



Harris & AssociatesSM

SHAPING THE FUTURE ONE PROJECT AT A TIMESM

Final Engineer's Report

for

**Annexations into, Detachments from, Creation of
New Zones in, and Assessment Rate Adjustments
for the City of Santa Clarita
Landscape Maintenance District Nos. 1, T1 and A2
(Various Zones)**

Prepared for the

City of Santa Clarita
Los Angeles County, California

September 22, 2009

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**CITY OF SANTA CLARITA
ANNEXATIONS INTO, DETACHMENTS FROM, CREATION OF NEW ZONES IN, AND
ASSESSMENT RATE ADJUSTMENTS FOR
LANDSCAPE MAINTENANCE DISTRICT NOS. 1, T1 AND A2
(VARIOUS ZONES)**

ENGINEER'S REPORT

CERTIFICATES

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



Dated: August 28, 2009



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 _____, 2009.

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 _____, 2009.

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

By _____



FISCAL YEAR 2009-10
ENGINEER'S REPORT PREPARED PURSUANT
TO THE PROVISIONS OF THE
LANDSCAPING AND LIGHTING ACT OF 1972
SECTION 22500 THROUGH 22679
OF THE CALIFORNIA STREETS AND HIGHWAYS CODE,
ARTICLE XIID OF THE CALIFORNIA CONSTITUTION, AND
THE PROPOSITION 218 OMNIBUS IMPLEMENTATION ACT
(GOVERNMENT CODE SECTION 53750 ET SEQ.)

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

**ANNEXATIONS INTO, DETACHMENTS FROM, CREATION OF NEW ZONES, AND
ASSESSMENT RATE ADJUSTMENTS
LANDSCAPE MAINTENANCE DISTRICT NOS. 1, T1 AND A2
(VARIOUS ZONES)**

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

PART A – PLANS AND SPECIFICATIONS

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

PART B – ESTIMATE OF COST

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

PART C – METHOD OF APPORTIONMENT

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

PART D – ASSESSMENT ROLL

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

PART E – ASSESSMENT DIAGRAM

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

PART A PLANS AND SPECIFICATIONS

DESCRIPTION OF IMPROVEMENTS TO BE MAINTAINED AND SERVICED

The improvements proposed to be 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.

The District will fund costs in connection with the maintenance and servicing including, but not limited to, labor, electrical energy, water, materials, contracting services, administration, 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, and 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 this reference are incorporated and made part of the Report; and are on file at the City. A summary of the plans and specifications are on file in the office of the City Clerk.

PART B ESTIMATE OF COST

The estimated maximum costs for the operation, maintenance and servicing of the facilities, shown below, are the estimated costs of maintenance if the facilities were fully maintained for Fiscal Year 2009-10. 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 1972 Act requires that a special fund be set-up for the revenues and expenditures of the District. Funds raised by assessment shall be used only for the purpose as stated herein. The City may advance funds to the District, if needed, to ensure adequate cash flow, and will be reimbursed for any such advances upon receipt of assessments. Any surplus or deficit remaining on July 1 must be carried over to the next fiscal year.

Although the maximum assessments are being set for FY 2009-10, the assessment zone creations, reconfigurations, annexations and detachments will not go into affect until FY 2010-11.

District No. 1, Zone 2008-1 (Major Thoroughfare Medians)

Major Thoroughfare Median Maintenance (Citywide)	\$4,203,576
Capital Expenses	\$454,000
Landscaped parkways, side panels and other landscape and ornamental improvements previously funded by T1 Areawide (now funded through T1A Ad Valorem revenues)	\$745,347
Less Ad Valorem T1A Revenues	(\$745,347)
Administration Costs	\$12,000
	\$4,669,576
Operating Reserve	\$1,102,106
Replacement Reserve	\$626,358
Interest Revenues (positive)	(\$35,247)
Prior Year (surplus) or deficit	(\$1,306,050)
	\$5,056,743
Total Revenue Required:	\$5,056,743
Current Zone 2008-1 FY 2009-10 Assessment Levy:	\$2,591,379
Less City Contribution - allowance for parcels and improvements not yet included:	(\$1,082,963)
	Total to Annexation: \$1,382,401

	FY 2009-10 Maximum Budget
District No. 1, Zone 4 (Via Princessa / Sierra Hwy)	
Administration	\$9,900
Operation	\$74,727
Capital	\$5,600
	<hr/> \$90,227
Operating Reserve	\$35,998
Replacement Reserve	\$217,230
Prior Year (surplus) or deficit	(\$244,355)
	<hr/>
Total to Assessment	\$99,100

	FY 2009-10 Maximum Budget
District No. 1, Zone 6 (Whites Canyon and Canyon Crest)	
Administration	\$7,750
Operation	\$74,720
Capital	\$20,000
	<hr/> \$102,470
Operating Reserve	\$66,843
Replacement Reserve	\$163,031
Prior Year (surplus) or deficit	(\$192,344)
	<hr/>
Total to Assessment	\$140,000

	FY 2009-10 Maximum Budget
District No. 1, Zone 8 (Friendly Valley Pkwy and Sierra Hwy)	
Administration	\$920
Operation	\$9,100
Capital	\$0
	<hr/> \$10,020
Operating Reserve	\$6,823
Replacement Reserve	\$733
Prior Year (surplus) or deficit	(\$10,219)
	<hr/>
Total to Assessment	\$7,357

	FY 2009-10 Maximum Budget
District No. 1, Zone T7 (Valencia Central & North Valley)	
Administration	\$22,720
Operation	\$289,947
Capital	\$81,667
	<hr/> \$394,334
Operating Reserve	\$206,000
Replacement Reserve	\$335,155
Prior Year (surplus) or deficit	(\$485,489)
	<hr/>
Total to Assessment	\$450,000

