



Local Government Solutions



City of Santa Clarita
Landscape Maintenance Districts
2006/07 Combined Engineer's Report
June 13, 2006

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TABLE OF CONTENTS

1. OVERVIEW	1-1
1.1 Introduction	1-1
1.2 Effect of Proposition 218	1-2
2. DESCRIPTION OF THE DISTRICTS	2-1
2.1 Description of District Services.....	2-1
2.2 District Boundaries	2-2
3. METHOD OF APPORTIONMENT	3-1
3.1 General	3-1
3.2 Special Benefit	3-1
3.3 General Benefit	3-2
3.4 Methodology.....	3-2
4. DISTRICT BUDGETS	4-1
4.1 Estimated Costs of Improvements	4-1
4.2 District Budgets	4-1
APPENDIX A	
APPENDIX B	
APPENDIX C	

1. OVERVIEW

1.1 Introduction

The City of Santa Clarita ("City") annually levies and collects special assessments in order to maintain the improvements within City initiated Landscape Maintenance District Nos. 1, T1, A2 and County initiated District T1A (ad valorem district), (collectively referred to as the "Districts"). Included in this report are: District No. 1: Zone 1: including Annexations 1B, 1C, 1D, 1E, 1F, Zone 2: including Annexations 2A, 2B, 2C, 2D, 2E, 2F, 2G; Zone 3: including Annexation 3A, Zone 4, Zone 5, including Annexation 5A, Zones 6, 7, 8, 12; and District T1, including: Annexations T1A through T1-31, Zones T2, T3, T4, T5, T6, T7, T8, T9, T10, including Annexation T10A, T10B, T10C, T10D, T10E, T10F, T10G, Zones T17, T23, T23A, T23B, T27, T28, T29, T31, T42A, T42B, T42C, and T46; and District A2, including: Annexations 1, 2, 3, 4, 5 and 6 (the "Annexations" and "Zones"). The Districts were formed and annual assessments are established pursuant to the *Landscape and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code* (the "Act").

District T1 is the City's Area-Wide landscaped median district that provides for the maintenance of roadway medians located throughout the City.

All other Zones or Annexations within Districts 1, T1, and A2 provide for the maintenance of landscaping located within distinct developments.

District T1A is an ad valorem district that was formed by the County, under the Improvement Act of 1911, prior to the transfer of jurisdiction to the City. This district collects revenue directly from property taxes and is separate from the 1972 Act landscape districts. This district requires no Council action at this time but is hereby referenced in this report as a part of the landscape maintenance program within the City.

In addition to the City initiated Districts, the responsibility for several County maintained Landscape Maintenance Zones was transferred to the City's jurisdiction in the mid 1990s. The County, through the Department of Parks and Recreation, had previously administered these Zones which had provided for the maintenance and servicing of the landscape improvements located in medians and common areas throughout the City. Pursuant to the Act, the City Council is now the legislative body for the Districts and Zones and may levy annual assessments acting as the governing body for the operations and administration of the Districts.

This Combined Engineer's Report ("Report") describes the Districts, any annexation zones or changes to the Districts and the proposed assessments for Fiscal Year 2006/07. The proposed assessments are based on the historical and estimated costs to maintain the improvements that provide direct and special benefits to properties within the Districts. The costs of the improvements and the annual levy 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.

For the purposes of this Report, the word "parcel" refers to an individual property assigned its own assessor parcel number by the Los Angeles County Assessor's Office. The Los Angeles County Auditor/Controller uses assessor parcel numbers and specific fund numbers to identify properties assessed for special district benefit assessments on the tax roll.

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 2006/07 pursuant to the 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 2006/07.

1.2 Effect of Proposition 218

On November 5, 1996, California voters approved the Right to Vote On Taxes Act ("Proposition 218") by a margin of 56.5% to 43.5%. This constitutional amendment was the latest in a series of initiatives regulating the revenue-raising discretion of California local governments. The provisions of Proposition 218, now California Constitutional Articles XIII C and XIII D, can be summarized in four general areas:

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

Prior to Proposition 218, property owners petitioned Zones that were added to the Districts. Subsequent to Proposition 218, all property owners were balloted for inclusion into the Districts in order to be in compliance with Proposition 218. This Report does not propose to increase the assessments for the Districts including any Zones of Annexations above the approved annual Consumer Price Index (CPI) for all Urban Consumers, Los Angeles – Orange – Riverside Counties, CA. Increases, if any, above this amount were addressed in separate reports approved at prior Council meetings. Subsequent increases, if any, will be subject to the procedures and approval process of Section 4 of Article XIII D.

2. DESCRIPTION OF THE DISTRICTS

2.1 Description of District Services

The Districts and subsequent zones and annexations provide and ensure the continued maintenance, servicing, administration, and operation of various landscaping improvements and associated appurtenances located within the public rights-of-way and dedicated landscape easements within various tracts and on individual parcels located throughout the City. Each tract or parcel is identified within a distinct annexation or zone with differing costs and benefits to the parcels within each annexation or zone. The spreading of the improvement costs is based upon the total cost of the improvements within each annexation or zone and is proportionately spread among all benefiting properties within the annexation or zone based on either acreage or number of parcels. Each property is assessed only for the cost of the improvements from which benefit is received.

The services necessary for the Districts include, but are not limited to, and may be generally described as follows:

The operation, maintenance and servicing of ornamental structures, landscaping, including trees, shrubs, grass, and other ornamental vegetation, and appurtenant facilities, including irrigation systems and drainage devices located in public places within the boundaries of the Districts.

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.

Servicing means the furnishing of electricity for the operation of any appurtenant facilities, and water for the irrigation and control of the landscaping and the maintenance of any of the ornamental structures, landscaping and appurtenant facilities.

Plans and Specifications for the improvements for the Districts are voluminous and are not bound in this Report but by this reference are incorporated and made a part of this Report. The plans and specifications are on file at the City.

2.2 District Boundaries

The following information is a general description and location of each Zone or Annexation for details, see Appendix A for individual diagrams.

District 1

Zone 1, Residential, Golden Valley Road and Highway 14, (*Inactive*).

Annexation 1B, Commercial, Centre Pointe, south of Soledad Canyon Road.

Annexation 1C, Tract 44892, Residential, Canyon Gate, Golden Valley Road and Sierra Highway

Annexation 1D, Tract 53756, Residential, Golden Valley Road Pardee

Annexation 1E, Commercial, Golden Valley Ranch

Annexation 1F, Tract 53419, Residential, Valle Di Oro

Zone 2A, Parcel Map 24147, Commercial, Via Princessa and Sierra Highway, (Costco).

Annexation 2B, Commercial, Via Princessa and Sierra Highway, (Sierra Storage).

