



City of Santa Clarita

Combined Engineer's Report

Landscape Maintenance Districts

FISCAL YEAR 2012/2013

Intent Meeting: May 08, 2012

Public Hearing: May 22, 2012

Prepared May 14, 2012

27368 Via Industria
Suite 110
Temecula, CA 92590
T 951.587.3500 | 800.755.6864
F 951.587.3510

www.willdan.com/financial



**CITY OF SANTA CLARITA
LANDSCAPE MAINTENANCE DISTRICTS**

**COMBINED ENGINEER'S REPORT
CERTIFICATE**

This Report describes the Districts including the improvements, budgets, parcels and assessments to be levied for fiscal year 2012/2013, as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Los Angeles County Assessor's maps for a detailed description of the lines and dimensions of parcels within the Districts. The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this _____ day of _____, 2012.

Willdan Financial Services
Assessment Engineer

By: _____
Stacee Reynolds
Senior Project Manager
District Administration Services

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

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment Roll and Assessment Diagram thereto attached was filed with me on the _____ day of _____, 2012.

By: _____
Sarah Gorman, Esq., City Clerk
City of Santa Clarita
Los Angeles County, California

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment Roll and Assessment Diagram thereto attached was approved and confirmed by the City Council of the City of Santa Clarita, California, on the _____ day of _____, 2012.

By: _____
Sarah Gorman, Esq., City Clerk
City of Santa Clarita
Los Angeles County, California

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APPENDIX

Landscape Maintenance District Improvements

I. OVERVIEW

A. 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, and County initiated District T1, (collectively referred to as the “Districts”). The Districts were formed pursuant to the Landscape and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code (the “Act”) and are in compliance with Article XIID of the California Constitution (enacted by Proposition 218). This Combined Engineer’s Report (“Report”) includes all Zones and Annexations that have been approved by property owners and Council’s actions through September 27, 2011.

All Zones or Annexations within District Nos. 1, and T1 provide for the maintenance of local landscaping located within the right of ways and easements of the respective district areas.

District No. T1A is an ad valorem fund created by the County of Los Angeles under the Improvement Act of 1911, prior to the transfer of jurisdiction to the City. Ad valorem revenue is collected directly from property taxes and is separate from the Special Assessment Districts. Ad Valorem revenue requires no Council action, 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 beginning in 1997. 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 the legislative body for the Districts and Zones and may levy annual assessments as the governing body for the operations and administration of the Districts.

This Report describes the Districts, any annexation zones or changes to the Districts and the proposed assessments for Fiscal Year 2012/2013. 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.

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 2012/2013 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 2012/2013.

B. EFFECT OF PROPOSITION 218

On November 5 1996, the electorate approved Proposition 218, Right to Vote on Taxes Act, which added Articles XIIC and XIID to the California Constitution. The Article XIID affects all assessments upon real property for a special benefit conferred on the property. Assessments imposed under the Landscaping and Lighting Act of 1972 are these types of benefit assessments.

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

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

Prior to Proposition 218, property owners petitioned 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 or Annexations, above the approved annual Consumer Price Index (CPI) for all Urban Consumers, Los Angeles – Riverside–Orange Counties, California. Increases, if any, above this amount were addressed in separate reports approved at prior Council meetings. Any subsequent increases in the assessments, as defined by Government Code Sections 53750-53756 (Proposition 218 Omnibus Implementation Act), will be subject to the procedures and approval process of Section 4 of Article XIID.

For Fiscal Year 2012/2013, applicable CPI increase is 2.02%.

// PLANS AND SPECIFICATION

A. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT

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

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

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

- Repair, removal, or replacement of all or any part of any improvement.
- Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury.
- The removal of trimmings, rubbish, debris, and other solid waste.
- The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

Furthermore, the 1972 Act specifies that where the cost of improvements (other than maintenance and operations) is greater than can be conveniently raised from a single annual assessment, an assessment to be levied and collected in annual installments. In that event, the governing body may choose to do any of the following:

- Provide for the accumulation of the moneys in an improvement fund until there are sufficient moneys to pay all or part of the cost of the improvements.
- Provide for a temporary advance to the improvement fund from any available and unencumbered funds of the local agency to pay all or part of the cost of the improvements and collect those advanced moneys from the annual installments collected through the assessments.
- Borrow an amount necessary to finance the estimated cost of the proposed improvements. The amount borrowed, including amounts for bonds issued to finance the estimated cost of the proposed improvements.

B. DESCRIPTION OF IMPROVEMENTS TO BE MAINTAINED AND SERVICED

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

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

Maintenance means the furnishing of services and materials for the ordinary and usual maintenance, operation and servicing of the ornamental structures, landscaping and appurtenant facilities, including repair, removal or replacement of all or part of any of the

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

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

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

District	Zone	Annex.	Description
1	1	--	Centex Development
1	2	--	Commercial (Soledad Entertainment) <i>[was District 1, Zone 10]</i>
1	3	--	Tracts 45416-01 & 02, Residential, northeast of Sierra Highway and Sand Canyon Road (Sierra Heights)
		3A	Tract 45416, Residential, Sierra Highway west of Sand Canyon <i>[was District 1, Zone 13]</i>
1	4	--	Albertson's Shopping Center, Commercial, Via Princessa and Sierra Highway (Albertson's Street Trees), Parcel Map 24147 (Costco) <i>[was District 1 zone 2A]</i> , Sierra Storage <i>[was District 1 Zone 2B]</i> , Tract 50151 across from Costco <i>[was District 1 Zone 2C]</i> , Tract 50484, Via Princessa and Highway 14 (Jack-in-the-box) <i>[was District 1 Zone 2D]</i> , Parcel Map 25196, Sierra Highway north of Via Princessa (Flying Tiger) <i>[was District 1 Zone 2E]</i> , Riverview Shopping Center <i>[was District 1 Zone 2G]</i>
1	5	--	Residential, May Way and Via Princessa, west of Whites Canyon Rd (Sunset Hills)
		5A	Tract 52276, Residential, Koji Court, Via Princessa and May Way <i>[was District 1, Zone 9]</i>
1	6	--	Tracts 46626, 50536 and 47863, Residential, Whites Canyon Road and Canyon Crest Road (Canyon Crest)
1	7	--	Residential & Commercial, McBean and Newhall Ranch (Creekside)
1	7A	--	Tract 44374 Woodlands – Currently inactive but could be reactivated at any time.
1	8	--	Tract 52354, Residential, Friendly Valley Parkway and Sierra Highway
1	15	--	River Village
1	16	--	Valencia Industrial Center
1	17	--	Bouquet Canyon Road/Railroad Avenue

