

Final Engineer's Report

For

**City of Santa Clarita
Drainage Benefit Assessment
Area (DBAA)
Nos. 3, 6, 18, 19, 20 and 22**

Fiscal Year 2007-08

Submitted To:
Santa Clarita, California

Prepared By:



Harris & AssociatesSM

June 20, 2007

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A Assessment Boundary Diagrams

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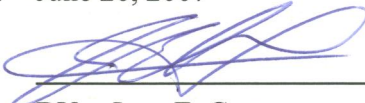
B Assessment Roll

ENGINEER'S REPORT

CITY OF SANTA CLARITA DRAINAGE BENEFIT ASSESSMENT AREA (DBAA) NOS. 3, 6, 18, 19, 20 AND 22

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 6.4, of the Benefit Assessment Act of 1982, (hereinafter referred to as the “Act”) of the California Government Code.

Pursuant to the Act, the City Council is the legislative body for the District and may levy annual assessments and act as the governing body for the operations and administration of the District.

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.

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 Benefit Assessment Act of 1982 are these types of assessments. However, the Proposition also exempts any assessments imposed to finance costs associated with drainage systems.

Each and every parcel included in these Districts was originally part of a development that was conditioned to install drainage improvements before the development could proceed. In order to preserve the investment in the drainage improvements and satisfy the required condition, Drainage Benefit Assessment Area (DBAA) Nos. 3, 6, 18, 19, 20 and 22 were formed. 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. Therefore, the assessments for these DBAA’s are exempt from the provisions of Proposition 218. However, subsequent increases, if any, will be subject to the procedures and approval process of Section 4 of Article XIID.

In the case of DBAA No. 19, the formation was initiated by a group of existing homeowners in response to rising ground water in their immediate neighborhood.

The City may approve and impose assessments for the continued maintenance and servicing of the improvements by passing a resolution, which generally describes any proposed new improvements or any substantial changes in existing improvements.

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
BENEFIT ASSESSMENT ACT OF 1982
ARTICLE 4, CHAPTER 6.4
OF THE CALIFORNIA GOVERNMENT CODE**

Pursuant to Part 1, Division 2 of Title 5 of the Government 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
DRAINAGE BENEFIT ASSESSMENT AREA
(DBAA) NOS. 3, 6, 18, 19, 20 AND 22**

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 six (6) 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

The proposed services involve the maintenance and operation of the subsurface drainage systems constructed for Tract No. 36496 (DBAA No. 3); Tract No. 43528 (DBAA No. 6); Tract No. 44965 (DBAA No. 18); the Four Oaks Area (DBAA No. 19); Tract Nos. 47863, 46626, and 50536 (DBAA No. 20); and Tract Nos. 51857 and 52372 (DBAA No. 22), as shown on Appendix A.

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

- **DBAA No. 3: Whites Canyon Road and Nadal Street**

The subsurface drainage facilities consist of three observation wells without pumps and sixteen horizontal drains or hydraugers. The drainage facilities are shown on Exhibit A.

Maintenance and operation of the subsurface drainage facilities involve: 1) periodic inspection, monitoring, and evaluations; 2) well unclogging and clean-out where necessary; 3) annual geologist review with a report and recommendations; 4) installation of dewatering devices and other mitigation measures; and 5) periodic repairs, when necessary.

- **DBAA No. 6: Shangri-La Drive and Nathan Hill Road**

The subsurface drainage facilities consist of one pump station, three observation wells with pumps, six observation wells without pumps, one access shaft, and six hydraugers. The drainage facilities are shown on Exhibit B.

Maintenance and operation of the subsurface drainage facilities involve: 1) periodic inspection, monitoring, and evaluations; 2) well unclogging and clean-out where necessary; 3) annual geologist review with a report and recommendations; 4) installation of dewatering devices and other mitigation measures; 5) pump station check, and 6) periodic repairs, when necessary.

- **DBAA No. 18: Shangri-La Drive, Tract 44965**

The subsurface drainage facilities consist of one pump station, one sump pump drainage system, five access shafts, and twenty-one observation wells without pumps. The drainage facilities are shown on Exhibit C.

Maintenance and operation of the subsurface drainage facilities involve: 1) periodic inspection, monitoring, and evaluations; 2) well and access shaft unclogging and clean-out where necessary; 3) annual geologist review with a report and recommendations; 4) installation of dewatering devices and other mitigation measures; 5) pump station check, and 6) periodic repairs, when necessary.

- **DBAA No. 19: Four Oaks east of Camp Plenty Road**

The subsurface drainage facilities consist of two pumps and two observation wells without pumps. The drainage facilities are shown on Exhibit D.

Maintenance and operation of the subsurface drainage facilities involve: 1) periodic inspection, monitoring, and evaluations; 2) well unclogging and clean-out where necessary; 3) installation of dewatering devices and other mitigation measures; 4) pump station check, and 5) periodic repairs, when necessary.

- **DBAA No. 20: Whites Canyon Road and Canyon Crest Drive**

The subsurface drainage facilities consist of terrace drains, swale drains, a 30-inch storm drain and two flumes, and related structures and appurtenant facilities. The boundaries of DBAA No. 20 are shown on Exhibit E.