Annexation 2C, Tract 50151, Commercial, Via Princessa and Sierra Highway across from Costco.

Annexation 2D, Tract 50484, Commercial, Via Princessa and Highway 14, (Jack-in-the-Box).

Annexation 2E, Parcel Map 25916, Commercial, Sierra Highway north of Via Princessa, (Flying Tiger).

Annexation 2F, Commercial, (Soledad Entertainment). ***Please see "Methodology Section"***

Annexation 2G, Commercial, Riverview Shopping Center

Zone 3, Tracts 45416-01 & 02, Residential, northeast of Sierra Highway and Sand Canyon Road, (Sierra Heights).

Annexation 3A, Tract 45416; Residential, Sierra Highway west of Sand Canyon.

Zone 4, Albertson's Shopping Center, Commercial, Via Princessa and Sierra Highway, (Albertson's Street Trees).

Zone 5, Residential, May Way and Via Princessa, west of Whites Canyon Rd (Sunset Hills).

Annexation 5A, Tract 52276, Residential, Koji Court, Via Princessa and May Way.

Zone 6, Tracts 46626, 50536, and 47863, Residential, Whites Canyon Road and Canyon Crest Road, (Canyon Crest).

Zone 7, Residential, McBean and Newhall Ranch (Creekside).

Zone 8, Tract 52354, Residential, Friendly Valley Parkway and Sierra Highway.

Zone 9, See District 1, Zone 5, Annexation 5A, (*Renamed*)

Zone 10, See District 1, Zone 2, Annexation 2F, (Renamed)

Zone 11, See District 1, Zone 2, Annexation 2B, (Renamed)

Zone 12, Parcel Map 20838, Commercial, Soledad Canyon Road and Gladding Way, (**Inactive**).

Zone 13, See District 1, Zone 3, Annexation 3A, (Renamed)

Zone 14, See District T1, Zone 31, (Now assessed as part of Zone T31) Commercial, Soledad Canyon Road and Shangri-La Drive.

District T1

District T1, Area Wide Medians, various locations throughout the City, includes the following Annexations:

Annexation T1A, Residential, McBean Parkway north of Newhall Ranch Road, (Northbridge) - **Inactive**

Annexation T1B, Residential, McBean Parkway north of Decoro Drive, (Northpark) - **Inactive**

Annexation T1C, Residential, Magic Mountain Parkway west of Mcbean Parkway, (Avignon).

Annexation T1D, Residential, McBean Parkway and Newhall Ranch Road, (Bridgeport).

Annexation T1E, Tract 24694, Residential/Commercial - **Inactive**

Annexation T1F, Tracts 49549, 52673, and Tract 42670, Residential.

Annexation T1G, Commercial, Lyons Ave between San Fernando Road and Interstate 5

Annexation T1H, Commercial, Magic Mountain Parkway east of Valencia Boulevard, (Valencia Honda).

Annexation T1I, Parcel Map 26037, Commercial/Industrial, Smyth Drive between Copperhill Drive and Dickason Drive.

Annexation T1J, Tract 52267-01, Residential/Commercial, Copperhill Drive and Decoro Drive.

Annexation T1K, Tract 44831-01, Commercial, northeast corner of Dickason Drive and Newhall Ranch Road.

Annexation T1L, Tract 44831-02, Residential, northeast corner of Dickason Drive and Newhall Ranch Road.

Annexation T1M, PM 25649, Parcel 2, Commercial, Rye Canyon Road and Newhall Ranch Road, (Home Depot).

Annexation T1N, Tract 44831-03, Residential, Creekside, northwest corner of McBean parkway and Newhall Ranch Road.

Annexation T1O, PM 26125, Commercial, Smyth Drive between Copperhill Drive and Dickason Drive.

Annexation T1P, PM 25885, Commercial, Smyth Drive between Copperhill Drive and Dickason Drive.

Annexation T1Q, Commercial, NE corner of McBean Parkway & Magic Mountain Parkway.

Annexation T1R, Commercial, SW corner of McBean Parkway & Valencia Boulevard.

Annexation T1S Parcel Map 8374, Lot 3, Commercial NW corner of Valencia Boulevard and Creekside Road.

Annexation T1T, Tract 33746, Commercial (Kohl's Shopping Center), SE corner of Valencia Boulevard and Mc Bean Parkway.

Annexation T1U, Arbor Lane, Residential, SE corner of Wiley Canyon and Via Macarena.

Annexation T1V, Tract 51931-04, Commercial, NW corner of Magic Mountain Parkway and McBean Parkway.

Annexation T1W, Tract 53756, Residential, on Apple Street, south of Lyons Avenue.

Annexation T1X, Parcel 2811-070-001, Residential/Commercial, Harbor Woods, NW corner of McBean parkway and Newhall Ranch Road.

Annexation T1Y, Residential, Apartments by the Promenade, on Magic Mountain Parkway, west of McBean Parkway.

Annexation T1Z, Residential, Town Center West Apartments, SW corner of Magic Mountain Parkway and McBean Parkway.

Annexation T1-27, Commercial, Cinema Professional Center.

Annexation T1-28, Commercial, Hart Pony Project

Annexation T1-29, Commercial, Right of Way, Oak Park

Annexation T1-30, Tract 23744-70, Commercial, San Fernando Road

Annexation T1-31, Commercial, Seco Canyon Village

Zone T2, Residential, Lyons, Orchard Village Road, and Wiley Canyon, (Old Orchard).

Zone T3, Residential, NW of Wiley Canyon and Orchard Village Road, (Valencia Hills).

Zone T4, Residential, McBean Parkway, Orchard Village Road and Tournament Road, (Valencia Meadows).

Zone T5, Residential, SE of Orchard Village Road and McBean Parkway, (La Questa).

Zone T6, Residential, McBean Parkway and Avenida Navarre, (South Valley).

Zone T7, Residential, McBean Parkway and Del Monte Drive, (North Valley).

Zone T8, Residential, McBean Parkway and Del Monte Drive, (Summit).

Zone T9, Commercial, Tourney Road between Magic Mountain Parkway and Valencia Boulevard, (Corporate Center).

Zone T10, Commercial, Avenue Stanford in the Valencia Industrial Park.

Annexation T10A, Tract 52673, Residential, Legacy at Copper Hill and Rye Canyon.

Annexation T10B, Residential, APN 2866-018-129.

Annexation T10C, Commercial, 25115 Avenue Stanford

Annexation T10D, Commercial, Centerpoint Val Ind Center

Annexation T10E, Industrial, Discovery Gateway Spectrum I, LLC

Annexation T10F, Industrial, Parkway Oldsmobile, Cadillac, GMC

Annexation T10G, 25145 Anza, Industrial, American Honda

Zone T17, Residential, rainbow Glen Drive and Sierra Highway, (Rainbow Glen).