	FY 2009-10 Maximum Budget
District No. 1, Zone 21 (Golden Valley Ranch - Residential)	
Administration	\$65,000
Operation	\$435,583
Capital	\$10,000
	<hr/> \$510,583
Operating Reserve	\$215,000
Replacement Reserve	\$215,000
Prior Year (surplus) or deficit	(\$114,823)
	<hr/>
Total to Assessment	\$825,760

	FY 2009-10 Maximum Budget
District No. 1, Zone 22 (HMNM Hospital)	
Administration	\$4,400
Operation	\$30,000
Capital	\$0
	<hr/> \$34,400
Operating Reserve	\$8,000
Replacement Reserve	\$2,000
Prior Year (surplus) or deficit	\$0
	<hr/>
Total to Assessment	\$44,400

	FY 2009-10 Maximum Budget
District No. 1, Zone 23 (Golden Valley Rd - Montecito)	
Administration	\$380
Operation	\$3,800
Capital	\$0
	<u>\$4,180</u>
Operating Reserve	\$500
Replacement Reserve	\$0
Prior Year (surplus) or deficit	\$0
	<u>\$4,680</u>
Total to Assessment	\$4,680

	FY 2009-10 Maximum Budget
District No. 1, Zone 24 (Golden Valley Rd - Canyon Gate)	
Administration	\$5,000
Operation	\$52,000
Capital	\$8,000
	<u>\$65,000</u>
Operating Reserve	\$25,000
Replacement Reserve	\$10,000
Prior Year (surplus) or deficit	(\$10,000)
	<u>\$90,000</u>
Total to Assessment	\$90,000

	FY 2009-10 Maximum Budget
District No. 1, Zone 25 (Sierra Hwy - Valle Di Oro)	
Administration	\$300
Operation	\$5,000
Capital	\$1,000
	<u>\$6,300</u>
Operating Reserve	\$600
Replacement Reserve	\$500
Prior Year (surplus) or deficit	(\$500)
	<u>\$6,900</u>
Total to Assessment	\$6,900

PART C METHOD OF APPORTIONMENT OF ASSESSMENT

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.

REASON FOR THE ASSESSMENT

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

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.

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 along side 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. These major thoroughfares are the entryways into the City and as such provide beautification to the entire City; therefore, all parcels within the City receive a special benefit from the landscaped medians in the major thoroughfares. Landscaping in the medians along the major thoroughfares provides only incidental benefits to the public at large and 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 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.

General Benefits

The general benefits associated with trees, landscaping improvements, hardscaping, ornamental structures and appurtenant facilities are considered incidental, negligible and non-quantifiable. Landscaping in the medians along the major thoroughfares provides only incidental, negligible and non-quantifiable benefits to the public at large and 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.

SPECIAL BENEFIT APPORTIONMENT

Equivalent Dwelling Units

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

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

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

This methodology is summarized in the table below:

Land Use	Assessed Unit	x	EDU Factor	=	Equivalent Dwelling Unit Rate (EDU)
Residential					
Single family home	1 dwelling	x	1	=	1.00 EDU / dwelling
Single family vacant (subdivided)	1 parcel	x	0.25	=	0.25 EDU / parcel
Condominium	1 dwelling	x	0.75	=	0.75 EDU / dwelling
Multi-Family Res.	1 dwelling	x	0.75	=	0.75 EDU / dwelling
Mobile Home Parks	1 space	x	0.5	=	0.50 EDU / space
Developed Non-Residential					
includes: commercial, industrial, church, and institutional uses					
	1 acre	x	6.00	=	6.00 EDU / acre
Other					
includes: vacant, parks, golf courses, public schools (K-12) and cemeteries					
	1 acre	x	1.5	=	1.50 EDU / acre
Exempt					
			0	=	0.00 EDU / acre



Residential

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

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

The EDU's assigned to a multi-residential or a mobile home parcel are calculated based on the number of dwelling units and the appropriate EDU factor. For example, the EDU factor for multi-residential (0.75) is multiplied by the number of dwelling units on the parcel to determine the total EDU's for the multiple residential parcel. Similarly, the total EDU's for a mobile home parcel are calculated by multiplying the EDU factor (0.5) by the number of mobile home units on the parcel.

Developed Non-Residential

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

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

Other

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

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

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

In addition, parks are considered as vacant, as are public schools (K-12) and golf courses (both of which are considered as parks in the City's planning documents) and cemeteries, which are largely park-like. Because of the large open-space aspects of these properties, they are considered to be more like vacant land and therefore are not considered to benefit as much as more fully developed properties from the additional aesthetic enhancements provided by the improvements being maintained.

Exempt

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

BENEFIT ZONES

District No. 1, Zone 2008-1 (Major Thoroughfare Medians)

The maintenance of landscaping in the existing and planned medians within the existing and planned major thoroughfares of the City provides unique, distinct, special and direct benefit to all parcels in the City. The associated costs of these benefits, including city administration costs, are spread to all parcels within these areas based on Equivalent Dwelling Units (EDU's). The City provides a contribution for those parcels that have not been included in Zone 2008-1, so no parcel pays more than its proportional share of the benefit it receives from these improvements.

The maximum assessment rate for Major Thoroughfare Medians for FY 2009-10 is \$57.07 per EDU.