Maintenance and operation of the subsurface drainage facilities involve: 1) periodic inspection, monitoring, and evaluations; 2) unclogging and clean-out where necessary; 3) annual geologist review with a report and recommendations; 4) installation of dewatering devices and other mitigation measures; and 5) periodic repairs, when necessary.

- **DBAA No. 22: Shadow Pines Boulevard and Narcissus Crest Avenue**

The subsurface drainage facilities consist of sub drains, terrace drains, parkway culverts, swale drains, down drains, inlet structures, flumes, stand pipes, debris walls, catch basins, and all storm drain and related structures and appurtenant facilities. The boundaries of DBAA No. 22 are shown on Exhibit F.

Maintenance and operation of the subsurface drainage facilities involve: 1) periodic inspection, monitoring, and evaluations; 2) unclogging and clean-out where necessary; 3) annual geologist review with a report and recommendations; 4) installation of dewatering devices and other mitigation measures; and 5) periodic repairs, when necessary.

Plans and Specifications for the improvements for the Districts are voluminous and are not bound in this report, but by this reference are incorporated and made a part of this report. The plans and specification are on file at the City where they are available for public inspection.

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 maintenance and servicing with adjustments either positive or negative for reserves, surpluses, deficits, and/or contributions.

Estimated costs of improvements for the Districts are voluminous and are not bound in this report, but by this reference are incorporated and made a part of this report. The estimated costs are on file at the City where they are available for public inspection.

Drainage Area Assessment District (DBAA) No. 3

Description	2007/08 Cost Estimate
Maintenance Costs:	
Water Level Monitoring	\$1,200.00
Weed Abatement	\$2,500.00
Hydraugers	\$6,300.00
Reporting/Consulting:	
Geology Report	\$2,180.00
Engineers Report/Annual Assessment Calc	\$1,280.00
Monitoring	
Salary	\$3,709.00
Personnel Costs	\$1,720.00
Supplies/Training	\$100.00
Administration	\$5,450.00
Total Operation and Maintenance Cost	\$24,439.00

Fund Analysis	
Estimated Fund Balance (7/01/07)	\$335,656.61
Estimated Revenues FY 07-08 (Assessments / Interest)	\$43,015.50
Estimated Expenditures FY 07-08	\$24,439.00
Estimated Fund Balance (6/30/08)	\$354,233.11

A Future/Reserve fund has been established for DBAA No. 3 to cover the first six months of expenses annually before collection from the County has been received, as well as unexpected expenses. The funds have been allowed to build up gradually in anticipation of any maintenance costs that can and do occur when there is a great amount of rainfall during the year.

Drainage Area Assessment District (DBAA) No. 6

Description	2007/08 Cost Estimate
Maintenance Costs:	
Pumps	\$12,539.00
Utilities	\$4,000.00
Water Level Monitoring	\$1,300.00
Weed Abatement	\$520.00
Reporting/Consulting:	
Geology Report	\$3,915.00
Engineers Report/Annual Assessment Calc	\$1,404.00
Consulting	\$6,959.00
Water Quality Testing	\$6,020.00
NPDES Permit Fee	\$508.00
SEP	\$15,540.00
Monitoring	
Salary	\$3,709.00
Personnel Costs	\$1,720.00
Supplies/Training	\$100.00
Administration	\$4,970.00
Total Operation and Maintenance Cost	\$63,204.00

Fund Analysis	
Estimated Fund Balance (7/01/07)	\$0.00
Estimated Revenues FY 07-08 (Assessments / Interest)	\$26,553.00
Estimated Expenditures FY 07-08	\$63,204.00
City Contribution	\$36,651.00
Estimated Fund Balance (6/30/08)	\$0.00

A Future/Reserve fund was been established for DBAA No. 6; however, those funds have now been depleted and the fund is operating in a deficit, requiring a City Contribution to maintain the required levels of on-going maintenance.

Drainage Area Assessment District (DBAA) No. 18

Description	2007/08 Cost Estimate
Maintenance Costs:	
Pumps	\$14,184.00
Utilities	\$6,500.00
Water Level Monitoring	\$2,145.00
Weed Abatement	\$521.00
Reporting/Consulting:	
Geology Report	\$4,210.00
Engineers Report/Annual Assessment Calc	\$2,247.00
Consulting	\$21,384.00
Water Quality Testing	\$10,250.00
NPDES Permit Fee	\$864.00
SEP	\$26,460.00
Monitoring	
Salary	\$3,709.00
Personnel Costs	\$1,720.00
Supplies/Training	\$100.00
Administration	\$8,620.00
Total Operation and Maintenance Cost	\$102,914.00

Fund Analysis	
Estimated Fund Balance (7/01/07)	\$515.97
Estimated Revenues FY 07-08 (Assessments / Interest)	\$44,361.00
Estimated Expenditures FY 07-08	\$102,914.00
City Contribution	\$58,037.03
Estimated Fund Balance (6/30/08)	\$0.00

A Future/Reserve fund was been established for DBAA No. 18; however, those funds have now been depleted and the fund is operating in a deficit, requiring a City Contribution to maintain the required levels of on-going maintenance.

