



# Engineer's Report

For

**City of Santa Clarita  
Drainage Benefit Assessment Area  
No. 2008-1 (River Village)**

**Fiscal Year 2007-08**

Submitted To:

**Santa Clarita, California**

Prepared By:



**January 2, 2008**

## ENGINEER'S REPORT Table of Contents

|  |   |
|--|---|
| Certifications .....                                 | 1 |
| Report .....   | 2 |
| Part A – Plans and Specifications .....              | 4 |
| Part B – Estimate of Cost .....                      | 5 |
| Part C – Assessment Diagram .....                    | 6 |
| Part D – Assessment Roll .....                       | 6 |
| Part E – Method of Apportionment of Assessment ..... | 7 |

### Appendices

- A Assessment Diagram
- B Assessment Roll

## ENGINEER'S REPORT

### CITY OF SANTA CLARITA DRAINAGE BENEFIT ASSESSMENT AREA (DBAA) NO. 2008-1 (RIVER VILLAGE)

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

DATED: January 2, 2008

\_\_\_\_\_  
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 \_\_\_\_\_, 2008.

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 \_\_\_\_\_, 2008.

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

By \_\_\_\_\_

**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  
NO. 2008-1 (RIVER VILLAGE)**

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 two (2) water quality basins (extended detention basins) required for River Village Tract Nos. 53425-02 and 53425-03 by the Urban Storm Mitigation Plan (USMP) and the project mitigation measures outlined in the Environmental Impact Report to reduce the amount of pollutants in urban runoff prior to its discharge into the Santa Clara River. The basins treat runoff from the portions of the River Village development. The water quality basins are extended dry detention basins with subsurface follow wetland that is vegetated and landscaped with native vegetation. Extended detention basins are basins whose outlets have been designed to detain the Stormwater runoff from a water quality design storm for some minimum time (e.g. 48 hours) to allow particles and associated pollutants to settle. Additionally, the basins have been designed to reduce the 2-year peak flow from the post-development condition to the pre-development condition. The difference in the pre-and post-development Stormwater runoff generated by a 2-year storm, and by a 0.75-inch (first flush) storm, will be collected, detained, and treated in the basins, before it is released into the Santa Clara River. Regular maintenance is required in order for the basins to function correctly within the design parameters.

The services necessary for the District include, but are not limited to, and may be generally described as: 1) silt/debris removal, 2) landscaping replacement, 3) replacement of piping and gravel media as needed, 4) storm damage repair, and 5) annual review with a report and recommendations.

Plans and Specifications for the improvements for the 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.

## 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 District 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.

### DBAA No. 2008-1 (River Village)

| Description                                 | 2007/08 Cost Estimate |
|---|-----------------------|
| <b>Maintenance Costs:</b>                   |                       |
| Regular Maintenance                         | \$34,560              |
| Vegetation Control                          | \$5,800               |
| Sediment Removal                            | \$3,000               |
| Revegetation                                | \$5,000               |
| <b>Reporting/Consulting:</b>                |                       |
| Professional Reporting                      | \$5,000               |
| Permits                                     | \$1,000               |
| Water Quality Testing                       | \$2,000               |
| Engineers Report/Annual Assessment Calc     | \$2,500               |
| <b>Monitoring</b>                           |                       |
| Salary                                      | \$4,000               |
| Personnel Costs                             | \$2,000               |
| Supplies/Training                           | \$1,000               |
| Administration                              | \$5,000               |
| <b>Reserves</b>                             |                       |
| Operating Reserve                           | \$14,172              |
| Hazardous Material Reserve                  | \$5,000               |
| <b>Total Operation and Maintenance Cost</b> | <b>\$90,032</b>       |

A Future/Reserve fund is being established for DBAA No. 2008-1 to cover the first six months of expenses annually before collection from the County has been received, as well as unexpected expenses. The funds will be 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 DBAA No. 2008-1 (River Village) 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 assessment methodology for DBAA No. 2008-1 (River Village):

#### **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 residential 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 residential 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 residential lots are established at the same time once the conditions regarding the improvements and the continued maintenance are guaranteed. As a result, each residential lot within the District receives a special and distinct benefit from the improvements. River Village Tract Nos. 53425-02 and 53425-03 are single-family residential developments, so these developments are assessed based on the number of single family dwelling units within them. There are a total of 432 single family dwelling units planned within these two tracts.

#### **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. All general benefits, if any, to the surrounding community and public in general from maintenance of these local water quality basins are nominal, intangible and are not quantifiable.