The EDU's for the parcels being annexed into Zone 2008-1 are shown below:

	Parcels	Unit Count	EDU's
District No. 1, Zone 2008-1 Annexation			
SFR - Detached	14,724	15,110 DU's	15,110.000
Condo	7,454	7,694 DU's	5,770.500
Multi-Family Res.	138	468 DU's	351.000
Non-Residential	31	59.86 Acres	359.160
SFR Vacant	141		35.250
Vacant / School / Park / Golf	159	1,730.10 Acres	2,595.150
	22,647		24,221.060

Until such time as the Citywide major thoroughfare median system is completed and the remaining City parcels are annexed into Zone 2008-1 (Major Thoroughfare Medians), an allowance will be made for the balance of the projected budget required for citywide major thoroughfare median maintenance.

Any parcel that is being annexed into District No. 1, Zone 2008-1, that is in a Zone or Annexation that currently includes only a District 1 Area-Wide Assessment (see list of Zones/Annexations below) or a District A2 Annexation (see list of Annexations below) is being detached from those assessment Zones or Annexations. District A2, Annexation 2 (A2-2) was previously annexed to



Zone 2008-1 and is being detached from A2. Eight parcels within District T1 are also being detached from that District. A listing of these parcels is provided in the appendix.

District 1 – Zone or Annexation Areas				
2A	2B	2C	2D	2E
2G				

District A2 – Annexation Areas				
2	3	4	5	7

Any parcel that is being annexed into District No. 1, Zone 2008-1, that is in a Zone that currently includes Area Wide Assessments as well as funding for other amenities will have their assessment amounts decreased by the portion that is funding the Area-Wide medians, such that no parcel shall pay for the major thoroughfare medians twice.

District No. 1, Zone 4 (Via Princessa/Sierra Hwy)

This Zone was previously established and is being expanded to include Zones 2A, 2B, 2C, 2D, 2E and 2G (which are being dissolved). Also, due to the creation of District 1, Zone 2008-1 (Major Thoroughfare Medians) this Zone is being annexed into Zone 2008-1, the funds that were previously ear-marked for maintenance of the major thoroughfare medians are being removed from the local Zone, and the Zone is being modified to be assessed on an EDU basis consistent with Zone 2008-1.

The improvements include the local street medians, parkways and side panels, street trees, ornamental structures, and bus stop amenities in rights-of-way and easements within and adjacent to the Zone.

The land uses and EDU's within this expanded Zone are as follows:

	Parcels	Unit Count	EDU's
District No. 1, Zone 4 (Via Princessa / Sierra Hwy)			
Non-Residential	36	85.01 Acres	510.060
Vacant / School / Park / Golf	8	11.60 Acres	17.400
	44		527.460

District No. 1, Zone 6 (Whites Canyon and Canyon Crest – Tracts 46626, 50536 and 47863)

This Zone was previously established; however, due to the creation of District 1, Zone 2008-1 (Major Thorough Medians) this Zone is being annexed into Zone 2008-1, the funds that were previously ear-marked for maintenance of the major thoroughfare medians are being removed from the local Zone, and the Zone is being modified to be assessed on an EDU basis consistent with Zone 2008-1 instead of on a per parcel basis; therefore, the apportionment is being modified to an EDU basis.

The improvements include the parkways and side panels, street trees, local decorative monuments, irrigated and non irrigated slopes in rights-of-way and easements within and adjacent to the Zone.

The land uses and EDU's within this Zone are as follows:



	Parcels	Unit Count	EDU's
District No. 1, Zone 6 (Whites Canyon and Canyon Crest)			
SFR - Detached	281	281 DU's	281.000
SFR Vacant	4		1.000
	285		282.000

District No. 1, Zone 8 (Friendly Valley Parkway and Sierra Highway – Tract 52354)

This Zone was previously established; however, due to the creation of District 1, Zone 2008-1 (Major Thorough Medians) this Zone is being annexed into Zone 2008-1, the funds that were previously ear-marked for maintenance of the major thoroughfare medians are being removed from the local Zone, and the Zone is being modified to be assessed on an EDU basis consistent with Zone 2008-1 instead of on a per parcel basis; therefore, the apportionment is being modified to an EDU basis.

The improvements include the street trees, local parkways and side panels in rights-of-way and easements within and adjacent to the Zone.

The land uses and EDU's within this Zone are as follows:

	Parcels	Unit Count	EDU's
District No. 1, Zone 8 (Friendly Valley Pkwy and Sierra Hwy)			
Condo	39	39.00 DU's	29.250
Non-Residential	2	1.35 Acres	8.100
Vacant / School / Park / Golf	1	0.08 Acres	0.120
			37.470

District No. 1, Zone T7 (Valencia Central & North Valley)

This Zone was previously established as part of District No. T1 and incorporates the area south of Valencia and east of McBean. Due to the variety of land uses within the Zone, it is more appropriate to apportion the costs on an EDU basis, as opposed to the previously established per parcel basis; therefore, the apportionment is being modified to an EDU basis.

This Zone is being dissolved from District No. T1 and annexed into District No. 1.

The improvements include the parkways and side panels, street trees, ornamental structures, and bus stop amenities, in rights-of-way and easements within and adjacent to the Zone.

The land uses and EDU's within this Zone are as follows:

	Parcels	Unit Count	EDU's
District No. 1, Zone T7 (Valencia Central & North Valley)			
SFR - Detached	1,460	1,460 DU's	1,460.000
Condo	352	352 DU's	264.000
Multi-Family Res.	1	208 DU's	156.000
Non-Residential	2	13.60 Acres	81.600
Vacant / School / Park / Golf	1	6.95 Acres	10.425
	1,816		1,972.025

District No. 1, Zone 21 (Golden Valley Ranch - Residential)

This Zone was previously established in 2004 as District 1 Zone 1 – Annexation 1D; for the maintenance of local medians and parkways. However, due to an increase in the potential for maintenance of extensive slopes, side panels and parkways which were not previously envisioned at the time the Zone was established, the assessment rates need to be modified.

The parcels included in this new Zone will be detached from District 1 Zone 1 – Annexation 1D.