Drainage Area Assessment District (DBAA) No. 19

Description	2007/08 Cost Estimate
Maintenance Costs:	
Pumps	\$1,990.00
Utilities	\$13,500.00
Water Level Monitoring	\$1,300.00
Weed Abatement	\$200.00
Reporting/Consulting:	
Geology Report	\$1,700.00
Engineers Report/Annual Assessment Calc	\$1,350.00
Consulting	\$3,155.00
Water Quality Testing	\$1,700.00
NPDES Permit Fee	\$3,400.00
Design/Specifications	\$0.00
Monitoring	
Salary	\$3,709.00
Personnel Costs	\$1,720.00
Supplies/Training	\$100.00
Administration	\$640.00
Total Operation and Maintenance Cost	\$34,464.00

Fund Analysis	
Estimated Fund Balance (7/01/07)	\$0.00
Estimated Revenues FY 07-08 (Assessments / Interest)	\$3,306.00
Estimated Transfer in from other funds	\$3,420.00
Estimated Expenditures FY 07-08	\$34,464.00
City Contribution	\$27,738.00
Estimated Fund Balance (6/30/08)	\$0.00

A Future/Reserve fund was been established for DBAA No. 19; however, those funds have now been depleted and the fund is operating in a deficit, requiring a City Contribution to maintain the required levels of on-going maintenance.

Drainage Area Assessment District (DBAA) No. 20

Description	2007/08 Cost Estimate
Maintenance Costs:	
Water Level Monitoring	\$11,500.00
Weed Abatement	\$3,000.00
Reporting/Consulting:	
Geology Report	\$3,263.00
Engineers Report/Annual Assessment Calc	\$2,247.00
Monitoring	
Salary	\$3,709.00
Personnel Costs	\$1,720.00
Supplies/Training	\$100.00
Administration	\$4,900.00
Total Operation and Maintenance Cost	\$30,439.00

Fund Analysis	
Estimated Fund Balance (7/01/07)	\$165,026.85
Estimated Revenues FY 07-08 (Assessments / Interest)	\$20,181.50
Estimated Expenditures FY 07-08	\$30,439.00
Estimated Fund Balance (6/30/08)	\$154,769.35

A Future/Reserve fund has been established for DBAA No. 20 to cover the first six months of expenses annually before collection from the County has been received, as well as unexpected expenses. The funds have been allowed to build up gradually in anticipation of any maintenance costs that can and do occur when there is a great amount of rainfall during the year.

Drainage Area Assessment District (DBAA) No. 22

Description	2007/08 Cost Estimate
Maintenance Costs:	
Weed Abatement	\$2,880.00
Reporting/Consulting:	
Engineers Report/Annual Assessment Calc	\$2,695.00
Monitoring	
Salary	\$2,831.00
Personnel Costs	\$1,362.00
Supplies/Training	\$100.00
Administration	\$1,700.00
Total Operation and Maintenance Cost	\$11,568.00

Fund Analysis	
Estimated Fund Balance (7/01/07)	\$5,719.10
Estimated Revenues FY 07-08 (Assessments / Interest)	\$10,362.00
Estimated Expenditures FY 07-08	\$11,568.00
Estimated Fund Balance (6/30/08)	\$4,513.10

A Future/Reserve fund has been established for DBAA No. 22 to cover the first six months of expenses annually before collection from the County has been received, as well as unexpected expenses. The funds have been allowed to build up gradually in anticipation of any maintenance costs that can and do occur when there is a great amount of rainfall during the year.

PART C

Assessment Diagram

The boundary diagram for each Drainage Benefit Assessment Area is included herein as Appendix A, and is part of this report.

The lines and dimensions of each lot or parcel within the Districts 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 Districts are listed on the Assessment Roll. The Assessment Roll states the net amount to be assessed upon assessable lands within the Districts for Fiscal Year 2007-08, shows the Fiscal Year 2007-08 assessment upon each lot and parcel within the Districts, and describes each assessable lot or parcel of land within the Districts. These lots are more particularly described in the Assessment Roll, which is included in this Report as Appendix B. The list is keyed to the records of the Assessor of the County of Los Angeles which are incorporated herein by reference.

PART E

Method of Assessment

The following is the approved assessment methodologies for the Drainage Benefit Assessment Area Nos. 3, 6, 18, 19, 20 and 22:

Background

The Benefit Assessment Act of 1982 (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 Districts. The general enhancement of property value does not constitute a special benefit.

Special Benefit

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

All the lots are established at the same time once the conditions regarding the improvements and the continued maintenance are guaranteed. As a result, each lot within the District receives a special and distinct benefit from the improvements and to the same degree. DBAA No. 3 is a multi-family residential development and is assessed based on the number of dwelling units within the development. DBAA Nos. 6, 18, 19, 20 and 22 are single-family residential developments and each developable lot is one dwelling unit, so these developments are assessed based on the number of dwelling units within them.

General Benefit

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

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

Because the drainage facilities are located immediately adjacent to properties within the Districts, and is maintained solely for the benefit of the properties within the Districts, any benefit received by

properties outside of the Districts is merely incidental. It is estimated that the general benefit portion of the benefit received from the improvements for the Districts is less than one (1) percent of the total benefit. Nonetheless, the City has agreed to ensure that no property is assessed in excess of the reasonable cost of the proportional special benefit conferred on that property.

