



# Engineer's Report

For

**City of Santa Clarita  
Drainage Benefit Assessment Area  
No. 2008-2  
(Golden Valley Ranch Commercial)**

**Fiscal Year 2008-09**

Submitted To:

**City of Santa Clarita, California**

Prepared By:



**Harris & Associates<sup>SM</sup>**

**September 3, 2008**

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## ENGINEER'S REPORT

### CITY OF SANTA CLARITA DRAINAGE BENEFIT ASSESSMENT AREA (DBAA) NO. 2008-2 (GOLDEN VALLEY RANCH COMMERCIAL)

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

DATED: September 3, 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 2008-09**

**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. 2008-2 (GOLDEN VALLEY RANCH COMMERCIAL)**

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**

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

**PART E  
METHOD OF ASSESSMENT**

The basis on which the costs have been apportioned to each parcel of land within the 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 Storm Drain Line “D” in Tract 52414-01 and all lateral lines associated with Line “D”, including the CDS units. Storm Drain Line “D” drains portions of the Golden Valley Ranch Commercial development and is the only storm drain line that is not being accepted into the Los Angeles County Flood Control District’s system. Regular maintenance is required in order for the storm drain line and lateral lines 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) maintenance costs, 2) reporting and consulting, 3) monitoring, and 4) 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 specifications 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 2008-09, 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 the 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. 2008-2 (Golden Valley Ranch)

Description	2008/09 Cost Estimate
<b>Maintenance Costs:</b>	
Regular Maintenance	\$4,200
Vegetation Control	\$450
Sediment Removal	\$1,000
<b>Reporting/Consulting:</b>	
Professional Reporting	\$1,000
Permits	\$750
Water Quality Testing	\$900
Engineers Report/Annual Assessment Calc	\$900
<b>Monitoring</b>	
Salary	\$1,200
Personnel Costs	\$600
Supplies/Training	\$250
Administration	\$3,000
<b>Reserves</b>	
Operating Reserve	\$7,125
Hazardous Material Reserve	\$5,000
<b>Total Operation and Maintenance Cost</b>	<b>\$26,375</b>

A Future/Reserve fund is being established for DBAA No. 2008-2 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. 2008-2 (Golden Valley Ranch Commercial) 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**

The Assessment Roll is a listing of the proposed maximum assessment for Fiscal Year 2008-09, 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 included in this Report as Exhibit B.

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 a part of this Report.

## **PART E**

### **Method of Assessment**

The following is the assessment methodology for DBAA No. 2008-2 (Golden Valley Ranch Commercial):

#### **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 special 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**

There are two (2) categories of special benefits identified for DBAA 2008-2:

1. The benefit related to the satisfaction of a Condition of Development, and
2. The benefit related to the functionality of the drainage system.

#### **1. Satisfaction of Conditions of Development**

The drainage improvements for the commercial portion of the Golden Valley Ranch development were installed by the developers, subdividers of the land. A condition of approval of the commercial development was the guarantee of on-going maintenance for the drainage system (Condition of Approval EN53). Most of the drainage improvements are acceptable to the Los Angeles County Flood Control District (LACFCD) and will be accepted into the County system for maintenance, and Lots 1 through 14 of Tract No. 52414-01 have satisfied this condition.

Storm Drain Line "D" is not acceptable to LACFCD and will not be accepted into their system. Therefore, for Lots 14, 15 and 16 to satisfy Condition of Approval EN53, the continued maintenance of Storm Drain Line "D" must be guaranteed through the establishment of a Drainage Benefit Assessment Area (DBAA) or some other form of guaranteed financing. Should the guaranteed maintenance not occur, the Condition of Approval for the development of these lots would not be satisfied and the lots would not be able to have Building Permits finalized or Certificates of Occupancy issued. Thus, the ability to develop these lots to construct a building or structure on the property is a particular and distinct special benefit conferred only to Lots 15, 16 and 17.

Therefore, due to the satisfaction of Condition EN53, Lots 15, 16 and 17 are uniquely benefited by, and receive a direct advantage from, the guaranteed funding of maintenance for Storm Drain Line "D" improvements and are conferred a particular and distinct special benefit over and above general benefits.

## 2. Functionality of the Drainage System

The southerly portion of the Golden Valley Ranch Commercial development is comprised of Lots 9 through 17 and is identified as the South Plaza area. These lots all function as a cohesive shopping plaza and are connected to each other through driving lanes and parking lots. Storm Drain Line “D” serves the area drains in the southerly quadrant of this plaza, including a portion of the truck delivery path of travel for this entire plaza.

Because of this interconnectivity between portions of the South Plaza area, the proper maintenance and functioning of Storm Drain Line “D” provides a particular and distinct special benefit to all the properties in the South Plaza by allowing traffic to flow unimpeded by poor drainage.

Therefore, Lots 9 through 17 are uniquely benefited by, and receive a direct advantage from, the proper functioning and maintenance of Storm Drain Line “D” improvements and are conferred a particular and distinct special benefit over and above general benefits.

### General Benefit

The drainage facilities are located within and/or immediately adjacent to properties within the District and were installed and are maintained particularly and solely to serve, and for the benefit of, the properties within the District. Any benefit received by properties outside of the District is inadvertent and unintentional. Therefore, any general benefits associated with the drainage facilities of the District are merely incidental, negligible and non-quantifiable.