The maximum assessment rate shall be established at a maintenance level to sustain the landscaping as originally approved by the City; however the necessary level of maintenance may be lower due to the planned installation of modified landscaping plans meeting a previously not envisioned change in water use policy and landscaping design better managing water use. If the maintenance levels are lower, then the annual assessment requirement will be lower and the maximum amounts will not be collected. After modified landscaping plans are installed, should the community request changes to increase the landscaping, the City Council may choose to levy assessments up to the maximum level for added levels of improvements and maintenance.

The improvements include the slopes, local street medians, parkway and side panels, street trees, ornamental structures, and bus stop amenities, in rights-of-way and easement within and adjacent to the Zone. This Zone is also being annexed into 2008-1 to fund the maintenance of and creation of future major medians. Zone 21, will only maintain local improvements not being funded by Zone 2008-1.

The land uses and EDU's for the anticipated development within this Zone are as follows:

	Parcels	Unit Count	EDU's
District No. 1, Zone 21 (Golden Valley Ranch - Residential)			
SFR - Detached	404	404 DU's	404.000
Condo	95	95.00 DU's	71.250
Vacant / School / Park / Golf	2	Acres	16.215
	501		491.465

District No. 1, Zone 22 (Henry Mayo Newhall Memorial Hospital)

This Zone is being established as part of Final Conditions of Approval, approved by the City Council on November 19, 2008. A portion of these conditions require the property owner to annex into the Landscape Maintenance District. This Zone’s purpose is to maintain the landscaped buffer area between the hospital and its residential neighbors, and the parkway fronting the hospital property on McBean Parkway.

The improvements include landscape maintenance of easements on existing slopes, parkways, street trees, ornamental structures and bus stop amenities in street rights-of-way within and adjacent to the Zone.

The projected land uses and EDU’s within this development are estimated as follows:

	Parcels	Unit Count	EDU's
District No. 1, Zone 22 (HMNM Hospital)			
Non-Residential	2	30.38 Acres	182.280
			182.280

District No. 1, Zone 23 (Golden Valley Road and Highway 14 - Montecito)

This Zone was previously established as District No. 1, Zone 1A; however, due to the creation of District 1, Zone 2008-1 (Major Thorough Medians) this Zone is being annexed into Zone 2008-1, the funds that were previously ear-marked for maintenance of the major thoroughfare medians are being removed from the local Zone, and the Zone is being modified to be assessed on an EDU basis consistent with Zone 2008-1 instead of on a per parcel basis; therefore, the apportionment is being modified to an EDU basis.

The improvements include the street trees in local parkways in rights-of-way and easements within and adjacent to the Zone.

The land uses and EDU’s within this Zone are as follows:

	Parcels	Unit Count	EDU's
District No. 1, Zone 23 (Golden Valley Rd - Montecito)			
SFR - Detached	104	104 DU's	104.000
Non-Residential	1	0.04 Acres	0.240
	105		104.240

District No. 1, Zone 24 (Golden Valley Road and Sierra Highway – Canyon Gate)

This Zone was previously established as District No. 1, Zone 1C; however, due to the creation of District 1, Zone 2008-1 (Major Thorough Medians) this Zone is being annexed into Zone 2008-1, the funds that were previously ear-marked for maintenance of the major thoroughfare medians are being removed from the local Zone, and the Zone is being modified to be assessed on an EDU basis consistent with Zone 2008-1 instead of on a per parcel basis; therefore, the apportionment is being modified to an EDU basis.

The improvements include parkways, side panels and street trees, and bus stop amenities in rights-of-way and easements within and adjacent to the Zone.

Assessor's Parcel Number 2842-036-064, at the corner of Sierra Highway and Via Princessa, is being annexed into Zone 24, as it receives benefits from these local improvements which are adjacent to it.

The land uses and EDU's within this Zone are as follows:

	Parcels	Unit Count	EDU's
District No. 1, Zone 24 (Golden Valley Rd and Sierra Highway - Canyon Gate)			
SFR - Detached	148	148 DU's	148.000
Vacant / School / Park / Golf	1	1.35 Acres	2.025
	149		150.025

District No. 1, Zone 25 (Sierra Highway – Tract 53419 – Valle Di Oro)

This Zone was previously established as District No. 1, Zone 1F; however, due to the creation of District 1, Zone 2008-1 (Major Thorough Medians) this Zone is being annexed into Zone 2008-1, the funds that were previously ear-marked for maintenance of the major thoroughfare medians are being removed from the local Zone, and the Zone is being modified to be assessed on an EDU basis consistent with Zone 2008-1 instead of on the EDU basis previously established that is inconsistent with the current EDU methodology and does not take all the different land uses within the Zone into consideration; therefore, the apportionment is being modified to an EDU basis consistent with Zone 2008-1.

The improvements include the parkways, side panels and street trees, and bus stop amenities in rights-of-way and easements within and adjacent to the Zone.

The land uses and EDU's within this Zone are as follows:

	Parcels	Unit Count	EDU's
District No. 1, Zone 25 (Sierra Hwy, Tract 53419, Valle Di Oro)			
Condo	31	31 DU's	23.250
SFR Vacant	80		20.000
Vacant / School / Park / Golf	2	2.81 Acres	4.215
	113		47.465

ASSESSMENT APPORTIONMENT AND RATES

The table below provides the assessment apportionment for the annexation areas and shows the estimated maximum annual assessment rate per Equivalent Dwelling Unit for FY 2009-10.

Although the maximum assessments are being set for FY 2009-10, the assessment zone creations, reconfigurations, annexations and detachments will not go into affect until FY 2010-11.