Zone T23, Residential, Seco Canyon Road and Copper Hill Road, (Mountain View).

Zone T23A, Residential, Seco Canyon Road and Copper Hill, (Mountain View Condos).

Zone T23B, Residential, Seco Canyon Road and Copper Hill Road, (Seco Villas).

Zone T29, Residential, Rainbow Glen Drive and Soledad Canyon, (American Beauty).

Zone T30, Commercial, Valencia Boulevard, McBean Parkway, Newhall Ranch Road and Bouquet Canyon Road, (City Center). *Please see "Methodology", page 13.*

Zone T31, Residential, Shangri-La Drive and Soledad Canyon Road, (Shangri-La), plus Soledad Canyon Branch Library, (See District 1, Zone 14).

Zone T42A, Residential, San Fernando Road and Circle J Ranch Road, (Circle J Ranch).

Zone T42B, Residential, San Fernando Road and Circle J Ranch Road, (Circle J Ranch).

Zone T42C, Residential, San Fernando Road and Via Princessa, Circle J Ranch).

Zone T46, Residential, McBean Parkway and Newhall Ranch Road, (Northbridge).

District A2

Annexation 1, Commercial, 17873 Sierra Highway

Annexation 2, Commercial, APN 2833-032-043 Carl Court.

Annexation 3, Residential, 27740 Bouquet, WK Sonrissa

Annexation 4, Commercial, Blessed Kateri Church

Annexation 5, Residential, Parcel Map 26684 Lots 1-4

Annexation 6, Residential, Tract 52355

District T1A

District T1A is the designation for the Ad Valorem for Zones T1, T2, T3, T4, T5, and T8.

Table I below lists the various Zones and Annexations within the Districts, their land use, and the number of assessable parcel, units, acreage, and EDUs.

Table I

**Landscape Maintenance District
District, Zone and Annexation Description
Fiscal Year 2006/07**

	District/Zone/ Annexation	District/Zone/ Annexation Description	Land Use	Assessable Parcel / Unit/ Acreage/ EDU Count
	District 1			
1	Zone 1	(Inactive)	Res	0
2	Annexation 1B	Centre Pointe	Comm	242.52
3	Annexation 1C	Canyon Gate	Res	148
4	Annexation 1D	Golden Vally Road Pardee	Res	530
5	Annexation 1E	Golden Valley Ranch	Comm	30 EDU
6	Annexation 1F	Tr 53419 Valle Di Oro	Res	1
7	Zone 2A	Parcel Map 24147, Costco	Comm	14.57
8	Annexation 2B	Sierra Storage	Comm	2
9	Annexation 2C	Tr 50151	Comm	3
10	Annexation 2D	Tr 50484, Jack-in-the-Box	Comm	1.003 Acres
11	Annexation 2E	PM 25916, Flying Tiger	Comm	1
12	Annexation 2F	Soledad Entertainment	Comm	1
13	Annexation 2G	Riverview Shopping Center	Comm	7.077 Acres
14	Zone 3	Tracts 45416-01 & 02, Sierra Heights	Res	76
15	Annexation 3A	Sierra Highway	Res	177
16	Zone 4	Albertson's	Comm	9.88
17	Zone 5	Sunset Hills	Res	161
18	Annexation 5A	Koji Court	Res	14
19	Zone 6	Tracts 46626, 50536 & 47863 Canyon Crest	Res	281
20	Zone 7	Creekside Tr 44831-3	Res	787.30 EDU
21	Zone 8	Tract 52354, Jenna Group	Res	39
22	Zone 9	See Dist 1, Zone 5, Annex 5A	Res	0
23	Zone 10	See Dist 1, Zone 2, Annex 2F	Comm	0
24	Zone 11	See Dist 1, Zone 2, Annex 2B	Comm	0
25	Zone 12	Parcel Map 20838 (Inactive)	Comm	0
26	Zone 13	See Dist 1, Zone 3, Annex 3A	Res	0
27	Zone 14	See Dist T1, Zone T-31	Comm	0
28	District T1	Area Wide District T1	Res/Comm	12,537 Units
29	Annexation T1A	(Inactive)	Res	0
30	Annexation T1B	(Inactive)	Res	0
31	Annexation T1C	Avignon	Res	100
32	Annexation T1D	Bridgeport	Res	864

	District/Zone/ Annexation	District/Zone/ Annexation Description	Land Use	Assessable Parcel / Unit/ Acreage/ EDU Count
33	Annexation T1E	<i>(Inactive)</i>	Res/Comm	0
34	Annexation T1F	Tr 49549, 52673, and 42670	Res	55
35	Annexation T1G	Lyons Avenue	Comm	129
36	Annexation T1H	Parcel Map, Valencia Honda	Comm	4
37	Annexation T1I	PM 26037	Comm/Ind	4
38	Annexation T1J	Tr 52267-01	Res/Comm	489 EDU
39	Annexation T1K	Tr 44831-01	Comm	5 EDU
40	Annexation T1L	Tr 44831-02	Res	224 EDU
41	Annexation T1M	PM 25649, Home Depot	Comm	4
42	Annexation T1N	Tr 44831-03	Res	761 EDU
43	Annexation T1O	PM 26125	Comm	8 EDU
44	Annexation T1 P	PM 25885	Comm	24 EDU
45	Annexation T1 Q	City Center	Res	9
46	Annexation T1 R	Tract 45254, Lot 1	Comm	1
47	Annexation T1 S	PM 8374, Lot 3	Comm	1
48	Annexation T1 T	Tract 33746, Lots 7through 11	Comm	153.505 EDU/Acre
49	Annexation T1 U	Arbor Lane	Res	21 EDU
50	Annexation T1 V	Tract 51931-04	Comm	11
51	Annexation T1 W	Tract 53756	Res	21.333 EDU
52	Annexation T1 X	Harbor Woods	Res	2
53	Annexation T1 Y	Apartments by the Promenade	Res	831 EDU
54	Annexation T1 Z	Town Center West Apartments	Res	110.62 Acres
55	Annexation T1-27	Cinema Professional Center	Comm	10 EDU
56	Annexation T1-28	Hart Pony Project	Comm	9 EDU
57	Annexation T1-29	Oak Park	Comm	0
58	Annexation T1-30	23744-70 San Fernando Road	Comm	5 EDU
59	Annexation T1-31	Seco Canyon Village	Comm	5 EDU
60	Zone T2	Old Orchard	Res	1,028
61	Zone T3	Valencia Hills	Res	462
62	Zone T4	Valencia Meadows	Res	671
63	Zone T5	La Questa	Res	741
64	Zone T6	South Valley	Res	602
65	Zone T7	North Valley	Res	1,815
66	Zone T8	Summit	Res	2,143
67	Zone T9	Corporate Center	Comm	29
68	Zone T10	Avenue Stanford	Comm	46
69	Annexation T 10-A	Tract 52673 , Legacy	Res	4
70	Annexation T 10-B	APN 2866-018-129	Res	1
71	Annexation T 10-C	25115 Avenue Stanford	Res	1
72	Annexation T 10-D	Centerpoint Val Ind Center	Res	2