District	Zone	Annex.	Description
1	18	--	Town Center / Tourney Rd
1	19	--	Bridgeport / Bouquet
1	20	--	Golden Valley Ranch - Commercial
1	21	--	Tract 52414, Residential, Golden Valley Road, Pardee [was District 1 Annex 1D]
1	22	--	Henry Mayo Newhall Memorial Hospital
1	23	--	Golden Valley Road and Highway 14 (Montecito) [was District 1 Annex 1A]
1	24	--	Tract 44892, Residential, Canyon Gate, Golden Valley Road and Sierra Highway [was District 1 Annex 1C]
1	25	--	Tract 53419, Residential, Valle Di Oro [was District 1 Annex 1F]
1	26	--	Commercial, Centre Pointe, south of Soledad Canyon Road [was District 1 Annex 1B]
1	27	--	Railroad Avenue and Oakridge (Circle J Ranch) [was District T1 Zone T42A, T42B and T42C]
1	28	--	Main Street, Railroad Avenue, Newhall Avenue, Dockweiler, small portions of Sierra Highway and Lyons Avenue and the Newhall Library Area
1	2008-1	--	Citywide Major Thoroughfare Medians
1	T2	--	Residential / Commercial, Lyons, Orchard Village Road and Wiley Canyon (Old Orchard)
1	T3	--	Residential, NW of Wiley Canyon and Orchard Village Road (Valencia Hills)
1	T3B	--	The golf course property on Tournament Road and the residential properties located South of Vista Hills Drive and East of Tournament Road within Valencia Hills development
1	T4	--	Residential / Commercial, McBean Parkway, Orchard Village Road and Tournament Road (Valencia Meadows)
1	T7	--	Valencia Central & North Valley [was District T1 Zone T7]
1	T46	--	Residential / Commercial, McBean Parkway and Newhall Ranch Road (Northbridge)
1	T47	--	Residential & Commercial - Northpark
1	T52	--	Residential - Stonecrest
T1	T5	--	Residential, SE of Orchard Village Road and McBean Parkway (La Questa)
T1	T6	--	Residential / Commercial, McBean Parkway and Avenida Navarre (South Valley)
T1	T8	--	Residential / Commercial, McBean Parkway and Del Monte Dr (Summit)
T1	T17	--	Residential, Rainbow Glen Drive and Sierra Highway (Rainbow Glen)

District	Zone	Annex.	Description
T1	T23	--	Residential / Commercial, Seco Canyon Road and Copper Hill Road (Mountain View)
T1	T23A	--	Residential, Seco Canyon Road and Copper Hill (Mountain View Condos)
T1	T23B	--	Residential, Seco Canyon Road and Copper Hill Road (Seco Villas)
T1	T29	--	Residential, Rainbow Glen Drive and Soledad Canyon (American Beauty)
T1	T31	--	Residential, Shangri La Drive and Soledad Canyon Road (Shangri-La), plus Commercial, Soledad Canyon Branch Library [was District 1, Zone 14]
T1	T1	--	Commercial, Seco Canyon Village

C. CAPITAL IMPROVEMENT PROJECTS

The following is a brief discussion of the Capital Improvement Projects in the Landscape Maintenance Districts:

Zone 4 Via Princessa / Sierra Highway

Parkway Improvements - The project will provide conceptual improvements for landscape design to the non median in the vicinity of Sierra Highway and Via Princessa, and whereby construction will be phased over multiple years.

Zone 2008-1 Major Thoroughfare Medians

Newhall Avenue – This effort will provide for the design and construction of raised landscaped medians along Newhall Avenue. Beginning just east of the Southern California Regional Rail Authority (SCRRA) track crossing, the project will continue east just short of the existing landscaped median near Sierra Highway.

Railroad Avenue – This effort will provide for the design and construction of raised landscaped medians along Railroad Avenue. Beginning just north of the Via Princessa fly-over, the project will continue south to 13th Street. The final terminus may vary depending on design parameters, which may shorten the length of the improvement.

Golden Valley Road – The project will construct a new landscape median on Golden Valley Road along the existing unimproved median area. Beginning at Centre Pointe, the project will move east to Robert C. Lee Parkway.

Sierra Highway – The project will provide for design and removing of existing asphalt filled median, and installing landscape in the median on Sierra Highway. Improvement area begins at Friendly Valley Parkway and travels east to Via Princessa.

Sand Canyon Road at SR-14 – The project will provide for the design and installment of landscape improvements on eligible portions of the interchange. Improvements for non-eligible areas are funded by a grant.

Golden Valley Road/SR 14 – The project will provide for the design and installment of landscape median near the project area.

McBean Parkway Widening/Gap Closure Over River - The project will provide for the design and installment of landscape median near the project area.

Zone T4 Valencia Meadows

Parkway Improvements - The project will construct landscape improvements to south side parkway along Tournament Road from McBean Parkway to Golf View Drive. The improvement may include a decomposed granite walkway.

/// ESTIMATE OF COSTS

The estimated costs for the operation, maintenance and servicing of the facilities for Fiscal Year 2012/2013 are shown below. The 1972 Act provides that the total cost of the maintenance and services, 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.

The estimated costs of 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 estimated costs are on file at the City where they are available for public inspection.

The annual budgets for the other Districts and Zones are shown on the following page:

