

Final Engineer's Report

For

**City of Santa Clarita
Streetlight Maintenance
District No. 1**

Fiscal Year 2007-08

Submitted To:

Santa Clarita, California

Prepared By:



Harris & AssociatesSM

June 20, 2007

ENGINEER'S REPORT
Table of Contents

Certifications..... 1

Introduction..... 2

Report 5

 Part A - Plans and Specifications 7

 Part B - Estimate of Cost 8

 Part C - Assessment Diagram..... 9

 Part D – Assessment Roll 9

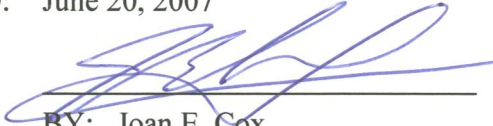
 Part E - Method of Apportionment of Assessment..... 10

ENGINEER'S REPORT

CITY OF SANTA CLARITA STREETLIGHT MAINTENANCE DISTRICT NO. 1

The undersigned respectfully submits the enclosed report as directed by the City Council.

DATED: June 20, 2007



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

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment Roll and Assessment Diagram thereto attached, was filed with me on the ____ day of _____, 2007.

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

By _____

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment Roll and Assessment Diagram thereto attached, was approved and confirmed by the City Council of the City of Santa Clarita, California, on the ____ day of _____, 2007.

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

By _____

Introduction

This report is prepared in compliance with the requirements of Article 4, Chapter 1 of the Landscaping and Lighting Act of 1972, (hereinafter referred to as the “Act”) which is Part 2, Division 15 of the California Streets and Highways Code.

Prior to Fiscal Year 1998/99, streetlighting services in the City were provided by a special benefit district administered by the County of Los Angeles. The Santa Clarita area was included in two separate districts under the County’s jurisdiction. County Lighting District LLA-1 was formed on July 24, 1979 and was supplemented by the existing County Lighting Maintenance District (CLMD) 1867. Upon incorporation of the City of Santa Clarita in 1987, a Santa Clarita Zone was formed specifically for the area within the City’s boundaries. CLMD 1867 and County Lighting District LLA-1 are contiguous with each other and are wholly within the City’s boundaries. However, County Lighting District LLA-1 covers a greater portion of the City.

The District referred to as CLMD 1867 is funded from ad valorem property tax revenue pursuant to the Improvement Act of 1911, with the rate set by Proposition 13. County Lighting District LLA-1 was established and is funded by assessments levied beginning in 1979 pursuant to the Landscape and Lighting Act of 1972 when new annexations to the County Lighting District could no longer collect ad valorem revenue. LLA-1 was established to cover the lights in the new annexation areas and to supplement the current ad valorem revenue.

As of July 1, 1998, all streetlight districts are under the jurisdiction of the City as Streetlight Maintenance District No. 1 (previously LLA-1) and No. 2 (previously CLMD 1867) respectively. It is now the City’s responsibility to prepare and levy the annual assessments necessary to maintain the streetlights within the District.

Upon the effective date of the transfer, the City assumed total responsibility for the District’s maintenance contract under which Southern California Edison is providing the required services. Pursuant to the Act, the City Council is now the legislative body for the District and may levy annual assessments and act as the governing body for the operation and administration of the District.

In future years, as territory is annexed into the City, annexation to the District will be a condition of annexation to the City. In addition, any new development will also be required to annex into the existing District. All new annexations will be annexed into Streetlight Maintenance District No. 1, under the 1972 Act. It is not clear at this time whether the City can collect ad valorem on any new annexations.

This report includes all annexations that have been approved by the Council prior to April 30, 2007.

The Act provides for the levy of annual assessments after formation of an assessment district for the continued maintenance and servicing of the district improvements. The costs associated with the installation, maintenance, and service of the improvements may be assessed to those properties which are benefited by the installation, maintenance, and service.

This report addresses only Streetlight Maintenance District No. 1. District No. 2, the ad valorem portion, is handled through the County Auditor and the State Board of Equalization and is not acted upon by the City Council.

Right To Vote on Taxes Act (Proposition 218)

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

As written, Proposition 218 exempts assessments for street purposes. The maintenance services in Streetlight Maintenance District No. 1 are for streetlights. They are an integral part of the entire street, the same as curb gutters, pavement, signage and striping. Taken as a group, they are the elements that provide a safe route for motorists and pedestrians.