District	Adjustments & Annexations	EDU's	FY 09-10 Max. Costs	FY 09-10 Max. Asmt Rate*	Prev. 08-09 Max Rate
1	Zone 2008-1 Annex No. 1 (Major Medians)	24,221.060	\$1,382,295.89	\$57.07 / EDU	N/A
1	Zone 4 (Via Princessa / Sierra Hwy)	527.460	\$99,100.00	\$187.89 / EDU	various
1	Zone 6 (Whites Canyon and Canyon Crest)	282.000	\$140,000.00	\$496.46 / EDU	\$594.78 / Parcel
1	Zone 8 (Friendly Valley Pkwy and Sierra Hwy)	37.470	\$7,357.00	\$196.35 / EDU	\$276.06 / Parcel
1	Zone T7 (Valencia Central & North Valley)	1,972.025	\$450,000.00	\$228.20 / EDU	\$252.29 / Parcel
1	Zone 21 (Golden Valley Ranch - Residential)	491.465	\$825,760.00	\$1,680.21 / EDU	\$276.86 / Parcel
1	Zone 22 (HMNM Hospital)	182.280	\$44,400.00	\$243.59 / EDU	N/A
1	Zone 23 (Golden Valley Rd - Montecito)	104.240	\$4,680.00	\$44.90 / EDU	\$123.00 / Parcel
1	Zone 24 (Golden Valley Rd - Canyon Gate)	150.025	\$90,000.00	\$599.91 / EDU	\$712.20 / Parcel
1	Zone 25 (Sierra Hwy, Tract 53419, Valle Di Oro)	47.465	\$6,900.00	\$145.38 / EDU	\$118.65 / EDU

* The maximum annual maintenance assessment rates will be increased each subsequent Fiscal Year by the annual change in the Consumer Price Index (CPI), during the preceding year, for All Urban Consumers, for the Los Angeles, Riverside and Orange County areas, published by the United States Department of Labor, Bureau of Labor Statistics (or a reasonably equivalent index should the stated index be discontinued).

The actual assessments levied in any fiscal year will be as approved by the City Council and may not exceed the maximum assessment rate without receiving property owner approval for the increase.

PART D ASSESSMENT ROLL

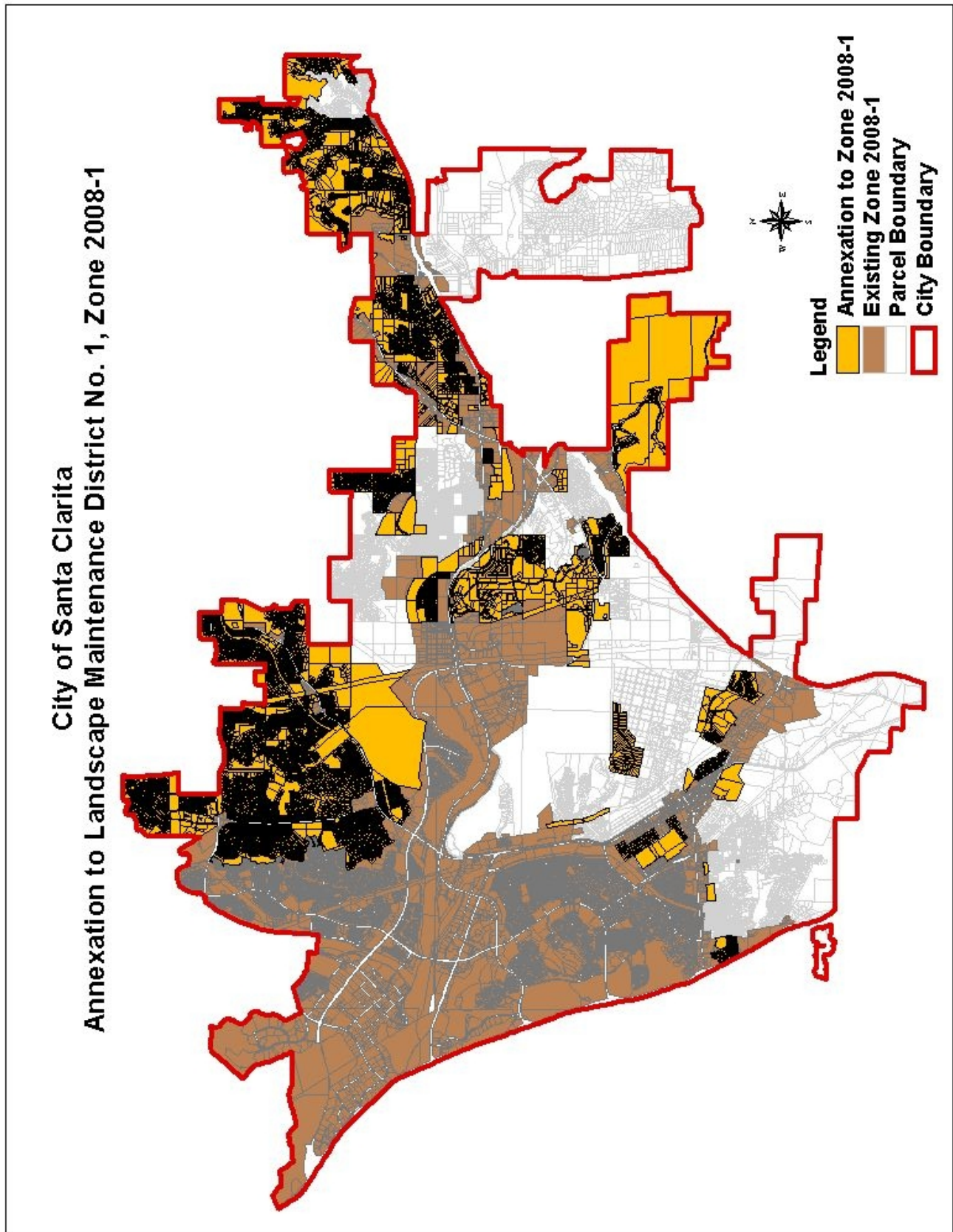
The Assessment Roll is a listing of the proposed maximum assessment for Fiscal Year 2009-10 apportioned to each lot or parcel, as shown on the last equalized roll of the Assessor of the County of Los Angeles. The Assessment Roll is provided under separate cover and is incorporated herein by reference.