District	Zone	Description	Projected Beginning Fund Balance as of 7/1/12	Projected Assessment Revenue FY 12-13	Projected Interest Revenue FY 12-13	Projected Ad Valorem Revenue FY 12-13	Projected Total Revenues FY 12-13	Projected Operation & Maintenance Expenses FY 12-13	Projected Capital / Reserve Expenses FY 12-13	Projected Total Expenses FY 12-13	Projected Operating Reserve FY 12-13	Projected Ending Fund Balance as of 6/30/13
1	1	Golden Valley	\$17,000	\$8,492	\$328	\$0	\$8,820	\$13,954	\$0	\$13,954	\$6,977	\$4,889
1	2	Luther Drive	3,597	28	98	0	126	167	0	167	84	3,473
1	3	Sierra Heights	431,145	52,305	11,701	0	64,006	67,236	5,000	72,236	33,618	389,297
1	4	Via Princessa/Sierra Hwy	362,145	104,581	1,984	0	106,565	63,324	334,700	398,024	31,662	39,024
1	5	Sunset Hills	542,387	147,427	15,182	0	162,609	131,278	25,000	156,278	65,639	483,079
1	6	Canyon Crest	399,631	126,450	11,454	0	137,904	111,556	12,000	123,556	55,778	358,201
1	7	Creekside	327,867	257,308	9,578	0	266,886	228,543	22,500	251,043	114,272	229,438
1	8	Friendly/Sierra	11,123	7,045	160	0	7,205	12,618	0	12,618	5,710	(0)
1	15	River Village	538,582	206,340	16,400	0	222,740	105,678	50,000	155,678	52,839	552,805
1	16	Valencia Industrial Center	348,979	234,154	11,095	0	245,249	190,416	5,000	195,416	95,208	303,604
1	17	Bouquet Canyon Rd/Railroad Ave	28,751	100,848	2,189	0	103,038	53,639	0	53,639	26,820	51,330
1	18	Town Center / Tourney Road	(95,817)	744,392	8,981	0	753,373	319,918	20,000	339,918	159,959	157,679
1	19	Bridgeport / Bouquet	165,114	69,851	4,889	0	74,741	60,657	2,500	63,157	30,329	146,370
1	20	Golden Valley Ranch - Commercial	68,874	108,101	2,339	0	110,440	93,739	0	93,739	46,870	38,705
1	21	Golden Valley Ranch - Residential	341,319	2,340	8,950	0	11,291	27,829	0	27,829	13,915	310,867
1	22	HMNMH	37,791	46,603	1,284	0	47,887	38,666	2,000	40,666	19,333	25,679
1	23	Montecito	(8,478)	5,011	(376)	0	4,635	4,486	0	4,486	2,243	(10,572)
1	24	Canyon Gate	72,778	96,369	2,150	0	98,519	90,553	4,000	94,553	45,277	31,467
1	25	Valle Di Oro	2,461	3,730	110	0	3,839	2,306	0	2,306	1,153	2,841
1	26	Centre Pointe	624,643	208,620	17,196	0	225,816	205,950	25,000	230,950	102,975	516,534
1	27	Circle J	970,346	602,107	31,030	0	633,137	452,253	35,500	487,753	226,127	889,604
1	28	Newhall	0	359,004	5,069	0	364,073	174,340	10,000	184,340	87,170	92,563
1	2008-1	Major Thoroughfare Medians	3,638,695	4,561,729	10,492	0	4,572,221	1,598,474	6,283,819	7,882,293	328,623	(0)
1	T2	Old Orchard	306,012	204,340	7,103	66,279	277,722	178,978	150,000	328,978	89,489	165,267
1	T3	Valencia Hills	305,432	177,155	10,199	45,551	232,905	159,933	15,000	174,933	79,967	283,438
1	T4	Valencia Meadows	405,113	153,022	8,122	23,257	184,401	135,943	160,000	295,943	67,972	225,599
1	T7	Valencia Central & North Valley	678,751	481,629	22,727	0	504,356	334,493	32,000	366,493	167,247	649,368
1	T46	Northbridge	1,675,669	1,827,061	59,792	0	1,886,853	1,278,169	123,306	1,401,475	639,085	1,521,963
1	T47	Northpark	73,214	751,563	3,597	0	755,160	656,778	48,800	705,578	122,795	(0)
1	T52	Stonecrest (Lower)	95,224	367,829	4,440	0	372,269	303,052	7,500	310,552	151,526	5,415
T1	T1	Faircliff	213,722	23,811	5,243	0	29,055	27,702	1,751	29,453	13,851	199,472
T1	T5	Valencia Glen	485,656	151,142	13,476	39,940	204,559	173,137	30,000	203,137	86,569	400,509
T1	T6	Valencia South Valley	(5,120)	140,005	402	0	140,407	97,100	25,000	122,100	13,187	(0)
T1	T8	Valencia Summit	519,903	1,074,965	5,726	0	1,080,691	923,964	480,000	1,403,964	196,630	(0)
T1	T17	Rainbow Glen	125,759	36,120	3,172	0	39,292	43,916	6,500	50,416	21,958	92,677
T1	T23	Mountain View Slopes	301,209	846,854	12,225	0	859,079	706,062	20,500	726,562	353,031	80,695
T1	T23A	Mountain View Condos	492,728	299,556	13,927	0	313,483	257,216	48,500	305,716	128,608	371,887
T1	T23B	Seco Villas	85,818	102,983	2,109	0	105,092	107,672	8,000	115,672	53,836	21,402
T1	T29	American Beauty	440,738	61,880	10,082	0	71,962	78,303	70,000	148,303	39,152	325,246
T1	T31	Shangri-la	496,904	316,148	15,616	0	331,764	192,877	39,360	232,237	96,439	499,993
	T1AV	T1 Ad Valorem	447,431	0	9,756	590,140	599,896	24,720	670,000	694,720	12,360	340,247
	Total		\$15,973,096	\$15,068,898	\$380,000	\$765,167	\$16,214,065	\$9,727,595	\$8,773,236	\$18,500,831	\$3,886,276	\$9,800,055

IV. METHOD OF APPORTIONMENT OF ASSESSMENT

A. GENERAL

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

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

"The net amount to be assessed upon lands within a Maintenance 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 Maintenance District if "by reason of variations in the nature, location, and extent of the improvements, the various areas will receive different degrees of benefit from the improvements." (Sec. 22574). Thus, the 1972 Act requires the levy of a true "assessment" rather than a "special tax."

In addition, Proposition 218 requires that a parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel. Proposition 218 provides that only special benefits are assessable and the City must separate the general benefits from the special benefits.

B. REASON FOR THE ASSESSMENT

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

C. SPECIAL BENEFIT ANALYSIS

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

Street Landscaping

Trees, landscaping, hardscaping, ornamental structures and appurtenant facilities, if well maintained, confer a particular and distinct special benefit upon real property within each Zone of Benefit by providing beautification, shade and positive enhancement of the

community character, attractiveness and desirability of the surroundings. In addition, all of the aforementioned contributes to a specific increase in property desirability and a specific enhancement of the property value of each parcel within each Zone of Benefit which confers a particular and distinct special benefit upon the real property within each Zone of Benefit.

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

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

It should be noted that the definition of “parkways” above may include the roadway as well as the landscaping alongside the roadway.

Landscaped Medians in the Major Thoroughfares.

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

Recreational Trails and Greenbelts.

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

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

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

an amenity that helps sell homes, increase property values and improve the quality of life.”

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

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

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

D. GENERAL BENEFITS

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

E. APPORTIONMENT METHODOLOGY

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

Equivalent Benefit Units (EBU's)

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

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

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

There are various apportionment methodologies used in the Districts. A “Method Code” in the table below identifies the specific methodology used for each District, Zone and Annexation. These “Method Codes” are explained after the table.