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

Each and every parcel included in the District was originally part of a development that was conditioned to install streetlight improvements before the development could proceed. Thereafter, each developer who was conditioned to enter into the District agreed to the inclusion of their property in the District along with the assessments being imposed on their property. Once the development was sold, all subsequent owners of parcels were also made aware through title reports and Department of Real Estate "White Paper" Reports that the parcels were in the District and subject to the assessments. Purchase of the parcel(s) was also an agreement by the new owners to be subject to the assessments.

Article XIID, Section 5(a) of the State Constitution, provides that any assessment imposed exclusively to finance the capital costs or maintenance and operation expenses for sidewalks, streets, sewers, water, flood control, drainage systems or vector control, shall be considered exempt from the procedures and approval process set forth in Section 4 of Article XIID.

Streetlights are installed on and are for street purposes. They are maintained and serviced to allow the street to perform to the standards it was designed. Assessments for the maintenance and servicing of the streets must include streetlights and therefore, the assessments for Streetlight Maintenance District No. 1 are exempt under the provisions of Proposition 218. This exemption applies only to assessments existing on the effective date of Proposition 218, November 6, 1996, and the exemption is only from the procedures and approval process set forth in Article XIID, Section 4. Subsequent increases, if any, will be subject to the procedures and approval process of Section 4 of Article XIID.

All parcel included in the Streetlight Maintenance District No. 1 prior to 1998 are covered by this exemption and the maximum assessment rate for those parcels is \$12.38 per Equivalent Dwelling Unit (EDU)

Most parcels annexed into the District after 1998 were annexed at the rate of \$50.00 per EDU and with that rate subject to cost of living escalation equal to the annual change in the Consumer Price Index (CPI).

The City may annually initiate proceedings for the continued maintenance and servicing of streetlight improvements by passing a resolution which orders an engineer to prepare and file a detailed report generally describing any proposed new improvements or any substantial changes in existing improvements.

This report prepared by the engineer must include: plans and specifications of any new improvements; an estimate of the costs of the new improvements, including maintenance and servicing of the new or existing improvements; and a diagram, i.e., a map of the assessment district showing the boundary of the District; and the parcels or lots which benefit. Once the report is completed, it is presented to the City Council for its review and approval as presented, or may be modified and approved.

After the report is approved, the City adopts the Resolution of Intention which declares its intent to levy and collect assessments, describes the improvements, including maintenance and servicing, refers to the District by its distinctive designation, refers to the report for the details of the District, and sets a time and place for a public hearing on the levy of the proposed assessment.

Assessments, if authorized, would be placed on the 2007-08 County Tax Roll and would be collected with the regular County property taxes. Reserve funds would be used to fund the maintenance and service until assessment funds are distributed by the County Tax Collector in December of 2007.

CITY OF SANTA CLARITA
FISCAL YEAR 2007-08
ENGINEER'S REPORT
PREPARED PURSUANT TO THE PROVISIONS OF THE
LANDSCAPING AND LIGHTING ACT OF 1972
SECTION 22500 THROUGH 22679
OF THE CALIFORNIA STREETS AND HIGHWAYS CODE

Pursuant to Part 2 of Division 15 of the Streets and Highways Code of the State of California, and in accordance with the Resolution of Initiation adopted by the City Council of the City of Santa Clarita State of California, in connection with the proceedings for:

CITY OF SANTA CLARITA
STREETLIGHT MAINTENANCE DISTRICT NO. 1

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

PART A
PLANS AND SPECIFICATIONS

Plans and specifications for the improvements are as set forth on the lists thereof, attached hereto, and are on file in the Office of the City Engineer and are incorporated herein by reference.

PART B
ESTIMATE OF COST

An estimate of the costs of the proposed improvements, including incidental costs and expenses in connection therewith, is as set forth on the lists thereof, attached hereto, and are on file in the Office of the City Clerk and incorporated herein by reference.

PART C
ASSESSMENT DIAGRAM

The Diagram of the Assessment District Boundaries showing the exterior boundaries of the Assessment District and the lines and dimensions of each lot or parcel of land within the Assessment District.