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.

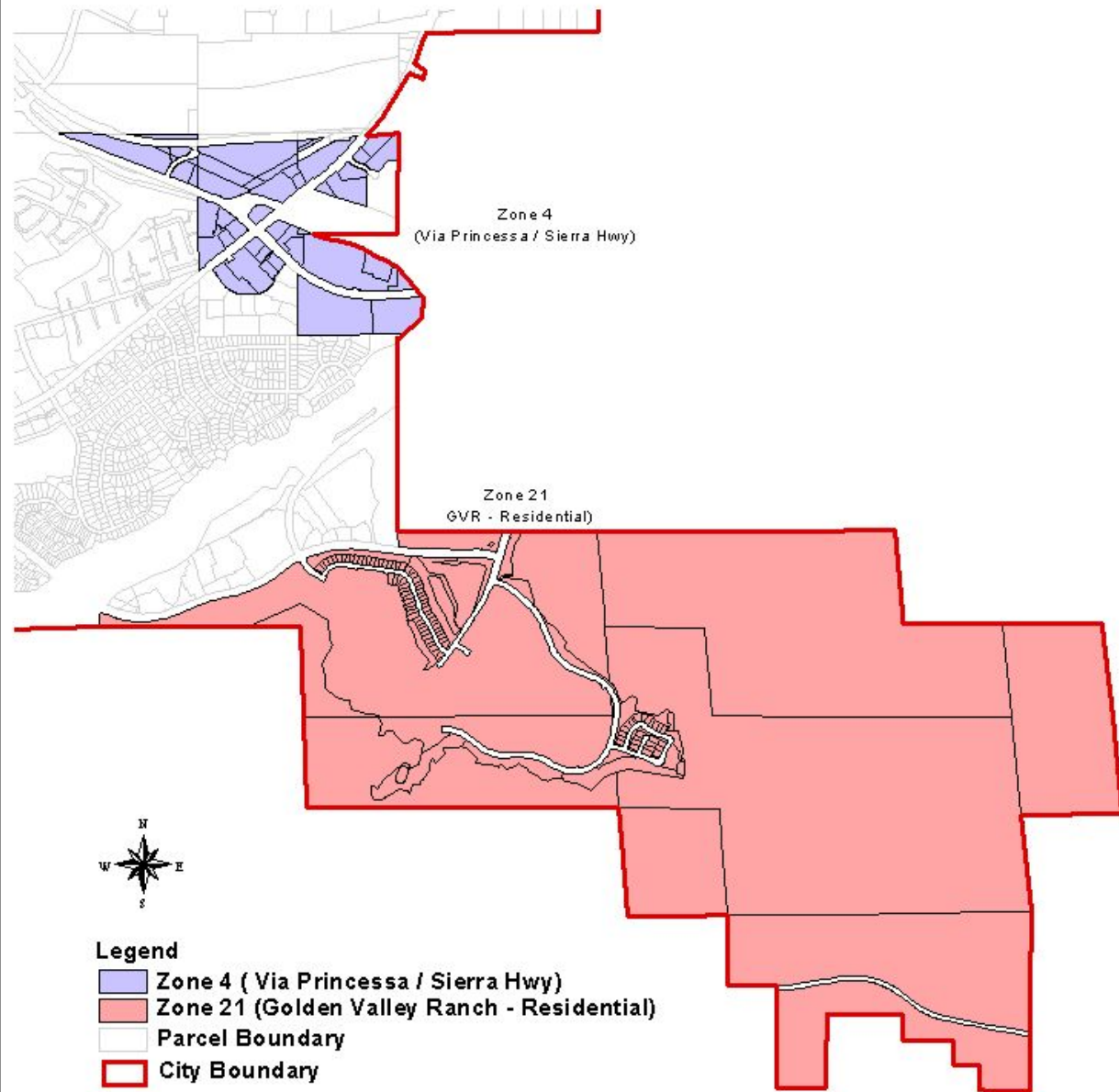
PART E ASSESSMENT DIAGRAM

Assessment Diagrams for the Maintenance District Annexations are provided on the following pages.