	District/Zone/ Annexation	District/Zone/ Annexation Description	Land Use	Assessable Parcel / Unit/ Acreage/ EDU Count
73	Annexation T 10-E	Discovery Gateway Spectrum I, LLC	Ind	1
74	Annexation T 10-F	Parkway Oldsmobile, Cadillac, GMC	Ind	1
75	Annexation T 10-G	American Honda	Ind	2
76	Zone T17	Rainbow Glen	Res	74
77	Zone T23	Mountain View	Res	1,490
78	Zone T23A	Mt View Condos	Res	383
79	Zone T23B	Seco Villas	Res	156
80	Zone T 29	American Beauty	Res	221
81	Zone T30	See Dist T1, Annex T1Q	Res	0
82	Zone T31	Shangri-La	Res	183
83	Zone T42A	Circle J Ranch	Res	625
84	Zone T42B	Circle J Ranch	Res	86
85	Zone T42C	Circle J Ranch	Res	95
86	Zone T46	Circle J Ranch	Res	2,295
	District A2			
89	Annexation A2-1	17873 Sierra Highway	Comm	5 EDU
90	Annexation A2-2	APN 2833-032-043 Carl Court	Comm	10 EDU
91	Annexation A2-3	27740 Bouquet, WK Sonrisa	Res	35
92	Annexation A2-4	Blessed Kateri Church	Comm	5 EDU
93	Annexation A2-5	PM 26684 Lots 1-4	Res	4 EDU
94	Annexation A2-6	Tract 52355	Res	63

Note: Total parcels are the current total number of parcels assessed for the coming fiscal year. Fluctuations in the number of parcels may occur from year to year as parcels subdivide and/or combine.

3. METHOD OF APPORTIONMENT

3.1 General

Pursuant to the 1972 Act and the provisions of Proposition 218, the costs of the Districts are apportioned by a formula or method that fairly distributes the net amount to be assessed among all assessable parcels in proportion to the special benefits to be received by each such parcel from the improvements. Proposition 218, approved by the voters in November 1996, requires the agency to separate the general benefit from special benefit, whereas only special benefits are assessable.

Each parcel within the Districts receives special benefits from the improvements and associated appurtenances located within the public rights-of-way and dedicated landscape easements in various tracts throughout the City due to its close proximity of the improvements.

3.2 Special Benefit

In the existing Districts, the landscape improvements were installed by the developers, subdividers of the land, and the continued maintenance was guaranteed through the establishment of the Districts. If the installation of the improvements and the guaranteed maintenance did not occur, the lots would not have been established and could not have been sold to any distinct and separate owner. The establishment of each distinct and separate lot is a special benefit that permits the construction of a building or structure on the property and the ownership and sale of the distinct lot in perpetuity.

All the lots are established at the same time, once the conditions regarding the improvements and the continued maintenance are guaranteed. As a result, each lot within each of the Districts receives a special and distinct benefit from the improvements and to the same degree.

The area outside of, and surrounding the residential/commercial parcels, is landscaped medians and parkways that are owned in common by all the owners of the parcels. These areas have landscaping improvements that are maintained by the Districts. Since these improvements are for the benefit of the owners and they also benefit from the maintenance of these improvements, only the owners of property within the Districts are assessed for this benefit and its costs.

In addition, the improvements continue to confer a particular and distinct special benefit upon parcels within the Districts because of the nature of the improvements. The proper maintenance of landscaping and appurtenant facilities specially benefit parcels within the Districts by moderating temperatures, and providing oxygenation thereby enhancing the environmental quality of the parcels and making them more desirable. The spraying and treating of landscaping for disease reduces the likelihood of insect infestation and other diseases spreading to landscaping located throughout the properties within the Districts. The proper maintenance of the landscaping, ornamental structures, and appurtenant facilities reduces property-related crimes (especially vandalism) against properties in the Districts. The landscaping located in the Districts helps to visually join the various segments of the community, which will enhance the property within the development. Finally, the proper maintenance of landscaping and ornamental structures improves the attractiveness of the properties within the Districts, and provides a positive visual experience each and every time a trip is made to or from the property. All of the above-mentioned contributes to a specific enhancement of the property values of each of the parcels within the Districts.

3.3 General Benefit

In addition to the special benefits received by the parcels within the Districts, there are incidental general benefits conferred by the proposed improvements.

The proper maintenance of landscaping and appurtenant facilities within the Districts will not only control dust from blowing onto properties within the Districts, but will also control dust from blowing onto properties outside of the Districts. The spraying and treating of landscaping within the Districts for disease reduces the likelihood of insect infestation and other diseases spreading to landscaping located throughout other properties within the City. Finally, the proper maintenance of landscaping and ornamental structures provides a positive visual experience to persons passing by the Districts. All of the aforementioned constitutes incidental general benefits conferred by the improvements.

The total benefits are thus a combination of the special benefits to the parcels within the Districts and the general benefits to the public at large and to adjacent property owners. The portion of the total landscape maintenance costs which are associated with general benefits will not be assessed to the parcels in the Districts, but will be paid from other City funds.

Because the landscaping is located immediately adjacent to properties within the Districts, and is maintained solely for the benefit of the properties within the Districts, any benefit received by properties outside of the Districts is merely incidental. It is estimated that the general benefit portion of the benefit received from the improvements for the Districts 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.

3.4 Methodology

The cost to provide maintenance and services of the improvements within the Districts is fairly and equitably distributed among each assessable parcel within an annexation or zone based upon three factors. Within each annexation or zone a parcel is assessed either per parcel where all parcels in the annexation or zone receive the same assessment; per parcel acreage where all parcels are assessed based on the parcels percentage of the total number of acres in the annexation or zone; and per land use or equivalent dwelling unit or EDU where each parcel is assessed based on the parcels number of equivalent number of dwelling units as it relates to a single family dwelling unit.

District 1

Zones 1, 3, 5, 6, 7 and 8; single-family residential parcels are assessed an equal amount determined by its Zone location. (Parcel x Rate = Assessment).

Zone 1 has no landscaping that is maintained by the City and therefore receives no assessment at this time.

Zone 1, Annexations 1E and 1F, all residential development will be assessed based on their equivalent number of buildable units as they relate to land use density. All commercial development will be assessed based on their land use density. One EDU is equivalent to one single family parcel assessment.