Apportionment

In each District, all the parcels in the District receive the same special benefit from the improvements due to their use and similar proximity to the improvements. Therefore, each parcel is assessed an equal amount. Or in the case of undeveloped parcels, these parcels are assessed for their proportionate share based on the number of proposed units to be built on that parcel.

Annual Escalators

DBAA Nos. 20 and 22 were established with an annual assessment escalation clause, should the city choose to use it, The maximum assessment rate may increase based on the annual change in the Consumer Price Index, All Urban Consumers, for the Los Angeles-Riverside-Orange County Area (“CPI”). This year, the city is proposing to use the annual escalation and increase the annual assessment accordingly.

DBAA Nos. 3, 6, 18, and 19 were established with out escalators.

Assessment Rates

	FY 2006-07 Max. Asmt Rate	CPI Increase	FY 2007-08 Max Asmt	No. of Units	FY 2007-08 Actual Asmt	FY 2007-08 Asmt Revenues
DBAA #3	\$122.47 / Unit	-	\$122.47 / Unit	232	\$122.47 / Unit	\$28,413.04
DBAA #6	\$159.00 / Unit	-	\$159.00 / Unit	167	\$159.00 / Unit	\$26,553.00
DBAA #18	\$159.00 / Unit	-	\$159.00 / Unit	279	\$159.00 / Unit	\$44,361.00
DBAA #19	\$19.00 / Unit	-	\$19.00 / Unit	174	\$19.00 / Unit	\$3,306.00
DBAA #20	\$103.06 / Unit	\$3.61 / Unit	\$106.67 / Unit	281	\$53.34 / Unit	\$14,988.54
DBAA #22	\$252.32 / Unit	\$8.83 / Unit	\$261.15 / Unit	40	\$261.15 / Unit	\$10,446.00