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

PART D
ASSESSMENT ROLL

An assessment of the estimated cost of the improvements on each benefited lot or parcel of land within the Assessment District.

PART E
METHOD OF ASSESSMENT

The method of apportionment of assessments, indicating the proposed assessment of the net amount of the costs and expenses of the improvements to be assessed upon the several lots and parcels of land within the Assessment District, in proportion to the estimated benefits to be received by such lots and parcels.

PART A

Plans and Specifications

Streetlight Maintenance District No. 1 was established to collect funds to cover the expenses for energy and maintenance of a majority of streetlights in the City. These costs are billed by the Southern California Edison Company for all approximate 14,025 streetlights currently owned and maintained by Edison. The proposed new and/or existing improvements for Streetlight Maintenance District No. 1 include, but are not limited to, and may be generally described as follows:

- The installation of streetlighting and appurtenant facilities are necessary for the daily operation of said lighting located within City road rights-of-way. Installation covers all work necessary for the installment or replacement of said lighting and signals and all appurtenant work necessary to complete said installation or replacement.
- The operation, maintenance, and servicing of all existing street lighting, safety lighting and appurtenant facilities are necessary for the daily operation of said lighting located within City road rights-of-way. Operation, maintenance, and servicing means all work necessary for the daily maintenance required to maintain said lights in proper operation including providing said lights with the proper energy necessary to operate the lights.

All improvements consisting of ornamental streetlights, mast arm streetlights and appurtenant facilities do exist at the present time. The cost associated with these improvements will be the cost of operations, maintenance and servicing during Fiscal Year 2007-08.

Plans and Specifications for the improvements for the Streetlight Maintenance District 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 specification are on file at the City where they are available for public inspection.

Locations of all streetlights are included on lighting inventory maps available for inspection at the City.

PART B Estimate of Cost

The Act provides that the estimated costs of the improvements shall include the total cost of the improvements for Fiscal Year 2007-08, including incidentals, which may include reserves to operate the District 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 each district is the total cost of installation, maintenance and servicing with adjustments either positive or negative for reserves, surpluses, deficits, and/or contributions.

Estimated costs of improvements for Streetlight Maintenance District No. 1 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.

2007-2008 Fiscal Year Budgets Estimate

Description	2007/08 Cost Estimate
Maintenance Costs:	
Utilities	\$1,750,000.00
Contractual/Professional	\$72,950.00
Salary	\$84,472.00
Personnel Costs	\$34,657.00
Supplies	\$4,530.00
Travel & Training	\$2,000.00
Traffic Signal Maintenance	
Traffic Signal Maintenance	\$632,000.00
Traffic Signal Utility	\$250,000.00
Capital Improvements	\$360,000.00
Contractual Services	\$115,000.00
Operation Costs	
Administration	\$64,072.00
Total Operation and Maintenance Cost	\$3,369,681.00

Fund Analysis	
Estimated Fund Balance (7/01/07)	\$5,008,385.00
Estimated Revenues FY 07-08 (Assessments / Ad Valorem / Interest)	\$3,260,155.00
Estimated Expenditures FY 07-08	\$3,369,681.00
Estimated Fund Balance (6/30/08)	\$4,898,859.00

In addition to revenue received from both ad valorem taxes and assessments, there is a balance in the account from money transferred from the County upon completion of the jurisdictional transfer.

Six months reserve is set aside to cover expenses until such time as assessments received by the County Auditor/Controller are delivered to the City in December 2007.

The remaining balance will be used for capital improvements to the District in the form of additional maintenance including upgrades and unrecoverable knockdowns not covered by Southern California Edison.

PART C

Assessment Diagram

Boundary maps/diagrams for each of the areas within Streetlight Maintenance District No. 1 are voluminous and are not bound in this report but by this reference are incorporated and made a part of this report. The boundary maps/diagrams are on file in the office of the City Clerk and the City Engineer where they are available for public inspection.

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

PART D

Assessment Roll

All assessed lots or parcels of real property within the District are listed on the Assessment Roll. The Assessment Roll states the net amount to be assessed upon assessable lands within the District for Fiscal Year 2007-08, shows the Fiscal Year 2007-08 assessment upon each lot and parcel within the District, and describes each assessable lot or parcel of land within the District. These lots are more particularly described in the Assessment Roll, which is on file in the office of the City Clerk and by reference is made a part of this report. The list is keyed to the records of the Assessor of the County of Los Angeles which are incorporated herein by reference.