Single Family Residential	1 single family dwelling unit	= 1 EDU
Multi Family Residential Condos	1 single family dwelling unit	= 1 EDU
Multi Family Residential Apartments	1 apartment unit	= 1 EDU
Commercial Industrial	1 commercial/industrial parcel	= 5 EDU

Until such time as the existing parcels are subdivided and recognized by the County Assessor the assessment rate will be the per parcel or EDU rate multiplied by the number of existing parcels or equivalent dwelling units. Once the parcels subdivide the per parcel and EDU rate will carry over to all new parcels.

Zones 2, Annexations A, B, D, G, and Zone 4; commercial properties are assessed based on the number of acres within each zone times the rate per acre. (Acreage x Rate = Total Assessment). The total assessment is then divided by the number of acres per parcel for a parcels individual assessment.

Zone 2 Annexation C, E and F, commercial properties are assessed an equal amount per parcel. (Parcel x Rate = Assessment).

Zone 9 was re-formed as District 1, Zone 5A.

Zone 10 was re-formed as District 1, Zone 2, and Annexation 2F.

Zone 11 was re-formed as District 1, Zone 2, and Annexation 2B.

Zone 13 was re-formed as District 1, Zone 3A.

Zone 14 was re-assessed with District T1, Zone 31.

Zone 7 and 12 were issued zone numbers but were never annexed into the existing district and are therefore not assessed. Subsequently, Zone 7 was re-formed and called Creekside.

Zone 23 single family residences are assessed an equal amount determined by its Zone location. Condominium parcels within Zone 23 (23A and 23B) with their own distinct assessor parcel number are assessed a common rate that is lower than the single family homes and is based on the shared landscaping with the single family homes

Zone 23A and 23B condominium parcels with their own distinct assessor parcel number are assessed a common rate that is based on the shared landscaping within their developments but separate from that of the single family homes.

Zone 42B there are three sub areas with their own assessment rate. Parcels within Area 1 are assessed for the landscaped slopes immediately behind their parcels. Parcels within

Area 2 are assessed for a portion of all landscaping within Zone 42B. Parcels within Area 3 are assessed for just the entrance landscaping within Zone 42 B.

Single-family unsubdivided parcels, (apartments), which do not receive their own distinct assessor parcel number per unit, are assessed based on the planned subdivisions number of units times its Zone rate. (Units x Rate = Assessment) There are no current annexations or zones within this category.

District T1

Annexations A, B, C, D, Q; Zones T2, T3, T4, T5, T6, T7, T8, T10, T17, T23, T29, T31, T42A, T42B, and T42C, single-family residential parcels are assessed an equal amount determined by its Zone location. (Parcel x Rate = Assessment).

Zones T23 A and B single-family attached properties, (condominiums), with their own distinct assessor parcel number per unit, are assessed an equal amount determined by its Zone location. (Parcel x Rate = Assessment).

Annexations T1-T and T1-Z commercial properties are assessed based on the number of acres within each zone times the rate per acre. (Acreage x Rate = Total Assessment). The total assessment is then divided by the number of acres per parcel for a parcels individual assessment.

Annexations E, F, G, H, I, K, M, S, V, commercial properties are assessed an equal amount per parcel. (Parcel x Rate = Assessment).

Annexations J, L, N, O, P, R, U, W, X, Y and 27, parcels will be assessed based on their number of Equivalent Dwelling Units (EDU). All residential development will be assessed based on their equivalent number of buildable units as they relate to land use density. All commercial development will be assessed based on their land use density. One EDU is equivalent to one single family parcel assessment

Single Family Residential	1 single family dwelling unit	= 1 EDU
Multi Family Residential Condominiums	1 condominium dwelling unit	= 1 EDU
	2 single family dwelling unit	= 1 EDU
Multi Family Residential Apartments	1 apartment unit	= .8 EDU
Commercial Industrial	1 commercial/industrial parcel	= 3-5 EDU

Until such time as the existing parcels are subdivided and recognized by the County Assessor the assessment rate will be the per parcel or EDU rate multiplied by the number of existing parcels or equivalent dwelling units. Once the parcels subdivide the per parcel and EDU rate will carry over to all new parcels.

Annexations 30 and 31, all residential development will be assessed based on their equivalent number of buildable units as they relate to land use density. All commercial development will be assessed based on their land use density. One EDU is equivalent to one single family parcel assessment.

Single Family Residential	1 single family dwelling unit	= 1 EDU
Multi Family Residential Condos	1 single family dwelling unit	= 1 EDU
Multi Family Residential Apartments	1 apartment unit	= 1 EDU
Commercial Industrial	1 commercial/industrial parcel	= 5 EDU

Until such time as the existing parcels are subdivided and recognized by the County Assessor the assessment rate will be the per parcel or EDU rate multiplied by the number of existing parcels or equivalent dwelling units. Once the parcels subdivide the per parcel and EDU rate will carry over to all new parcels.

District T1 Zone 31 was re-assessed as District 1 Zone 14.

District T1 Zone 30 was re-formed as, Annexation T1Q.

Annexation T1C, Avignon receives a rate of three times the standard rate for District T1

Annexation T1D, Bridgeport receives a rate of two times the standard rate for District T1.

District A2

Annexations 1, 2, 3, 4, 5 and 6 parcels will be assessed based on their number of Equivalent Dwelling Units (EDU). All residential development will be assessed based on their equivalent number of buildable units as they relate to land use density. All commercial development will be assessed based on their land use density. One EDU is equivalent to one single family parcel assessment.

Single Family Residential	1 single family dwelling unit	= 1 EDU
Multi Family Residential Condos	1 single family dwelling unit	= 1 EDU
Multi Family Residential Apartments	1 apartment unit	= 1 EDU
Commercial Industrial	1 commercial/industrial parcel	= 5 EDU

Until such time as the existing parcels are subdivided and recognized by the County Assessor the assessment rate will be the per parcel or EDU rate multiplied by the number of existing parcels or equivalent dwelling units. Once the parcels subdivide the per parcel and EDU rate will carry over to all new parcels.

All assessed lots or parcels of real property within the proposed Districts are listed on the Assessment Roll, which is provided as Appendix B of this report. The Assessment Roll provides the assessment rate for the Districts for Fiscal Year 2006/07. These lots and parcels are more particularly described on the county assessment roll which is on file in the office of the Los Angeles County Assessor and by reference is made a part of this report.