Feb '06 to Feb '07 CPI: 3.50%

APPENDIX A

District Boundary Diagrams

Exhibit A – DBAA #3

Exhibit B – DBAA #6

Exhibit C – DBAA #18

Exhibit D – DBAA #19

Exhibit E – DBAA #20

Exhibit F – DBAA #22

Exhibit A – DBAA No. 3

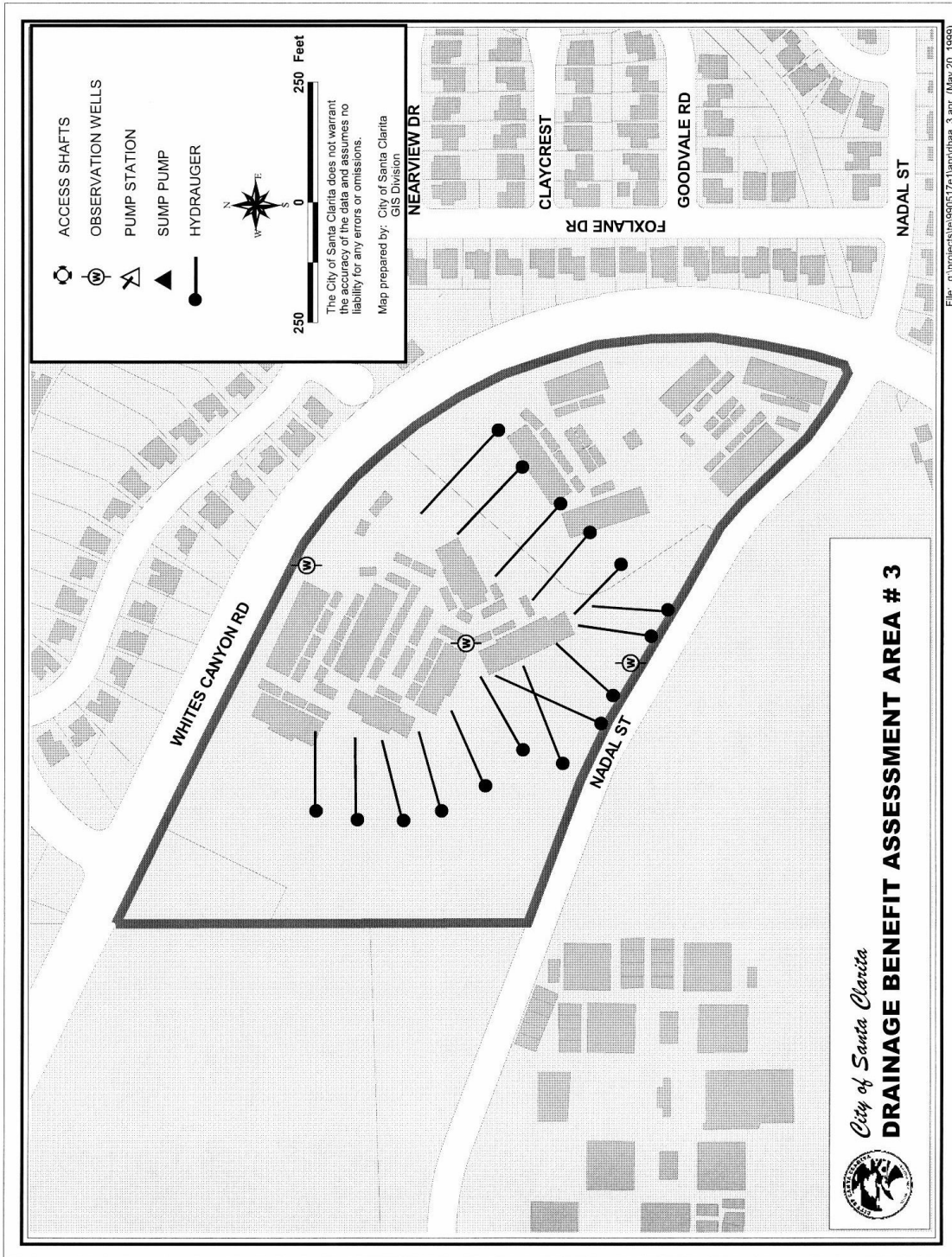
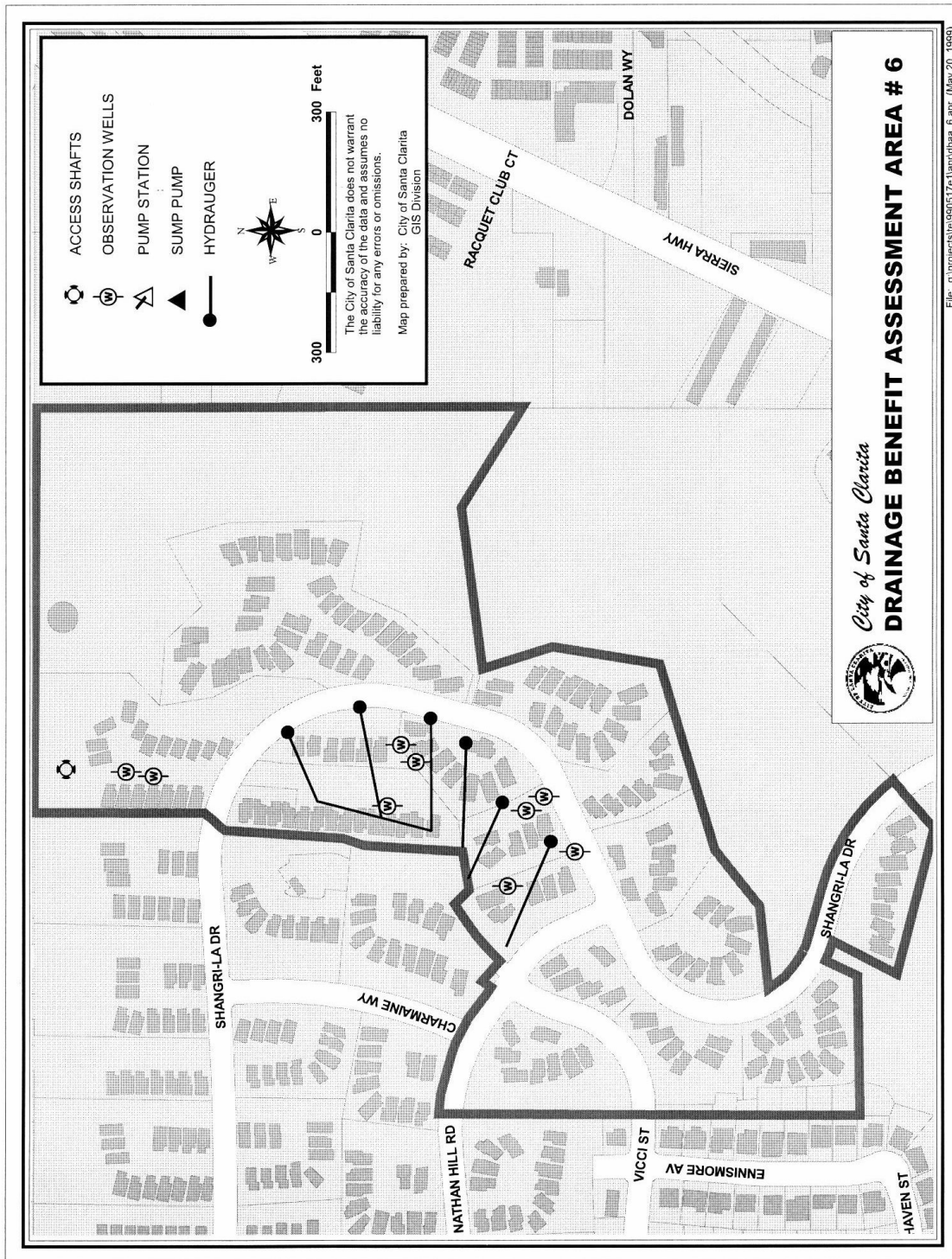


Exhibit B – DBAA No. 6



File: c:\projects\189657\map\drbaa_6.apr (May 20, 1999)