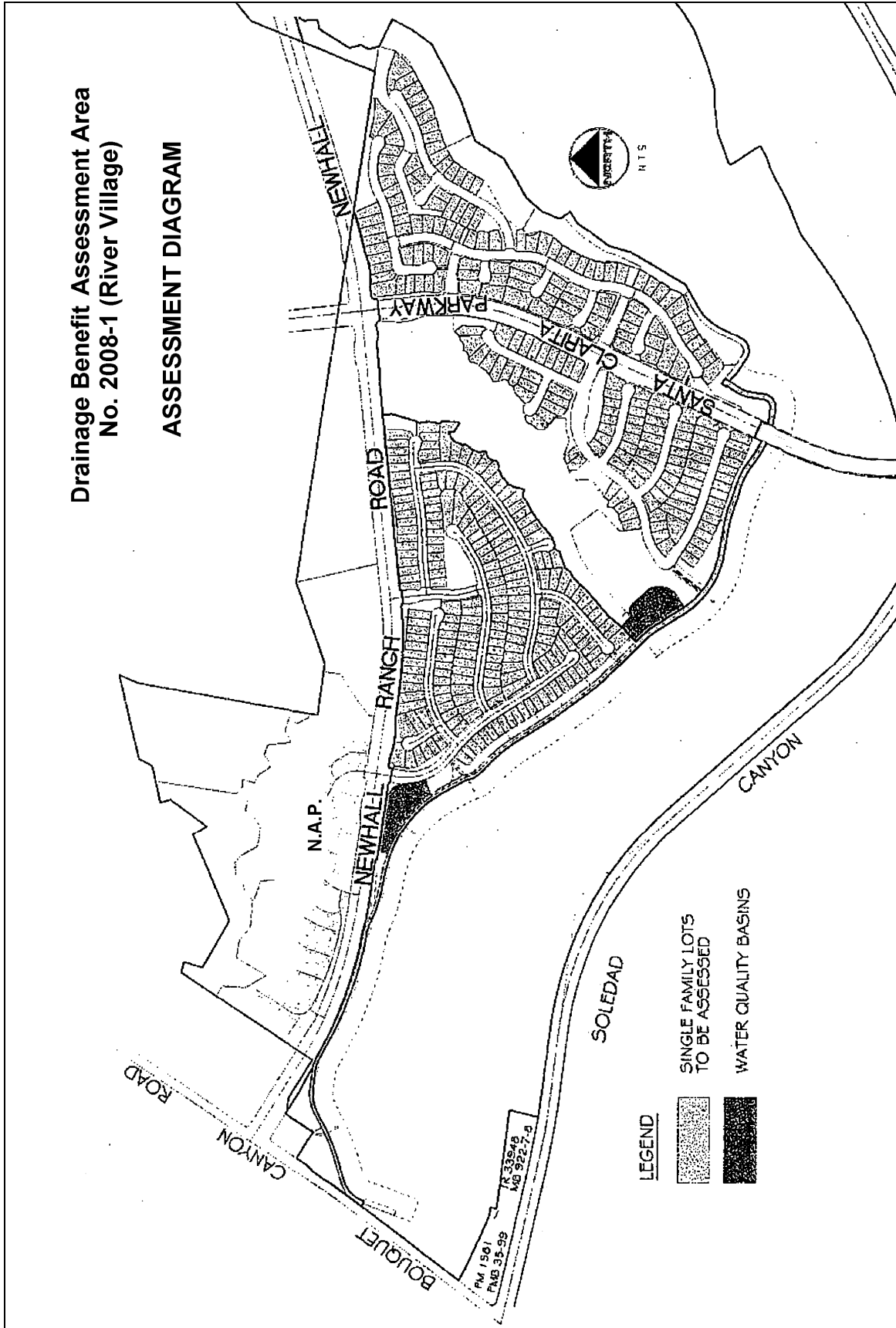
#### **Apportionment**

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, the parcels are assessed for their proportionate share based on the number of proposed units to be built on each parcel.

**Assessment Rates**

|                     | <b>FY 2007-08<br/>Est. Budget</b> | <b>FY 2007-08<br/>Max Asmt*</b> | <b>No. of<br/>Units</b> |
|---------------------|-----------------------------------|---------------------------------|-------------------------|
| <b>DBAA #2008-1</b> | \$90,032                          | \$208.41 / Unit                 | 432                     |

\* The maximum assessment rate will increase each year based on the annual change in the Consumer Price Index, All Urban Consumers, for the Los Angeles-Riverside-Orange County Area ("CPI"). 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



## **APPENDIX B**

### **Assessment Roll**

#### **Drainage Benefit Assessment Area (DBAA) No. 2008-1 (River Village)**

The Assessment Roll is hereby incorporated and made a part of this Report. The Assessment Roll is provided on the following pages.