Assessments for any annexation to the existing Streetlight Maintenance District No. 1 may include an increase based on the current Consumer Price Index, All Urban Consumers, for the Los Angeles-Anaheim-Riverside Area ("CPI"), as approved by property owners during the annexation process.

PART E

Method of Assessment

The following is the approved assessment methodology for the Santa Clarita Street Light Maintenance District No. 1:

Background

The Landscaping and Lighting Act of 1972 (the Act) provides that assessments may be apportioned upon all assessable lots or parcels of land within an assessment district in proportion to the estimated benefits to be received by each lot or parcel from the improvements. In addition, Proposition 218 requires that a parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel. The Proposition provides that only special benefits are assessable, and the City must separate the general benefits from the special benefits conferred on a parcel. A special benefit is a particular and distinct benefit over and above general benefits conferred on the public at large, including real property within the District. The general enhancement of property value does not constitute a special benefit.

Special Benefit

The City, in determining the necessity of forming Streetlight Maintenance District No. 1, took into account the cost of providing services to the residents, businesses and properties located within the entire City. Each and every parcel within the District receives a particular and distinct benefit from the improvements over and above general benefits conferred by the improvements.

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

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

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

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

Streetlights are installed on and are for street purposes and are maintained and serviced to allow the street to perform to the standards it was designed. Assessments for the maintenance and servicing of streets may include streetlights.

Streetlights are considered an integral part of the entire street, the same as curb, gutters, pavement, signage and striping. Taken as a group, they are the elements that provide a safe route for motorists and pedestrians. Streetlights are installed to make streets safer.

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

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

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

Therefore, the installation, operation and maintenance of streetlights are for the express, special benefit of the parcels within the District.

Assessment Rates

For Fiscal Year 2007-08 Streetlight Maintenance District No. 1 will continue with the current rate schedule as used by Los Angeles County at the time of the transfer of jurisdiction.

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

The proposed assessment rate for the original District parcels for Fiscal Year 2007-08 \$12.38 per Equivalent Dwelling Unit (EDU), which is the maximum rate previously levied prior to 1997. The areas annexed into the District by the City have a higher rate. Approximately 83 annexations have occurred since the transfer of the Streetlight Maintenance District. Prior to FY 2006-07, the rate was set at \$50.00 per EDU plus an annual cost of living escalator described below; however, the City chose not to increase the annexation assessment rate.

Cost of living escalator: The maximum assessment rate may increase based on the change in the Consumer Price Index, All Urban Consumers, for the Los Angeles-Riverside-Orange County Area ("CPI").

In FY 2006-07, the City increased the annexation rate to \$52.56 per EDU to keep up with the increased costs of operating and maintaining the street lighting system and is continuing with the cost of living increase for this current fiscal year, as follows:

FY 2007-08 Assessment Rates

	FY 2006-07 Max. Asmt Rate	CPI Increase	FY 2007-08 Max Asmt	FY 2007-08 Actual Asmt
Original District Parcels	\$12.38 / EDU	-	\$12.38 / EDU	\$12.38 / EDU
Annexation Parcels	\$52.56 / EDU	\$1.84 / EDU	\$54.40 / EDU	\$54.40 / EDU

Feb '06 to Feb '07 CPI: 3.50%

Apportionment

The following information can be used to determine the EDU count per parcel.

Based on land use information provided by the County Assessor, it has been determined that in the existing district approximately 96 percent of the parcels are in a residential category. Approximately 95 percent are single-family homes or condominiums, and the remainder are duplexes, triplexes, or apartments. In view of this and the benefits derived by the family unit, both at and in the proximity of their property, a value of 1 has been assigned to the basic family unit or Equivalent Dwelling Unit (EDU), i.e. the single-family home or condominium. The existing district includes some properties that may not actually have streetlights in their block but which do receive a neighborhood benefit from the lights in the area. These properties were also included in the District. Therefore a value of 1/2 was given to "People Use" while "Intensity" and "Security Benefit" were each rated at 1/4 to form the basic unit. Parcels in other land use categories were then rated by comparison with the basic EDU.

