
WORK PROGRAM**

FOR THE

CITY OF SANTA CLARITA

PROPOSED OPEN SPACE ACQUISITION IMPLEMENTATION WORK PROGRAM FOR THE CITY OF SANTA CLARITA

A. Present Challenges

The growing regional economy can foster vibrant communities and create economic opportunity for City residents. However, this economic and population growth must be complemented with continued protection of our open spaces and the addition of parks and recreation opportunities if the area's quality of life is to be maintained. At the very least, the City should build upon its strong history of park stewardship, development, trail construction, and open space preservation. If the City wishes to pass on to future generations of residents a community that retains the attractions that drew them here, the community must continue to protect and enhance its open space and parkland. The City currently faces a deficit of over 600 acres of active parkland and continues to seek a greenbelt of open space around the valley.

B. Types of Undeveloped Land to be Acquired

The following category descriptions explain the variety of open space preservation actions that are needed in the City:

- *Undeveloped Land Preservation* – This effort will seek to preserve and protect the undeveloped areas around the valley and further the City's goal to create a greenbelt around the valley and reduce sprawl.
- *The Santa Clara River Watershed* – To bring the last unchanneled river in Southern California into public ownership and protect its wild, valuable habitat has long been a City goal.
- *Trails* – Santa Clarita is well known for its miles of scenic and effective bike and multi-use trails which link neighborhoods to parks and open space, yet many more critical linkages remain to be added and completed.
- *Wildlife Corridors* – Protection and enhancement of the habitat of unique and valuable plants and animals is a critical goal.

C. Acquisition Principles

The following principles are the basis for allocation categories and the criteria within each category. They will also guide the implementation of the Work Program and serve as benchmarks for the Financial Accountability and Audit Panel in reviewing project expenditures.

The following principles are intended to maximize the public benefit derived from the Work Program, maintain the integrity of the Work Program and to assure fair and equitable distribution of acreage. A project need not address each of these principles to be acquired, but the consistency with principles will be considered when allocations are determined.

- 1) To acquire parcels of undeveloped land.
- 2) To provide local matching funds as a way to attract state, federal, and foundation funds.
- 3) To provide new methods for undeveloped land preservation, including the appropriate use of conservation easements, trails, and protection of rivers and creeks.
- 4) To distribute the open space acquisition equitably throughout the City both geographically and demographically.
- 5) To assure that new and existing undeveloped lands receive the necessary stewardship.
- 6) To ensure that land that is acquired is within the benefit area as defined by the Open Space Preservation District Engineer's Report.

In addition, there are several principles that assure that the funds will be expended in a way that complement good public policy. These will also be used by the Financial Accountability and Audit Panel to gauge the appropriateness of expenditures.

- 7) To minimize impacts and respect adjacent property owners and the values they place on their property.
- 8) To rely on existing institutions to implement the Work Program, to the extent possible, so that funds are spent efficiently.
- 9) To endeavor to acquire property and easements from willing sellers.

Finally, several additional principles are included to guard against unintended consequences.

- 10) The projects in this Work Program are not land use designations and shall not be used as such in the land use planning process.
- 11) The terms of this Work Program shall govern all allocations of resources hereunder notwithstanding any future policy or program related to undeveloped land acquisitions that may be adopted within the City of Santa Clarita.

D. Acreage Allocation Ratio

Funds derived from the Open Space Preservation District which are utilized for this Work Program shall fund the acquisition of acres of undeveloped land in the following ratio:

- At least 90% of the acres purchased will be preserved natural open space, and

- No more than 10% of the acres purchased will be used for future improved active parkland.

E. Description of Land Acquisition Projects

The City of Santa Clarita's 2002 Open Space Acquisition Plan, the Nature Conservancy's 2006 Santa Clara River Upper Watershed Conservation Plan and other relevant technical documents will be used to prioritize properties for land acquisition.