District	Zone	Annex.	Land Use	Asmt. Type	Pcls / Units / Acreage / EBU's	Method Code (descriptions follow this table)
1	1	1G	Res	EBU	261.290	5
1	1	7A	Res	EBU	319.000	1
1		2F	Comm	Parcel	1	1
1	3	--	Res	Parcel	76	1
		3A	Res	Parcel	177	1
1	4	--	Comm	EBU	519.863	7
1	5	--	Res	Parcel	161	1
		5A	Res	Parcel	14	1
1	6		Res	EBU	281.000	7
1	7		Res	EBU	1,027.997	7
1	7A		Res	Parcel	319	1
1	8	--	Res/Comm	EBU	33.510	7
1	15	--	Res/Comm	EBU	488.310	7
1	16	--	Comm/Vac	EBU	7,805.135	7
1	17	--	Multiple	EBU	1,275.270	7
1	18	--	Res/Comm	EBU	3,958.901	7
1	19	--	Res/Comm	EBU	1,204.335	7
1	20	--	Res/Comm	EBU	337.320	7
1	21	--	Res	EBU	184.580	7
1	22	--	Comm	EBU	178.680	7
1	23	--	Res/Comm	EBU	104.240	7
1	24	--	Res/Other	EBU	150.025	7
1	25	--	Res/Other	EBU	87.467	7
1	26	--	Comm	EBU	2,429.202	7
1	27	--	Res/Comm	EBU	851.156	7
1	28	--	Res/Comm	EBU	4,917.185	7
1	2008-1	--	Res/Comm	EBU	74,660.050	7
1	T2	--	Res/Comm	EBU	1,128.701	7
1	T3	--	Res/Comm	EBU	461.250	7
1	T3B	--	Res/Comm	EBU	206.459	7
1	T4	--	Res/Comm	EBU	956.387	7
1	T7	--	Res/Comm	EBU	1,971.143	7

District	Zone	Annex.	Land Use	Asmt. Type	Pcls / Units / Acreage / EBU's	Method Code (descriptions follow this table)
1	T46	--	Res/Comm	EBU	2,345.815	7
1	T47	--	Res/Comm	EBU	1,924.764	7
1	T52	--	Res	Parcel	459	1
T1	T5	--	Res/Comm	Parcel	741	1
T1	T6	--	Res/Comm	Parcel	603	1
T1	T8	--	Res/Comm	Parcel	2,140	1
T1	T17	--	Res	Parcel	74	1
T1	T23	--	Res/Comm	Parcel	1,493	1
T1	T23A	--	Res	Parcel	383	1
T1	T23B	--	Res	Parcel	156	1
T1	T29	--	Res	Parcel	221	1
T1	T31	--	Res/Comm	Parcel	450	1
T1	T1	--	Comm	EBU	5.000	3

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

F. METHOD CODE DEFINITIONS

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

Method 2 –The assessment is apportioned to the benefiting properties on an acreage basis where all parcels are assessed based on the parcel's percentage of the total number of acres in the annexation or zone.

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

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

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

Land Use	Assessed Unit	EBU
Single Family Residential	1 single family dwelling unit	1 EBU
Multi Family Residential Condos	1 single family dwelling unit	1 EBU
Multi Family Residential	2 single family dwelling units	2 EBU
Multi Family Residential Apartments	1 apartment unit	0.8 EBU
Commercial Industrial	1 commercial/industrial parcel	3 - 5 EBU

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

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

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

Land Use	Assessed Unit	EBU
Single Family Residential	1 single family dwelling unit	1 EBU
Condominiums	1 single family dwelling unit	0.8 EBU
Multi Family Residential Apartments	1 apartment unit	0.5 EBU

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

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

G. ASSESSMENT RATES AND ANNUAL LEVY

The tables on the following pages provide the Maximum Assessment Rate, Applied Assessment Rate and Annual Levy Amounts for each District by Zone and Annexation for Fiscal Year 2012/13.

District	Zone	Annex	Description	Asmt Type	Pcls/Unit/ Acreage/ EBUs	FY 11-12 Max Asmt. Rate	FY 12-13 Max Asmt. Rate	FY 12-13 Applied Asmt. Rate	FY 12-13 Annual Levy Amount
1	1		Golden Valley	EBU	261.290	\$63.353	\$64.633	\$32.50	\$8,491.93
1	2		Luther Drive	Parcel	1	\$2,743.156	\$2,798.568	\$28.00	\$28.00
1	3	--	Sierra Heights	Parcel	76	\$630.256	\$642.987	\$630.00	\$47,880.00
		3A		Parcel	177	\$245.736	\$250.700	\$25.00	\$4,425.00
Subtotal:									\$52,305.00
1	4		Via Princessa/Sierra Hwy	EBU	519.863	\$197.195	\$201.178	\$201.17	\$104,580.92
1	5	--	Sunset Hills	Parcel	161	\$1,154.611	\$1,177.934	\$865.00	\$139,265.00
		5A		Parcel	14	\$778.225	\$793.945	\$583.00	\$8,162.00
Subtotal:									\$147,427.00
1	6		Canyon Crest	EBU	281.000	\$521.063	\$531.589	\$450.00	\$126,450.00
1	7		Creekside	EBU	1,027.997	\$245.350	\$250.306	\$250.30	\$257,307.52
1	7A		Woodlands	Parcel	319	\$209.48	\$213.71	\$0.00	\$0.00
1	8		Friendly/Sierra	EBU	33.510	\$206.077	\$210.239	\$210.23	\$7,044.81
1	15		River Village	EBU	488.310	\$924.482	\$943.157	\$422.56	\$206,340.27
1	16		Valencia Industrial Center	EBU	7,805.135	\$29.412	\$30.006	\$30.00	\$234,154.05
1	17		Bouquet Canyon Rd/Railroad Ave	EBU	1,275.270	\$77.521	\$79.087	\$79.08	\$100,848.31
1	18		Town Center / Tourney Road	EBU	3,958.901	\$184.315	\$188.038	\$188.03	\$744,392.16
1	19		Bridgeport / Bouquet	EBU	1,204.335	\$73.218	\$74.697	\$58.00	\$69,851.43
1	20		Golden Valley Ranch - Commercial	EBU	337.320	\$2,871.728	\$2,929.737	\$320.47	\$108,100.94
1	21		Golden Valley Ranch - Residential	EBU	184.580	\$1,763.489	\$1,799.111	\$12.68	\$2,340.47
1	22		HMNMH	EBU	178.680	\$255.656	\$260.820	\$260.82	\$46,603.32
1	23		Montecito	EBU	104.240	\$47.122	\$48.074	\$48.07	\$5,010.82
1	24		Canyon Gate	EBU	150.025	\$629.637	\$642.356	\$642.35	\$96,368.56
1	25		Valle Di Oro	EBU	87.467	\$152.576	\$155.658	\$42.64	\$3,729.59
1	26		Centre Pointe	EBU	2,429.202	\$84.180	\$85.880	\$85.88	\$208,619.87
1	27		Circle J	EBU	851.156	\$693.400	\$707.407	\$707.40	\$602,107.40
1	28		Newhall	EBU	4,917.185	\$71.570	\$73.016	\$73.01	\$359,003.64
1	2008-1		Major Thoroughfare Medians	EBU	74,660.050	\$59.899	\$61.109	\$61.10	\$4,561,729.06
1	T2		Old Orchard	EBU	1,128.701	\$177.460	\$181.045	\$181.04	\$204,340.03
1	T3		Valencia Hills	EBU	461.250	\$368.500	\$375.944	\$368.50	\$169,970.63