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

| Assessor's<br>Parcel No. | DU's | FY 07-08<br>Max. Asmt. |
|--------------------------|------|------------------------|
| 2849-001-037*            | 180  | \$37,513.80            |
| 2849-001-039*            | 39   | \$8,127.99             |
| 2849-029-003             | 1    | \$208.41               |
| 2849-029-004             | 1    | \$208.41               |
| 2849-029-005             | 1    | \$208.41               |
| 2849-029-006             | 1    | \$208.41               |
| 2849-029-007             | 1    | \$208.41               |
| 2849-029-008             | 1    | \$208.41               |
| 2849-029-009             | 1    | \$208.41               |
| 2849-029-010             | 1    | \$208.41               |
| 2849-029-011             | 1    | \$208.41               |
| 2849-029-012             | 1    | \$208.41               |
| 2849-029-013             | 1    | \$208.41               |
| 2849-029-014             | 1    | \$208.41               |
| 2849-029-015             | 1    | \$208.41               |
| 2849-029-016             | 1    | \$208.41               |
| 2849-029-017             | 1    | \$208.41               |
| 2849-029-018             | 1    | \$208.41               |
| 2849-029-019             | 1    | \$208.41               |
| 2849-029-020             | 1    | \$208.41               |
| 2849-029-021             | 1    | \$208.41               |
| 2849-029-022             | 1    | \$208.41               |
| 2849-029-023             | 1    | \$208.41               |
| 2849-029-024             | 1    | \$208.41               |
| 2849-029-025             | 1    | \$208.41               |
| 2849-029-026             | 1    | \$208.41               |
| 2849-029-027             | 1    | \$208.41               |
| 2849-029-028             | 1    | \$208.41               |
| 2849-029-029             | 1    | \$208.41               |
| 2849-029-030             | 1    | \$208.41               |
| 2849-029-031             | 1    | \$208.41               |
| 2849-029-032             | 1    | \$208.41               |
| 2849-029-033             | 1    | \$208.41               |
| 2849-029-036             | 1    | \$208.41               |
| 2849-029-049             | 1    | \$208.41               |
| 2849-029-050             | 1    | \$208.41               |
| 2849-029-051             | 1    | \$208.41               |
| 2849-029-052             | 1    | \$208.41               |
| 2849-029-053             | 1    | \$208.41               |
| 2849-029-054             | 1    | \$208.41               |
| 2849-029-069             | 1    | \$208.41               |
| 2849-029-070             | 1    | \$208.41               |
| 2849-029-071             | 1    | \$208.41               |
| 2849-029-072             | 1    | \$208.41               |
| 2849-029-073             | 1    | \$208.41               |
| 2849-029-074             | 1    | \$208.41               |
| 2849-029-075             | 1    | \$208.41               |
| 2849-029-076             | 1    | \$208.41               |

\* These parcels will be further subdivided into a total of 219 single family units within the District. These 219 future units have been apportioned to the parcels on an acreage basis.