The City of Santa Clarita's Open Space Acquisition Plan, adopted by the City Council in August 2002, established a set of guidelines and policies for bringing open space in the Santa Clarita Valley into public ownership. The primary objective defined in the Open Space Acquisition Plan is creating a "green belt" of open space around the City. The purpose of the green belt is to ensure the character and natural habitat of the pristine environment surrounding the City. In addition, the Open Space Acquisition Plan also identifies finding open space within the City as a priority, not only as natural land, but as active park space as well.

During the community process that helped form the Open Space Acquisition Plan, staff was able to identify what members of the public consider open space to be. Open space was defined as vacant, undeveloped land in its natural state as well as both active and passive park space. It should be noted that in order for park space to be considered open space, the park needed to be of regional size. A small neighborhood "tot lot," for example, would not be considered open space. However, the City's Central Park, Newhall Park, or Canyon Country Park (to name only a few) was considered to be open space.

The Open Space Acquisition Plan's primary function as a planning tool is to identify sites that represent the best value for the City for acquisition. This is done by a set of established and approved criteria that can be applied to any potential property. At the same time, the Open Space Acquisition Plan can be used to determine if a potential property does not represent a good value to the City. Under either circumstance, when land is acquired, the City endeavors to respect the land use for which the current terrain, topography, and environmental characteristics best represents. To establish a regional scope, the Open Space Acquisition Plan identifies five key areas in the Santa Clarita Valley that are consistent with the City Council's direction for potential open space acquisition. These regions are:

- Eastern Region:
 - Approximate Area: From the 14 Freeway east to the Angeles National Forest and from the intersection of the 5/14 Freeways north to Vasquez Rocks.
 - Goals: To create a continuous strip of open space along the eastern border of the City of Santa Clarita. Connect open space between the City boundary and the Angeles National Forest whenever possible.
 - Status: The City has made considerable progress in the eastern region. Currently open space property is in public ownership near the proposed Transit Mixed

Concrete (Cemex) project, Whitney Canyon, as well as several hundred acres associated with the Golden Valley Ranch development. In addition, Elsmere Canyon will likely be publicly held by the Mountains Recreation and Conservation Authority (MRCA). The eastern region also includes Placerita Canyon and the Placerita Canyon Nature Center.

- Southern Region:

- Approximate Area: From the intersection of the 5/14 Freeways north to the City of Santa Clarita boundary and between the identified eastern and western regions.
- Goals: Link natural habitat and habitat migration corridors between the eastern and western regions.
- Status: Over 200 acres of open space will be dedicated to the City associated with the Gate-King project. This region also contains the historic Beale's Cut property.

- Western Region:

- Approximate Area: From the 5 Freeway to the Santa Susanna Mountains Significant Ecological Area, areas around Stevenson Ranch, and from the intersection of the 5/14 Freeways north along San Francisquito Creek.
- Goals: To create a continuous strip of open space along the western border of the City of Santa Clarita.
- Status: Several significant properties exist in the Region including the Santa Clarita Woodlands, Towsley Canyon, Mentryville, and 6,000 acres associated with the Newhall Ranch Development.

- Northern Region:

- Approximate Area: From the northern boundary of the City of Santa Clarita north to the Angeles National Forest and from the 5 Freeway/Highway 126 interchange to Vasquez Rocks.
- Goals: To create a continuous strip of open space along the northern border of the City of Santa Clarita. Connect open space between the City of Santa Clarita and the Angeles National Forest whenever possible.
- Status: Future development of this region should be monitored and open space dedication pursued whenever possible.

- City of Santa Clarita:
 - Area: All areas contained within the defined boundaries of the City of Santa Clarita.
 - Goals: Work with all City departments, partners, and in conjunction with the Open Space Plan, the Parks and Recreation Master Plan, River Features Study, and other documents to acquire and protect open space, both active and passive, within the City limits. Work in partnership with the development community to secure open space through dedication.
 - Status: To date, the City has acquired 2,180 acres of open space and another 170 acres of passive or special use parkland, and has developed 220 acres of parkland.

The regions described above cover a significant area in the Valley. As a result, a considerable acreage of land must be considered and analyzed prior to deciding upon a set of properties to pursue. The Open Space Acquisition Plan along with the Work Program can be used as a tool to assist the City Council and planners in determining which property or properties represent the best value for the City.