### Apportionment

The estimated costs are apportioned equally to each of the two categories of special benefit.

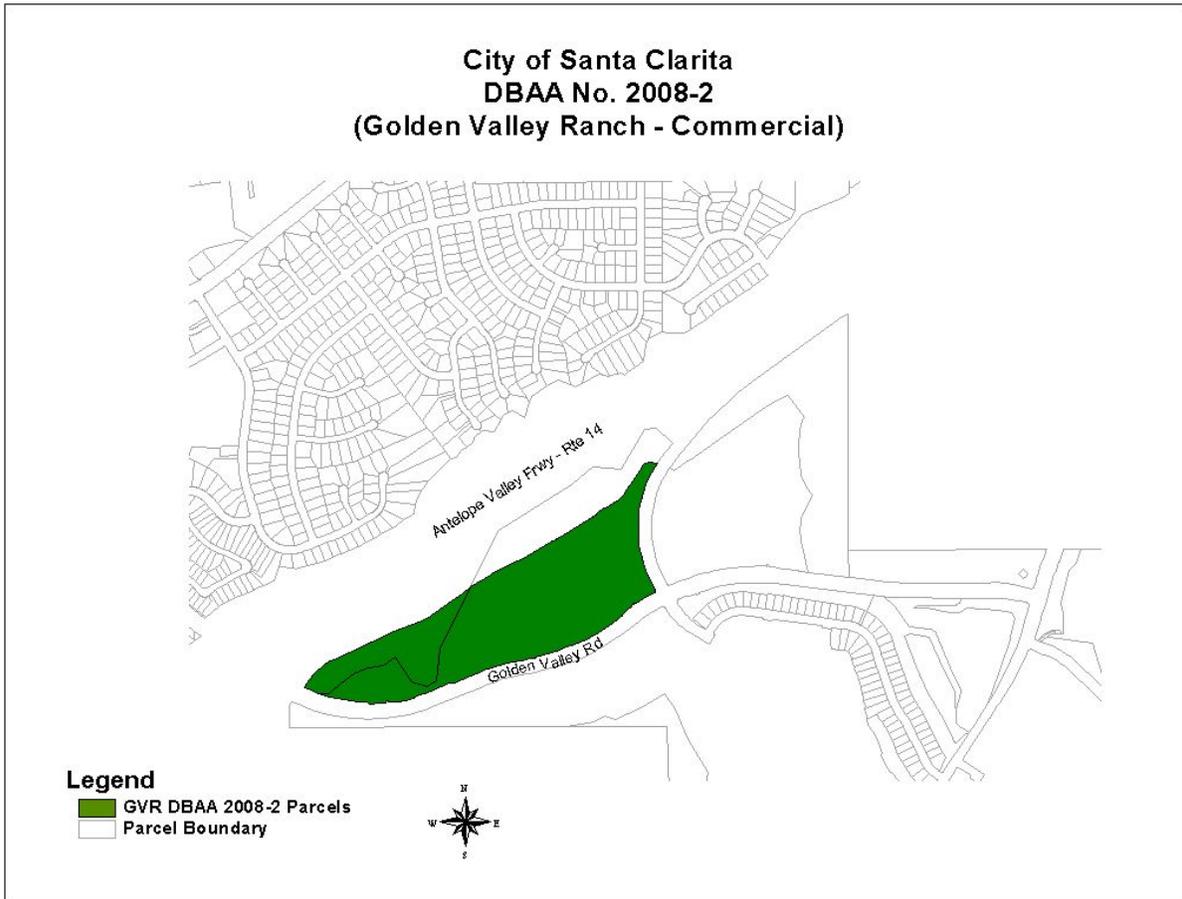
All parcels receive the same degree of special benefit within each benefit category due to the similar (commercial) use of each parcel. Therefore, each parcel is assessed based on the proportionate gross acreage of each Assessor’s parcel as a share of the total acres within each benefit category.

### Assessment Rates

DBAA #2008-2	FY 2008-09 Est. Budget	No. of Acres	FY 2008-09 Max Asmt*
Condition Benefit	\$13,187.50	9.72	\$1,356.74 / acre
South Plaza Benefit	\$13,187.50	33.11	\$398.30 / acre

\$26,375.00

\* 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. 2008-2 (Golden Valley Ranch Commercial)

The Assessment Roll is hereby incorporated and made a part of this Report. The Assessment Roll is provided below.

Assessor's Parcel No.	Lot	Condition Benefit Acres	South Plaza Benefit Acres	FY 2008-09 Max. Asmt
2841063001	9		10.66	\$4,245.88
2841063002	10		5.46	\$2,174.72
2841063003	11		1.50	\$597.45
2841063004	12		1.17	\$466.01
2841063010	15	3.12	3.12	\$5,475.72
2841063011	15	4.56	4.56	\$8,002.98
2841063012	16	0.30	0.30	\$526.51
2841063013	16	0.80	0.80	\$1,404.03
2841063014	17	0.44	0.44	\$772.22
2841063015	17	0.50	0.50	\$877.52
2841063016	13		2.50	\$995.75
2841063017	14		2.10	\$836.43
		9.72	33.11	\$26,375.23