| Assessor's<br>Parcel No. | DU's | FY 07-08<br>Max. Asmt. |
|--------------------------|------|------------------------|
| 2849-030-001             | 1    | \$208.41               |
| 2849-030-002             | 1    | \$208.41               |
| 2849-030-003             | 1    | \$208.41               |
| 2849-030-004             | 1    | \$208.41               |
| 2849-030-005             | 1    | \$208.41               |
| 2849-030-006             | 1    | \$208.41               |
| 2849-030-007             | 1    | \$208.41               |
| 2849-030-008             | 1    | \$208.41               |
| 2849-030-009             | 1    | \$208.41               |
| 2849-030-010             | 1    | \$208.41               |
| 2849-030-011             | 1    | \$208.41               |
| 2849-030-012             | 1    | \$208.41               |
| 2849-030-027             | 1    | \$208.41               |
| 2849-030-028             | 1    | \$208.41               |
| 2849-030-029             | 1    | \$208.41               |
| 2849-030-030             | 1    | \$208.41               |
| 2849-030-031             | 1    | \$208.41               |
| 2849-030-032             | 1    | \$208.41               |
| 2849-030-033             | 1    | \$208.41               |
| 2849-030-034             | 1    | \$208.41               |
| 2849-030-035             | 1    | \$208.41               |
| 2849-030-036             | 1    | \$208.41               |
| 2849-030-037             | 1    | \$208.41               |
| 2849-030-038             | 1    | \$208.41               |
| 2849-030-039             | 1    | \$208.41               |
| 2849-030-040             | 1    | \$208.41               |
| 2849-030-041             | 1    | \$208.41               |
| 2849-030-042             | 1    | \$208.41               |
| 2849-030-047             | 1    | \$208.41               |
| 2849-030-048             | 1    | \$208.41               |
| 2849-030-049             | 1    | \$208.41               |
| 2849-030-050             | 1    | \$208.41               |
| 2849-030-051             | 1    | \$208.41               |
| 2849-030-052             | 1    | \$208.41               |
| 2849-030-053             | 1    | \$208.41               |
| 2849-030-054             | 1    | \$208.41               |
| 2849-030-055             | 1    | \$208.41               |
| 2849-030-056             | 1    | \$208.41               |
| 2849-030-057             | 1    | \$208.41               |
| 2849-030-058             | 1    | \$208.41               |
| 2849-030-059             | 1    | \$208.41               |
| 2849-030-060             | 1    | \$208.41               |
| 2849-030-061             | 1    | \$208.41               |
| 2849-030-062             | 1    | \$208.41               |
| 2849-030-063             | 1    | \$208.41               |
| 2849-030-064             | 1    | \$208.41               |
| 2849-030-065             | 1    | \$208.41               |
| 2849-030-066             | 1    | \$208.41               |

| Assessor's<br>Parcel No. | DU's | FY 07-08<br>Max. Asmt. |
|--------------------------|------|------------------------|
| 2849-030-067             | 1    | \$208.41               |
| 2849-030-068             | 1    | \$208.41               |
| 2849-030-069             | 1    | \$208.41               |
| 2849-030-070             | 1    | \$208.41               |
| 2849-030-071             | 1    | \$208.41               |
| 2849-030-072             | 1    | \$208.41               |
| 2849-030-073             | 1    | \$208.41               |
| 2849-030-074             | 1    | \$208.41               |
| 2849-030-075             | 1    | \$208.41               |
| 2849-030-076             | 1    | \$208.41               |
| 2849-030-077             | 1    | \$208.41               |
| 2849-030-078             | 1    | \$208.41               |
| 2849-030-079             | 1    | \$208.41               |
| 2849-030-080             | 1    | \$208.41               |
| 2849-030-081             | 1    | \$208.41               |
| 2849-030-082             | 1    | \$208.41               |
| 2849-030-083             | 1    | \$208.41               |
| 2849-030-084             | 1    | \$208.41               |
| 2849-030-085             | 1    | \$208.41               |
| 2849-030-086             | 1    | \$208.41               |
| 2849-030-091             | 1    | \$208.41               |
| 2849-030-092             | 1    | \$208.41               |
| 2849-030-093             | 1    | \$208.41               |
| 2849-030-094             | 1    | \$208.41               |
| 2849-030-095             | 1    | \$208.41               |
| 2849-030-096             | 1    | \$208.41               |
| 2849-030-097             | 1    | \$208.41               |
| 2849-030-098             | 1    | \$208.41               |
| 2849-030-099             | 1    | \$208.41               |
| 2849-030-100             | 1    | \$208.41               |
| 2849-030-101             | 1    | \$208.41               |
| 2849-030-104             | 1    | \$208.41               |
| 2849-030-105             | 1    | \$208.41               |
| 2849-030-118             | 1    | \$208.41               |
| 2849-030-119             | 1    | \$208.41               |
| 2849-030-120             | 1    | \$208.41               |
| 2849-030-121             | 1    | \$208.41               |
| 2849-030-122             | 1    | \$208.41               |
| 2849-030-123             | 1    | \$208.41               |
| 2849-030-124             | 1    | \$208.41               |
| 2849-030-125             | 1    | \$208.41               |
| 2849-030-126             | 1    | \$208.41               |
| 2849-030-127             | 1    | \$208.41               |
| 2849-030-128             | 1    | \$208.41               |
| 2849-030-129             | 1    | \$208.41               |
| 2849-031-001             | 1    | \$208.41               |
| 2849-031-002             | 1    | \$208.41               |
| 2849-031-003             | 1    | \$208.41               |
| 2849-031-004             | 1    | \$208.41               |