The following Table II lists the assessment type per zone:

TABLE II

**Landscape Maintenance District
Assessment Types
Fiscal Year 2006/07**

District/Zone/ Annexation	District/Zone/ Annexation Description	Land Use	Assessment Type
District 1			
Zone 1	(Inactive)	Res	Parcel
Annexation 1B	Centre Pointe	Comm	Acreage
Annexation 1C	Canyon Gate	Res	Parcel
Annexation 1D	Golden Vally Road Pardee	Res	Parcel
Annexation 1E	Golden Valley Ranch	Res/Comm	EDU
Annexation 1F	Tr 53419 Valle Di Oro	Res	Parcel
Zone 2A	Parcel Map 24147, Costco	Comm	Acreage
Annexation 2B	Sierra Storage	Comm	Acreage
Annexation 2C	Tr 50151	Comm	Parcel
Annexation 2D	Tr 50484, Jack-in-the-Box	Comm	Acreage
Annexation 2E	PM 25916, Flying Tiger	Comm	Parcel
Annexation 2F	Soledad Entertainment	Comm	Parcel
Annexation 2G	Riverview Shopping Center	Comm	Acreage
Zone 3	Tracts 45416-01 & 02, Sierra Heights	Res	Parcel
Annexation 3A	Sierra Highway	Res	Parcel
Zone 4	Albertson's	Comm	Acreage
Zone 5	Sunset Hills	Res	Parcel
Annexation 5A	Koji Court	Res	Parcel
Zone 6	Tracts 46626, 50536, & 47863, Canyon Crest	Res	Parcel
Zone 7	Creekside Tr 44831-3	Res	EDU
Zone 8	Tract 52354, Jenna Group	Res	Parcel
Zone 9	See Dist 1, Zone 5, Annex 5A	Res	Parcel
Zone 10	See Dist 1, Zone 2, Annex 2F	Comm	Parcel
Zone 11	See Dist 1, Zone 2, Annex 2B	Comm	Acreage
Zone 12	Parcel Map 20838 (Inactive)	Comm	Parcel
Zone 13	See Dist 1, Zone 3, Annex 3A	Res	Parcel
Zone 14	See Dist T1, Zone T-31	Comm	Parcel
District T1	Area Wide District T1	Res/Comm	Unit
Annexation T1A	(Inactive)	Res	Parcel
Annexation T1B	(Inactive)	Res	Parcel
Annexation T1C	Avignon	Res	Parcel
Annexation T1D	Bridgeport	Res	Parcel
Annexation T1E	(Inactive)	Res/Comm	Parcel
Annexation T1F	Tr 49549, 52673, and 42670	Res	Parcel

District/Zone/ Annexation	District/Zone/ Annexation Description	Land Use	Assessment Type
Annexation T1G	Lyons Avenue	Comm	Parcel
Annexation T1H	Parcel Map, Valencia Honda	Comm	Parcel
Annexation T1I	PM 26037	Comm/Ind	Parcel
Annexation T1J	Tr 52267-01	Res/Comm	EDU
Annexation T1K	Tr 44831-01	Comm	Parcel
Annexation T1L	Tr 44831-02	Res	EDU
Annexation T1M	PM 25649, Home Depot	Comm	Parcel
Annexation T1N	Tr 44831-03	Res	EDU
Annexation T1O	PM 26125	Comm	EDU
Annexation T1 P	PM 25885	Comm	EDU
Annexation T1 Q	City Center	Res	Parcel
Annexation T1 R	Tract 45254, Lot 1	Comm	EDU
Annexation T1 S	PM 8374, Lot 3	Comm	Parcel
Annexation T1 T	Tract 33746, Lots 7through 11	Comm	Acreage
Annexation T1 U	Arbor Lane	Res	EDU
Annexation T1 V	Tract 51931-04	Comm	Parcel
Annexation T1 W	Tract 53756	Res	EDU
Annexation T1 X	Harbor Woods	Res	EDU
Annexation T1 Y	Apartments by the Promenade	Res	EDU
Annexation T1 Z	Town Center West Apartments	Res	Acreage
Annexation T1-27	Cinema Professional Center	Comm	EDU
Annexation T1-28	Hart Pony Project	Comm	EDU
Annexation T1-29	Oak Park	Comm	EDU
Annexation T1-30	23744-70 San Fernando Road	Comm	EDU
Annexation T1-31	Seco Canyon Village	Comm	EDU
Zone T2	Old Orchard	Res	Parcel
Zone T3	Valencia Hills	Res	Parcel
Zone T4	Valencia Meadows	Res	Parcel
Zone T5	La Questa	Res	Parcel
Zone T6	South Valley	Res	Parcel
Zone T7	North Valley	Res	Parcel
Zone T8	Summit	Res	Parcel
Zone T9	Corporate Center	Comm	Parcel
Zone T10	Avenue Stanford	Comm	Parcel
Annexation T 10-A	Tract 52673 , Legacy	Res	Parcel
Annexation T 10-B	APN 2866-018-129	Res	Parcel
Annexation T 10-C	25115 Avenue Stanford	Res	Parcel
Annexation T 10-D	Centerpoint Val Ind Center	Res	Parcel
Annexation T 10-E	Discovery Gateway Spectrum I, LLC	Ind	EDU
Annexation T 10-F	Parkway Oldsmobile, Cadillac, GMC	Ind	EDU

District/Zone/ Annexation	District/Zone/ Annexation Description	Land Use	Assessment Type
Annexation T 10-G	American Honda	Ind	EDU
Zone T17	Rainbow Glen	Res	Parcel
Zone T23	Mountain View	Res	Parcel
Zone T23A	Mt View Condos	Res	Parcel
Zone T23B	Seco Villas	Res	Parcel
Zone T29	American Beauty	Res	Parcel
Zone T30	See Dist T1, Annex T1Q	Res	Parcel
Zone T31	Shangri-La	Res/Comm	Parcel
Zone T42A	Circle J Ranch	Res	Parcel
Zone T42B	Circle J Ranch	Res	Parcel
Zone T42C	Circle J Ranch	Res	Parcel
Zone T46	Circle J Ranch	Res	Parcel
District A2			
Annexation A2-1	17873 Sierra Highway	Comm	EDU
Annexation A2-2	APN 2833-032-043 Carl Court	Comm	EDU
Annexation A2-3	27740 Bouquet, WK Sonrisa	Res	EDU
Annexation A2-4	Blessed Kateri Church	Comm	EDU
Annexation A2-5	PM 26684 Lots 1-4	Res	EDU
Annexation A2-6	Tract 52355	Res	EDU

4. DISTRICT BUDGETS

4.1 *Estimated Costs of Improvements*

The Act provides that the estimated costs of the improvements shall include the total cost of the improvements for Fiscal Year 2006/07, including incidentals, which may include reserves to operate the Districts until funds are transferred to the City from the County, around December 10 of the next fiscal year.

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

For the Districts, a reserve study has been completed, identifying several areas where capital improvements are necessary. For details on this study, reference is made to the copy on file with the City.

Estimated costs of improvements for the Districts 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.