Exhibit C – DBAA No. 18

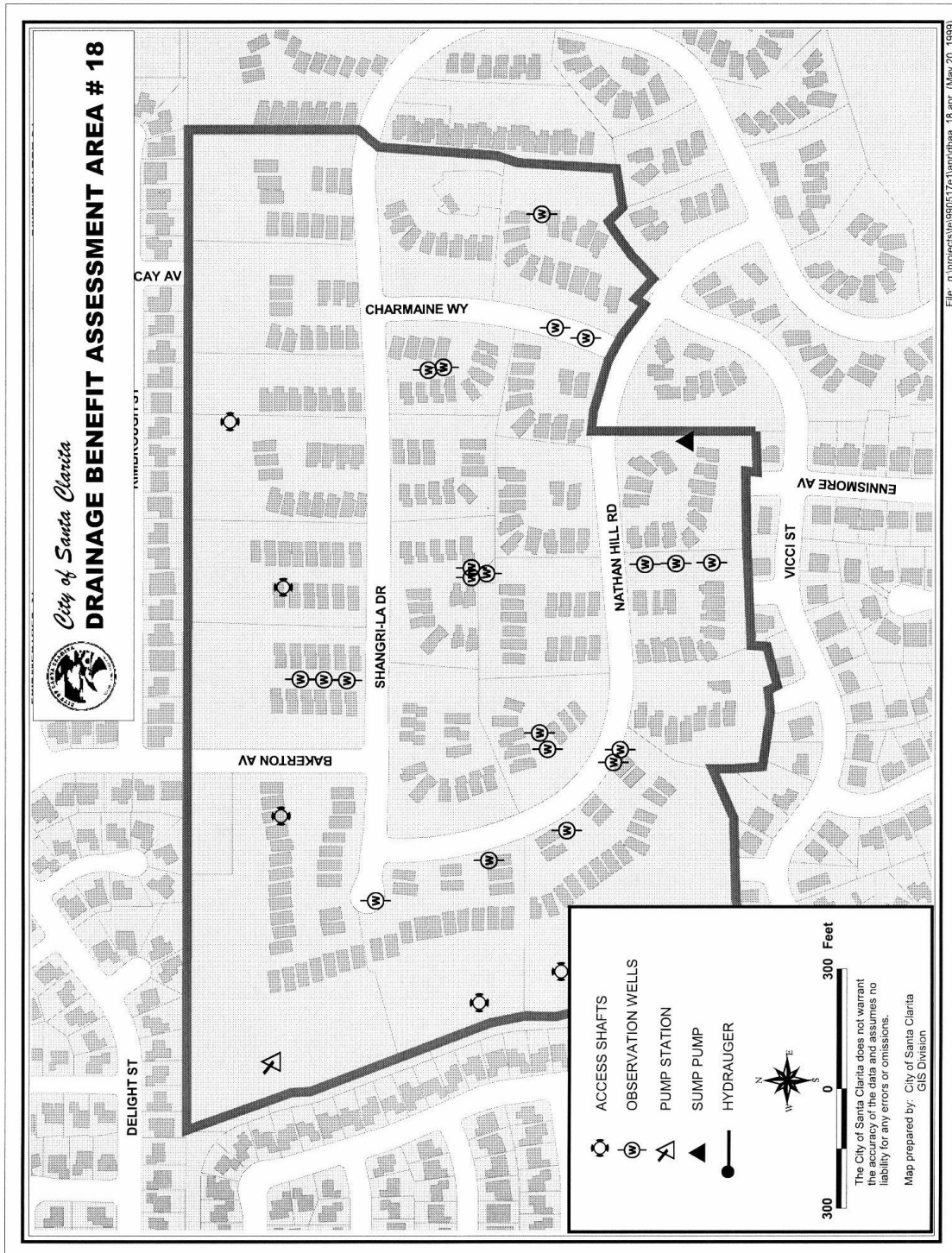


Exhibit D – DBAA No. 19

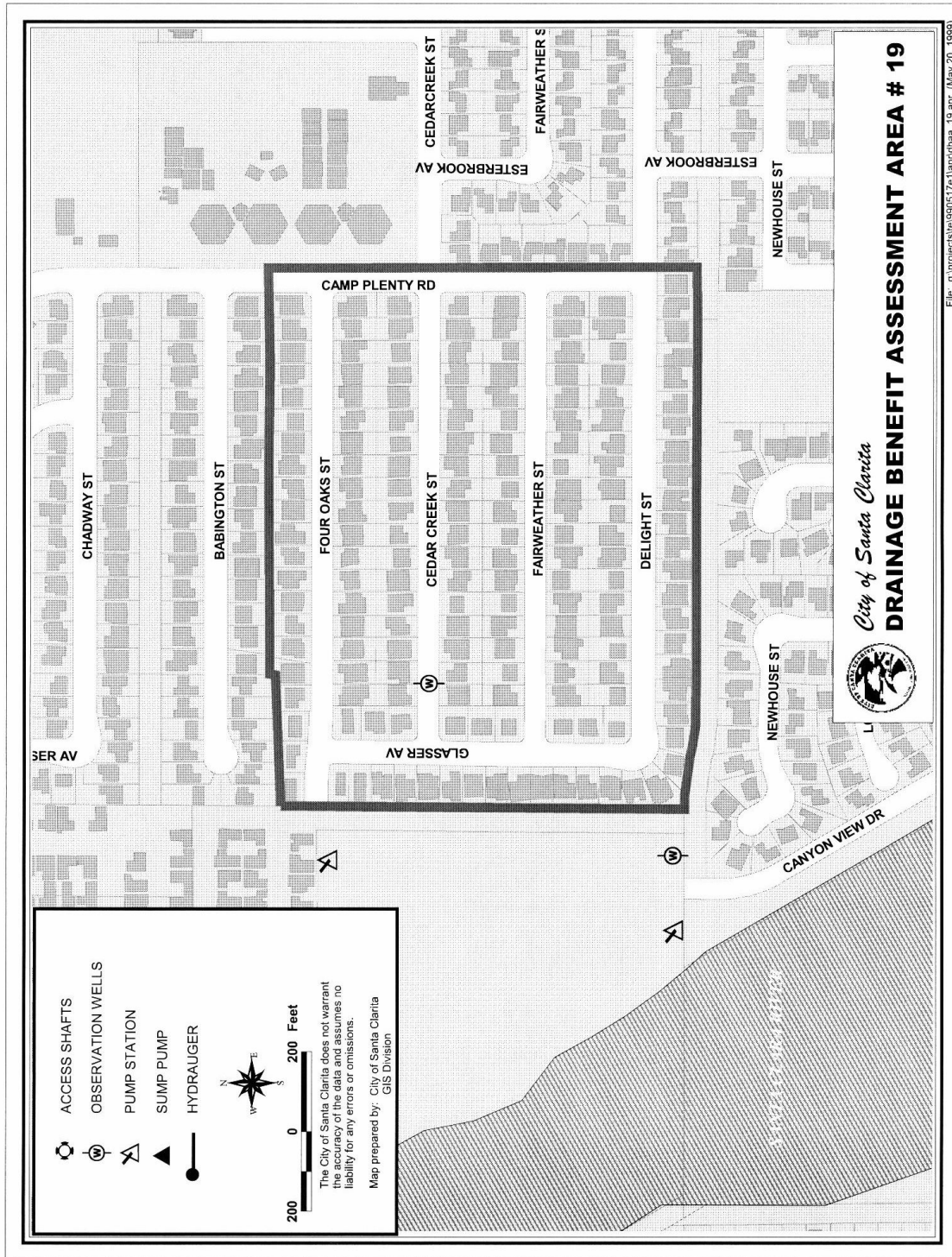


Exhibit E – DBAA No. 20

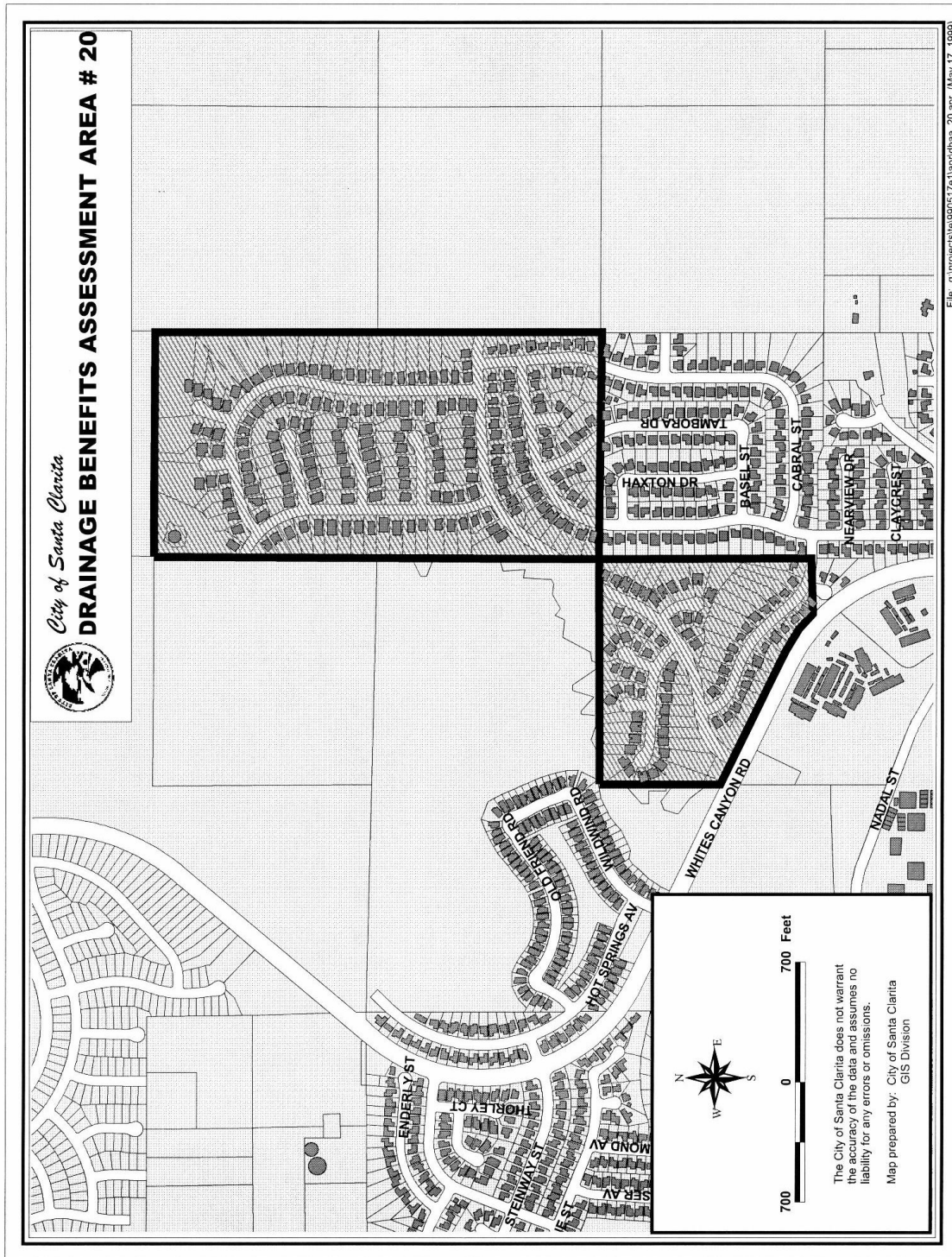
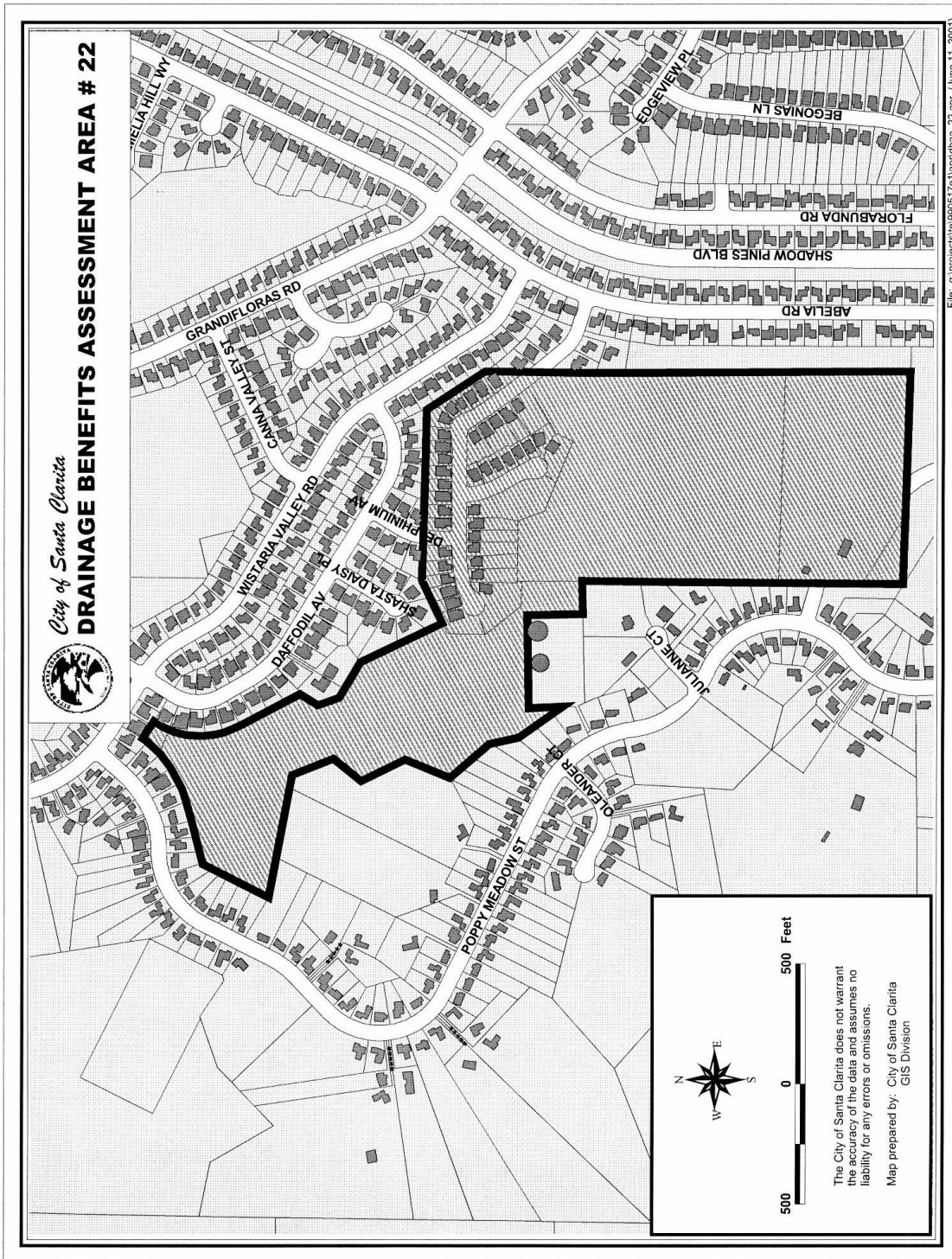


Exhibit F – DBAA No. 22



APPENDIX B

Assessment Roll

Drainage Benefit Assessment Area (DBAA) Nos. 3, 6, 18, 19, 20 and 22

The Assessment Roll for the Drainage Benefit Assessment Areas is hereby incorporated and made a part of this Report. The Assessment Rolls are on file at the City where they are available for public inspection.

Reference is made to the Los Angeles County Assessment Roll for a description of the lots or parcels in each of the assessment districts.