District	Zone	Annex	Description	Asmt Type	Pcls/Unit/ Acreage/ EBUs	FY 11-12 Max Asmt. Rate	FY 12-13 Max Asmt. Rate	FY 12-13 Applied Asmt. Rate	FY 12-13 Annual Levy Amount
1	T3B		Valencia Hills Res./Golf Course	EBU	206.459	\$34.800	\$35.503	\$34.80	\$7,184.76
1	T4		Valencia Meadows	EBU	956.387	\$202.580	\$206.672	\$160.00	\$153,021.92
1	T7		Valencia Central & North Valley	EBU	1,971.143	\$239.503	\$244.341	\$244.34	\$481,629.08
1	T46		Northbridge	EBU	2,345.815	\$778.860	\$794.593	\$778.86	\$1,827,061.47
1	T47		Northpark	EBU	1,924.764	\$382.740	\$390.471	\$390.47	\$751,562.60
1	T52		Stonecrest (Lower)	Parcel	459	\$785.509	\$801.376	\$801.37	\$367,828.83
T1	T5		Valencia Glen	Parcel	741	\$203.973	\$208.094	\$203.97	\$151,141.77
T1	T6		Valencia South Valley	Parcel	603	\$227.589	\$232.186	\$232.18	\$140,004.54
T1	T8		Valencia Summit	Parcel	2,140	\$492.374	\$502.320	\$502.32	\$1,074,964.80
T1	T17		Rainbow Glen	Parcel	74	\$488.113	\$497.973	\$488.11	\$36,120.14
T1	T23 ⁽¹⁾		Mountain View Slopes	Parcel	954	\$655.519	\$668.761	\$668.76	\$637,997.04
	T23-1			Parcel	383	\$379.818	\$387.491	\$387.49	\$148,408.67
	T23-2			Parcel	156	\$379.818	\$387.491	\$387.49	\$60,448.44
					1,493			Subtotal:	\$846,854.15
T1	T23A		Mountain View Condos	Parcel	383	\$766.648	\$782.134	\$782.13	\$299,555.79
T1	T23B		Mountain View Slopes	Parcel	156	\$647.081	\$660.152	\$660.15	\$102,983.40
T1	T29		American Beauty	Parcel	221	\$348.856	\$355.903	\$280.00	\$61,880.00
T1	T31 ⁽²⁾		Shangri-la	Parcel	(see T31-1, - 2)				
	T31-1			Parcel	182	\$1,103.696	\$1,125.991	\$1,125.99	\$204,930.18
	T31-1A			Parcel	267	\$502.755	\$512.910	\$390.23	\$104,191.41
	T31-2			Parcel	1	\$6,887.467	\$7,026.594	\$7,026.59	\$7,026.59
					450			Subtotal:	\$316,148.18
T1	T1		Faircliff	EBU	5.000	\$7,766.230	\$7,923.108	\$4,762.25	\$23,811.25
Total									\$15,068,898.39

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

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

V. ASSESSMENT ROLL

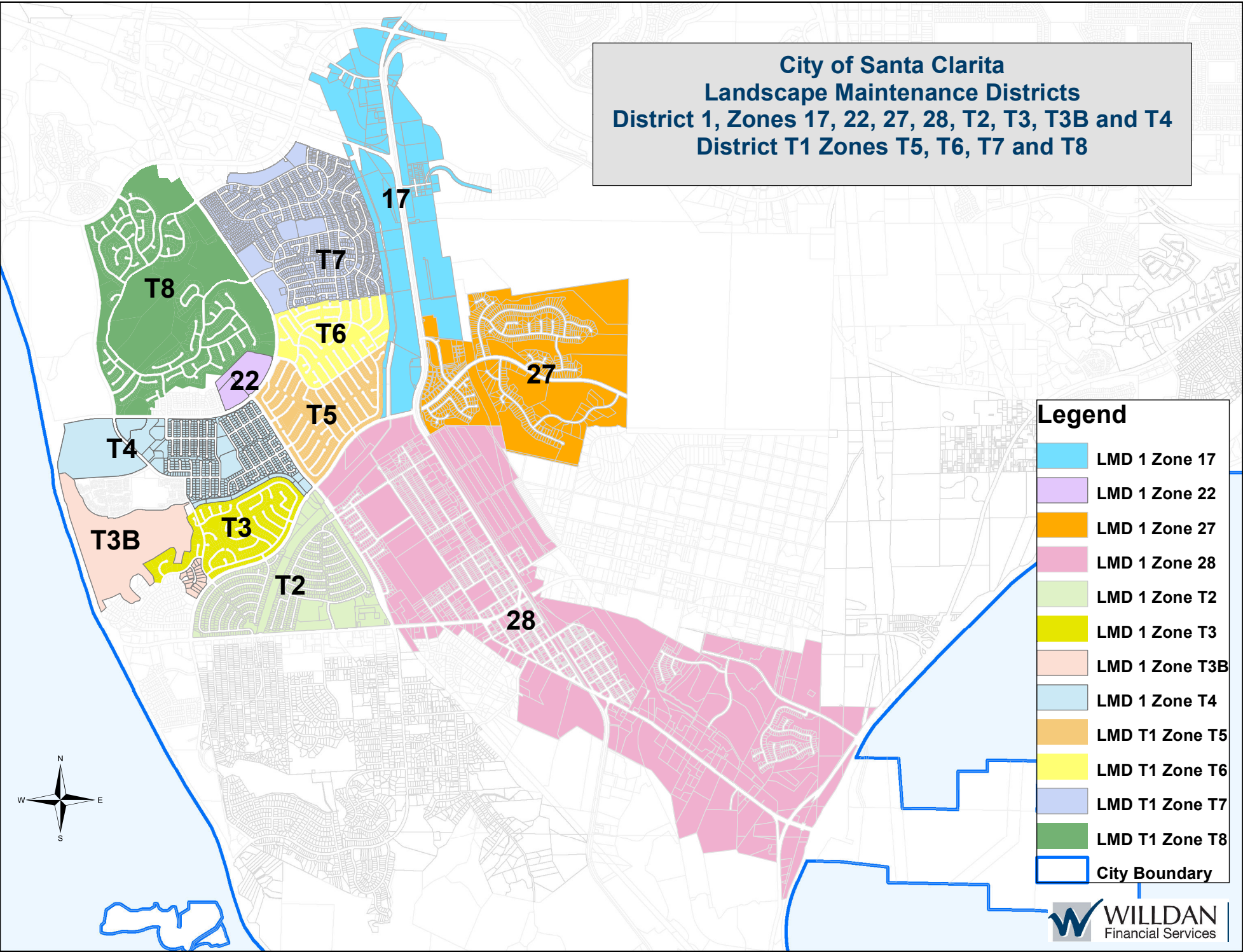
The total proposed assessment for Fiscal Year 2012/2013 and the amount of the total proposed assessment apportioned to each lot or parcel within the District, as shown on the latest assessment roll at the Los Angeles County Assessor's Office, are contained in the Assessment Roll on file in the office of the City Clerk of the City of Santa Clarita, which is incorporated herein by reference.