| Assessor's<br>Parcel No. | DU's | FY 07-08<br>Max. Asmt. |
|--------------------------|------|------------------------|
| 2849-031-005             | 1    | \$208.41               |
| 2849-031-006             | 1    | \$208.41               |
| 2849-031-007             | 1    | \$208.41               |
| 2849-031-008             | 1    | \$208.41               |
| 2849-031-009             | 1    | \$208.41               |
| 2849-031-010             | 1    | \$208.41               |
| 2849-031-011             | 1    | \$208.41               |
| 2849-031-012             | 1    | \$208.41               |
| 2849-031-013             | 1    | \$208.41               |
| 2849-031-014             | 1    | \$208.41               |
| 2849-031-015             | 1    | \$208.41               |
| 2849-031-016             | 1    | \$208.41               |
| 2849-031-017             | 1    | \$208.41               |
| 2849-031-018             | 1    | \$208.41               |
| 2849-031-019             | 1    | \$208.41               |
| 2849-031-020             | 1    | \$208.41               |
| 2849-031-021             | 1    | \$208.41               |
| 2849-031-022             | 1    | \$208.41               |
| 2849-031-023             | 1    | \$208.41               |
| 2849-031-024             | 1    | \$208.41               |
| 2849-031-025             | 1    | \$208.41               |
| 2849-031-026             | 1    | \$208.41               |
| 2849-031-027             | 1    | \$208.41               |
| 2849-031-028             | 1    | \$208.41               |
| 2849-031-029             | 1    | \$208.41               |
| 2849-031-030             | 1    | \$208.41               |
| 2849-031-031             | 1    | \$208.41               |
| 2849-031-032             | 1    | \$208.41               |
| 2849-031-033             | 1    | \$208.41               |
| 2849-031-034             | 1    | \$208.41               |
| 2849-031-035             | 1    | \$208.41               |
| 2849-031-036             | 1    | \$208.41               |
| 2849-031-037             | 1    | \$208.41               |
| 2849-031-038             | 1    | \$208.41               |
| 2849-031-039             | 1    | \$208.41               |
| 2849-031-040             | 1    | \$208.41               |
| 2849-031-041             | 1    | \$208.41               |
| 2849-031-042             | 1    | \$208.41               |
| 2849-031-043             | 1    | \$208.41               |
| 2849-031-044             | 1    | \$208.41               |
| 2849-031-045             | 1    | \$208.41               |
| 2849-031-046             | 1    | \$208.41               |
| 2849-031-047             | 1    | \$208.41               |
| 2849-031-048             | 1    | \$208.41               |
| 2849-031-049             | 1    | \$208.41               |
| 2849-031-050             | 1    | \$208.41               |
| 2849-031-051             | 1    | \$208.41               |
| 2849-031-052             | 1    | \$208.41               |



| <b>Assessor's<br/>Parcel No.</b> | <b>DU's</b> | <b>FY 07-08<br/>Max. Asmt.</b> |
|----------------------------------|-------------|--------------------------------|
| 2849-031-053                     | 1           | \$208.41                       |
| 2849-031-054                     | 1           | \$208.41                       |
| 2849-031-055                     | 1           | \$208.41                       |
| 2849-031-056                     | 1           | \$208.41                       |
| 2849-031-057                     | 1           | \$208.41                       |
| 2849-031-058                     | 1           | \$208.41                       |
| 2849-031-059                     | 1           | \$208.41                       |
| 2849-031-060                     | 1           | \$208.41                       |
| 2849-031-061                     | 1           | \$208.41                       |
| 2849-031-062                     | 1           | \$208.41                       |
| 2849-031-063                     | 1           | \$208.41                       |
| 2849-031-064                     | 1           | \$208.41                       |
| 2849-031-065                     | 1           | \$208.41                       |
| 2849-031-066                     | 1           | \$208.41                       |
| 2849-031-067                     | 1           | \$208.41                       |
| 2849-031-068                     | 1           | \$208.41                       |
| 2849-031-069                     | 1           | \$208.41                       |
| 2849-031-070                     | 1           | \$208.41                       |
| 2849-031-071                     | 1           | \$208.41                       |
| 2849-031-072                     | 1           | \$208.41                       |
| 2849-031-073                     | 1           | \$208.41                       |
| 2849-031-074                     | 1           | \$208.41                       |
|                                  | 432         | \$90,033.12                    |