In the remainder of the residential category, which is comprised of multiple rental type properties, the value for Intensity would remain at 1/4, but the other two items would increase in proportion to the number of family dwelling units on the parcel. For example, a duplex was assigned 1/4 for Intensity, 1 for People Use and 1/2 for Security Benefit for a total of 1-3/4 EDU's. The owner of such property would therefore pay 1-3/4 times as much for lighting as the owner of a single-family unit. In consideration of the distance some units would be from the lighted roadway, Security Benefits in the residential category would not be increased beyond a value of 1. Thus, a 5-unit apartment would be assigned 1/4 for Intensity, 2-1/2 for People Use and 1 for Security Benefits for a total of 3-3/4 EDU's. As the number of apartments on a parcel increases, the service charge units assigned for people would follow a declining scale.

Table 1 summarizes the Residential EDU Calculation.

Table 1 – Residential EDU Calculations

	People Use	Security	Intensity	Total EDU's
SFR and Condos	0.50	0.25	0.25	1.00 per parcel
APT2 Apartments (2-4 units)	1/2 x units	0.25 x units	0.25	
2	1.00	0.50	0.25	1.75 per parcel
3	1.50	0.75	0.25	2.50 per parcel
4	2.00	1.00	0.25	3.25 per parcel
APT5 Apartments (5-20 units)	1/2 x units	1.00	0.25	
5	2.50	1.00	0.25	3.75 per parcel
20	10.00	1.00	0.25	11.25 per parcel
APT21 Apartments (21-50 units)	1/3 x (units - 20) + 20-unit apartment EDU's			
50	10.00	11.25		21.25 per parcel
APT51 Apartments (51-100 units)	1/4 x (units - 50) + 50-unit apartment EDU's			
100	12.50	21.25		33.75 per parcel
APT101 Apartments (100+ units)	1/5 x (units - 100) + 100-unit apartment EDU's			
175	15.00	33.75		48.75 per parcel

The non-residential lots or parcels are separated into 38 land use categories as determined by the County Assessor. Equivalent Dwelling Units (EDU's) are assigned on the basis of average benefits for different groups of land uses, Groups A - K. Properties within the 10 land use categories in Group K varied widely from the norm and therefore these lots or parcels were considered on an individual basis. Each of the parcels or lots in these land use categories was identified on the official lighting district maps and each streetlight or portion thereof in the immediate proximity of the lots or parcels benefiting the lots or parcels was assigned a number of units as identified below. The total number of EDU's so determined for that category would be distributed among the lots or parcels in that category in proportion to the lot or parcel area as shown in the table below. A minimum of 3 EDU's would be assessed to each lot or parcel to be compatible with group D which contains many of the smaller business categories. Several large lots or parcels in outlying areas within the existing lighting district have no lights in the immediate proximity and therefore those lots or parcels would be assessed the minimum amount.

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

Table 2 summarizes the Non-Residential EDU calculation:

Table 2 – Non-Residential EDU Calculations

			People Use	Security	Intensity	Total EDU's
NON-RESIDENTIAL						
GRP-A	Group A	Irrigated Farms, Dry Farms, Cemeteries, Dump Sites			1 EDU minimum charge	1.00 per parcel
GRP-B	Group B	Animal Kennels, Nurseries and greenhouses, Industrial parking lots, Churches, Private Schools, Petroleum and Gas, Utility	1.00	0.50	0.50	2.00 per parcel
GRP-C	Group C	Commercial Parking Lots	1.00	0.50	1.00	2.50 per parcel
GRP-D	Group D	Office & Professional building, Bank, Savings & Loan, Service Shop, Lumber Yard, Golf Course, Race track/stable, Camp, Home for the Aged	1.00	1.00	1.00	3.00 per parcel
GRP-E	Group E	Store, Store w/ office or residence, Service Station, Club & Lodge Hall	2.00	1.00	1.00	4.00 per parcel
GRP-F	Group F	Rooming House (same as 6 unit apartment)	1.00	3.00	0.25	4.25 per parcel
GRP-G	Group G	Restaurant, Theater	3.00	1.00	1.00	5.00 per parcel
GRP-H	Group H	Light Manufacturing, Food Processing Plant, Warehousing	2.00	2.00	1.00	5.00 per parcel
GRP-I	Group I	Auto, Recreational Equipment Sales & Service	2.00	2.00	2.00	6.00 per parcel
GRP-J	Group J	Market, Bowling Alley, Skating Rink, Department Store, Hotel/Motel, Mobile Home Park	4.00	2.00	2.00	8.00 per parcel
	Group K	All parcels in Group K are assessed a minimum of 3 EDU's				
GRP-K1	Group K-1		3.00	1.00	1.25	5.25
		Open Storage				0.014973 per lot 100sf
		Mineral Processing				0.005615 per lot 100sf
GRP-K2	Group K-2		4.00	1.00	1.25	6.25
		Private College/University				0.001736 per lot 100sf
		Wholesale and manufacturing outlets				0.059858 per lot 100sf
		Athletic and Amusement Facilities				0.027431 per lot 100sf
		Heavy Manufacturing				0.006382 per lot 100sf
		Hospitals				0.012886 per lot 100sf
GRP-K3	Group K-3		4.00	1.00	1.50	6.50
		Motion Picture, Radio, T.V.				0.010938 per lot 100sf
		Neighborhood Shopping Centers				0.014449 per lot 100sf
		Regional Shopping Centers				0.021812 per lot 100sf
		Vacant	0.00	0.00	0.00	0.00 per parcel