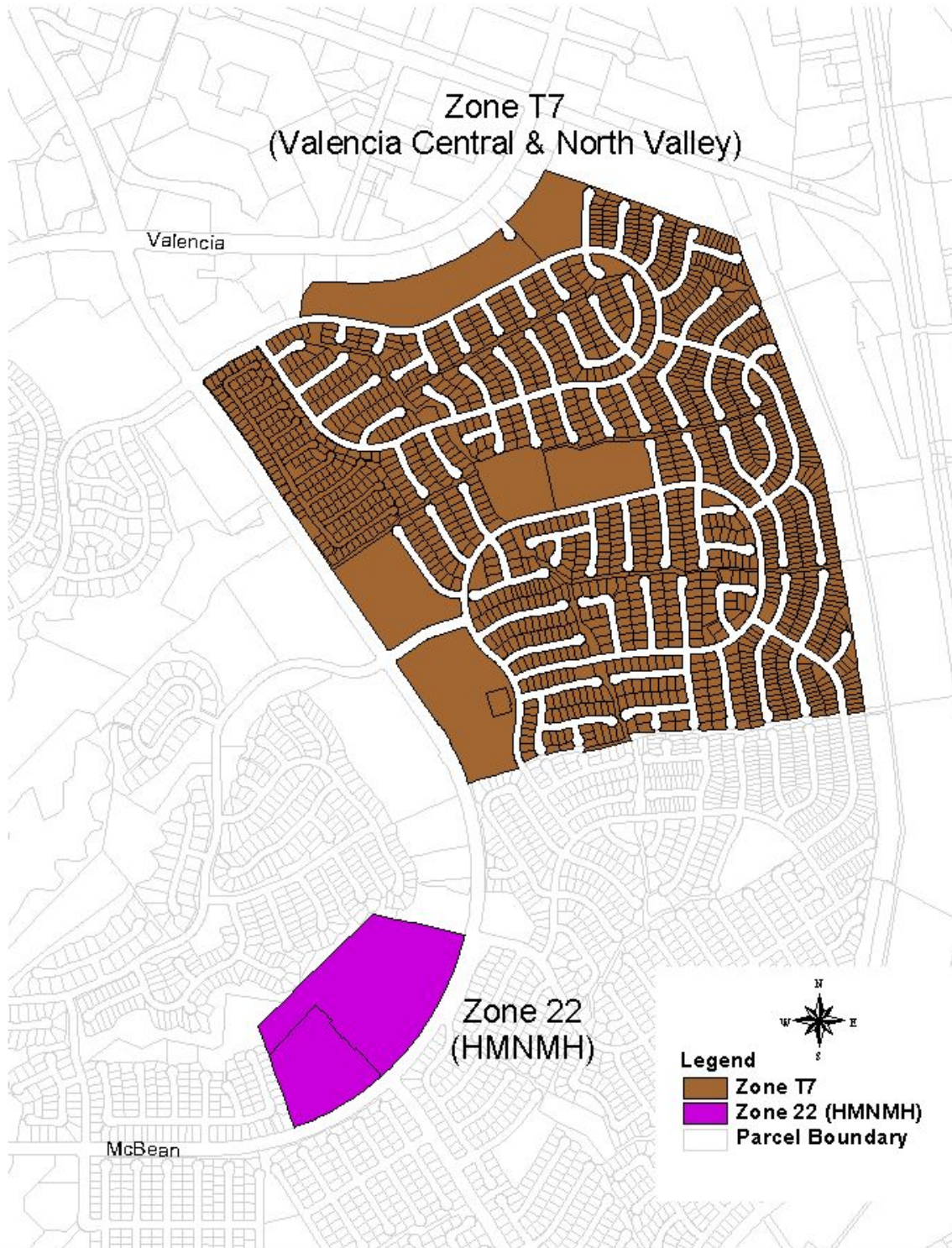
The lines and dimensions of each lot or parcel within the Annexations are those lines and dimensions shown on the maps of the Assessor of the County of Los Angeles, for the year when this Report was prepared, and are incorporated by reference herein and made part of this Report.