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

VI. ASSESSMENT DIAGRAM

The following 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.

**City of Santa Clarita
Landscape Maintenance Districts
District 1, Zones 17, 22, 27, 28, T2, T3, T3B and T4
District T1 Zones T5, T6, T7 and T8**



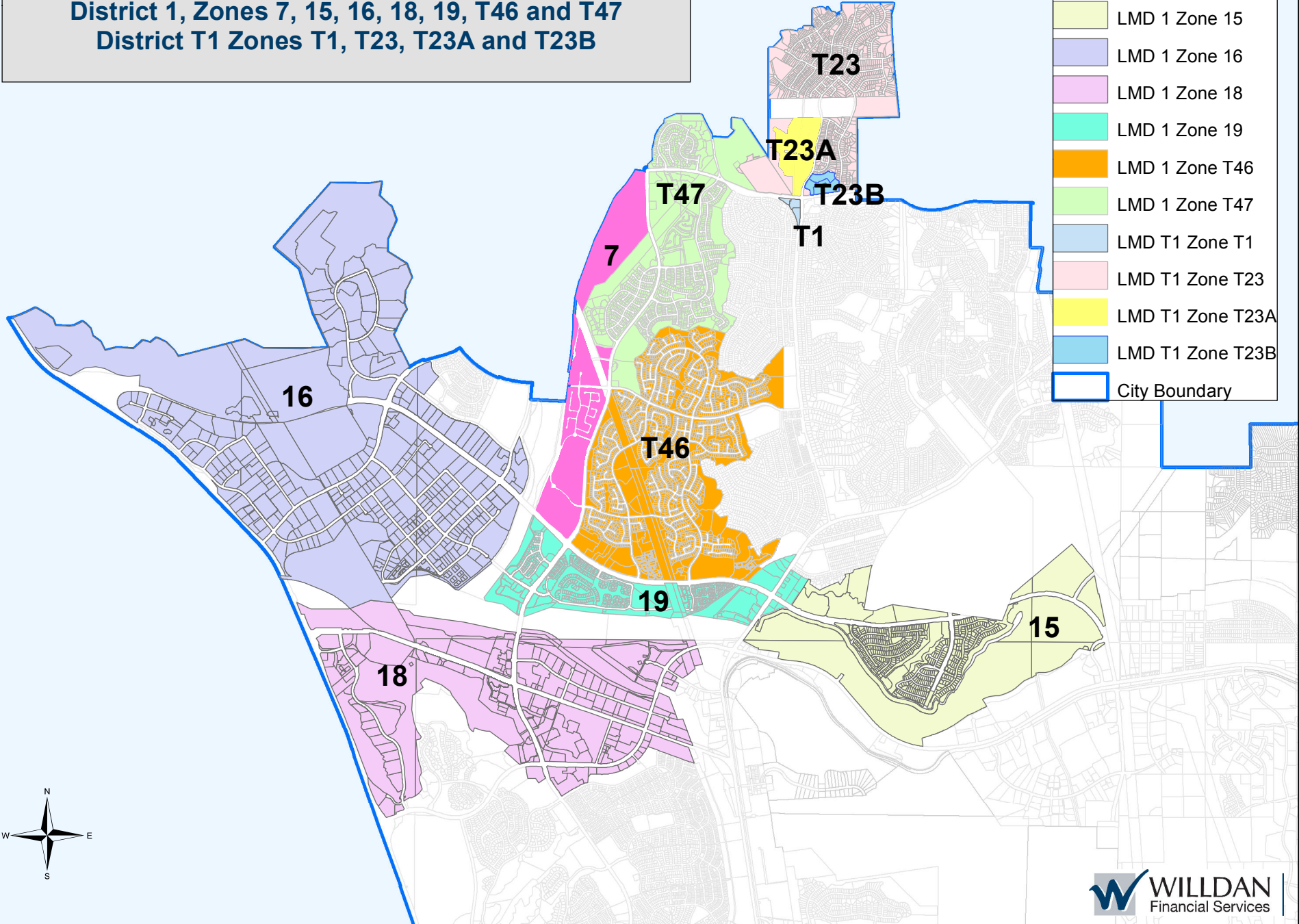
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	LMD 1 Zone 27
	LMD 1 Zone 28
	LMD 1 Zone T2
	LMD 1 Zone T3
	LMD 1 Zone T3B
	LMD 1 Zone T4
	LMD T1 Zone T5
	LMD T1 Zone T6
	LMD T1 Zone T7
	LMD T1 Zone T8
	City Boundary

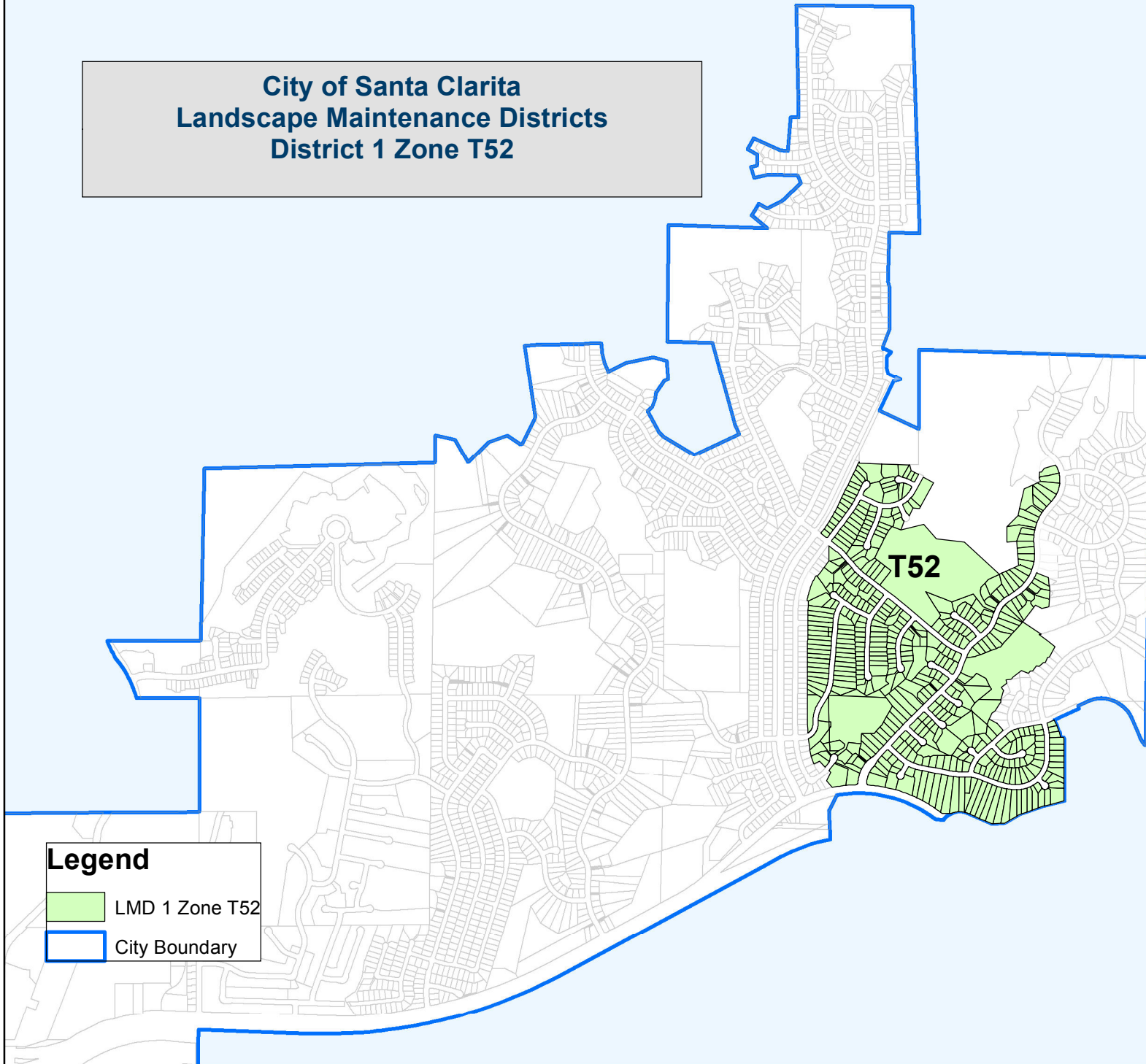
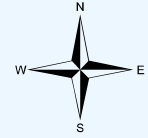
City of Santa Clarita
Landscape Maintenance Districts
District 1, Zones 7, 15, 16, 18, 19, T46 and T47
District T1 Zones T1, T23, T23A and T23B