4.2 *District Budgets*

All Districts, Zones and Annexations have been balloted and at the time of approval, voted for an allowable inflation factor. The annual inflation factor this Fiscal Year 2006/07, as calculated from February 2005 to February 2006, is 5.10% based on Consumer Priced Index (CPI) for All Urban Consumers, Los Angeles – Riverside – Orange County, CA.

Table III gives the current assessment rate, which includes the current CPI, per parcel/acre/EDU for each District and subsequent zone or annexation.

TABLE III

**Landscape Maintenance District
Assessment Rates
Fiscal Year 2006/07**

District/Zone/ Annexation	Assessment Type	Parcel/ Acreage/EDU Count	2005/06 Assessment Rate	Proposed 2006/07 Assessment Rate	Total Assessment
Zone 1 (Inactive)	Parcel	119	\$0.00	\$0.00	\$0.00
Annexation 1B	Acre	242.52	679.58	714.23	173,215.05
Annexation 1C	Parcel	148	633.82	666.14	98,588.72
Annexation 1D (1)	Parcel	530	60.40	258.96	137,248.80
Annexation 1E (2)	EDU	30	3,142.00	3,302.24	99,067.20
Annexation 1F	Parcel	1	105.60	110.98	110.98
Zone 2A	Acre	14.57	1,848.80	1,943.08	28,310.68
Annexation 2B	Acre	2	4,815.34	5,060.92	10,121.84
Annexation 2C	Parcel	3	5,214.71	5,480.66	16,441.98
Annexation 2D	Acre	1.0028	2,321.56	2,439.95	2,446.78
Annexation 2E	Parcel	1	405.54	426.22	426.22
Annexation 2F	Parcel	1	2,325.93	2,444.55	2,444.55
Annexation 2G	Acre	7.077	885.00	930.13	6,582.54
Zone 3	Parcel	76	534.40	561.65	42,685.40
Annexation 3A	Parcel	177	208.37	218.99	38,761.23
Zone 4	Acre	9.88	408.72	429.56	4,244.06
Zone 5	Parcel	161	979.01	1,028.93	165,657.73
Annexation 5A	Parcel	14	659.86	693.51	9,709.14
Zone 6	Parcel	281	529.32	556.31	156,323.11
Zone 7	EDU	787.30	210.10	220.81	173,843.71
Zone 8	Parcel	39	245.68	258.20	10,069.80
Zone 9	Parcel	0	0.00	0.00	0.00
Zone 10	Parcel	0	0.00	0.00	0.00
Zone 11	Acre	0	0.00	0.00	0.00
Zone 12	Parcel	0	0.00	0.00	0.00
Zone 13	Parcel	0	0.00	0.00	0.00
Zone 14	Parcel	0	0.00	0.00	0.00
District T1	Unit	12537	56.45	59.32	743,694.84
Annex T1A (Inactive)	Parcel	0.00	0.00	0.00	0.00
Annex T1B (Inactive)	Parcel	0	0.00	0.00	0.00
Annexation T1C	Parcel	100	169.31	177.94	17,794.00
Annexation T1D	Parcel	864	112.88	118.63	102,496.32
Annex T1E (Inactive)	Parcel	0	0.00	0.00	0.00
Annexation T1F	Parcel	55	56.45	59.32	3,262.60

District/Zone/ Annexation	Assessment Type	Parcel/ Acreage/EDU Count	2005/06 Assessment Rate	Proposed 2006/07 Assessment Rate	Total Assessment
Annexation T1G	Parcel	129	56.45	59.32	7,652.28
Annexation T1H	Parcel	4	56.45	59.32	237.28
Annexation T1I	Parcel	4	56.45	59.32	237.28
Annexation T1J (3)	EDU	489	56.45	59.32	29,007.48
Annexation T1K	Parcel	5	56.45	59.32	296.60
Annexation T1L	EDU	224	56.45	59.32	13,287.68
Annexation T1M	Parcel	4	1,836.23	1,929.87	7,719.48
Annexation T1N	EDU	761	56.45	59.32	45,142.52
Annexation T1O	EDU	8	56.45	59.32	474.56
Annexation T1P	EDU	24	56.45	59.32	1,423.68
Annexation T1Q	Parcel	9	298.21	313.41	2,820.69
Annexation T1R	EDU	1	56.44	59.31	59.31
Annexation T1S	Parcel	1	298.20	313.40	313.40
Annexation T1T	Acre	153.505	56.41	59.28	9,099.80
Annexation T1U	EDU	21	56.45	59.32	1,245.72
Annexation T1V	Parcel	11	474.24	498.42	5,482.62
Annexation T1W	EDU	21.333	56.45	59.32	1265.47
Annexation T1X	EDU	2	56.44	59.31	118.62
Annexation T1Y	EDU	831	37.19	39.08	32,475.48
Annexation T1Z	Acre	110.62	56.45	59.32	6,561.98
Annexation T1-27	EDU	10	56.45	59.32	593.20
Annexation T1-28	EDU	9	2,867.40	3,013.63	27,122.67
Annexation T1-29	EDU	0	0.00	0.00	0.00
Annexation T1-30	EDU	5	55.68	58.51	292.55
Annexation T1-31	EDU	5	6,585.00	6,920.83	34,604.15
Zone T2	Parcel	1028	162.22	170.49	175,263.72
Zone T3	Parcel	462	322.05	338.47	156,373.14
Zone T4	Parcel	671	171.77	180.53	121,135.63
Zone T5	Parcel	741	172.95	181.77	134,691.57
Zone T6	Parcel	602	192.97	202.81	122,091.62
Zone T7	Parcel	1815	224.52	235.97	428,285.55
Zone T8	Parcel	2143	417.48	438.77	940,284.11
Zone T9	Parcel	29	1,097.32	1,153.28	33,445.12
Zone T10	Parcel	46	728.00	765.12	35,195.52
Annexation T 10-A	Parcel	4	728.00	765.12	3,060.48
Annexation T 10-B	Parcel	1	728.00	765.12	765.12
Annexation T 10-C	Parcel	1	728.00	765.12	765.12
Annexation T 10-D	Parcel	2	728.00	765.12	1,530.24