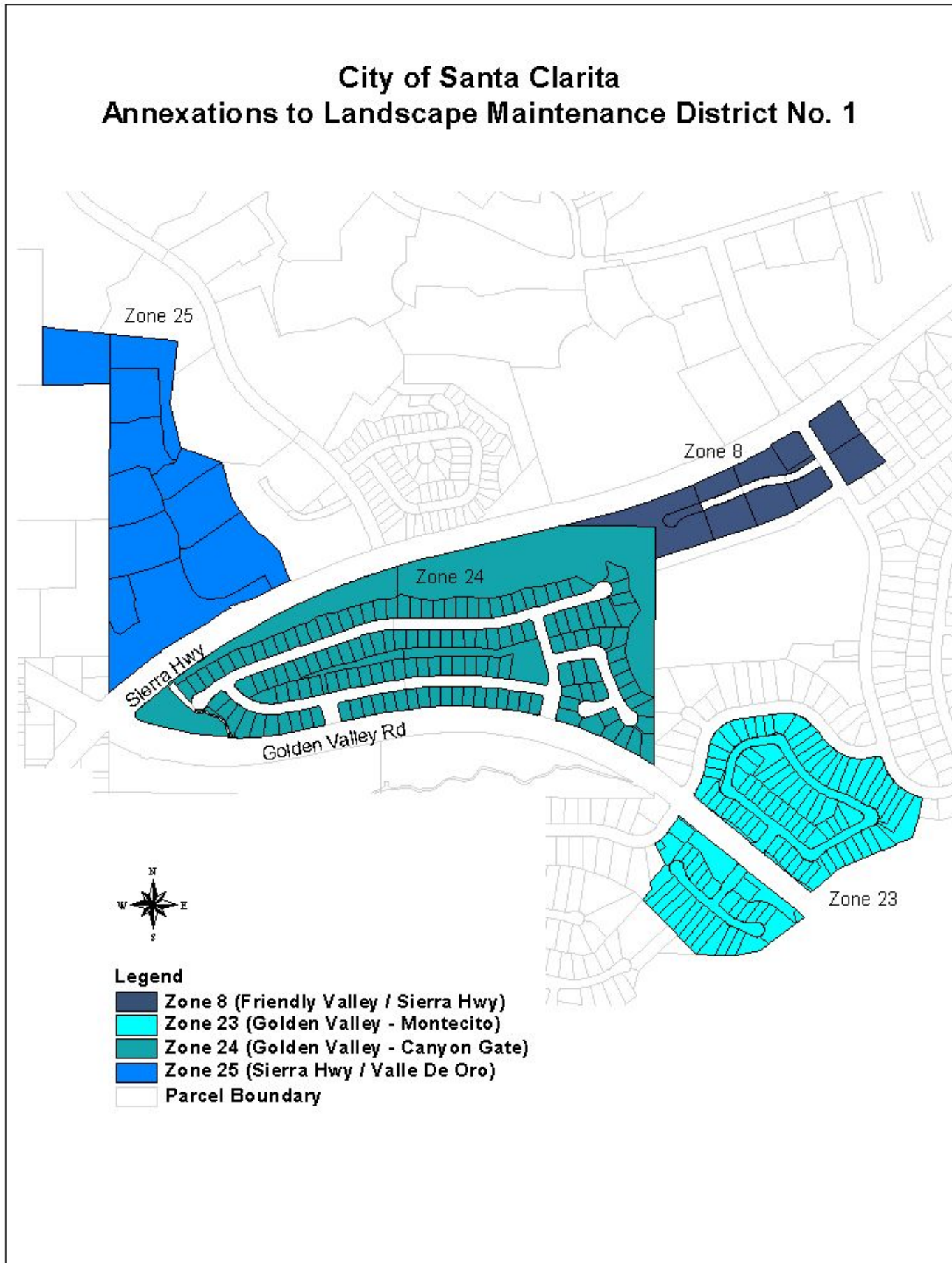


City of Santa Clarita Annexations to Landscape Maintenance District No. 1



City of Santa Clarita Annexations to Landscape Maintenance District No. 1





City of Santa Clarita Annexations to Landscape Maintenance District No. 1

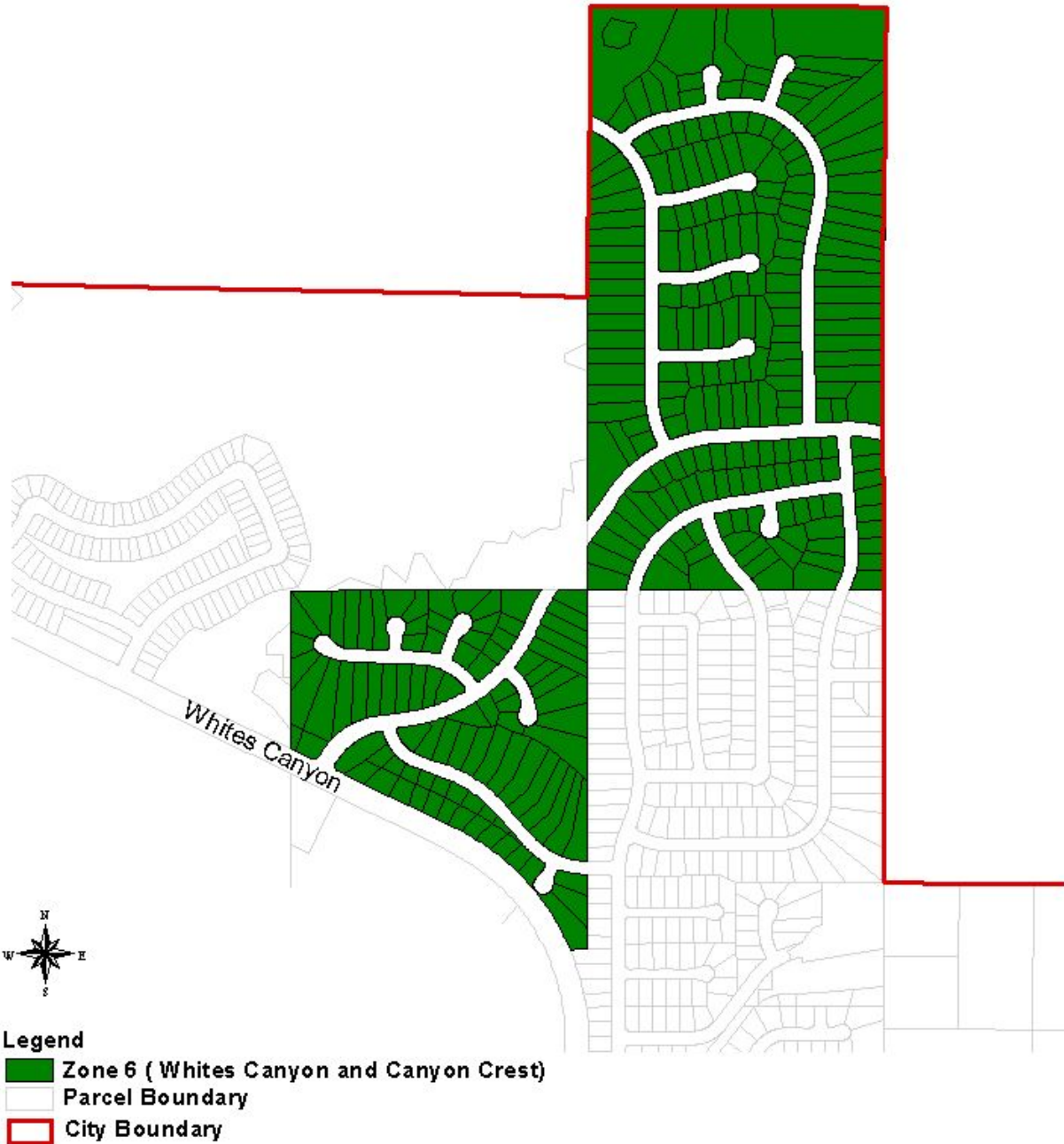


EXHIBIT A
List of Parcels Being Detached from
Various Landscape Maintenance Districts

The listing of parcels within the following Districts/Zones/Annexations is on file with the City Clerk:

District 1 – Zone or Annexation Areas				
1A	1C	1D	1F	2A
2B	2C	2D	2E	2G

District T1 – Zone Areas				
T7				

District A2 – Annexation Areas				
2	3	4	5	7