Legend



- LMD 1 Zone 7
- LMD 1 Zone 15
- LMD 1 Zone 16
- LMD 1 Zone 18
- LMD 1 Zone 19
- LMD 1 Zone T46
- LMD 1 Zone T47
- LMD T1 Zone T1
- LMD T1 Zone T23
- LMD T1 Zone T23A
- LMD T1 Zone T23B
- City Boundary



**City of Santa Clarita
Landscape Maintenance Districts
District 1 Zone T52**




















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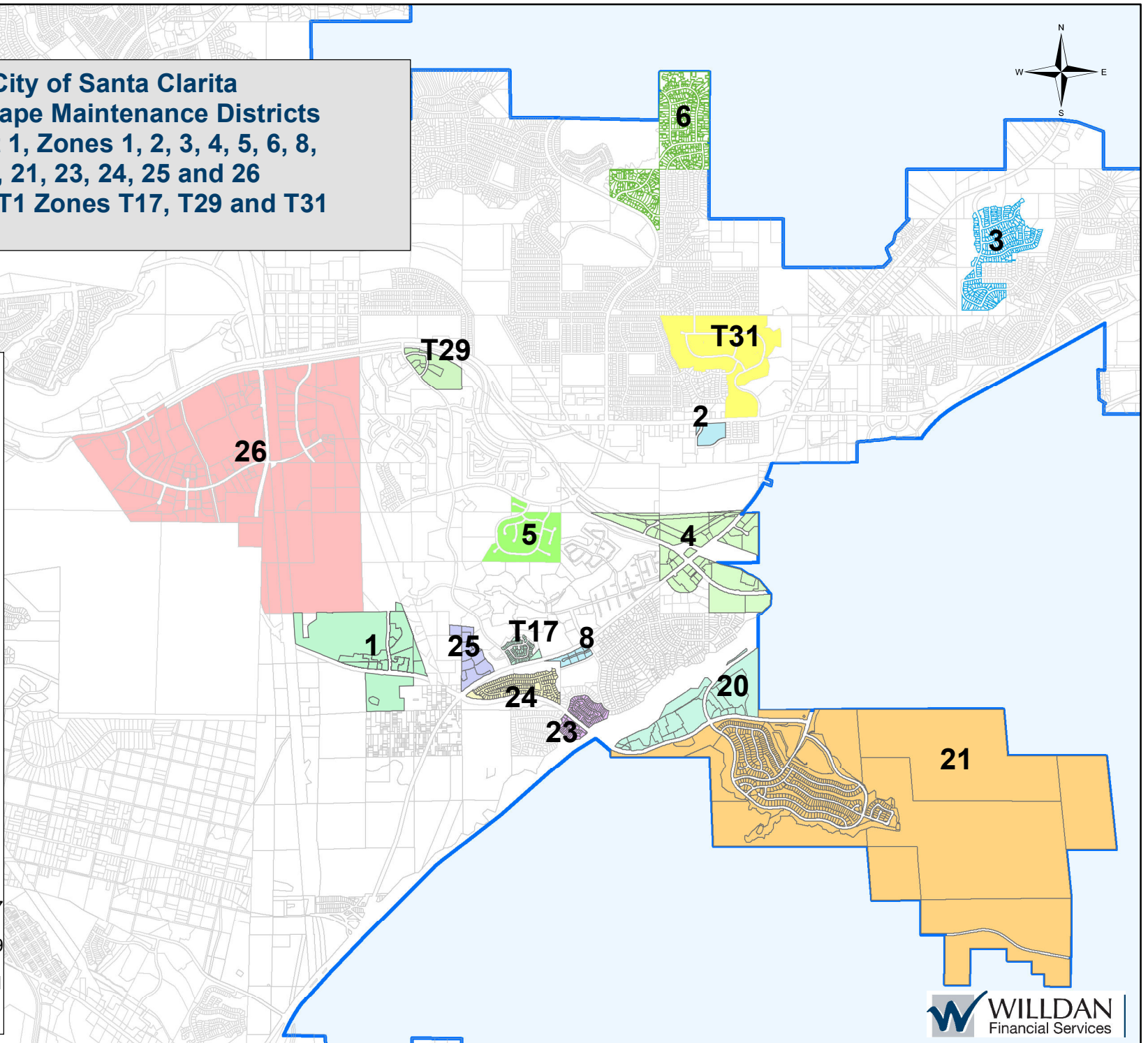
-  LMD 1 Zone T52
-  City Boundary

**City of Santa Clarita
Landscape Maintenance Districts
District 1, Zones 1, 2, 3, 4, 5, 6, 8,
20, 21, 23, 24, 25 and 26
District T1 Zones T17, T29 and T31**