District/Zone/ Annexation	Assessment Type	Parcel/ Acreage/EDU Count	2005/06 Assessment Rate	Proposed 2006/07 Assessment Rate	Total Assessment
Annexation T 10-E	EDU	1	718.20	754.82	754.82
Annexation T 10-F	EDU	1	718.20	754.82	754.82
Annexation T 10-G	EDU	2	718.20	754.82	1,509.64
Zone T17	Parcel	74	413.88	434.98	32,188.52
Zone T23 (4)	Parcel	951	555.82	584.16	555,536.16
Zone T23-1	Parcel	383	322.05	338.47	129,634.01
Zone T23-2	Parcel	156	322.05	338.47	52,801.32
Zone T23A	Parcel	383	650.05	683.20	261,665.60
Zone T23B	Parcel	156	548.66	576.64	89,955.84
Zone T29	Parcel	221	295.80	310.88	68,704.48
Zone T30	Parcel	0	0.00	0.00	0.00
Zone T31 (5)	Parcel	0	0.00	0.00	0.00
Zone T31-1	Parcel	182.00	912.12	958.63	174,470.66
Zone T31-2	Parcel	1.00	5,839.90	6,137.73	6,137.73
Zone T42A	Parcel	625	648.96	682.05	426,281.25
Zone T42B (6)	Parcel	86	0.00	0.00	0.00
Zone T42B-1	Parcel	40	659.53	693.16	27,726.40
Zone T42B-2	Parcel	31	1,403.23	1,474.79	45,718.49
Zone T42B-3	Parcel	15	112.90	118.65	1,779.75
Zone T42C	Parcel	95	604.64	635.47	60,369.65
Zone T46	Parcel	2,295	671.94	706.20	1,620,729.00
Annexation A2-1	EDU	5	57.90	60.85	304.25
Annexation A2-2	EDU	10	57.90	60.85	608.50
Annexation A2-3	EDU	35	55.68	58.51	2,047.85
Annexation A2-4	EDU	5	55.68	58.51	292.55
Annexation A2-5	EDU	4	55.68	58.51	234.04
Annexation A2-6	EDU	63	55.68	58.51	3,686.13
Total					\$7,987,860.18

- (1) Anx 1D – The actual 2006/07 Levy amount per pcl will be 5% of the Proposed 2006/07 Assessment Rate (\$12.94).
- (2) Anx 1E – The actual 2006/07 Levy amount per EDU will be 5% of the Proposed 2006/07 Assessment Rate (\$165.10).
- (3) Annexation T1J – Has 250 MF units @ .8 EDU per unit; 305 SF units @ 1.0 EDU per unit & 1 Comm unit @ 3.0 EDU.
- (4) Zone T23 – Consists of 1,490 residential parcels Zone T23 has 951 SFR's (see T23-1) per SFR and 359 Condo's (see T23-2).
- (5) Zone T31 – Consists of 182 Residential parcels and one commercial parcel.
- (6) Zone T42B – Is comprised of three separate Area's. For FY 2005/06: Area 1 contains 40 parcels (see T42B-1); Area 2 levied 31 parcels (see T42B-2); Area 3 levied 15 parcels (see T42B-3).

**COMBINED ENGINEER'S REPORT
SANTA CLARITA
LANDSCAPE MAINTENANCE DISTRICTS
FISCAL YEAR 2006/07**

City of Santa Clarita, County of Los Angeles, State of California

This Report describes the Districts and all relevant zones therein including the improvements, budgets, parcels, and assessments to be levied for Fiscal Year 2006/07 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.

Dated this 13th, day of June, 2006

NBS
On Behalf of the City of Santa Clarita

By: *Richard K. Clark*
Rick Clark, NBS

APPENDIX A - DISTRICT BOUNDARY DIAGRAMS

The following page shows an overview of the Landscape Maintenance District Boundary Map. 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.

APPENDIX B FISCAL YEAR 2006/07 BUDGETS

Zone	Description	Fiscal Year 2006/07
Zone 1	Golden Valley	\$404,626.35
Zone 2	Price Costco	66,774.59
Zone 3	Sierra Heights	81,446.63
Zone 4	Albertsons	4,244.06
Zone 5	Sunset Hills	175,366.87
Zone 6	Canyon Crest	156,323.11
Zone 7	Creekside	173,843.71
Zone 8	Tract 52354 - Jenna Group	10,069.80
Zone 12	PM 20838 Soledad Canyon Rd. - Inactive	0.00
Zone T1	Citywide Area District T1	1,094,782.26
Zone T2	Old Orchard	175,263.72
Zone T3	Valencia Hills	156,373.14
Zone T4	Meadows	121,135.63
Zone T5	Glen	134,691.57
Zone T6	South Valley	122,091.62
Zone T7	Central & North Valley	428,285.55
Zone T8	Summit	940,284.11
Zone T9	Corp. Center	33,445.12
Zone T10	Avenue Stanford	44,335.76
Zone T17	Rainbow Glen	32,188.52
Zone T23	Mountain View - 1481	737,971.49
Zone T23A	Mountain View Condos	261,665.60
Zone T23B	Seco Villas	89,955.84
Zone T29	American Beauty	68,704.48
Zone T31	Shangri-la	180,608.39
Zone T42A	Circle J	426,281.25
Zone T42B	Circle J	75,224.64
Zone T42C	Circle J - Beazer	60,369.65
Zone T46	Northbridge	1,620,729.00
Zone A2-1	Sierra Highway	304.25
Zone A2-2	Carl Court	608.50
Zone A2-3	27740 Bouquet, WK Sonrisa	2,047.85
Zone A2-4	Blessed Kateri Church	292.55
Zone A2-5	PM 26684 Lots 1-4	234.04
Zone A2-6	Tract 52355	3,686.13
Total	37 Zones	\$7,884,255.78

APPENDIX C – FISCAL YEAR 2006/07 ASSESSMENT ROLL

Parcel identification, for each lot or parcel within the Districts, shall be the parcel as shown on the Los Angeles County Assessor Parcel Maps and/or the Los Angeles County Secured Tax Roll for the year in which this Report is prepared.

Non-assessable lots or parcels may include government owned land, public utility owned property, land principally encumbered with public right-of-ways or easements and dedicated common areas. These parcels will not be assessed.

A listing of parcels within the Districts, along with the proposed assessment amounts, will be submitted to the City Clerk and by reference, are made part of this Report. Due to recent parcel subdivision, current situs address and ownership information is unavailable. The individual assessor parcel numbers for the Districts are too voluminous to list here. The assessor parcel numbers, along with the Fiscal Year 2006/07 assessment amount for all other Zones/Annexations are on file in the Office of the City Clerk and are incorporated herein by reference.

Upon approval of this Report, and confirmation of the assessments, the assessment information will be submitted to the County Auditor/Controller, and included on the property tax roll in Fiscal Year 2006/07. If the parcels or assessment numbers within the Districts and referenced in this Report, are re-numbered, re-apportioned, or changed by the County Assessor's Office after approval of the Report, the new parcel or assessment numbers with the appropriate assessment amount will be submitted to the County Auditor/Controller. If the parcel change made by the County includes a parcel split, parcel merger or tax status change, the assessment amount submitted on the new parcels or assessment numbers will be based on the method of apportionment and levy amount approved in this Report by the City Council.