Table 3, on the following page, provides a summary of the EDU's for each land use shown above for both the original district and the annexation areas.

Table 3 –EDU Summary by Land Use

	Landuse	Parcels	Units	Lot Sq Ft	EDU's	Prel. Asmts
Original District:	SFR	24,845	24,845	-	24,845.000	\$307,581.10
Asmts per EDU	CON	8,172	8,172	-	8,172.000	\$101,169.36
\$12.38	APT2	216	533	-	453.750	\$5,617.43
	APT5	64	647	-	403.500	\$4,995.33
	APT21	33	1,041	-	498.249	\$6,168.32
	APT51	15	1,108	-	408.250	\$5,054.14
	APT101	13	2,382	-	655.150	\$8,110.76
	GRP-A	2	-	-	2.000	\$24.76
	GRP-B	44	-	-	88.000	\$1,089.44
	GRP-C	11	-	-	27.500	\$340.45
	GRP-D	108	-	-	324.000	\$4,011.12
	GRP-E	146	-	-	584.000	\$7,229.92
	GRP-G	34	-	-	170.000	\$2,104.60
	GRP-H	137	-	-	685.000	\$8,480.30
	GRP-I	54	-	-	324.000	\$4,011.12
	GRP-J	22	-	-	176.000	\$2,178.88
	GRP-K1	3	-	266,868	18.792	\$232.64
	GRP-K2	29	-	36,570,270	2,376.480	\$29,420.82
	GRP-K3	58	-	7,875,217	1,182.018	\$14,633.38
	VAC	147	-	-	-	\$0.00
	Subtotals:	34,153	38,728	44,712,355	41,393.689	\$512,453.87
Annexations:	SFR	8,600	8,603	-	8,603.000	\$468,003.20
Asmts per EDU	CON	1,419	1,419	-	1,419.000	\$77,193.60
\$54.40	APT2	3	9	-	7.500	\$408.00
	APT21	2	65	-	30.833	\$1,677.32
	APT101	11	2,286	-	608.450	\$33,099.68
	GRP-B	17	-	-	34.000	\$1,849.60
	GRP-C	12	-	-	30.000	\$1,632.00
	GRP-D	46	-	-	138.000	\$7,507.20
	GRP-E	23	-	-	92.000	\$5,004.80
	GRP-G	9	-	-	45.000	\$2,448.00
	GRP-H	206	-	-	1,030.000	\$56,032.00
	GRP-I	7	-	-	42.000	\$2,284.80
	GRP-J	6	-	-	48.000	\$2,611.20
	GRP-K1	4	-	-	180.254	\$9,805.82
	GRP-K2	28	-	1,716,728	636.665	\$34,634.58
	GRP-K3	349	-	3,335,492	-	\$0.00
	VAC	344	-	-	-	\$0.00
	Subtotals:	11,086	12,382	5,052,220	12,944.702	\$704,191.79
	Totals:	45,239	51,110	49,764,575	54,338.391	\$1,216,645.66