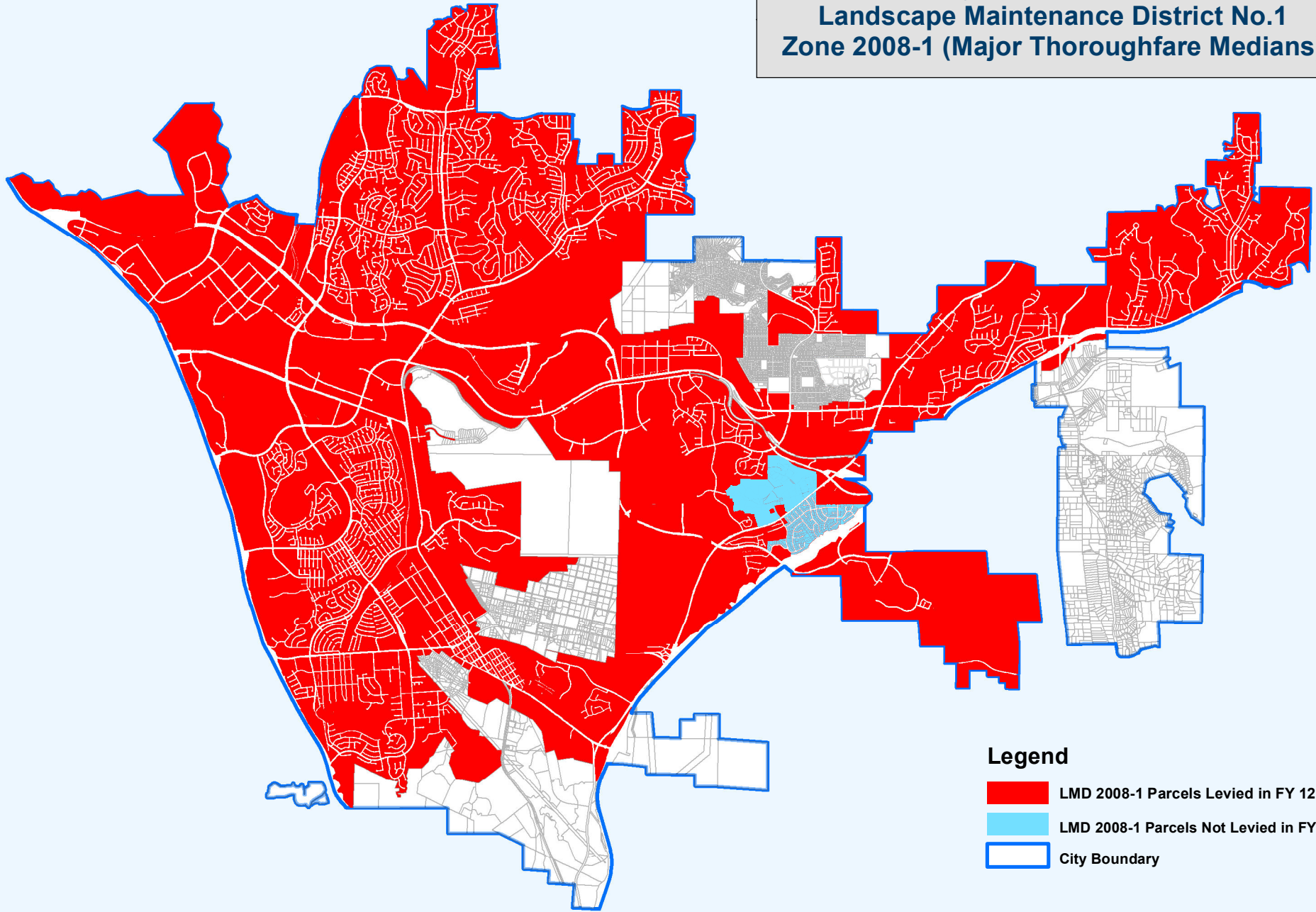


Legend

-  LMD 1 Zone 1
-  LMD 1 Zone 2
-  LMD 1 Zone 3
-  LMD 1 Zone 4
-  LMD 1 Zone 5
-  LMD 1 Zone 6
-  LMD 1 Zone 8
-  LMD 1 Zone 20
-  LMD 1 Zone 21
-  LMD 1 Zone 23
-  LMD 1 Zone 24
-  LMD 1 Zone 25
-  LMD 1 Zone 26
-  LMD T1 Zone T17
-  LMD T1 Zone T29
-  LMD T1 Zone T31
-  City Boundary



**City of Santa Clarita
Landscape Maintenance District No.1
Zone 2008-1 (Major Thoroughfare Medians)**



Legend

-  LMD 2008-1 Parcels Levied in FY 12-13
-  LMD 2008-1 Parcels Not Levied in FY 12-13
-  City Boundary

APPENDIX

There are over 1,000 acres of maintained landscape benefiting properties located in 40 active zones within the LMD. Detailed plans and specifications for these improvements are on file in the City of Santa Clarita Special District's office. However, general descriptions written below characterize landscape benefits provided to property owners.

The LMD zones listed below are categorized by the type and character of their benefits. The name of the zone(s) follows the benefit description.

District No. 1, Zone 2008-1 Major Thoroughfare Medians:

Properties in this zone receive a benefit from maintenance and improvement to medians on the City's major thoroughfares. Typical maintenance and improvement activities include: care of landscape, hardscape, irrigation systems, ornamental structures, signage, lighting, and plant material consisting of: turf, ground cover, shrubs, trees and flowers. Landscaping activities performed within the boundary of this zone are on easements or public rights of way.

District 1, Zones T-2 Old Orchard, T-3 and T-3B Valencia Hills, T-4 Valencia Meadows, T-5 Valencia Glen, T-6 South Valley, T-7 Central & North Valley, T-46 Northbridge, T-47 North Park, 7 Creekside, 19 Bridgeport / Bouquet. District T1, Zone T-8 Valencia Glen, T-6 South Valley:

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

District T1, Zones T-17, Rainbow Glen, T-23 Mountain View, T-23A Mountain View Condos, T-23B Seco Villa Condos, T-31 Shangri-La, T-29 American Beauty, District 1, Zones T-52 Stone Crest, 3 Sierra Heights, 5 Sunset Hills, 6 Canyon Crest, 15 River Village, 21 Golden Valley Ranch Residential, 27 Circle J Ranch:

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

District No. 1 Zones 8 Friendly/Sierra, 23 Montecito, 24 Canyon Gate, 25 Valle Di Oro:

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

District T1 Zones T-1 Faircliff, District 1 Zones 1 Golden Valley, 2 Edwards Cinema, 4 Via Princessa/Sierra Highway, 17 Bouquet/Rail Road Avenue, 16 Valencia Industrial Center, 18 Town Center / Tourney Road, 20 Golden Valley Ranch Commercial, 22 HMNMH (Henry Mayo Newhall Hospital), 26 Centre Pointe, 28 Newhall:

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